

Mission Hills Post

Jelly's Jam

Happy June to all. I have flown the coop and am spending a few weeks in Connecticut. I would much rather be in Florida with all of you, as it is barely 70 degrees here on a good day! Electric blankets were not in my sleeping plans but have become a necessity.

In my absence Barnaby has been doing a fantastic job running about making sure everything runs as smoothly as possible.

Rest assured we have resumed mowing the grass. The fertilizer company had recommended we give it some time to absorb the nutrients and weed out the weeds! The tree trimming and pruning should begin within the next two weeks, and I think you will notice some major changes!

There have also been a few negatives happening in the Hills unfortunately! It appears we have some rather unwelcome late night visitors attempting to break in to cars and potentially storage areas, so please make sure to lock your vehicles at night. Also, if you see something suspicious,

please call the police. We have spoken to them, and they will be increasing late night patrols. We all need to be vigilant and watch out for each other and for those who may be away!

We have begun restructuring the maintenance department, as Oscar made the decision to leave Mission Hills after many years. He asked me to send his appreciation and thanks to all the residents as he begins a new career. His skill and knowledge will be missed! Lexi is stepping in to oversee the maintenance staff. She will be setting up schedules to ensure proper inspection schedules are created, and that daily tasks are assigned and completed. Please remember if you have a problem with your unit, call the office or fill out a work order. We are trying hard to control spending, and we need to track all expenses and ensure that work being performed is within the scope of the maintenance department guidelines.

I will be returning in July. By then I am sure I will need lots of pool time and sunshine! Enjoy your days, and I'll see you all soon. ★

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MISSION HILLS DIRECTORY

BOARD OF DIRECTORS:

President: Pat Banning — mhcadirector.pat@mail.com
Treasurer: Ron Stock — mhcadirector.ron@gmail.com
Secretary: Christine Esperti — mhcadirector.christine@gmail.com
Member-at-Large: Barnaby Smith — mhcadirector.barnaby@gmail.com

FOR YOUR INFORMATION:

Clearwater Police Main Number: 727-562-4242

Mission Hills Office: 727-797-6402 * missionhillsfl@gmail.com

Office Hours: Monday – Friday: 9 AM to 5 PM (Lunch: 1 PM to 2 PM) * **Fax:** 727-797-1822

Ameri-Tech Community Management: For emergencies when the Mission Hills office is closed, please call 727-726-8000. **Follow the instructions provided in the recording.** Provide your name, address, phone number, that you are calling from in Mission Hills, and state the nature of the emergency.

Property Manager: Michael Diorio * mdiorio@ameritechmail.com

COMMITTEES AND ACTIVITIES: *(See the calendar for event times)*

Bingo: Kay Hunt – 810-845-6597

Bridge: Rod Halvorson – 651-235-6036

Crafters: Dorothy Blewis – 505-220-1542

Men's Weekly Breakfast: Barry Martin – 412-716-4141

Neighborhood Watch: Susan Salesses – 727-754-8421

Purple Passion Red Hats: Mary Ann Sheehy – 727-669-2016 * Jean Eldredge – 727-314-4353

Email Blast: Helen Strupczewski – vetnerz2@gmail.com

SENIOR HELPLINE:

Free and confidential assistance with paying bills (electricity, mortgage, COA fees, etc.). Applying for Food Stamps and Medicaid? We can help!

Get your Part B money back in your check! Schedule your confidential appointment now!!

Call or Text 727-922-6800

FROM THE POST TEAM: Please submit articles and notices to the Post Editor via e-mail as a **Word** or **PowerPoint** document attached to the following e-mail address: missionhillspost@gmail.com. We are looking for "reporters" out there who would be willing to feed us articles of interest for the Post, with the understanding that they would be used at the discretion of the Post Team. Please send them to the e-mail listed above. **Please submit articles no later than the 20th of each month, and this is a firm deadline, meaning there is no grace period.** Editing of all articles is at the discretion of the Post Team.

SUBMIT EARLY...your cooperation is most appreciated!

NEIGHBORHOOD



The heat and humidity of the day as I write this tells me that summer weather is here! It also means that our local schools are closing for June and July. This means that we may have an increase in afternoon and evening "visitors." Please remember to lock your cars at night, and be sure that bikes and such are either locked or brought into your condo. Expensive items left outside are a temptation to others.

