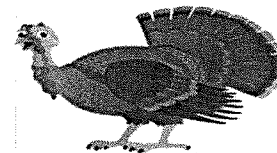


MISSION HILLS POST



President's Rant November 2023

Now, I like the sound of that! It's like the popular new song this fall called "Do the Rant with Me" by the Mermaids! Love the Mermaids – they were the best – remember? It's catchy and to the point. The way it should be, straight up and nice and simple much like last month's Einstein quote paraphrased: "Something you DID and something you DID NOT do determines your present condition."

That simple statement applies to just about everything, but when it comes to finances it was never truer. If you spend more \$ than you bring in – you will go into debt. If you spend less \$ than you bring in, you can build a reserve for your future. The present board, **as we promised we would do for you**, is sorting out decisions on spending to explain how we got here. It is quite simple; more \$ was spent than had been coming in AND on things that we now question were even necessary - **and we want to rant!**

It appears that maybe the required time to make informed decisions with the required effort for proper research input from qualified people was sidestepped

– leaving it up to one or two individuals to make very costly decisions for the rest of us. Major decisions to this community – like replacing roofs with a material that was repairable or choosing a roofing material that can't be repaired by our own maintenance crew. Sounds like an easy no-brainer decision – right? Well, remember the Scarecrow in "Wizard of Oz?" He couldn't use his head!

A fool would say we can't go back – we must look ahead! But Einstein said our present condition (increased monthly maintenance fees/assessments - that some find difficult to pay!) is because of what grown people (your financial overseers) DID (maybe spent more than we had for things we didn't need) and maybe DID NOT DO (add to the future reserves) – with their financial overseer responsibilities.

You say how could such a thing be? Who would allow such a thing? Can we change this?

Wait for the December President's Rant. "Ho, ho, ho!"

John Emberson

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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 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

Our delinquencies are \$10,399.20 for September. Revenues are \$232,786.45. Expenses are \$238,089.48. We are over for the month by \$5,303.03 and over year to date by \$60,352.05. The Operating expense (non-reserves) are under budget by \$10,597.62. The pre-approval process for purchases is helping to reduce the costs.

We are over budget on water by \$12K+, electric by \$5K, cable to \$7.8K. Sewer by \$9K. If everyone can conserve on utilities through the end of the year and we don't have any major unexpected expenses, we can hopefully avoid a special assessment. We have money in a 2019 Special Assessment account left over from the roof loan. The loan is paid off and we moved the balance of \$28,972.98 to deferred maintenance to help with needed repairs.

The budget meeting is November 21st. We had a budget workshop and came up with a preliminary budget. The budget will be finalized at the November meeting. The current budget includes increases of \$120-\$150 per month based on unit size. This assumes our insurance will double. If it is less, the budget will be less. We will have a better estimate by the November meeting. Insurance and reserves are not included in the 15% cap and we are still under that. Final adjustments will be made at the meeting.

I know this is a big increase but we do get a lot of value for our money. This includes many amenities that other COA's don't always get (gas, hot water. Trash, clubhouse, pool, landscaping, cable TV/internet and many great Booster Club activities). Unfortunately, we have no control over what the insurance industry is doing.

Some have asked if we can have a special assessment instead of a monthly increase. I have discussed this with Jen and Karen at Ameritech and they agree with me on my position. 1) Special assessments are supposed to be for "special" extraordinary work that needs to be done 2) We have seen, based on the increase in delinquencies, that people will pay their monthly maintenance fees before they'll pay the special assessment fees 3) Special assessments are not and cannot be included as part of the budget so we would report being over budget every month 4) We would continue to need a special assessment every year to cover these costs even if they don't increase more 5) People buying in Mission Hills have the right to know the true costs that we need to cover. Hiding them in a special assessment isn't right.

