

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

JULY
2023

MISSION HILLS POST



Hello to all, from the Board President of Mission Hills COA.

As with life, there are things we can control and things we can not. The rise in insurance costs will be felt by all Condo Associations across Florida. Our five-person board of directors is committed to navigating and researching the best options concerning rising insurance costs.

Things that are within our grasp and responsibility to control have caused us to implement a different approach than what Mission Hills has become accustomed to. We realize we can not fix or reduce our expenditures unless we have an account of what our true costs are. Thus, we have implemented the age-old accountability system of timecards for our maintenance group. You can not manage what you can not see. By tracking hours spent for various categories of work activity, e.g., lawn mowing, painting, roof cleaning, garbage pickup, etc. we can get a handle on internal work-force performance and costs related to each category of work being done. As fiduciaries, we must gather data that will shed light on how we have spent in the past, present, and will be in the future.

At this same time, we have implemented a system to control expenditures based on board agreement/approval before checks are written for supplies, outside services, and emergency issues.

I want to encourage you that you have a board of five wonderful, talented individuals who respect each other and work as a team on your behalf. We may be five, but we are one - for you!

Jack Emberson

INSIDE THIS ISSUE

Board Report	1
Mission Hills Directory	2
Treasurer's Report	3
Documents / E-mail Blast	4
Diamond in the Rough	5
Booster Club and Events / Purple Passion Ladies / Ladies Lunch Bunch / Chair Exercise	6-7
Birthdays / Anniversaries	8
BP Screening / Can Tabs / Water Usage	9
Secretary's Desk	10
<i>A Matter of Balance Class</i> ..	11
Men's Breakfast / Euchre / Stamp Wounded	12
Neighborhood Watch.....	13
Did you know.....	13
Advertising	14-17
Calendar	

Keep Your Porch Lights On!

This has been noted in the *Neighborhood Watch* articles by Susan Salesses for over a year now, and yet people are still not turning on their porch lights at night. If you need a dusk to dawn bulb, you can get one from Susan for just \$5. Then just leave the switch in the on position, and your light will come on automatically. Please contact Susan at 727-754-8421, and she will get one to you. *Please keep your porch lights on at night for the safety of our community! Thank you!! ~ The MHCA Board of Directors ★*

MISSION HILLS DIRECTORY

THE NEW BOARD OF DIRECTORS:

President: John (Jack) Emberson * mhcadirector.john@gmail.com * 651-324-0121
Vice President: Al Robinson * mhcadirector.al@gmail.com * 401-710-2538
Treasurer: Jone Burr * mhcadirector.jone@gmail.com * 727-254-6964
Secretary: Cheryl Acton * mhcadirector.cheryl@gmail.com * 727-641-3094
Member-at-Large: Doug Kuchle * mhcadirector.doug@gmail.com * 727-481-4399
Board Blast Email: missionhillsboardblast@gmail.com

FOR YOUR INFORMATION:

Clearwater Police Main Number: 727-562-4242

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

Mission Hills Post: Susan Huntley * missionhillspost@gmail.com

Office Hours: Monday – Friday: 9:30 AM to 2:00 PM (Lunch 12 to 12:30 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, and phone number, that you are located in Mission Hills, and state the nature of the emergency.

Property Manager: Bob Kelly * rkelly@ameritechmail.com

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

Bingo: Kay Hunt – 810-845-6597

Booster Club President: Vicki Loper – 610-248-1158

Bridge Club: Ron Halvorson – 651-235-6036

Crafters: Dorothy Blewis – 505-220-1542

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

Dominos: Joanne Dunn – See calendar for schedule

Finance Committee: TBD

Neighborhood Watch: Susan Salesses – 727-754-8421

Post Editor: Susan Huntley– 727-797-6402 * missionhillspost@gmail.com

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

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!

* **Post/Advertising/Production:** Susan Huntley

Treasurer's Report

By Jone Burr

May was not a particularly good month. We were over budget \$6,665.81 due to increases in building and ground supplies/repairs, legal costs and utilities. Year to Date we are still over budget by \$79,559.44.

We have 22 delinquencies totaling \$24,534.04. Special Assessment delinquencies are \$14,136.45 and monthly maintenance delinquencies are \$10,397.59. Since the last special assessment payment was in February, we are moving forward with 30-day letters and filings by the attorney. As a treasurer, I do not negotiate payment plans with residents. If you are late, you need to get your balance paid. We need every penny from everyone that is due.

