

Mission Hills Condominium Association, Inc.
1401 Mission Hills Blvd.
Clearwater, FL 33759
www.missionhillscondos.org

**OCTOBER
2020**

Mission Hills Post

BOARD REPORT

By Kay Hunt, President

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We are looking ahead at a couple of items that require our attention.

For the roof replacements, we are applying for a loan. The replacement of the hot water lines in Phase IV be as an assessment. The Phase IV water wines and the finance charge, and extras fees associated with the roof loan, will be in the form of one assessment. Obtaining a loan will significantly reduce the amount that each of us will be assessed. More specific information will come in the upcoming months.

As a reminder to all residents, the pool closes at dusk. It is my understanding that we had resident in the pool after dusk. Apparently, the gate had not been closed and locked. This is not an invitation and should not be taken advantage of. The lock is there, and common sense should tell you to lock the gate. We do not have enough lighting at the pool and, therefore, do not have proper insurance for after dusk swimming. We have three volunteers to lock the pool every night of the week. We all forget things at times. Please adhere to the closing time of the pool. It is DUSK; there are exceptions. The pool will also remain for residents only until further notice for the safety of our residents. We will not be permitting any visiting relatives or friends to use the pool. Please cover your chair or lounge with a towel as completely as possible and use the sanitizer to clean your chair

and/or table before leaving the pool area. It takes all of us doing the right thing to get through this tough time safely.

Just a reminder to all residents, if you have had someone move in with you for any reason, and they have not gone through a background check or interview, then you are in violation of our Condominium Association documents, so please contact the office for the paperwork. Failure to do so can and will be brought to the Board's attention and further action will be taken.

The Board of Directors has been holding monthly meetings via Zoom. The Zoom log in instructions are posted the Sunday before the meeting on the bulletin board by the pool. This is also where you can find meeting minutes that have been approved by the Board. Once the meeting minutes are approved by the Board of Directors, they are also available on our Mission Hills website.

Please continue to follow the CDC guidelines for wearing a mask and washing your hands frequently.

The opening of the Clubhouse was brought up at our September BOD meeting and after much discussion, it was decided to table the idea for another month. The Clubhouse will remain closed until further notice. Sue will still be in the office if you have any business to take care of. Please call the office number first before going there.

Please check with Sue in the office for patio approval forms. We will be updating the window replacement form to include an approval section. Also, if you are planning on replacing your front door, that is the inner door, we have a new Policy and Procedure to follow. It must be either wood or metal. You can request paint from the maintenance department. We will keep this Policy and Procedure available to you in the office for your reference.

Stay healthy, Mission Hills! We are all in this together and, with everyone's cooperation, we will get through this and stay a healthy, happy community. *

MISSION HILLS DIRECTORY

BOARD OF DIRECTORS:

President: Kay Hunt * kayhunt55@yahoo.com * 810-845-6597
Vice President: Eudora Partridge * fpartri4972012@aol.com * 603-494-3887
Treasurer: Regina Hickey * reginahickey287@yahoo.com * 412-600-0802
Secretary: Debbie Higgins * dchiggins0504@hotmail.com * 727-204-2286
Member-at-Large: Art House * alowellhouse@gmail.com * 949-245-8404

FOR YOUR INFORMATION:

Clearwater Police Main Number: 727-562-4242

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

Mission Hills Post: Debbie Higgins – 727-204-2286 * missionhillspost@gmail.com

Office Hours: Monday – Friday: 9:30 AM to 1:30 PM * **Fax:** 727-797-822

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, and phone number, that you are located in Mission Hills, and state the nature of the emergency.