Members of our nightly patrol have noticed that there are many front door lights that have not been on the last two weeks. If your light has burned out, remember that we sell LED dusk to dawn lights for \$5. You may contact me at 727-754-8421 or

smags457@gmail.com, and I will be happy to deliver and install one for you. Keeping your light on is for the safety of your neighbors and also to assist those who patrol in the evening to be sure that no one is wondering in your area. We thank you for your cooperation.

Our evening patrol is short a few members for the summer, and we could really use your help. Can you spare two hours a month to patrol our streets in the evening after 9 PM? If so, please contact me for a training session.

Best wishes for a happy June! ★

Did you know that...

...if you are replacing your front door or windows, there are specs available in the office that you must follow?

...if you are planning on installing a front or back patio, it must be approved by the Board of Directors? Be sure to follow the specs for patios as well.

...there are guidelines for plantings in your front and rear areas? They are found on our website under Documents. The page is titled, "Garden/Flower Bed Planting Guidelines." ★

Stamps for the Wounded Project

Coordinated by Peter Salesses

Thank you everyone, for saving your stamps for this worthy cause. Residents of Mission Hills have collected thousands of stamps thus far. This is an ongoing project, so keep them coming! Stamps are collected year-round. Brochures explaining the *Stamps for the Wounded Project* are in the collection box, which can be found on the table in front of the office.

To donate, please leave a minimum of 1/4" of the envelope bordering the stamp if possible. For more information, go to

www.stampsforthewounded.org.

Thank you for supporting our veterans! ★



In the Spotlight

Can I tell you just how much fun I had during this interview with Barnaby and Michele Smith? I was invited to come to their “ShellBarn” and was so pleased to be there. What a cute little place for all their creative activities. This is where Michele makes her wardrobe and dances to her heart’s content.

The Smiths have been residents of our Mission Hills slice of paradise since 2023. They both hale from Brooklyn via Long Island and Detroit and retired in June of 2023.

The talent overflows with these two. Michele has studied tap dance since she was four years old. She does perform some ballet and jazz, too. Michele says that she has been lucky enough to locate a dance studio in Largo and is thrilled that she can perform on stage. But wait, there’s more. She is a very talented seamstress and sews all her own clothes. I can’t even thread a needle, so I am greatly impressed!

Not to be outdone by the lovely Michele, her side-kick, Barnaby, has been involved in the entertainment industry for well over 40 years. He has rubbed elbows with the likes of Matt Damon, Liam Neeson, Harrison Ford, and Hugh Jackman, just to name a few. Barnaby’s primary focus was on costuming and wardrobe for the numerous TV shows, films, and theater. The first person he ever dressed in a theatre



production on Broadway was none other than Anthony Perkins. Barnaby explained his use of a Costume Bible for each show. All the costumes were sorted by scene, so if it had to be repeated for whatever reason, Barnaby had the correct outfits right at his fingertips.

Our conversation took well over an hour and was fascinating. In their little “ShellBarn,” an entire wall is filled with photos of posters from all of the projects Barnaby has worked on, and it’s very impressive!

Barnaby is the newest member of our Board of Directors, and Michele has just launched her initiative for returning our beautiful Mission Hills back to its previous glory.

Let’s welcome this awesome couple with open arms; it will be well worth it!! ★

Are you or any of your neighbors newbies? Share your story by reaching out to Helen at [**vetnerz2@gmail.com**](mailto:vetnerz2@gmail.com). We would love to meet you!!!

DOCUMENTS COMMITTEE NEWS!



If you attended the last BOD meeting, you would have heard that the Mission Hills Documents Committee has been reinstated.

This Committee is a valuable tool for our Board regarding our internal documents, as well as assisting with the laws stated in Florida Statute 718. The time-consuming research that is involved on various issues is taken off the shoulders of our Board members, so they can move forward with the many other projects involved in managing our \$3 Million corporation.

The Documents Committee also ensures that we are compliant with the State by reviewing the new laws that are passed each year in July. In addition, the Committee also stays on top of the Declarations document, Articles of Incorporation, and By-Laws, ensuring that they are all current and in compliance with FS 718 by reviewing the need for amendments. They also manage all our P&P's.

We are fortunate that we can reach out to the Mission Hills attorney for assistance when necessary, as well as our on-site CAM.

Soon, more detailed information will become available to all of you, including when we will be holding any meetings regarding our documents. We always welcome our residents to attend these meetings to listen and learn. In the past, we also offered a Q&A after our meetings as a courtesy but, unfortunately, we discovered that this is no longer a good fit. Never fear! We always have a "Plan B." More on that soon, too.