The thing keeping me up at night is insurance. Rates in the state of Florida are going up significantly. My other HOA went up 52%. Our increase could be even higher than that. We won't know the final cost until mid-December. For the 2024 budget, I will work to estimate the increase with our insurance agent. Residents should expect higher monthly assessments next year due to insurance, TV/Internet (under budgeted) and Utilities (under budgeted). A special assessment may also be necessary if our insurance estimate is too low. Please plan accordingly so you don't become delinquent in the future. If insurance goes up 52%, we will have a per unit average increase of \$33.07. If it goes up 100%, the per unit average would be \$63.60. For TV/Internet and Utilities, the per unit average would be \$1.89 and \$12.58 respectively.

<u>OPERATING EXPENSE</u>	<u>Current Period Actual</u>	<u>Current Period Budget</u>	<u>May Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance (Over/Under)</u>
Admin(Ameritech)	\$ 32,689.62	\$ 41,407.67	\$ 8,718.05	\$193,743.94	\$207,038.35	\$ 13,294.41
BLDG	\$ 10,054.92	\$ 5,616.67	\$ (4,438.25)	\$ 27,969.96	\$ 28,083.35	\$ 113.39
CPA	\$ 6,400.00	\$ 500.00	\$ (5,900.00)	\$ 6,400.00	\$ 2,500.00	\$ (3,900.00)
Equip	\$ 3,335.80	\$ 3,250.01	\$ (85.79)	\$ 9,857.93	\$ 16,250.05	\$ 6,392.12
Grounds	\$ 580.70	\$ 1,666.67	\$ 1,085.97	\$ 7,604.21	\$ 8,333.35	\$ 729.14
Insurance	\$ 34,011.91	\$ 29,750.00	\$ (4,261.91)	\$125,939.13	\$148,750.00	\$ 22,810.87
Land Lease	\$ 39,423.31	\$ 40,423.00	\$ 999.69	\$201,116.55	\$202,115.00	\$ 998.45
Legal	\$ 120.00	\$ 500.00	\$ 380.00	\$ 5,297.00	\$ 2,500.00	\$ (2,797.00)
Pest	\$ 150.00	\$ 125.00	\$ (25.00)	\$ 615.60	\$ 625.00	\$ 9.40
Pool	\$ 1,067.78	\$ 1,000.00	\$ (67.78)	\$ 5,020.49	\$ 5,000.00	\$ (20.49)
TVInternet	\$ 25,243.46	\$ 24,342.00	\$ (901.46)	\$126,214.18	\$121,710.00	\$ (4,504.18)
Util	\$ 59,939.11	\$ 59,161.09	\$ (778.02)	\$325,936.29	\$295,805.45	\$ (30,130.84)
Roof Repair	\$ 2,786.00	\$ 1,250.00	\$ (1,536.00)	\$ 4,172.50	\$ 6,250.00	\$ 2,077.50
Safety	\$ 64.64	\$ 375.00	\$ 310.36	\$ 2,953.46	\$ 1,875.00	\$ (1,078.46)
Total Operating	\$ 215,867	\$ 209,367	\$ (6,500)	\$ 1,042,841	\$ 1,046,836	\$ 3,994

DOCUMENTS COMMITTEE NEWS FLASH!!

You may have heard that the lion sleeps tonight but not your Mission Hills Documents Committee!!

We've been hard at work ensuring that our Mission Hills Documents are in line with the laws that govern our little slice of paradise like State Statute 718, our Declaration, the Articles of Incorporation, our By-Laws and our Policy and Procedures just to name a few.

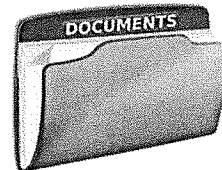
We are currently working on 3 requests from our residents and have begun to research the parts of our documents that they are suggesting to be updated. Currently, we are in the draft phase yet still plugging away.

If any of our other residents would like us to assist them, just follow the instructions found on our website under the Policy and Procedures section .. search for "Proposed Amendment Guidelines" ... EMail us and we will take it from there for you!

And remember that if you have any compliance issues, just EMail Bob Kelly (his info is on page 2 of the Post) and type "MH Compliance" in the subject. Please include the issue as hand, the address and any photos if you can ... that's all there is to it!

DEFINITION OF A COMMON ELEMENT: Lately, we have had a few of our residents state that the common elements "belong" to them so they may feel free to plant trees, bushes, flowers, etc., pretty much where ever they feel like or make changes to common elements to suit their fancy. This is not even close to being accurate. If it was, then by this unlogical logic, anyone can have a picnic or party in the area in front or back or your condo ... or plant any sort of tree or flower and the water lines be damned. You'd have a pretty tree but no water, which is like "WHAT?" These common elements (or areas) as owned by everyone in our 477 condo community, not to any specific person (s). So please, before you take matters into your own hands, imagine if our many other shareholders here in the Hills do the same thing ... read your documents with our thanks!