Property Manager: Jim Mateka * jmateka@ameritechmail.com

COMMITTEES AND ACTIVITIES: (See the Calendar for event times)

Bingo: Marie Purcell – 727-791-1181 * Natalie Arndt – 724-681-6057

Blood Pressure: Marie Purcell – 727-791-1181

Booster Club: Ruth Ann Schulder – 727-600-4481 * Natalie Fouse Arndt – nat4343@yahoo.com

Bridge: Jane Karr – 727-204-0903

Breakfast: Booster Club (see above)

Crafters: Dorothy Blewis – 505-220-1542

Dance: Eudora Partridge 603-494-3887 * fpartri4972012@aol.com

Documents: Helen Strupczewski – 609-706-7214 * vetnerz2@gmail.com

Dominos: Fridays at 7:00 PM

Finance: Debbie Higgins – 727-204-2286 * dchiggins0504@hotmail.com

Neighborhood Watch: Susan Salesses – 727-754-8421

Purple Passion Red Hats: Mary Ann Sheehy – 617-821-8192 * Helen Strupczewski – 609-706-7214

Travel Group: Barbara Ehrlich – 727-797-4826 * Jean Curtis – 727-792-1942

FROM THE POST COMMITTEE: 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!

Designer/Editor: Debbie Higgins * **Advertising/Production:** Susan Huntley

FINANCIAL REPORT

By Regina Hickey, Treasurer

You will be pleased to know that even though we are over budget on maintenance items, our overall budget as of August 31, 2020 is under by \$20,848.00.

Also, in the process of trying to determine why our Spectrum bill was higher than budgeted, we discovered that in January they started charging a 6% surcharge for local broadcast stations and didn't notify us of the change. I contacted Spectrum and found out that the contract we had allowed for this increase. After talking with their representative, the Board decided to change the

contract to have Cable TV and Internet. So, starting in January everyone will have Cable TV and Internet included as part of our condo fees without an increase to you. Details regarding this change will be in a future Mission Hills Post. As mentioned last month, we're hoping to keep the budget the same as last year, so condo fees are not raised. The Spectrum contract helps to make that possible.

I hope everyone is doing well and staying safe.

As always, if you have any questions, please feel free to contact me.



NEIGHBORHOOD WATCH

By Susan Salesses

The Mission Hills Neighborhood Watch team was again hard at work this month. We continue to patrol our neighborhood each and every night to keep you and our community safe. Remember that you can do your part by just leaving your front door light on throughout the night. It makes such a big difference!

The Watch team also patrols the area to be sure that all of the items in our parking regulations are being followed. These regulations are a part of our Mission Hills documents Article XVII and were updated in March of 2019. A copy of the article is attached to refresh your memory on our rules as there are some units that are not in compliance. The Neighborhood Watch team will ticket those not in compliance and those with

repeated tickets will be referred to the Board of Directors.

Many thanks to the Neighborhood Watch team for all of their hard work. If you are interested in patrolling our neighborhood either once a week or several times a month, feel free to contact me at smags457@gmail.com or call 727-754-8421. We welcome new members to assist in helping to keep Mission Hills the wonderful place it is.



POOL HOURS/RESTRICTIONS

Hours are 7 AM to Dusk. ***Please...no visitors or relatives until further notice.***

Only residents are permitted in the pool area. This is for the safety of our community. *Thank you!*

PARKING

(Declaration of Condominium ARTICLE XVII 03/22/19)

All parking spaces and/or areas not identified by number and letter, thereby constituting Limited Common Elements as herein before provided, shall be used in common by the unit owners, their guests and invitees pursuant to reasonable rules and regulations to be adopted from time to time by the Association. Unit owners, their guests and invitees may not park in any parking space assigned to another unit owner without the written permission of such owner. The written permission must be on file in the Association office. Unit owners are limited to no more than two (2) vehicles per unit to be parked on condominium property unless prior permission has been granted by the Board of Directors.

No motorcycles, motor homes, campers, trailers or other recreational vehicles of any kind shall be parked on the condominium property at any time; provided however, that, if the owner or operator of such vehicle shall first obtain approval in writing from the Association, the vehicle may be parked on the condominium property in a location at the clubhouse designated by the Association for such parking for a period not exceeding forty-eight (48) hours.

