

MISSION HILLS POST

Presidents Statement

“What is NICE vs. what is NEEDED”

The world is rapidly changing with inflation, which goes beyond the monetary, affecting every aspect of our lives. We had better be in a place, as individuals, and as Florida communities, to embrace these challenges. Last month's President's Statement expressed four phases in our approach to doing just that: **Evaluation / Sorting / Aligning / Consistency.**

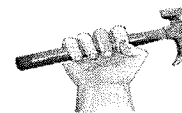
While *Evaluation* will always be continuous it is where we are at in this process as we uncover our present condition and move into *Sorting*. *Sorting* is where we determine how a process or thing adds value and if it was or is needed. If it is not *adding value*, it becomes an unnecessary expense and must go, e.g., the orange lift truck we sold yesterday. Several things were considered in selling it: The high-risk danger to inexperienced operators, the lack of liability insurance, the improper pruning to our trees that this lift truck enabled, and much more. The sale price was beyond the original purchase price and that badly needed money has been placed into "Operating Equity" which is still in the negative. Many thanks to cost-cutting team member, Kevin Acton, who negotiated the deal and got top dollar for us.

Maintenance labor is being looked at as far as proper utilization and efficiency. We cannot determine what is necessary to accomplish all the maintenance needs of Mission Hills properly until we have existing resources maximized. We are walking in the shoes of our workers by picking up garbage, recyclables, etc. with them. How else will we find a better process, unless we are working that job alongside them? None of us can be afraid of getting dirty if we want to see the big picture here. This involves maintenance leadership (management) providing effective workflow and direction. Then, and only then, can we begin to seek the remaining needed resources to accomplish the task and avoid neglect related to not staying ahead with maintenance upkeep.

TREES will be a big part of our discussion in the very near future. Our greatest assets are considered valuable, and we will treat them accordingly. Look for a new approach that has been greatly neglected in the past concerning our Tree Community. We are unique in Clearwater and Clearwater is nationally recognized for being the Tree City. So, be proud and be thankful! Watch for the upcoming Townhall meeting with our Arborist, John Snow. He will answer questions and let you know of the treasures we have within Mission Hills.

This board has no loyalty to names, positions, or services – but is loyal only to objective facts and truth. As your fiduciary (“a person to whom property or power is entrusted for the benefit of another”) we are determined to sort out what is performing and adding value (**Nice vs. Needed**) as it applies to insurance coverage, management performance, maintenance labor requirements, supplies, amenities, tools & machinery, vendor loyalty, and attitudes towards this unpaid board of five who are working tirelessly because we care. We are focused on what is NEEDED!

Thank you, John (Jack) Emberson



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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

Hello Residents. Unfortunately, we are going in the wrong direction again in July. For the month, we are over budget by \$23,672.87. For the year, we are still over by \$79,325.95 (\$23.7K worse than last month). We have 32 delinquencies this month vs 25 last month totally \$18,739.63. Many of these now sit with our attorney and this drives up our legal costs. Delinquent residents are charged back for these costs. Residents should be aware that monthly assessment delinquencies are not treated differently than special assessment delinquencies. Once these accounts go to the attorney, if funds are not received, this can lead to foreclosure. This is the same process that has been in place for many years.

We were successful in eliminating the monthly service charge on the laundry checking account. We are also working with Spectrum on surcharges and the year over increase which is higher than the contract specified. We are starting to gather information for next year's budget and a number of providers are already indicating that we will see increases (ie. Lake Doctors, Boot-a-Pest, Jani-King, City of Clearwater). Obviously, insurance and utilities are still a concern. We are over on all utilities by \$27.8K -Elec(\$.2K/Pool Electric(\$2.7K))Water(\$10.4K)Sewer (\$12.1K)Gas(\$4K). (Reserves) below. Please note that we are over \$276K on reserve spending for the year. I wish I had more positive news to share but want you to know the full picture.

Sadly, Florida is becoming a more expensive place to live but we need to continue to pay our bills.