REMINDER: Due to various member vacations, the Documents Committee will not be meeting again until September 15th at 11AM in our living room ... all are invited to attend, as always. In the meantime, remember that only the lion sleeps.



EMAIL BLAST

Submitted by Helen J. Strupczewski

The primary purpose of the Email Blast is to keep our Mission Hills folks informed about the various activities we hold here ... Booster Club, meetings, etc.

This is a pretty valuable tool for communications that gets used frequently since it has always been so difficult to have efficient communications in a community this size. Not everybody goes to the pool or to the clubhouse, so we've found that this is a suitable (though not perfect) addition to our toolbox. Having said this, if you are new (or more "seasoned") to Mission Hills, just drop me a line at: vetnerz2@gmail.com ... I will gladly add you to the mailing list!



Mission Hills Diamond in the Rough

Submitted by John Prokopovich,
Facilities Maintenance Supervisor

Thank you Mission Hills Residents for your continued support.

Question to Ponder: Are we being priced out of paradise?

We started back up again on replacement of carports.

First 5 carports that were done this year now have gutter and downspouts.

Collecting of garbage and recycling will be Friday afternoon not Friday Morning.

Reminder: The 2nd and 4th Tuesday of the month is for bulk drop off at the clubhouse.

We now have 3 bids on tenting for termites.

Leaves/sticks on roofs, gutters and downspouts being addressed.

We are now in hurricane season. Have a plan in place to address outside plants, furniture.....etc.
Also have carriers and food ready for your pets.

Sewer line blockages are never ending.

Took down some widow makers on property.

Trip hazards being addressed on sidewalks.

Safety: 3 kids, unsupervised in clubhouse causing mischief. 5/31/23

Please remember to check on your neighbors. One of our residents recently passed away in her home. It was a few days before a wellness check was initiated. Janet's loyal dog remained protectively at her side. (Quite a few people have inquired about her dog. Thankfully she was quickly adopted.)

Wind storm: Took a tree down by the pond 5/24/23.

There are newly planted live oaks on the property.
We had a fantastic training on structural pruning of our trees. We have already started to implement this process.

Cracked stucco throughout the community is being addressed.

When getting quotes, on new HVAC, make sure you get a couple of quotes, not just one.

We have been addressing water ponding in front and back of units.

JUNE 1st, 2023—4:20 pm: First time I have ever seen HAIL in Florida!

Residents: NO garbage is to be dropped off at the recycling area.

Nothing in the world is more dangerous than sincere ignorance and conscientious stupidity.

BOOSTER CLUB EVENTS

Submitted by Vicki Loper, Booster Club President

Thanks to Keith Arndt, and Dee Laymon for calling our Monday night bingo games, and to Kay, Judy, and Peggy for helping out with the games. Thank you to everyone that donates snacks and drinks to share.

A big thank you to all of our Booster Club volunteers, for all the hard work they put into all our events, so our community can enjoy the monthly events. All that being said, we are still in need of volunteers to take the lead on some of our future events. If we can't get residents to take charge of these events, they will be cancelled. A shout out to our 50/50 ladies, Joanne and Mary Dunn....they've been doing this for a very long time and we appreciate them very much!

A reminder, we ask if you have something to donate to the Booster Club or the clubhouse please contact Vicki Loper at 610-248-1158. Do not leave items in the clubhouse or library without asking if we can use them.

Advance tickets are required for breakfasts and all other Booster Club functions, with the exception of the Ice Cream Social. Tickets are available at bingo, LCR, and around the pool, or give a ticket seller a call. Joanne Dunn 617-686-4078, Penni Dietrich 631-742-7926, and Vicki Loper 610-248-1158. No tickets will be sold at the door.

JULY BOOSTER CLUB ACTIVITIES:

Bingo every Monday night at 7pm. Bingo card sales end at 6:50 pm.

Saturday, July 1 Pot Luck Dinner (no charge) Residents are asked to bring main dishes, salads, or desserts to share. Happy hour 4 to 5pm BYOB, Pot Luck Dinner at 5pm. Dinner will be followed by our now famous KARAOKE!