Operating Expense	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Variance(Actual - Budget)
Admin(Ameritech)	\$ 35,988.52	\$ 41,407.67	\$ 346,799.08	\$ 372,669.03	\$ 25,869.95
BLDG	\$ 6,415.82	\$ 5,616.67	\$ 48,145.17	\$ 50,550.03	\$ 2,404.86
CPA	\$ -	\$ 500.00	\$ 6,400.00	\$ 4,500.00	\$ (1,900.00)
Equip	\$ 457.32	\$ 3,250.01	\$ 16,074.50	\$ 29,250.09	\$ 13,175.59
Grounds	\$ 890.38	\$ 1,666.67	\$ 11,131.31	\$ 15,000.03	\$ 3,868.72
Ins	\$ 34,011.91	\$ 29,750.00	\$ 267,360.77	\$ 267,750.00	\$ 389.23
Land Lease	\$ 40,423.31	\$ 40,423.00	\$ 362,809.79	\$ 363,807.00	\$ 997.21
Legal	\$ 1,578.24	\$ 500.00	\$ 8,402.69	\$ 4,500.00	\$ (3,902.69)
Pest	\$ -	\$ 125.00	\$ 1,089.10	\$ 1,125.00	\$ 35.90
Pool	\$ 825.00	\$ 1,000.00	\$ 8,511.98	\$ 9,000.00	\$ 488.02
Roof	\$ -	\$ 1,250.00	\$ 10,561.00	\$ 11,250.00	\$ 689.00
Safety	\$ -	\$ 375.00	\$ 4,198.91	\$ 3,375.00	\$ (823.91)
TV/Internet	\$ 25,007.08	\$ 24,342.00	\$ 226,951.64	\$ 219,078.00	\$ (7,873.64)
Util	\$ 55,613.91	\$ 59,161.09	\$ 555,270.43	\$ 532,449.81	\$ (22,820.62)
Total Operating	\$ 201,211.49	\$ 209,367.11	\$ 1,873,706.37	\$ 1,884,303.99	\$ 10,597.62
Total Non-Operating(Reserves)	\$ 36,877.99	\$ 34,156.41	\$ 589,992.88	\$ 307,407.69	(\$ 282,585.19)
TOTAL EXPENSE	\$ 238,089.48	\$ 243,523.52	\$2,463,699.25	\$ 2,191,711.68	(\$271,987.57)
COMBINED NET INCOME	(\$ 5,303.03)	(\$ 0.02)	(\$ 60,352.05)	(\$ 0.18)	(\$ 60,351.87)

From Cheryl Acton and Al Robinson

From the Welcome Team:

We would like to welcome our new resident, Sandra Morris to Mission Hills. If you run into her, please welcome her.

From the Secretary's desk:

As we started our campaign process during this time last year, one of our goals was to bring Unity to the Community.

Navigating through the originally elected board challenges, Al and I worked very hard to keep that spirit alive.

When we lost 3 of our board members on the same day, Al and I solicited help from the "Resource Team" to join the board. This group was a group of residents who always shared the campaign's vision, and they still are—knowledgeable professionals who unselfishly were willing to take on the responsibility and stepped up to the challenge.

In the middle of all this, we were blessed with Jone, someone with 8 years of board Treasurer experience who also volunteered to work with this new board. We could not have been luckier. Oddly enough, I see in her someone who could very well share the vision we set out originally when we were campaigning.

When we built the board back up in May with all our new members, I chose to remain as a secretary and received support as such from the rest of the board. That never supersedes my responsibility first, as a board member, and second, performing my collateral responsibilities as a secretary.

In going down the list of campaign promises I noticed one thing I could say we did differently and that is the quarterly Town Hall meetings. However, by implementing the Board Blast email, a Communications Team, and a mailbox in the lobby of the clubhouse we are able to receive your questions on a more frequent basis and make the process more fluid instead of waiting to get answers from the board once every 3 months.

When you send an email through the blast or place your questions in the lobby's mailbox, two things happen: 1) you receive your answer right away and 2) you are given the opportunity to the board to share the question and the answer during the "Teams" section of the board meeting; and as per a resident's request, we will share the question with you on the board blast as were receive them Please make sure your name and phone number are included so we may answer you personally.

Safety, Safety, Safety.

Mission Hills has over 150 fire extinguishers on the property and the operability know-how is as important as having them available for residents to use in an emergency.

Al, our board's VP, organized all the maintenance crew in collaboration with the Fire Extinguishing company in order to undergo fire extinguishing operation training. This training was delivered in-house on October 17.

This is a very important and key tool for everyone to use in case of an emergency. But, we are not limiting it to just our crew since they are not available after 4:30 PM or on weekends.

From the Communications Team:

Cameras were a subject that came up during the last board meeting, in an effort to answer some of your questions, please read below the final outcome.

The Booster Club had purchased the cameras for the Mission Hills Association a few years ago. We, as a new board, tried to understand its functionality. Unfortunately, we kept going back and forth looking for manuals, passwords, applications, and all sorts of things which created a lot of confusion and anxiety among a few.

Monday morning, the problem was solved. Vicky Loper, the President of the Booster Club, met up with the Ameri-tech IT department, members of the board, Bob Kelly, the Property Manager, and the IT tech of the security company and we finally all came to an agreement that the Ameri-tech IT department would hold the security monitoring in addition to the system in the office.