No vehicles of any kind may be parked on a street within the condominium property where a sign is posted prohibiting parking. Boats, jet skis and other watercraft, and trailers for such watercraft, may not be brought onto or parked, either temporarily or permanently on the condominium property.

No trucks whose registered curb weight is greater than three-quarter ton or which is used for commercial purposes may be brought onto or parked, either temporarily or permanently, on condominium property; provided, however, that trucks used by service contractors having business with a unit owner may be parked temporarily on the condominium property but only while that contractor is actively performing service for the unit owner. No person may bring onto or keep on the condominium property a vehicle of any kind that is then inoperative, or that does not then have a current registration and license plate.

All vehicles must obey all posted parking signs including, but not limited to, alternate side of the street parking requirements, and parking in the direction of the traffic flow. If any vehicle is parked in a location on the condominium property in violation of this Article, such vehicle shall be considered parked in an unauthorized location contemplated by Chapter 715, Florida Statutes, and the Association shall have the authority to cause the offending vehicle to be towed from the condominium property as provided by that chapter.

TO ALL RESIDENTS ★ COIN SALE

Apparently, due to COVID-19, there is a coin shortage. Therefore, we are going to reuse the quarters from our laundry facilities.

On the first and third Wednesday of each month from **12:30-1:30 PM**, quarters will be made available for sale at the office. Each roll is \$10. Please wear a mask and practice social distancing. Enter through the office door and exit through the pool door.

Any questions, please call the office at 727-797-6402.

The Board of Directors

The Trees of Mission Hills

Submitted by Debbie Higgins

Did you know that Mission Hills has 350 deciduous trees with a value of just under \$3,000,000? Did you know that their value extends far beyond monetary? This information comes from John Snow, a Master Arborist I have been talking with since June.

Mission Hills is one of the select communities in Pinellas County that has been asked to participate in a unique tree research study! The study reflects your perceptions of the trees in our community. The more residents that participate, the more beneficial this research will be to us. It only takes a few minutes of your time and can help us learn more about our community and trees. Please go to this web address to complete the survey:

https://bit.ly/Mission_Hills_Trees

Please feel free to contact me if you have questions or issues with the link.

missionhillspost@gmail.com

Mission Hills Diamond in the Rough

Submitted by John Prokopovich
Facilities Maintenance Director



Greetings!

Thank you to all for your continued support of our Maintenance team. Please continue to put garden clippings by the garbage cans and not by the side of the road. This is our community, so let's keep it shining!

We are now in Hurricane season. Let's be proactive with a plan in place for any outside obstacles that can cause damage.

Again, in these most challenging times, keep in mind that our landscapers are doing what they love in over 104 degree heat index with an average of over 15 miles of walking a day. We are good for the remainder of the year with Gatorade. We do have a number of guys who drink Coke. Again...thank you, thank you!!

Roof air conditioning units – please make sure to hire a licensed company, and make sure they pull a permit when replacing a unit. FYI...nobody is allowed on our roofs without prior permission. Do not put yourself or the community in harms way! You are one of 477, and we need to work together as a team!

Reminder...please do not throw sanitary wipes down the toilet, *even if it says on the bag that you can.*

Reminder...please make sure the office has a spare key for your unit.

~ ATLLIB...At The Longest Life is Brief ~

BOOSTER CLUB MISSION STATEMENT

Submitted by Ruth Schulder, Booster Club President

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 and Salutations to all of Mission Hills!

I hope is continuing to stay healthy during this very difficult and unprecedented time by maintaining social distancing, avoiding social gatherings of more than 10 people, and remember Pinellas County continues the ordinance requiring citizens to wear face coverings while in public.

We are planning a **Booster Club Breakfast Drive by pick up, or Door Delivery on Saturday, October 17th from 9:30-10:30 AM.**

Breakfast will be prepared by Nancy Morris, Natalie Arndt, and Ruth Schulder.