Saturday, July 8 Booster Club Breakfast \$8 9-10:30. Last day to purchase tickets is Wednesday, July 5. Hosted by Ralph and Lisa Schlechty. Menu includes danish, banana, hash browns and toast, and omelets made to order with a choice of ingredients: bacon, sausage, onions, peppers, and cheese. Coffee, OJ, and apple juice.

Sunday, July 23 Ice Cream Social/ Pat's Trivia 7pm \$5, bring your own bowl and spoon

Thursday, July 27, 7pm Booster Club Meeting..... ALL ARE WELCOME....LET'S SEE SOME NEW RESIDENTS AT OUR MEETING....ALWAYS LOOKING FOR NEW IDEAS!

AUGUST SAVE THE DATES

Saturday, August 12 Booster Club Breakfast

Saturday, August 19 Booster Club Monthly Dinner

Sunday, August 20 Booster Club Ice Cream Social/Trivia

Thursday, August 24 Booster Club Monthly Meeting

Ice Cream Social

When: Sunday, July 23rd, 7 PM

Where: Clubhouse Hall

Try your luck with 50/50!

Test your knowledge with Trivia by Pat Loretto

\$5 per person

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

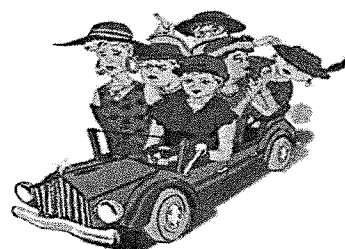
Ice Cream Social is the fourth
Sunday at 7 PM!

PURPLE PASSION LADIES

When: Wednesday, July 12th 1PM

Where: Applebee's Grill
1465 McMullen Booth Road
Clearwater, FL

For reservation, please contact:
Virginia Shon
727-280-7251



Ladies Lunch Bunch

When: Tuesday, July 4th at 1 PM

Where: Cheddar's
2655 Roosevelt Blvd
Clearwater, FL

RSVP: Jean Curtis—727-791-1942

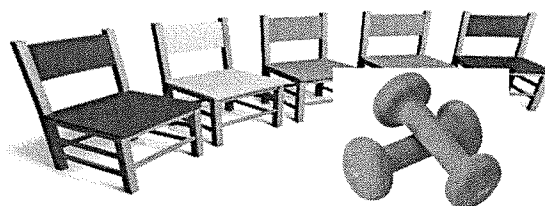
**ALL LADIES
WELCOME!!**



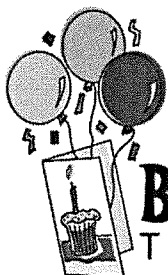
CHAIR EXERCISE

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. Welcoming, Matter of Balance participants.



HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!



BIRTHDAYS THIS MONTH

Karen Swedberg	1
Penni Dietrich	1
Bruce Bennett	3
Thomas Dougherty	3
Elaine Pelaez	4
Martha Garrison	5
Glen Nason	7
Keith Arndt	9
Kathy Spooner	10
Jaqueline Keown.....	10
Robert Lane	13
George McCall	15
Joanne Dunn	18
John Stevens	20
Sharon Stevens	22
Helen Strupczewski	23
Larry Rudolf	23
Nancy Collett	24
Esther Culp	26
Jean Flegiel	27
Ron Stock.....	30
Mike Spooner	31
Kim Pacana.....	31

ANNIVERSARIES

Donnie & Laura Perry	2
Bruce & Donna Bennett	3
Robert & Patricia Loretto	10
Mike & Kathy Spooner	10
Peter & Susan Salesses	23



PLANNING TO VOTE IN 23-24??

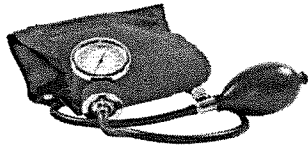
Re-request your mail-in ballot for the 2023-2024 elections.

Due to a change in the law, ALL Florida voters who vote by mail MUST submit, (via phone (727-464-8683) or online (<https://www.votepinellas.com/votebymail>)), a NEW mail ballot request to their county Supervisor of Elections.

Blood Pressure Screening

Submitted by Marie Purcell

Come get your blood pressure checked in the Clubhouse living room from 2:00-3:00 PM on Wednesdays. Anyone who would like to have their blood pressure taken is welcome to stop by during this time.



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.

WAYS TO HELP LOWER THE POTENTIAL OF SPECAIL ASSESSMENTS

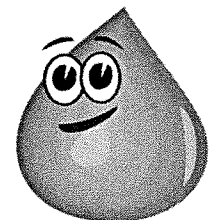
It has been addressed in the past but we can't stress enough the need to avoid disposing of wipes/towels in the toilet. Please use one ply toilet paper and do not dispose of anything else in the toilet than that. This is one of the main reason why we have clogged pipes. Our pipes need to be treated with TLC, please help.