The board has access to the system in the office and Ameri-tech has a 24 hr IT department if need be.

Vicky affirmed the ownership of the cameras was for Mission Hills security purposes. She showed support in relinquishing control of the security system to the Property Management Company.

We were all in agreement and we hope you are too.

In addition, the swimming pool and the living room temperature were adjusted as per your requests.

A message of Thanks for the Thanksgiving Season

It is always fulfilling to remember loved ones, those who touched our souls in one way or another, those who came and left our lives and are still in your hearts.

Some left their land for a better future whether financially or for love.

Some to be free, escape persecution, be able to pray freely, and raise children with their own beliefs or live the lifestyles they choose.

For whatever reason and in different ways, we all give thanks on the same day. We can all look at the history of Thanksgiving and thank those who started a tradition we can all share.

Thank your friends for being there,
thank your neighbors and share,
Place a wish of love on your heart,
Let's hold each other's hands,
Never allow anyone to split us apart.

Author unknown

Recycled Sneakers by Susan Salesses

Do you have any old sneakers that you are not wearing anymore? Well, I have the solution for you. They can be donated to Got Sneakers who recycles pre-loved sneakers. So, start looking around for those old sneakers and bring them to the Clubhouse for the Thanksgiving Feast. If you are not attending and/or wish to donate them sooner, give me a call at 727-745-8421 and I will be happy to come pick them up. This collection is being sponsored by the Beta Iota Chapter of Delta Kappa Gamma Society International, a group of outstanding women educators. The funds will be used for programs to assist beginning educators and mentoring students. Thank you, in advance, for your donations.

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!

CLEARWATER RECYCLES

SIMPLIFY TO 5

PLASTIC



**PLASTIC BOTTLES
& CONTAINERS**
Labeled #1-7
Lids stay on

METAL



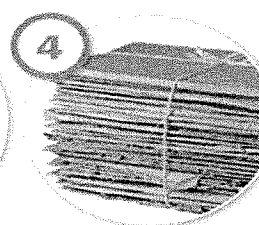
METAL CANS
Tin, steel, aluminum
& empty aerosol cans

GLASS



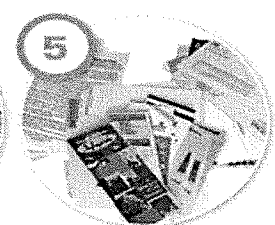
**GLASS BOTTLES
& JARS**
Remove lids or caps

CARDBOARD



CARDBOARD BOXES
Flattened

PAPER



PAPER
Includes junk mail &
paperboard like shoe
boxes & cereal boxes

**EMPTY, DRY, AND UNBAGGED
ITEMS ONLY!**



CLEARWATER
BEACH AND BOAT TOWN, MA 01930


CHRISTMAS BELL RINGING

SALVATION ARMY

Greetings neighbors in Mission Hills. For the second year I am looking for volunteers to assist in our Mission Hills Friends group bell ringing this Season. Our date to volunteer is Saturday December 2nd at our local Walmart Store on Coachman Road. We ask for one hour slots to man the Red Kettle for donations to the Salvation Army. We have hours from 10:00am to 8:00pm. This is Salvation Army's largest effort of the year and all monies collected locally go towards supporting our local communities. Please call me if you are able to give an hour to help in our effort to help others. My name is Joan Carlson – living on Flint Drive South – 727-723-1242. If I am not able to answer your call, please leave your name and number and I will return your call. Thank you for your kind efforts in the Season of giving.

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: vet-nerz2@gmail.com ... I will gladly add you to the mailing list!

See you in the Hills!!!

Dear Neighbors,

Once again we will be collecting cereal for the Metropolitan Ministries in Tampa. You have been such a generous community in the past, we hope that you will open up your hearts and once more share in this worthwhile project.

The collection will take place from
November 1st. to November 17th

You can drop off your donation at the home of
Mary and Joanne Dunn
1517 Arrowhead Cir

We'll also be happy to pick up any boxes! Just give us a call at
727-669-8558

Thank you and God Bless you!

DID YOU KNOW THAT . . .

. . . the speed limit in Mission Hills is 20mph? Please be aware of your speed as you travel through the community. We need to be mindful of everyone's safety. Your speeding puts others at risk.

. . . only garbage and yard clippings should be placed in/by the garbage cans near the car-ports? Larger items should be brought to the maintenance area and placed in the dumpster. These are examples of what should NOT be placed by the garbage cans! Our maintenance department does not have room to collect items such as these when they are collecting bags of garbage.