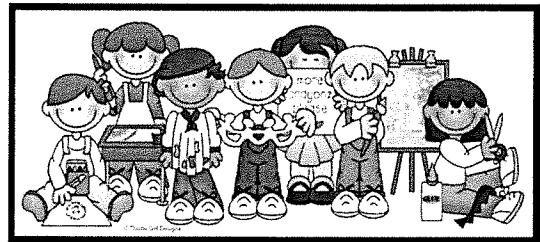
The **menu** is scrambled eggs, sausage, hash browns, biscuits, and juice, and the **cost is \$5.**

For tickets/reservations, call Natalie at 724-681-6057, Nancy at 727-240-1716, or Ruth at 727-643-9918.

Booster Club Shout-Out Emails will include notifications of all upcoming Booster Club events. If you haven't already done so, please add your email address to our Shout-Out list by emailing me at sruth1947@aol.com, or call my cell number at 727-643-9918, or by emailing Natalie Arndt at Nat4343@yahoo.com or calling her at 724-681-6057.

Health and Happiness to All ~ Be Safe
Stay Connected with Social Media

See you in The Hills!



BUDGET MEETING ANNOUNCEMENT

At the end of this month, everyone will be receiving a packet from Ameri-Tech regarding the approval of our 2021 Budget Reserves. It is imperative that everyone read it thoroughly and send in their proxy, so we are guaranteed a quorum for the meeting, which will take place on October 28, 2020.

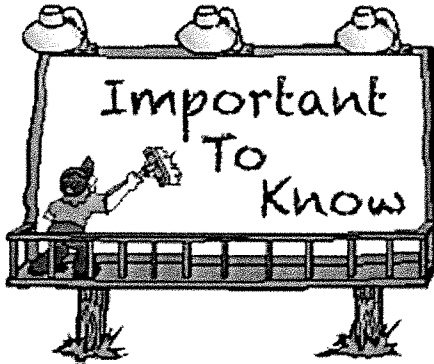
There are four ways to handle your proxy envelope delivery. You can drop it at Ameri-Tech, which is open daily, you can drop it at the office, you can bring it to the meeting if you attend, or you can mail it in, which is the least preferred method because of potential delays. **We have arranged for the office to be open daily the week of October 19-23 from 9:30 AM to 4:30 PM.** You can drop your proxy envelope in the mail slot located to left of the glass office door...the same place where work orders are placed.

The meeting will be held at the Clubhouse and on Zoom at 6:00 PM on October 28th. Zoom instructions will be included in the packet. Anyone not attending in person should use one of the alternative methods for getting your proxy in on time. You should complete your proxy even if you plan to attend in person. This is so important that it cannot be stressed enough.

Complete your proxy and get it in promptly! Without a quorum, we may have to fully fund our reserves, which would almost double our current condo fees!

Seminar Team Update

Submitted by Joe Booth, Helen J. Strupczewski, and Pat Loretto



Your Mission Hills Seminar Team strives to present topics of interest to our residents.

We have been hard at work doing just that and have made tentative arrangements to bring you a few unique and special meetings for the upcoming season.

On **January 28th**, we are hosting **Mease Country-side Hospital's Volunteer Director Julie Bernard**. Julie will be presenting information on the Volunteer Programs that are offered by Mease. This promises to be a very rewarding seminar, and we are looking forward to having you join us at 6:30 PM.

On **February 25th**, we are hosting **Safety Harbor Public Library**. Desiree Spano will give a presentation regarding the various programs offered by the library. Also included is a discussion about the library's electronic resources, and if you want to get your very own library card, Desiree will be there to get you signed up and ready to explore the written word. Please join us at 6:30 PM.

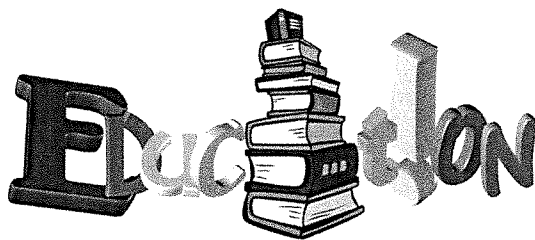
March 25th blows in with a seminar from **St. Petersburg College**. Jerrick Rivera, the college's Admissions Recruiter, will be available to discuss senior classes, a very special "fee" for over 65-ers, and information on how to go about auditing classes. This informational seminar starts at 6:30 PM.