WATER USAGE

Submitted by the MHCA Board of Directors

Water in Mission Hills is something we pay for as a part of our monthly COA fees. Only we, on an individual basis, can control how much or how little is used. We are hearing reports of people washing cars and cleaning patios using the "free" water. Well, it's not really free...we all pay for it one way or another.

Please be considerate of your neighbors. Use the local car wash for your vehicles, and use a broom or blower to clean your patios. We all need to be considerate in this regard to control our expenses.



From Cheryl Acton, Secretary's desk

Update on Teams:

Welcome Team:

It is summer and as always a bit slower. There is not much activity in terms of new residents except Carla and Robert Houston. They are not on property yet, but when they come please welcome them to our community. We did have a busy winter and we welcomed a lot of new residents. We will welcome our future residents, when winter arrives again.

Communications Team:

As most of you know, the board has Board Blast and we send out lots of updated and relevant information to our community. The good thing is that we get a lot of questions through it. Therefore, we are engaged. It is good for the residents and everyone in general. If you have a question, you may ask the board directly or fill out a form and drop it in the Communications Mailbox next to the Conference/Poker room.

Resource Team:

Part of the resource team is now board members. They continue working to implement systems. We are almost done with an Organizational Chart, Pre-bid to Purchase Order flow chart and more. Stay tune.

Green Team:

We need more volunteers. We have one person and we need more. If you attended Arborist John Snow's presentation you can see we have a lot of work ahead of us in order to keep our beautiful vegetation healthy and thriving.

The bulletin board will display the compliance steps and delinquency flow chart. The whole idea is to make people aware of the steps in order to make this process easier for everyone. We have a wonderful crew that loves to work for you, even after hours. Therefore, use their help. It will always be better, less aggravating and less expensive than fees and fines. You can always fill out an "after hour" order and negotiate the rates among yourselves.

Please note: We have scheduled a visit by the Chief of Police for our next Board Meeting, Tuesday, 7/18/23 at 4pm. Have questions for him ready since we will have a little bit of time for Q&A.

BOARD OF DIRECTORS COMMUNICATIONS

Submitted by the MHCA Board of Directors

Reminder: The MHCA Board of Directors has a new tool to communicate directly with you, the residents. To be added to our email list, please contact us at missionhillsboardblast@gmail.com

Join the Board Blast!

Thank you, and we hope to hear from you soon!

DO YOU HAVE **Concerns** about falling?



A MATTER OF
BALANCE

MANAGING CONCERNS ABOUT FALLS



Area Agency on Aging
of Pasco - Pinellas, Inc.

Administered by the Area Agency on Aging of Pasco-Pinellas

Many older adults experience concerns about falling and restrict their activities. Falls are preventable! A MATTER OF BALANCE program is a FREE, Evidence-Based Program for 60+ designed to reduce falls and increase activity levels.

This program emphasizes practical strategies to manage falls.

YOU WILL LEARN TO:

- view falls as controllable
- set goals for increasing activity
- make changes to reduce fall risks at home
- exercise to increase strength and balance.

WHO SHOULD ATTEND?

- anyone concerned about falls
- anyone interested in improving balance, flexibility, and strength
- anyone who has fallen in the past
- anyone who has restricted activities because of falling concerns.

Coaches help participants become more confident about managing falls, help to identify ways to reduce falls, and lead light exercises to help increase strength and balance. Workbooks are provided.

FUN and Interactive Classes Fall Prevention Class coming to you at Mission Hills Condominiums

**Location: The "Living Room"
1401 Mission Hills Blvd,
Clearwater, FL 33759**

**Start: 6/1/23 End: 7/20/23
1 x Week, Thursdays, 2-4 PM**

**PRE-RESERVATIONS REQUIRED!
Contact Terri Toner for questions.
727-570-9696 x160**



FREE Wellness Programs for Seniors Available in Pinellas & Pasco Counties

Must attend first class to participate in all sessions and commit to a minimum of 5 sessions. Each session builds on previous.

Liking a Matter of Balance? Keep it up and join Friday 10:30 am for Charir Exercises. You'll be glad you did!

DID YOU KNOW THAT . . .

. . . NO GLASS OBJECTS are permitted in the pool, the pool deck area or on the breezeway patio area?

. . . children under the age of 16 MUST be accompanied by the owner/renter that the children are visiting when going to the pool?