NEIGHBORHOOD WATCH by Susan Salesses, Coordinator

Happy fall! Just two reminders this month –

1. Please be sure to keep your front porch light on for the safety of both you and your neighbors. These lights also assist the Neighborhood Watch team as we patrol the in the evenings. Dusk to Dawn lights are available for \$5 from Susan Salesses or they will be available for sale at the Thanksgiving Dinner.

2. Do you have two hours a month to spare in the evening? We are in desperate need of more volunteers for our Neighborhood Watch team. You would be responsible for patrolling Mission Hills two evenings a month. The patrol takes 45 minutes to an hour to complete and training is provided. Please contact Susan Salesses or see her at the Thanksgiving Dinner.

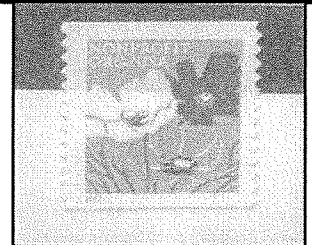
Happy Thanksgiving to you and your families!

Stamps for the Wounded Project

Submitted by Peter Salesses, US Army veteran,

First Cavalry Division-Air Mobile 1969–1970

Thank you everyone, for saving your stamps for this worthy cause. So far, we have collected more than 2000 stamps, stamp collections and information about collecting stamps. This is an ongoing project, so keep them coming! Please consider donating the cancelled stamps you receive on your mail by tearing off the stamp, leaving at least ¼ inch of the envelope, bordering the stamp.



All canceled stamps and stamp albums are collected and sent to *Stamps for the Wounded*. This is a service organization dedicated to providing comfort and stimulating activity to US veterans through stamp collecting. They are a 100% volunteer organization. This is a simple activity and helps many of our veterans. Stamps are collected year-round in a box outside the Office. There are brochures explaining the *Stamps for the Wounded* project near the collection box if you are interested in learning more. Their website is: www.stampsforthewounded.org

Thank you for supporting our veterans!

Mission Hills Monthly Maintenance Report

by Doug Kuchle, Building Contractor, license number RB0035044, and Member at large

There are a number of issues that we are dealing with on a monthly basis. My involvement is simply volunteering my time daily to improve the proficiency of the maintenance crew, which in turn will hopefully result in a number of savings, one of which is to avoid another \$615,963.00 Special Assessment in the future. That was my main goal when accepting to join the ranks of the Board of Directors when I was asked. Collectively, we work daily for the betterment of the community's bottom line.

Roofs :

The roof maintenance and carport replacements continue. There are 3 types of roofs here at Mission Hills: T.P.O., Modified System, and Built-up roofs. The existing carport roofs have built-up roofs. For some reason, it was changed to TPO which is more expensive, fragile, and unable to be repaired by our crew because of the proprietary properties of the material used. TPO roofs are rarely used on a one-story building as they are not conducive to branches falling on them.

We are in the process of replacing 4 carport roofs before the end of the year by a qualified, 30-year roofer with all the credentials necessary to do the work in protecting the liability of Mission Hills.

There are also ongoing repairs to the main roofs. Some of the newer roofs are TPO as well and they are unable to be repaired by our crew. Some of the roofs being repaired are either installed this year or last. No reason to have leaks but they do, and when the roofing company determines "is not their fault", in the past, we went ahead and paid what they asked without shopping around. This year alone, we spent \$10,000 on Small Roof Repairs when some of them could have been done by our crew. That practice is no longer an option.

Electrical and gas lines:

Electrical: We have been working to replace the main feeder electrical lines (direct burial), at phase 5. We just received the quote from Alston Electric for 24,168.43. It is been a long process just getting quotes. We hope to have this work started shortly.

Gas: There are existing gas lines running along the roofs, feeding the A/C gas lines for the A/C package roof units. We have gas heating systems and as the practice of precaution and safety, owners should have the A.C. systems checked at least once a year, to ensure the A.C. unit is running at its peak performance. Please make sure they are aware of the gas lines, and that they do not damage any of the gas supply lines. They also must check in at the office, the subforms are in the lobby.

After Scotto's Plumbing Company free water heaters report, they detected several gas leaks. We then uncovered excessive gas bills coming from water heater and AC leaks. The water heater leaks are being addressed at this time. Our crew is uncovering A/C leaks and homeowners will get a notice to address this issue with their A/C provider.