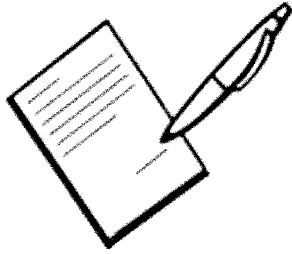
On **April 22nd**, we are hosting **OPPT Physical Therapies**. We are welcoming Jan (Yon) Schorpion as he discusses the merits of all forms of physical therapy. Join us at 6:30 PM.

That's our tentative line-up, dates, and times for our Mission Hills Seminars for the year 2021. As always, residents must RSVP ahead of time and sign-up sheets will be made available when the time comes.

If you have any questions, please feel free to reach out to any member of the team:

Joe Booth, Helen J. Strupczewski, and Pat Loretto



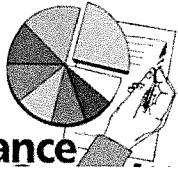


DOCUMENTS COMMITTEE – COME ONE, COME ALL!

Your Mission Hills Documents Committee holds regular meetings on the third Friday of each month at 11:00 AM in the Clubhouse. We invite our residents to come out, audit a couple of meetings, and learn for yourselves the detailed process that we follow as we research our By-laws, our Declaration, our Articles of Incorporation, and the Florida Laws under State Statute 718. **Note:** Our meetings are cancelled until further notice due to COVID-19 restrictions.

After we complete our business, we are available for any questions that you might have regarding the documents. Don't guess...don't wonder...get the straight facts! If we are unable to answer your questions at that time, we are happy to do the research and get back to you. It's a win/win!

We look forward to seeing you!! And who knows? Something just might catch your attention enough to become a part of this vibrant and vital team. If so, just provide us with a letter of interest, and drop it off at the office in an envelope labeled, "Documents Committee," or e-mail vetnerz2@gmail.com. We'll take care of the rest for you. You can also call Helen J. Strupczewski, Documents Committee Chair, at 609-706-7214 with any questions.



Finance TEAM

Come lend your interest and expertise to the Mission Hills Finance Team. If this sounds good to you, simply drop off at the office your letter of intent and your contact information in a sealed envelope labeled, "Finance Team," or e-mail it to Debbie Higgins at missionhillspost.com. You will receive a notice of an interview date for consideration to become a member of this vital group for Mission Hills as we "follow the money!!" We are looking forward to hearing from you soon!!!

If you would like the opportunity to sit in on a meeting or two, the Finance Team meets on the fourth Tuesday of the month at 4:00 PM in the Clubhouse. Masks are required, and we social distance.



E-MAIL BLAST

Submitted by Helen J. Strupczewski

So, have you ever wondered how some people seem to know what's going on in the Hills? Simple! They are part of an E-mail Blast that gets sent out every so often. These e-mails **only** contain updates of some community events, deadlines, reminders of meetings, seminars, etc.

Would you like to be part of this blast? Well, all you have to do is send your e-mail address directly to Helen at vetnerz2@gmail.com, and she will add you to the e-mail blast address book.

That's all there is to it! Stay in the loop...join the E-Mail Blast!!



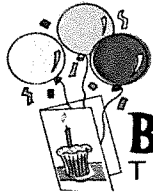
MISSION HILLS SEMINAR SERIES

Submitted by Helen J. Strupczewski, Pat Loretto and Joe Booth

We are gearing up for next season, and that's where you all come in. Let us know if you have an idea for us to research. Provide us with the name of the seminar and the contact information as well. If you would like us to repeat any past seminars, let us know. We can take it from there! Drop us a line at:

Helen – vetnerz2@gmail.com * Pat – ruby947@aol.com * Joe – jjbooth30@hotmail.com

HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!