Summer is upon us and the pool area is in high use. Please remember to abide by all of our pool rules.

NEIGHBORHOOD WATCH

By Susan Salesses

Many of you may be traveling this summer and we would like to share some summer safety tips from the National Neighborhood Watch:

*Be sure that you have secured your windows and deadbolt locks, trimmed your shrubbery so it doesn't cover your windows and have your **front light turned on**.

*Be sure that a trusted neighbor has a key to your condo so that they can periodically check for leaks and other issues while you are away. This is especially important during the rainy season.

*Set timers to turn on lights and possibly even a radio or tv each evening.

*Be sure your valuables, such as jewelry, are in a safe place - maybe even a safe deposit box or with a trusted friend while you are away.

*Store and lock away recreational items (bikes, grills).

Mission Hills rules state that:

*Your water should be turned off

*Your AC should be kept no higher than 78 degrees to prevent mold.

*You need to notify the office that you will be gone for an extended period and give them the dates.

*All plants, pots, outside furniture, etc. must be brought inside. In case of bad weather, we cannot have your items blowing around and damaging people's property.

We hope these tips help as you plan your time away from us. Enjoy your travels!!

And remember, THE SPEED LIMIT IN MISSION HILLS IS 20 MPH!!!!!!

SEAMSTRESS

Located right here in Mission Hills!
I do all types of expert alterations, including

wedding and formal gowns.

I make curtains and recover cushions.

13 years as a custom dressmaker in
Las Vegas

Call or Text Sue Coppes

702-738-3902

AIR CONDITIONING PARTS CENTER

2970 SR 590
(OLD COACHMAN RD.)
CLEARWATER, FL 33759
Next to Johnny's Italian Restaurant
727-722-7777
We honor all manufacture warranties*

PUBLIC WELCOME!

Store Hours:

Monday	9:30 am - 5:00 pm
Tuesday	9:30 am - 5:00 pm
Wednesday	9:30 am - 5:00 pm
Thursday	9:30 am - 5:00 pm
Friday	9:30 am - 5:00 pm
Saturday	10 am - 1:00 pm
Sunday	Closed

COMFORTABLE, RELIABLE, SAFE

TRUSTED SENIOR SERVICES PROVIDER SINCE 1966



NEIGHBORLY TRANSPORTATION

Over 60 and need reliable transportation?
Call the caring, reliable staff from
Neighborly for a no-cost ride.

- GROCERY SHOPPING ● DINING ● MALL ● MEDICAL APPOINTMENTS

Neighborly
Transportation
offers...

- Door service
- Courteous drivers
- Wheelchair accessible buses

REQUIREMENTS:

- 60 and older Pinellas County resident
- Minimum of 6 people needed to schedule group outing.

Neighborly
Transportation
drivers are:

- Trained in CPR and eldercare
- Extensively screened for elder safety




TAKE A RIDE WITH US

- Medical appointment transportation throughout Pinellas County
- Neighborly Adult Day Centers and Senior Cafés
- Group grocery and mall shopping, and other social outings within Pinellas County (6 or more people required)

All rides must be scheduled 2-7 days in advance.
5-day notice or more required for group trips.
(scheduling during normal business hours only)
Neighborly Transportation Office Hours: 8am-5pm

(727) 573-9444

Join us online:
www.Neighborly.org

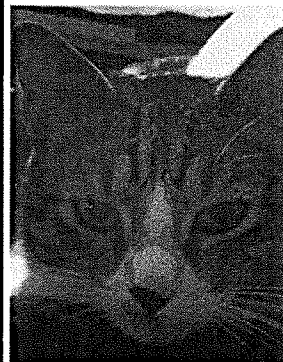
 @NeighborlySeniorCare
@Neighborly_Care



Open Daily

Monday-Saturday 11-6
Sunday 12-4

920 McMullen Booth Rd
Clearwater, FL 33759
727-216-6265
housetohomefl@yahoo.com



Mama The Cat Sitter

Bonnie-Jean Creais

mamathecatsitterllc@gmail.com

727-204-9720



Great home & auto rates for any budget.

Craig Duncan Insurance Agency Inc
 Craig Duncan, Agent
 2454 N McMullen Booth Rd
 Clearwater, FL 33759
 Bus: 727-725-3668

Surprisingly great rates await when you have options like bundling your home and auto insurance. Call me for a quote today.

State Farm Mutual Automobile Insurance Company
 State Farm Indemnity Company
 State Farm Fire and Casualty Company
 State Farm General Insurance Company
 Bloomington, IL

Like a good neighbor, State Farm is there.*

State Farm Florida Insurance Company
 Winter Haven, FL

Individual premiums and budgets will vary by customer. All applicants subject to State Farm* underwriting requirements. Availability and amount of discounts and savings vary by state.