	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Variance(Actual - Budget)
TOTAL REVENUE	\$ 228,978.58	\$ 243,523.50	\$ 1,894,852.74	\$ 1,704,664.50	\$ 190,188.24
Operating Expense					
Admin(Ameritech)	\$ 46,123.30	\$ 41,407.67	\$ 274,820.30	\$ 289,853.69	\$ 15,033.39
BLDG	\$ 9,983.26	\$ 5,616.67	\$ 37,938.26	\$ 39,316.69	\$ 1,378.43
CPA	\$ -	\$ 500.00	\$ 6,400.00	\$ 3,500.00	\$ (2,900.00)
Equip	\$ 860.20	\$ 3,250.01	\$ 11,118.80	\$ 22,750.07	\$ 11,631.27
Grounds	\$ 2,222.71	\$ 1,666.67	\$ 10,013.23	\$ 11,666.69	\$ 1,653.46
Ins	\$ 34,011.91	\$ 29,750.00	\$ 193,962.95	\$ 208,250.00	\$ 14,287.05
Land Lease	\$ 40,423.31	\$ 40,423.00	\$ 281,963.17	\$ 282,961.00	\$ 997.83
Legal	\$ 794.95	\$ 500.00	\$ 6,824.45	\$ 3,500.00	\$ (3,324.45)
Pest	\$ 220.00	\$ 125.00	\$ 835.60	\$ 875.00	\$ 39.40
Pool	\$ 825.00	\$ 1,000.00	\$ 6,750.16	\$ 7,000.00	\$ 249.84
Roof	\$ 222.00	\$ 1,250.00	\$ 5,635.00	\$ 8,750.00	\$ 3,115.00
Safety	\$ 215.63	\$ 375.00	\$ 3,909.76	\$ 2,625.00	\$ (1,284.76)
TV/Internet	\$ 25,243.46	\$ 24,342.00	\$ (176,701.10)	\$ 170,394.00	\$ (6,307.10)
Util	\$ 55,435.21	\$ 59,161.09	\$ 441,840.18	\$ 414,127.63	\$ (27,712.55)
Total Operating	\$ 216,581	\$ 209,367	\$ 1,105,311	\$ 1,465,570	\$ 6,857
Total Non-Operating(Reserves)	\$ 36,514.51	\$ 34,156.41	\$ 515,465.87	\$ 239,094.87	\$ (276,371.00)
TOTAL EXPENSE	\$ 252,651.45	\$ 243,523.52	\$1,974,178.83	\$ 1,704,664.64	(\$269,514.19)
COMBINED NET INCOME	(\$ 23,672.87)	(\$ 0.02)	(\$ 79,326.09)	(\$ 0.14)	(\$ 79,325.95)

From Cheryl Acton and Al Robinson

Welcome Team:

We would like to welcome Ana Trifkovic, Huharen Mujanovic, Julie Shank, William and Teresa Charles, Lauren Angyn and Pamela Kinnison.

If you run into them, please welcome them to the Mission Hills family.

Communications Team:

As you know, we have a mailbox in the lobby for your questions to the board. For those of you that left questions in it, we would like to thank you. Also, we get a lot of questions from the Board Blast. We bring the questions to the board meeting and share them with you here. By law, you also have the opportunity to ask questions at the end of the meeting. The only difference is that the questions at the Board Meeting must be related to the agenda. The questions you send to the board blast, are of your choice. Just remember, we will answer your questions to the best of our ability and it will be the truth.

We received emails beginning with "I heard a rumor", or "Someone told me", "it was brought to my attention", or similar. Like I said, we will answer them to the best of our abilities and we will always tell you the truth.

We were questioned about the minutes: I was told they were not done properly, too long, unable to be read, and not posted on the Portal on time. Since I'm the one doing minutes (Cheryl) I had to do some research on this one. Some minutes were removed from the portal by Ameritech because they were published with confidential information. I learned of that last week. The minutes are back on the portal in sequential order. In trying to improve myself, I looked through old Mission Hills board minutes and I didn't find any specific standards. Also, I looked online as well and the minutes seem to vary from association to association and person to person. Personally, I try to put as much information as possible without being lengthy for those that are not in the meeting, it might not please some but it's a personal choice. Also, I placed the latest copies in a binder in front of the office for those that don't have access to the portal. The minutes will always also be posted on the bulletin board by the pool.