Our thanks go out to the BOD for understanding the primary purpose of this Committee and for providing Mission Hills with this informational resource! ★

E-MAIL BLAST

Submitted by Helen J. Strupczewski



Years ago, when I was President of our Booster Club, I realized just how difficult it is to communicate with such a large community. I became inspired by the huge e-mail lists from our various Christmas Fairs and thought, "Why can't something like that be utilized here?" Thus, the birth of the E-mail Blast.

The primary purpose of this is to keep our residents updated on our various fun events, along with other information that impacts the community.

Over the past decade, this has been extremely successful, and with a click of the mouse, over 200 residents can be contacted.

Wanna be one of the 200+? All you need to do is send Helen your contact information (e-mail and phone) to vetnerz2@gmail.com.



POLICIES & PROCEDURES

MISSION HILLS CONDOMINIUM ASSOCIATION 80/20 GUIDELINES

POLICY:

It shall be the policy and practice of the Mission Hills Condo Community and its Board of Directors to work within the spirit and word of the Fair Housing Act in maintaining an adult +55 community.

PURPOSE:

The purpose of this Policy and Procedure is to outline the management of the 80/20 rules and establish guidelines for the 20% cushion.

PROCEDURE:

- ♦ All units within the community of Mission Hills will be available for purchase or rent to adults of the age of 55+.
- ♦ We guarantee that individuals that are at least 55+ years of age will occupy 80% of all units.
- ♦ There will be no discrimination against anyone as outlined in the Fair Housing Act when it comes to addressing the 20% cushion.
- ♦ The responsibility of filling the 20% cushion will fall to the Board of Directors.
- ♦ The Board of Directors will allow adults who are within one (1) year of their 55th birthday to purchase for occupancy or rent, if their purchase or rental does not put the 20% rule in jeopardy or violate our condo documents. A person under 55 may purchase units, but they must meet the established criteria for residency.
- ♦ The occupants, owners, or renters of any such unit must meet all other guidelines for occupancy.
- ♦ The Mission Hills Board of Directors will review this Policy and Procedure annually.



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BOOSTER CLUB MISSION STATEMENT

Submitted by Vicki Loper

The purpose of the Booster Club (the Club) is to sponsor social and fundraising events to benefit the residents of Mission Hills. Friendship, cooperation, enjoyment, and working together are the basis of the Club. It is our obligation to extend a friendly hand, and to be honest and sincere in our dealings with one another.

Greetings to all of Mission Hills!

A big thank you goes out to our bingo team for all your hard work on Monday nights. Please note that bingo card sales end at 6:50 PM, and bingo starts at 7 PM. Come and join the fun and win some \$\$! Please remember...NO LARGE BILLS! Thank you to our volunteers, Kay, Peggy, Judy, Cindy, and Dee.

All tickets for Booster Club activities must be purchased by the Wednesday prior to the event, except for the Ice Cream Social. Tickets are available at bingo, LCR, Dominos, and around the pool.

Please contact our ticket sellers: Joanne Dunn ♦ 671-686-4078, Shirley Laurie ♦ 401-302-1914, and Helen Strupczewski ♦ 609-706-7214.

The Ice Cream Social ladies scoop up a "yummy" sundae every month. Everyone is invited to enjoy ice cream sundaes and trivia games with Regina Hickey. \$5 p/p, and no advance purchased needed. Don't forget our 50/50! Everybody loves to win money! A big thank you to Terry Bollinger for her continued donations of our ice cream and toppings.

Please stop by the living room and hallway to see all the updates donated by the Booster Club. Thank you to all who worked so hard!

JUNE ACTIVITIES:

- ♥ Bingo **every Monday** at 7 PM in the Clubhouse; **card sales end at 6:50 PM.**
- ♥ **June 14** – Booster Club Breakfast – 9 AM to 10 AM – \$8 p/p. The breakfast chefs this month are Melissa Washburn and Teresa Buelow. Breakfast menu is scrambled eggs, bacon, pancakes, biscuits, fruit cups, coffee, tea, and juice.
- ♥ **June 15** – Ice Cream Social and Trivia – 7 PM – \$5 p/p
- ♥ **June 19** – Booster Club Meeting – 7 PM. All residents are invited.
- ♥ **June 28** – Pizza Party at 5 PM, happy hour 4 PM, followed by karaoke. \$10 p/p and desserts are appreciated!