State Farm County Mutual Insurance Company of Texas
 State Farm Lloyds
 Richardson, TX

2101551



Screen Rooms * Glass Windows * Insulated Roofs

Also Vinyl & Acrylic Windows and High Impact Windows that meet State Code Regulations

40 YEARS IN BUSINESS



WE ARE HERE FOR ALL YOUR WINDOW NEEDS

727-726-5386

905 Delaware St., Safety Harbor, FL 34695

1-800-962-8813

Mission Hills references provided upon request.

Fully Insured * License No. CRC 05J410



AMERI-TECH REALTY, INC.

Experience The Difference

Stephanie Sadler

Licensed Real Estate Agent

24701 US Hwy. 19 N., Ste. 102
 Clearwater, Florida 33763
 Office: (727) 726-8000 x 315
 Cell/Text: (727) 776-0246
 Fax: (727) 258-4692



E-mail: stephanie@sadlerproperties.com

LOOKING TO BUY, SELL OR LEASE?

I am here to help! With professional expertise and experience, I will guide you through the entire process and get results. I will take care of the details, so you don't have to. I am ready to negotiate the best deals, determine the optimal selling price, and provide you with all the necessary facts you need to make an informed decision.

Specializing in Residential Sales & Leasing!

Experienced in Mission Hills Real Estate

Call for a FREE Market Analysis!

727-776-0246



YOUR KEY TO COMFORT SINCE 1958

2198 Calumet Street * Clearwater, FL 33765

Phone: **727-442-6158**

Fax: **727-442-2978**

www.coxair.com

State Certified Class "A"

SAIC

Realty Company

John Emberson
 Real Estate Advisor
 651.324.0121
 epignosis@live.com

LOCAL ♥ GLOBAL REACH
 TAMPA | ST. PETERSBURG | CLEARWATER | BEACHES | LONDON



COACHMAN AUTOMOTIVE

COMPLETE AUTO & LIGHT TRUCK SERVICE

Radiator, Air Conditioning and Engine Repair
 Complete Engine Diagnosis and Emission Analysis



Frank Satriano

Owner

1717 Coachman Plaza Drive ★ Clearwater, FL 33759

Phone: 727-799-1561 ★ Fax: 727-796-4532

E-mail: coachman33759@yahoo.com

FIRST MATE CLEANING

HOUSE & INTERIOR YACHT
 CLEANING SERVICE
 LET ME DO THE CHORES

PAMELA
 OWNER

727~643~4824

- ♥ ATTENTION TO DETAILS
- ♥ AFFORDABLE RATES
- ♥ FREE ESTIMATES

REFERENCES AVAILABLE



PCS

OF
Tampa Bay
 Professional Cleaning Specialists

MARVIN CLUFF

Office: 727-785-9888

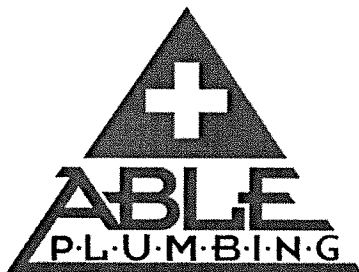
Cell: 727-793-7720

Tile cleaning, furniture, dyeing, repairs, 24-hour water
 extractions, flooring sales and MORE: Carpet Cleaning:
 1 BR Units for \$75 ★ 2 BR Units for \$100
 (includes heavy traffic areas) ★ Additional Room is \$25

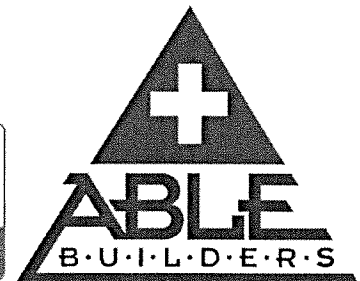
Call us for a free estimate

We guarantee our work, or do it over

Menu of Services



*Call Us Today
 For a FREE
 Telephone Consult!*



Full Service Plumbing Contractor

Service & Repair | Re-Pipe | water heaters
 Drain Clogs | Toilets |
 Shut Off Valve Replacements

Leak Detection

Pressurized Plumbing systems | Drainage
 Infrared | Line Locates | Smoke Testing |
 Ultrasonic Non-Invasive Technology