The other "rumor" was regarding outsourcing. We have not outsourced anyone. During my tenure with the previous board, an arborist was hired; since we never had one on staff he can't be considered outsourced. You are aware that in Phase I, 15 trees were targeted for removal, the arborist determined that we only needed the removal of 2. They have been removed at this time. The arborist report showed specific pruning of the rest of the 13 trees. This pruning will begin by an outside company next week. This decision was done by the board since our crew does not have that level of expertise, the equipment, the gear, or the insurance to protect them. This process saved the community \$5,900 from the Phase I budgeted Special Assessments.

The next question was regarding Compliance. Please note that from the original 350 violations done by Ameritech in March, this board narrowed them to a hand full, and mainly, they are trees against the building walls that cause damage to the structure. If damage were to occur it is a cost that the rest of the residents will have to incur on repairs. The previous board started this process with Jim Mateka and we are continuing with the beautification and protection of Mission Hills' aesthetics and infrastructure. We are offering a lot of help in order to accomplish this. Please reach out to one of us for help if needed.

From Cheryl Acton and Al Robinson

Advocacy Team:

Samantha Moullett, from the City of Clearwater, made a presentation, We hope you enjoyed it. Resources will be posted on the pool's bulletin board. A copy of all the addresses and phone numbers is available with Sue in the office.

Next month's guest speaker: 211.org presenter

Green Team:

Since we have an arborist doing a study on the whole property, this team has been unable to do much work at this time. We hope that when he is done, we can organize the team again.

Cost Cutting Team: (Resource Team)

A member of the Cost Cutting Team conducted a study on the pool expenditures and its history. The analysis has been posted on the bulletin board by the pool and a copy will be available with Sue in the office. If you have any questions regarding the study, please send me an email and we'll try to answer it as soon as possible by our resident Civil Engineer Tom Hancher who conducted the study.

Another member of the Cost Cutting team did extensive research on garbage bags and found a vendor that offered the bags we need at a reduced price. The price, if approved, will be at about .27cents per bag vs .48 and 1.7 mil thickness instead of 1.0. That is a savings of \$3849 per year. These new bags will be stronger and less expensive than our present ones. We did receive a second quote from our present vendor for 38c per bag with half the quantity only.

Safety, safety, safety.

Al is championing with Ameri-tech a Safety training program for our maintenance crew. The crew uses tools and do tasks that require continuing education for safety. They are looking for the best training we can offer them and they can take advantage of. Part of keeping them safe was the sale of the lift "boom" truck. In order to drive that kind of truck, there are special operational requirements and insurance Mission Hills does not have which puts residents and the crew's lives at risk.

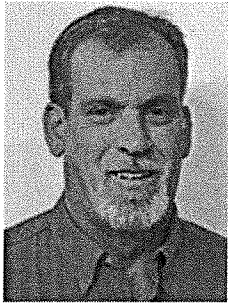
BOARD OF DIRECTORS COMMUNICATIONS

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!



Dear residents of Mission Hills Condominium Association,

I'm John Snow, and I am excited to introduce myself as Mission Hills Certified Arborist of record. My journey in arboriculture as an ISA Board Certified Master Arborist is deeply rooted in a passion for trees and their profound impact on our environment and daily lives. With over 30 years of expertise, I am a leading tree expert for community associations like yours, helping them understand, nurture, and preserve their tree assets.

Recognizing that the larger trees scattered throughout Mission Hills are not just decorative elements but invaluable assets is vital. They enhance your property values, provide shade, purify the air, and add to the aesthetic beauty of your surroundings. Hence, the board of directors holds a fiduciary duty to care for these trees with the utmost professionalism and expertise.

The board has graciously invited me to share some of my findings from the recent tree survey you may have heard about related to the health and maintenance of your trees. I look forward to presenting these insights during an upcoming town hall-style event. This gathering will be informative and an opportunity to engage in a dialogue about the best practices to ensure the longevity of your trees. Town Hall Meeting Wednesday, September 27, 2023 at 5pm in the clubhouse.