SAVE THE DATES FOR JULY:

- ♥ **July 12** – Booster Club Breakfast
- ♥ **July 17** – Booster Club Meeting
- ♥ **July 19** – Movie Night
- ♥ **July 20** – Ice Cream Social

We are always looking for volunteers to help with our functions and for new ideas. Please plan on attending our next meeting. We look forward to seeing you there! ★



Ice Cream Social

When: Sunday, June 15TH 7 PM

Where: Clubhouse Hall

Try your luck with 50/50!

Test your knowledge of trivia with Regina Hickey

\$5 per person

All tickets are sold at the door. Bring your own bowl and spoon!



Corn Hole League

A league is forming! We play on **Thursdays** at **2 PM** near the shuffleboard courts.

Come join in on the fun!



Ladies Lunch Bunch

When: Tuesday, June 3rd at 1 PM

Where: *Olive Garden*

29461 US Hwy 19, Clearwater

For reservations, please contact Jean Curtis at 727-791-1942



Chair Exercise

Submitted by Joanne Dunn

Come join us every Friday morning in the Clubhouse living room at **10:30 AM** for a little exercising and a few laughs! It's time to get in shape again! Bring weights if you have them.



RED HATS/PURPLE PASSION

*The Red Hats would like to invite **ALL RESIDENTS** to an evening of enjoyment and laughter. The play is the story of a mother who moves in with a couple. And whatever could go wrong???*

When: Saturday, June 14th at 4 PM

Where: Ed Fletcher's Dinner Theater

*Cost for the play and a delicious buffet is **\$50 per person**, cash or personal check.*

For reservations call:

Joanne Dunn

617-686-4078



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Can Tabs for Ronald McDonald House

Submitted by Melody Walsh

Please save your soda and other can tabs and deposit them in the PINK bin located in Clubhouse lobby. They will be taken to the Ronald McDonald House to be used for their needs to make the families' stay easier and more comfortable.

They greatly appreciate any help that we can provide.



BON APPETITE!

TWO (Yes, 2) INGREDIENT LEMON BARS

(A Facebook recipe submitted by Helen J. Strupczewski)

INGREDIENTS

- 1 box Angel Food Cake Mix (the one-step kind)
- 1 can Lemon Pie Filling, 21 oz.

INSTRUCTIONS

1. Preheat oven to 350 degrees.
2. Mix both ingredients together well; it takes a minute, but you'll get there.
3. Pour into a 9 x 11" baking pan; spray the pan to ensure it doesn't stick.
4. Bake for 20-25 minutes until brown.

This is the easiest dessert I've ever made!!! Enjoy!!!

Are there any of our Hillers out there who would like to share your favorite recipe(s) with us? Just email them to [**vetnerz2@gmail.com**](mailto:vetnerz2@gmail.com).

We're looking forward to having our tastebuds dance!!



Tuesday Game Night

Come join the Euchre gang and play other games, such as Scrabble, Rummykub, and more. Bring a game and a friend!

Please join us for a few hours of fun and friendship.





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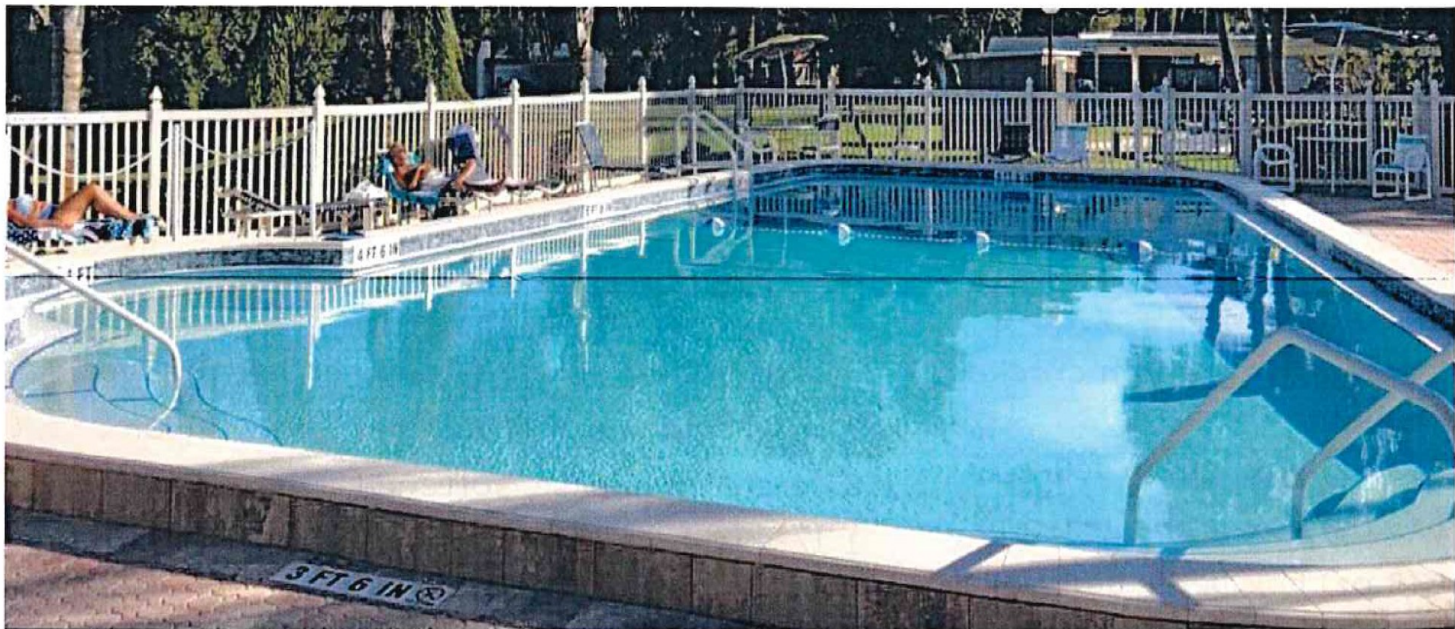
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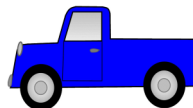
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paint cans and solvent. All items will be recycled.