Landscaping:

Trees: You may have heard the buzzing of saws, removing selected trees by the arborist's recommendation. They are also trimming a few trees along the way. This is an ongoing project.

General:

Over the past 2 months, we have been evaluating the Maintenance Operation. As you already know, the crew is extremely talented and hard-working, they work as a team, with no ranking generals, or ranking privates, they just do whatever is asked of them on a daily basis. They truly care about Mission Hills and all of the residents in it. I'm honored to work with them.

Please feel free to call me if you have any questions or concerns, regarding the operations of the maintenance department.

End Report

BOOSTER CLUB EVENTS

Submitted by Vicki Loper, Booster Club President

We apologize for the inconvenience of the Tampa Game Night being cancelled at the last minute. The host became ill and could not attend. We have a new date, Thursday 11/30 at 7pm. If you have paid and can't attend the new date we will refund your money.

Thanks to Dee Laymon and Keith Arndt for calling our Monday night bingo games, and to Kay, share.

A reminder about advance tickets for all of our Booster Club events, with the exception of the Ice Cream Social are required. We will not be selling tickets at the door for breakfasts, or any other events. Tickets are available at bingo, LCR, around the pool, or call one of our ticket sellers. Joanne Dunn 617-686-4078, Penni Deitrich 631-742-7926, Vicki Loper 610-248-1158 and Brenda Ferguson 330-671-7103.

Thank you to all our Booster Club volunteers for the hard work they put into all of our events. Just a reminder we are changing the Booster Club monthly meeting to the 3rd Thursday of the month at 7pm starting in November. This is so we can get our information for the following month's Post in time.

NOVEMBER BOOSTER CLUB EVENTS:

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

Saturday, November 4, Booster Club breakfast 9-10am. The last day to purchase tickets is November 1. Hosted by Mary and Cindy. Menu is a breakfast bowl of tater tots, sausage, egg, and a drizzle of cheese. Along with cinnamon rolls and fruit. \$8 p/p.

Saturday, November 11 Veterans Day Celebration 9am-11am for a ceremony of honor, followed by refreshments in our clubhouse.

Sunday, November 12 Booster Club Christmas Shopping Fair 11am-4pm Lunch will be available from 11:30-2:30. 2 ham sliders, chips, and a drink for \$6. Bake sale.....please drop off your goodies between 9am-10am. We have about 20 vendors, 50/50 raffle and a vendor craft raffle. Come out and get started on your Christmas shopping. Feel free to invite friends and family. Open to the public.

Thursday, November 16, the Booster Club meeting is at 7pm. Everyone is invited to attend.

Saturday, November 18, is our Thanksgiving Dinner catered by M-N-M catering (Pig Roast caterer) Menu Ham and turkey w/gravy, cornbread stuffing, green beans, sweet potato casserole w/pecans, rolls/butter, and pumpkin pie for dessert.

\$20 p/p, last day to purchase tickets November 10. Happy Hour hosted by Tom and Jean Hancher 4-5pm in the living room, dinner served at 5pm. Followed by Robert's Famous Horseracing event! Bring those dollar bills!

Sunday, November 26 Booster Club Ice Cream social/trivia hosted by Pat Loretto, 7pm. \$5 p/p

Thursday, November 30 Tampa Game Night...Wheel of Fortune, Price Is Right, Jeopardy type games. \$10 p/p BYOB and snacks to share.

SAVE THE DATES FOR DECEMBER:

December 9 Booster Club Breakfast

December 17 Ice Cream Social

December 18 Christmas Decoration Contest Judging



FALL GIFT BASKET RAFFLE

(a Booster Club event)

The time is almost here!!

Get your creative juices flowing for this fund raising event!!

WHEN: Saturday, November 18th, at our annual Thanksgiving dinner. The winning tickets will be drawn then.

TICKET PRICES: a bargain at 1 for \$2, or 12 for \$10

SUGGESTIONS FOR BASKET THEME OR DONATED ITEMS:

Wine or liquors

Beach

Books or Magazines

Chocolate/candy

Tea/Coffee

Spa

Snacks

Italian

Lottery tickets

Gift Cards

Christmas

Cleaning or Household

Collect your items or create your own baskets and place them in the box in the Mission Hills office M-F from 9:30AM to 2PM.