From Cheryl Acton

If you would like to OpOut of paper Post delivery, please send an email to missionhillsboardblast@gmail.com with your name, address, and UNIT NUMBER. Bear in mind that this is a process and it will take a few tries to get it right. Also, if we don't have a significant number of residents signing up, we will not be able to execute it due to logistical reasons.

Purple Passion Lunch Cruise on November 2, 2023

We now have opened a waiting list. If you would like to be on that list, please contact Jean Eldredge at 407-577-8025 or Helen J Strupczewski at 609-706-7214.

We will notify you if there is an opening.

Jean and Helen

DID YOU KNOW THAT . . .

. . . we have corn hole boards in the shed by the shuffleboard court for your use? We ask that you return them when you are finished. You will need to supply your own beanbags.

. . . we have one of the best libraries around? Check out the Mission Hills Library in the Clubhouse if you haven't already. You will find a variety of books, puzzles, dvds, and magazines there for your use. Books are taken on the honor system. We ask that you return them to the bin inside the door and they will be properly shelved. Thanks to our resident, Marie, who does such a wonderful job maintaining and caring for our library.

NEIGHBORHOOD WATCH

by Susan Salesses, Neighborhood Watch Coordinator

The summer months of July and August are about to become a thing of the past. We hope that you were able to do some special things to create some wonderful memories.

The Neighborhood Watch team has some great concerns about the speeding that continues to take place within the streets of Mission Hills. Residents, as well as many of our service people - Amazon, Spectrum, roofers, etc., are traveling well above the speed limit of **20mph**. Folks - this is an accident waiting to happen. There are many residents that walk and ride their bikes on our property. This is wonderful as Mission Hills is a great place to walk and ride. However, the speeding that is taking place is going to cause a serious accident sooner or later. PLEASE have respect for your neighbors and follow our speed limit!



Stamps for the Wounded Project

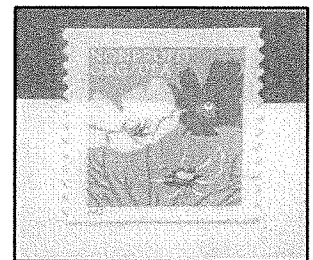
Submitted by Peter Salesses, US Army, Vietnam 1969-1970

Thank you to everyone who has been saving stamps for this worthy cause. So far, we have collected over 500 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 a ¼" of the envelope bordering the entire stamp.

All cancelled stamps are collected and sent to Stamps for the Wounded, a service organization dedicated to providing comfort and stimulating activity to U.S. Veterans through stamp collecting. They are 100% a volunteer organization. This is simple and helps many of our veterans.

Stamps are collected year round in a box outside the office. There are brochures explaining the project near the collection box if you are interested.

Thank you for supporting our veterans!



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 Diamond in the Rough

Submitted by John Prokopovich,
Facilities Maintenance Supervisor

Thank you Mission Hills Residents for your continued support.



Stay Hydrated and cool in this summer heat!

We have done 3 more carports this month bringing a total of 35 left out of 107.

Again when getting quotes for your air conditioning unit get more than one.

Do not place loose shredded paper in the recycling containers: first put in a bag.

Hot water break in phase 2 repaired.

Cold water break in phase 6 repaired.

The roofers we hire are doing their best to address the roof leaks we are having I am told all roofers have never been this busy in the last 18 yrs.

We have implemented some changes to our landscaping procedures.

We have taken 5 trees down this month. 2-laurel oak, 2-palm and 1-rosewood.

We have started on some of the wood work on our building "urgent" ones first.

We have an Electrical outage on Mission Circle we are working with Duke Energy the city and contractors to resolve the issues.

Your maintenance team notified Clearwater gas about leaks in the community.

There was a tree trimming project that was done in phase 1 courtyard 2 this past month.

"If the kindest souls were rewarded with the longest lives, dogs would outlive us all".

Facilities Maintenance Supervisor

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, Peggy, and Judy for working the games. Thanks to everyone that donates snacks and drinks to share.