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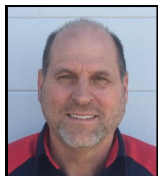
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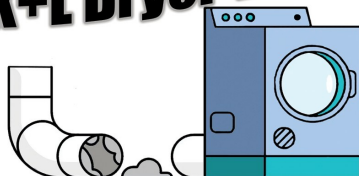
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BEFORE

AFTER



Mission Hills Condominium Association

June 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 11 AM - Water Aerobics 7 PM - Bingo Clubhouse	3 1 PM - Ladies' Lunch Bunch Olive Garden 7 PM - Game Night Clubhouse	4 11 AM - Water Aerobics 1 - 2 PM - Coin Sale 7 PM - LCR Clubhouse	5 8:30 AM - Men's Breakfast Athens Restaurant 2 PM - Cornhole	6 11 AM - Water Aerobics 10:30 AM - Chair Exercise - CH LR 7 PM - Dominoes Clubhouse	7
8	9 11 AM - Water Aerobics 7 PM - Bingo Clubhouse	10 9 AM - 12 PM Bulk Trash Pickup 7 PM - Game Night Clubhouse	11 <i>Full Moon</i> 11 AM - Water Aerobics 7 PM - LCR Clubhouse	12 8:30 AM - Men's Breakfast Athens Restaurant 2 PM - Cornhole	13 11 AM - Water Aerobics 10:30 AM - Chair Exercise - CH LR 7 PM - Dominoes Clubhouse	14 9 - 10 AM BC Breakfast 4 PM - Red Hats Play/Buffer Ed Fletcher's Dinner Theater
15 <i>Father's Day</i>  Ice Cream Social 7 PM - Clubhouse	16 11 AM - Water Aerobics 7 PM - Bingo Clubhouse	17 7 PM - Game Night Clubhouse	18 Water Aerobics - 11 AM 1 - 2 PM - Coin Sale 7 PM - LCR Clubhouse	19 8:30 AM - Men's Breakfast Athens Restaurant 2 PM - Cornhole 7 PM - Booster Club Meeting - CH	20 <i>Summer Begins</i> 11 AM - Water Aerobics 10:30 AM - Chair Exercise - CH LR 7 PM - Dominoes Clubhouse	21
22	23 11 AM - Water Aerobics 7 PM - Bingo Clubhouse	24 9 AM - 12 PM Bulk Trash Pickup 7 PM - Game Night Clubhouse	25 10 AM - Monthly Ladies Breakfast 11 AM - Water Aerobics 7 PM - LCR Clubhouse	26 8:30 AM - Men's Breakfast Athens Restaurant 2 PM - Cornhole	27 11 AM - Water Aerobics 10:30 AM - Chair Exercise - CH LR 7 PM - Dominoes Clubhouse	28 4 PM - Happy Hour 5 PM - Pizza Party 6 PM - Karaoke
29	30 11 AM - Water Aerobics 7 PM - Bingo Clubhouse	 				

SUMMER