*15% Discount for Plumbing Service Calls
 for Owners at Mission Hills*

Call Able Plumbing Today - 727-330-2733

24-hour Emergency Services

Dry Out & Flood Clean Up | Mold Remediation
 Sewage Clean-Up | Fire & Smoke Damage
 Insurance Claim Assistance

Remodeling & Rebuilds

Kitchens | Bathrooms | Flooring | Trim
 Drywall | Paint | Remodels
 Financing Available

*Owners at Mission Hills receive FREE
 Design Services with Contracted Remodels*

Call Able Builders Today - 727-312-0363

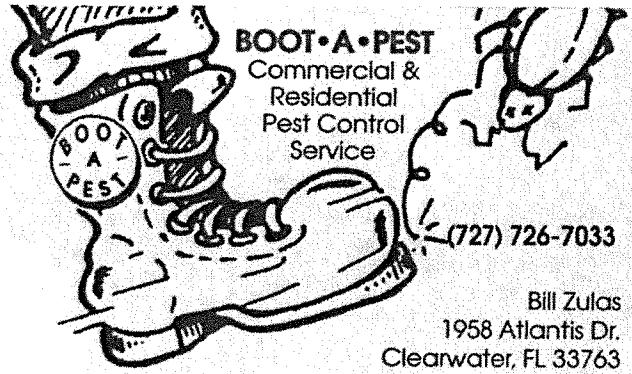


MARSHA RANTALA
Realtor®

1545 S. Belcher Rd.
Clearwater, FL 33764



Cell: (727) 422-6642
Email: mtrantala@yahoo.com



BOOT-A-PEST
Commercial &
Residential
Pest Control
Service

(727) 726-7033

Bill Zulas
1958 Atlantis Dr.
Clearwater, FL 33763

ELLEN PUGLISI

MY HANDS HELPING OTHERS
DOCTOR, AIRPORT, SHOPPING

727-647-5414

1629 MISSION HILLS BLV.
CLEARWATER, FL 33759

ellenpuglisi@ymail.com
epuglisi@tampabay.rr.com



J. M. BINDEMAN, DDS, PA

1530 McMullen Booth Rd, Clearwater, FL 33759

727-725-9958

NEW MISSION HILLS PATIENTS RECEIVE 50% OFF your comprehensive exam and necessary x-rays. Please mention this ad or that you are from Mission Hills when you make your appointment. Join your friends at your neighborhood dentist.

Present this ad or tell us you are from Mission Hills



**DISCOUNT POWER
WASHING
BY JASON**

**\$30 Front or Rear Patio
\$60 Both Patios**

REFERENCES AVAILABLE

Call **727-482-9964**

AIRPORT TRANSPORTATION



St. Pete Airport – \$20 Each Way
Tampa Airport – \$25.00 Each Way
Port of Tampa – \$30.00 Each Way

We do tram meets and help with luggage on returns.

Our vehicle can accommodate up to four people and luggage * Mission Hills Resident

Call Kathy Spooner at 727-639-3481 or Penni Dietrich at 631-742-7926

Kathy also does condo cleaning and runs errands.



HELP FOR MISSION HILLS RESIDENTS

Pickup: TVs, computers and other electronics, used paint cans and solvent. All items will be recycled.

Pick up used clothing/bedding to help the homeless at Focus Hope (Tent City).

These items we pick up for free.

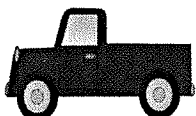
Light Hauling: furniture and mattresses.

Call for pricing.

Pinellas County Dump Fee: \$11

Mike Spooner: 727-213-7666

Kathy Spooner: 727-639-3481



**FOWLER'S
AUTOMOTIVE, INC.**

Quality Auto Service

Jeff Fowler – Owner

10th Street and SR 590
727-726-4436

Jeff would like to send a special THANKS to Mission Hills for all your years of patronage!

JULY 2023




Mondays:
 Poker 6pm
 Bingo 7pm

Tuesdays:
 Euchre: 7pm

Wednesdays:
 Blood Pressure 2pm
 Poker 6pm
 Left, Right Center 7pm

Thursdays:
 Men's Breakfast 8:30am
 Athens Restaurant
 Balance Class 2-4pm

Fridays:
 Chair Exercise 10:30am
 Poker 6pm
 Dominos 7pm

Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4 Lunch Bunch Cheddar's 1pm 	5	6	7	8 BC Breakfast 9-10:30am
9	10	11	12 Purple Passion -1pm Applebee's	13	14	15
16	17	18 BOD—4PM Clubhouse	19	20	21	22
23	24	25	26	27	28	29
30	31	BC Ice Cream Social 7pm				