A reminder, we ask that you not leave any donations or anything in our kitchen or clubhouse without first checking with Vicki Loper at 610-248-1158 to see if it's something we can use or need.

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, around the pool, or give one of our ticket sellers a call. Joanne Dunn 617-686-4078, Penni Dietrich 631-742-7926, and Vicki Loper 610-248-1158. No tkts will be sold at the door.

A big thank you to all of our Booster Club volunteers for all the hard work they put into all of our events. Any suggestions for future events are welcome. Feel free to join us at our monthly Booster Club meetings. They are on the 4th Thursday of the month at 7pm in our clubhouse.

I'd like to thank one of our Mission Hills Residents, Saul Estupinian for his monetary donation to the Booster Club. It is very much appreciated.

SEPTEMBER BOOSTER CLUB ACTIVITIES:

Bingo every Monday night at 7pm. Bingo card sales end at 6:50pm. We do have bingo even if a holiday falls on a Monday.

Saturday, September 2 Labor Day Picnic \$5 p/p includes hamburgers, hot dogs and a drink. Bring side salads/or desserts to share. Happy hour 4 to 5pm BYOB, Picnic dinner served at 5pm. Followed by karaoke. Hosted by Kay Hunt and her family, Rich and Jone.

Saturday, September 9 Booster Club Breakfast \$8 p/p 9-10:30am Last date to purchase tkts is Wed., September 6. This month's menu is a hash brown casserole, with bacon, egg, cheese, onion, with or without spinach. A jello fruit salad, along with coffee and juice. Hosted by Chris Picard.

Sunday, September 24 7pm. Booster Club Ice Cream Social/Trivia hosted by Pat Loretto.

Thursday, September 28 7pm Booster Club Meeting....ALL ARE WELCOME.....ALWAYS LOOKING FOR NEW RESIDENTS TO JOIN IN AND BRING NEW IDEAS.

OCTOBER SAVE THE DATES:

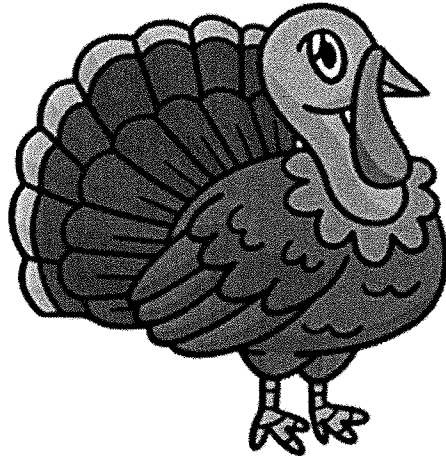
Thursday, October 12 7-9pm. Tampa Game Show Night in our Clubhouse....a fun night for all, whether you are picked to participate, or just watch and enjoy the fun of games like Wheel of Fortune, The Price is Right. More details to follow.

Saturday, October 14 Booster Club Breakfast

Thursday, October 26 Booster Club Meeting

Saturday, October 28 Halloween Party with music by Keith

Sunday, October 29 Booster Club Ice Cream Social



COMING SOON!!
FALL GIFT BASKET RAFFLE
SATURDAY, NOVEMBER 18TH
AT OUR
BOOSTER CLUB
THANKSGIVING DINNER

You ask, "How can I help?" You can all help by donating new items to be used in theme baskets. Or, you can do a basket by yourself or with several other people together.

Bring your NEW items to the office any day between 9:30 – 2:00 PM. There will be a box there for your items. If you cannot bring them to the office, call Pat Loretto: 727-366-0433 for pick up.

Let's be creative and make this fund raiser a big success!!

Some suggestion for items or a theme basket might be:

Wine	Lottery	Spa
Books	Christmas	Italian
Tea/Coffee	Beach	Gift Cards
Snacks	Chocolate/candy	Cleaning

This is a Booster Club Event and the drawing will be held at our annual Thanksgiving dinner on November 18, 2023. Please call Pat Loretto at 727-366-0433 for any questions or ideas.