BIRTHDAYS THIS MONTH

Diane Laufer	1
Dawn Hawkins	2
Maria Sarmiento	2
Joanne Reagin	3
Clare Johns	4
Robert Loretto	8
Barbara Ehrlich	12
Kathy Lipke	12
Jim Wagner	12
Gerb Korthuis	19
Penelope Tryon	19
Priscilla Morrison	21
Regina Hickey	21
Nancy Eden	23
Carole Korthuis	24
Joe Chagnon	25
Kathy Douglass	29
Jean Curtis	29
Peter Salesses	30
George DeLaGrange	30



SEPTEMBER ANNIVERSARIES

John & Wendy McDonald	5
Ken & Kay Hunt	7
Dick & Nancy Eden	8
Clifford & Patricia Hesse	12
Dean & Esther Culp	16
John & Sharon Stevens	18
Barry Martin & M.A. Sinnhuber	26
Ed & Becky Jarrell	29



Condolences

By Pat Loretto

On September 9, 2020, we lost our neighbor and dear friend, Harry Smith. He will be buried at Bay Pines Cemetery in St. Petersburg with military honors. Due to Covid 19, only his immediate family can be present. Our condolences to his wife, Eileen, and his whole family. Thank you to all their friends and family for the cards, calls, food, and thoughts during this difficult time.

May he Rest In Peace.

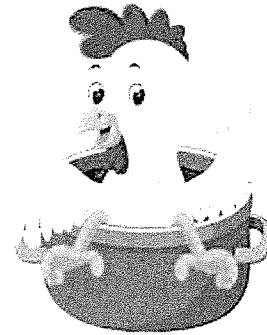
BON APPETITE!

SKINNY CROCKPOT CHICKEN AND DUMPLINGS

A Facebook Recipe Submitted by **Helen J. Strupczewski**

INGREDIENTS:

1 lb. Skinless, Boneless Chicken Breast, diced
2 medium Yukon Gold Potatoes, diced
2 large Carrots, diced
2 large Celery Stalks, diced
2 cups Reduced Fat All-purpose Baking Mix (like Bisquick)
2/3 cup Reduced Fat Milk
2 tsp. Dried Thyme
2 tsp. Onion Powder
1 Chicken Bouillon Cube
2 cups Fat Free Chicken Broth
1 10.75-oz. can Campbell's Condensed 98% Fat Free Cream of Chicken Soup
Salt and Pepper to taste



INSTRUCTIONS:

1. Place the chicken, potatoes, carrots, celery and bouillon cube in a slow cooker. Season with black pepper.
2. In a medium sized bowl, combine cream of chicken soup, broth, onion powder, and dried thyme.
3. Pour mixture over the chicken and vegetables. Cover and cook on low for about 6 hours, or until chicken is fully cooked.
4. In a large bowl, mix the baking mix and milk. Spoon the batter into 6 blobs on top of the chicken mixture. Turn the heat up to high, and cover, but tilt the lid to vent the steam. Cook for about 30-40 minutes, or until the dumplings are cooked through and no longer wet in the middle (you can test by piercing with a toothpick).

Cooking time: 6 hours 30 minutes

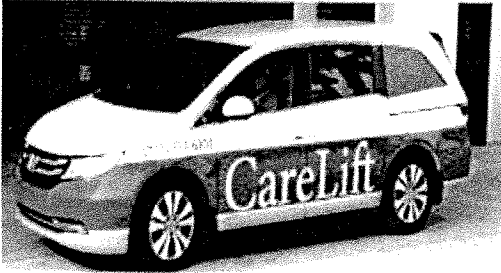
This is a fun and delicious dish, perfect for company or just "at home" comfort. Enjoy!!!

Remember, if you have a recipe to share, just Email me at: vetnerz2@gmail.com,
We'll be glad you did!!

BON APPETITE!!!