OR call one of the committee members for pickup:

Pat Loretto (727-366-0433)

Becky Anderson (727-542-3453)

Penni Deitrich (631-742-7926)

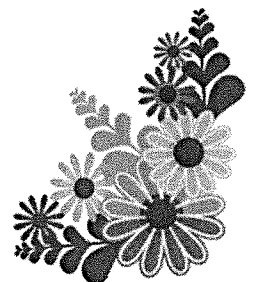
Susan Salesses (727-754-8421)

To view the baskets prior to the drawing and to purchase tickets, come to the clubhouse on the following dates and times:

Monday, November 13th from 6-8PM

Wednesday, November 15th from 12-2PM

Friday, November 17th from 12-2PM



Thanksgiving Dinner

\$20 per person



Menu

Ham and Turkey w/Gravy
Cornbread Stuffing Green Beans
Sweet Potato Casserole w/pecans
Rolls and Butter
Pumpkin Pie

Tickets

Vicki 610-248-1158

Joanne 617-686-4078

Penni 631-742-7926

Brenda 330-671-7103

Ticket Deadline

Nov. 10th

SATURDAY NOVEMBER 18TH

**HAPPY HOUR 4 TO 5 PM HOSTED BY THE
HANCHERS**

DINNER 5 PM

FOLLOWED BY HORSE RACING

Ice Cream Social

When: Sunday, November 26th
7PM

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!

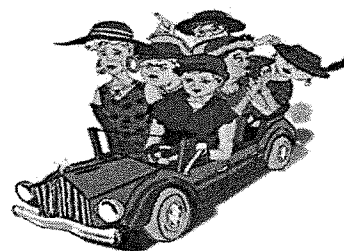
Ice Cream Social is the fourth
Sunday at 7 PM!

PURPLE PASSION LADIES

When: Thursday, November 2nd

Time: Boarding 11:00AM

Where: *Lunch Cruise*
Clearwater, FL
Pre paid tickets
Cruise is full.



Ladies Lunch Bunch

When: Tuesday, November 7th

Time: 1 PM

Where: *Cheesecake Factory*
Countryside Mall
Clearwater

RSVP: Jean Curtis—727-791-1942

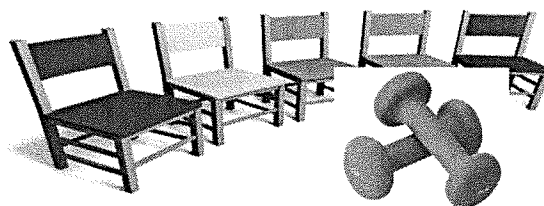
**ALL LADIES
WELCOME!!**



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.





GREETINGS FROM THE QUEEN MUM

Many of you know by now that Mission Hills has a Red Hat group ... we primarily go by the name of Purple Passion.

This group is dedicated to sisterhood and sharing. Along the way, we also meet monthly to enjoy each other's company.

In the 2024, we will be branching out to offer different kinds of activities for our residents to come and enjoy ... things like plays, more types of cruises, even a stop at Gigglewaters for a movie and lunch. We will also be having all of our gatherings on Wednesdays ... so much fun!

This January is our annual membership drive. We are inviting the wonderful ladies of the Hills to join us for a breakfast meeting on the 17th of January at 10AM. We will be having a special guest Chef preparing our meal .. thank you so much, Chris Picard! We will need to have your RSVP no later than the 10th so that Chris can make all of her preparations.

We hope that you come out and see just what we are all about ... you will be surprised, for sure!

Questions? Feel free to contact:

Maryann Sheehy, Queen Mum (727-669-2016) or

Jean Eldredge, Vice Mum (727-314-4353)

I would like to introduce myself. My name is Stella Navone and I've been an owner since 2015. I write this letter as an Agriculture Engineer, a Specialist in Land degradation, and a Doctor of Earth Science.

Walking through Mission Hills is an example of the coexistence between people and nature. Once again it was a pleasure to walk and appreciate the forest, and the animals, breathe fresh air, and enjoy the cool temperature the trees provide.

The services provided by trees are many, reduction of extreme heat, control of soil erosion due to excessive rainfall and wind, and ensuring the life of animal species that maintain the balance of life. If one species were to disappear, all the others that are related to it would go into chaos.

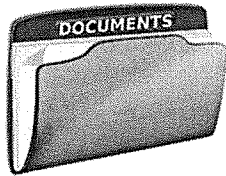
In addition to all of the above, supported by scientific studies around the world, they absorb a significant part of the pollutants that remain suspended for hundreds of miles.

And on top of that, it is a real paradise to live here and to be able to walk every day through this forest.

Let's be aware of all these benefits, and let's support the enormous work that is being done to prevent future damage; as it happened in some cases in the past!

We are more than just diverse, let's save ourselves as human beings!! As children of God

Stella Navone, 2982 Feather Drive



DOCUMENTS COMMITTEE NEWS FLASH!!