MISSION HILLS CRUISERS
AND BERKSHIRE TRAVEL AGENCY
INVITE YOU TO CRUISE ABOARD CELEBRITY CONSTELLATION

FROM PORT OF TAMPA

MARCH 2-11, 2024

HOSTED BY: VICKI AND JOHN LOPER

9 NIGHT NEW ORLEANS & THE CARIBBEAN starting from \$1284.66 p/p

SHIP NAME: CELEBRITY CONSTELLATION

SAIL DATE: MARCH 2, 2024

PORTS OF CALL: TAMPA, FL; AT SEA; NEW ORLEANS,
LOUISIANA; AT SEA; ROATAN, HONDURAS; BELIZE CITY,
BELIZE; COZUMEL, MEXICO; AT SEA; TAMPA, FL



PRICING: INSIDE \$1284.66 p/p OCEAN VIEW \$1534.66 p/p VERANDA \$1986.66 p/p

RATES LISTED INCLUDE: BEVERAGE PACKAGE /WIFI /GRATUITES

NOT INCLUDED: ANY ITEMS OF A PERSONAL NATURE PURCHASED EITHER ONBOARD

THE SHIP OR AT ANY OF THE PORTS OF CALL AND AIRFARE

INSURANCE AVAILABLE - QUOTE UPON REQUEST

CALL FOR AIRFARE QUOTE

EARLY BOOKING BONUS – BOOK BY MAY 2, 2023 - RECEIVE ON BOARD CREDIT

VALID U. S. PASSPORT IS REQUIRED FOR TRAVEL

A DEPOSIT OF \$450.00 p/p IS REQUIRED AT TIME OF RESERVATION AND IS

SUBJECT TO CHANGE. DEPOSITS ARE FULLY REFUNDABLE UP TO FINAL

PAYMENT DATE. YOU WILL BE INVOICED FOR FINAL PAYMENT DUE; FRIDAY

DEC. 1, 2023

BERKSHIRE TRAVEL AGENCY

PLEASE CONTACT:

DOREEN 610-374-4538 DTROUTMANBTA@GMAIL.COM

DEBBIE 610-374-2204 DEB4TRAVEL@GMAIL.COM

Ice Cream Social

When: Sunday, September 24th
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

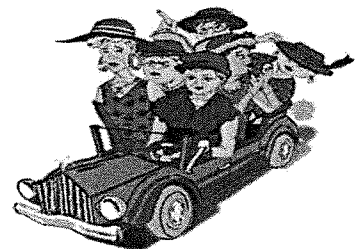
When: Tuesday, September 12th

Time: 1 PM

Where: Red Lobster
26310 US 19 North
Clearwater, FL

For reservation, please contact:

**Jean Curtis—
727-791-1942**



Ladies Lunch Bunch

When: Tuesday, September 5th

Time: 1 PM

Where: Quaker Steak & Lube
10400 49th Street North
Clearwater, FL

RSVP: Jean Curtis—727-791-1942

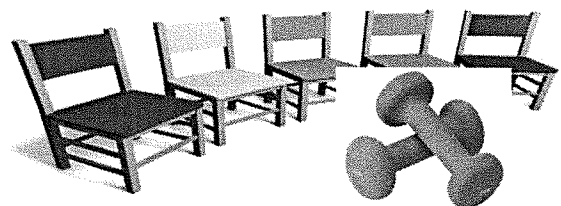
**ALL LADIES
WELCOME!!**



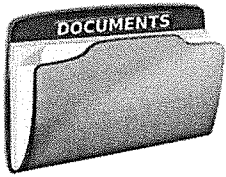
CHAIR EXERCISE

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.



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. After July 1st, the state of Florida has approved various new laws and they are now on the books. Your Documents Committee must now review all of them to determine their impact on our Mission Hills By-Laws, etc.

We are also 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 (please follow this step) 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 at hand, the address and any photos if you can ... that's all there is to it! A friendly reminder: our office secretary cannot help with Compliance issues, your neighbor cannot help you. The community has asked for compliance and we have worked very hard for you ... we cannot help you if we don't know the issue ... the key is to follow the process that is in place with our thanks!!