PUBLIC SERVICE ANNOUNCEMENT

Need a Lift? CareLift Can Deliver.



FREE RIDES TO BAY CARE FACILITIES!

CareLift Transportation Services

Morton Plant Mease volunteers provide patients with free van transportation services to specific hospitals and centers, depending on where you live. CareLift provides rides to those who live in north Pinellas County and serves patients who live in the Clearwater and Largo area.

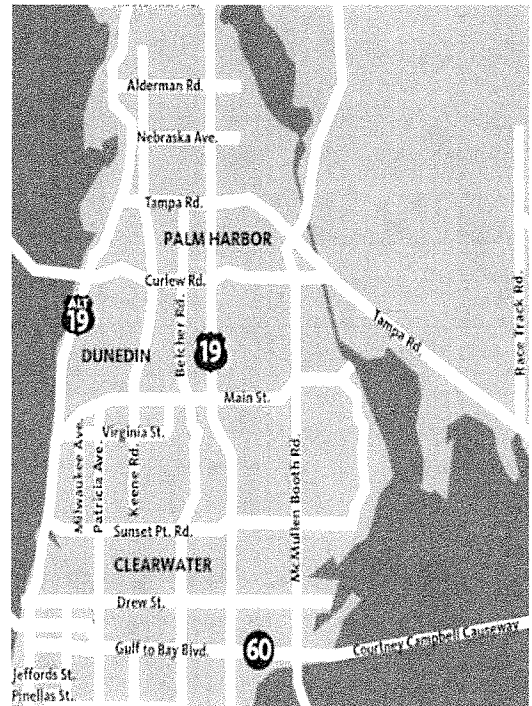
Riders must be able to get in and out of the van without assistance.

North Pinellas County residents

CareLift serves the following hospitals and centers:

- BayCare Fitness Center (Palm Harbor)
- BayCare Laboratories
- BayCare Outpatient Center (East Lake)
- Mease Countryside Hospital Campus
- Mease Countryside Professional Centers North and South
- Mease Dunedin Hospital Campus
- Morton Plant Diabetes & Endocrine Center
- Morton Plant Hospital Campus
- Powell Professional Building (401 Corbett St.)
- Turley Family Health Center

If you live in north Pinellas County, contact CareLift at (727) 734-6107. Reservations are available Monday through Friday, 9am-3pm. Riders must live within the boundaries of the map.



DON ROY

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Lic #MA95588

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SPECIAL INVITATION FOR THE HOLIDAYS



from
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\$4 off a manicure and pedicure

Must show this ad. Expires Dec.31, 2020



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Nails Ready For
The Season

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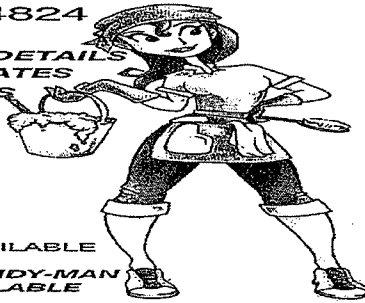
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OWNER

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Mission Hills references provided upon request.

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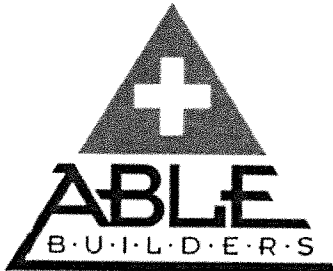
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IN PERSON MEETINGS ARE TENTATIVE BASED ON
 COVID-19 RESTRICTIONS

October 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7 Coin Sale - Office 12:30 - 1:30 PM	8	9	10
11	12	13	14	15	16 Documents Committee Meeting - 11 AM	17
18	19	20	21 Coin Sale - Office 12:30 - 1:30 PM	22	23	24
			Zoom BOD Meeting-1:30 PM			
25	26	27 Finance Committee Meeting – 4:00 PM	28 Budget Meeting- Clubhouse or Zoom - 6:00 PM GET YOUR PROXY IN BEFORE MTGII	29	30	31