Greeting and salutations to all of our fellow Hillers! Your Documents Committee held a meeting on October 20th, at 11:30AM in the clubhouse living room. We had much to discuss with some new proposed amendments composed for BOD approval at their next BOD meeting. It would have been ideal to have these approved by them and our attorney in time for the March annual meeting, but we're afraid that since the October meeting had been canceled, the shortened window of time might not allow that to happen.

We are in the planning stages of setting up One-on-Five meetings for residents who would be interested in a less crowded environment to learn about what drives condo living in Florida and especially here in Mission Hills. Stay tuned for further updates on dates/times.

Never fear, though if the proposed amendments make it in time for our annual March meeting, we will offer Educational Seminars (most likely one in January and one in February) to help you plow through the proposed amendments as well as the finer points of our proxy.

As always, we invite our residents to be part of the audience as we discuss our business. Please keep in mind that we expect all in attendance to afford us the trust and respect that this remarkable committee deserves. We always offer a Q&A at the adjournment of our meetings so there is absolutely no need for ANYONE to continuously interrupt the proceedings. This just causes chaos and is completely non-productive. We appreciate those who do attend to listen and learn, so many thanks for that!!

Be aware that our Mission Hills documents are open for amending ... reach out to us with your suggestions/concerns regarding our documents ... we can help you from there.

Our next meeting will be held on Friday, Nov. 17th, at 11:30AM .. we hope to see you there!! Feel free to contact any member of the committee or simply drop us a note at: vetnerz2@gmail.com

Thanks, all, and see you in the Hills!!!!

EMAIL BLAST

Submitted by Helen J. Strupczewski



The primary purpose of the Email Blast is to keep our Mission Hills folks informed about the really fun and various activities that are held here.

This EMail Blast 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. We also post this same info on our Face Book page.

FYI: the only time that a resident is removed from the EMail Blast list is if they specifically send a request. ABSOLUTELY NO ONE is removed otherwise!!

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!

See you in the Hills!!!

HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!



Betty Wagner	4
Evelyn Jacobs	5
Bobby Collett	6
Daryl Friend	7
Susan Smith	9
Bonnie Latzy	11
Sandra Morris.....	11
Wendy McDonald	13
Dean Culp	13
Diane Kozak	15
Maureen Landry	17
David Anton	20
Andrew Borkowski	26
Michael Vorel	28

ANNIVERSARIES

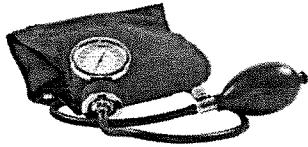
Ralph & Berlene Vodicka	9
Robert & Nanette Jacobsen	8
Frank & Eudora Partridge	10
George & Patricia Anderson	8
Louis & Sylvia Cafferata	14
Jack & Carol Ann VanWuyckhuysen	25
Dick & Carol Frost	26
John & Cindy Butler	29
George & Thelma DeLaGrange	30

Mary Ellen Walsh's husband Daniel passed away October 9, 2023. Our condolences to Mary Ellen and their family.

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 SPECIAL 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 other 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.



Lasagna Roll-Ups

Level: Easy

Total: 1 hr 40 min

Prep: 40 min

Cook 1 hr

Yield 10 to 12 servings

Ingredients:

20 lasagna noodles

Kosher salt

2 tablespoons olive oil

1 cup chopped mushrooms

1 green pepper diced

3 cloves minced garlic

2 pounds ground beef

Freshly ground pepper

1 28 ounce can diced tomatoes

1 6 ounce can tomato paste

4 tablespoons minced fresh parsley

1 30 ounce whole milk ricotta cheese

1 pound mozzarella, grated

1 cup grated parmesan cheese

2 large eggs



Directions:

1. Cook the lasagna noodles in salted water until al dente. Drain, rinse with cold water to cool and lay flat on a sheet of foil.
2. Make sauce. Heat the olive oil. Add onion, mushrooms, green pepper and garlic, saute 4 to 5 minutes. Remove the veggies, then add ground beef and cook until browned. Drain fat and add 1/2 teaspoon salt and pepper, diced tomatoes, tomato paste, the veggie mixture and 1 tablespoon parsley and basil. Simmer on low heat 30 minutes.
3. Filling: combine ricotta, 1/2 cup mozzarella, 3/4 cup parmesan, the eggs, 1/2 tsp salt and pepper. Combine. Take it up a notch with a little ground nutmeg and lemon rind.
4. Assemble: Spoon a thin layer of sauce onto the bottom of a 9x13 pan. Spread 2-3 tablespoons ricotta filling on each lasagna noodle, then roll them up so that the cheese is on the inside of the roll. Lay them sideways in the pan. Top with remaining sauce and plenty of grated mozzarella and parmesan.
5. Bake at 375 degrees F for 20 minutes, until hot and bubbly.
6. Eat and or freeze the remaining for up to 4 months.. Reheat at 350 F for 1 1/2 hours with foil covered and remove the foil and bake 30 minutes more.

Men's Breakfast

Every Thursday 8:30am

3rd Thursday Each Month

Games & Prizes

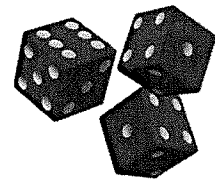
ATHENS Restaurant

226 Main St, Safety Harbor

Bored on Tuesday Nights?

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



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Sign up at the Clubhouse or contact Terri for further inquiries:727-570-9696 x 160!**

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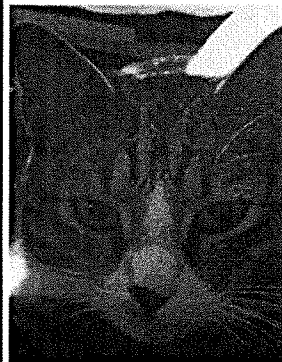
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Thursday	9:30 am - 5:00 pm
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Sunday	Closed

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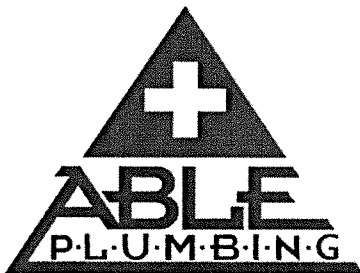
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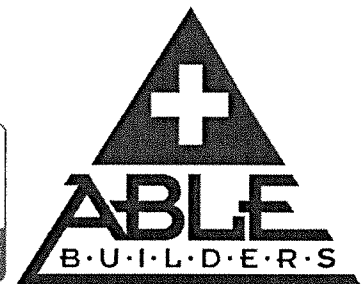
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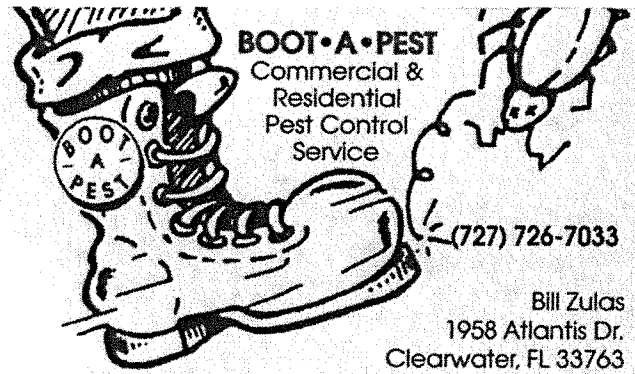


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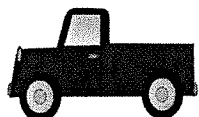
HELP FOR MISSION HILLS RESIDENTS

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).

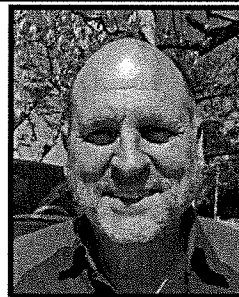
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NOVEMBER 2023



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

Fridays:

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

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Coin Sale 12:30—1:30pm	2 Purple Passion Lunch Cruise Boarding at 11am Clearwater	3	4 BC Breakfast 9-10:30am Clubhouse
5 Daylight Saving Ends	6 Area on Aging Clubhouse 1:30-4pm	7 Lunch Bunch Cheesecake Factory 1pm	8	9	10	11 BC Veterans Day 9 to 11am Clubhouse
12 BC Craft Show 11am to 4pm Clubhouse	13 Area on Aging Clubhouse 1:30-4pm	14	15 Coin Sale 12:30—1:30pm	16 BC Meeting 7pm Clubhouse	17 Documents Meeting 11:30am Clubhouse	18 BC Thanksgiving Dinner 4pm Clubhouse
19	20 No class on Area on Aging	21 BOD Meeting Clubhouse 4:00pm	22	23 	24	25
26 BC Ice Cream Social 7pm Clubhouse	27 Area on Aging Clubhouse 1:30-4pm	28	29	30 BC Tampa Game Night 7pm Clubhouse		