DEFINITION OF A LESSER COMMON ELEMENT: these are areas directly on the outside of our condos ... some prefer not to have a patio or shrubs/gardens. Those of us who prefer to have these things are totally responsible for the care and upkeep of maintaining these areas. Remember: it is your CHOICE to have a patio/shrubs/garden. For our northern visitors, you know when you are preparing to leave Mission Hills to go away for the summer .. it is YOUR responsibility to make your own arrangements to have your patio/shrubs/gardens cared for in your absence and NOT a job for our Maintenance Department.

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

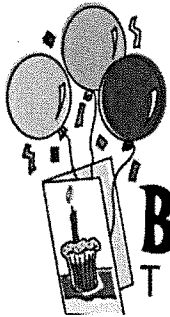


Submitted by Helen J. Strupczewski

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. So just drop me a line at: vetnerz2@gmail.com ... I will gladly add you to the mailing list!

HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!



BIRTHDAYS THIS MONTH

- Randy Hoskinson 2
- Louis Cafferata 3
- Karen Garber 5
- Paula Klempka 10
- Stephen Lundy 12
- Patricia Mawson 14
- Richard Eden 14
- Nanette Jacobsen 15
- Richard Homeres 17
- Wendy Bowman 17
- Norbert Perkie 17
- Vicki Loper 19
- Sylvia Cafferata 20
- Victor Bocanegra 21
- Chuck Geiger 23
- Charlie Collett 23
- Randall Yunk 25
- Louise LaPrad 29
- Alexander Lomako ... 30
- Julie Maslanka 30
- Susan Coppes..... 31

ANNIVERSARIES

- Robert & Melody Walsh .. 2
- Jeff & Arlene Doutre5
- Robert & Susan Coppes.31
- Jay & Carol Rossi24



Anniversaries and Birthdays

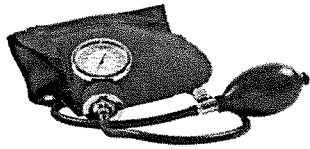
Another of our long time residents has passed away on July 23, 2023. Our hearts go out to his wife Nancy and their family and friends.

It is with much sadness that our long time MH resident , Ruth Bradley passed away Monday August 21, 2023. She will missed.

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.



• **Cherry Tomato Bruschetta**

- 2 cups assorted yellow and red tomatoes cut in half
- 2 tablespoons basil thinly sliced
- 2 garlic cloves minced
- 1/2 lemon zest
- 1/2 tablespoon balsamic vinegar
- 2 tablespoons olive oil adjust with more if preferred and pepper to taste and top with flakey salt

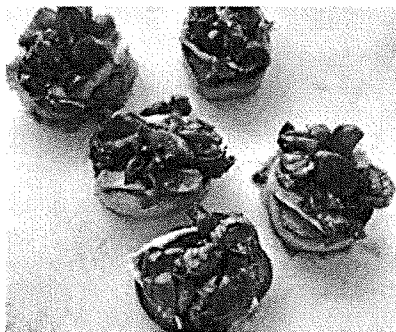
4 slices sourdough bread halved

Instructions

To begin, halve your cherry tomatoes and mix in a bowl with basil, garlic, lemon zest, balsamic, olive oil and salt and pepper. Mix well and marinate in the fridge for up to 1 hour but you CAN eat it right away!

Slice your sourdough bread and toast to your desired crispness in the oven, on the stovetop or on the grill. Spread on butter and garlic (optional).

Remove your cherry tomato mixture and add on top of your toast – top with more flakey salt and serve!



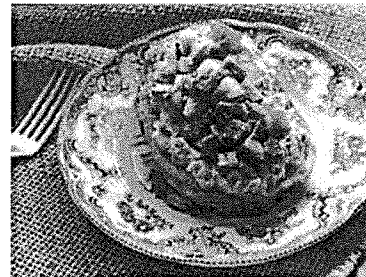
B

BLT Avocado Toast

Mash fresh avocado on toast,

Then top with arugula, fresh basil leaves, sliced tomato, a poached egg and bacon.

Season with salt and pepper.



All Fats Aren't Created Equal

Good fats come from nature, like those from the avocado fruit. Some of the best sources of monounsaturated fats important to good health. Its smoke point of approximately 500 degree F makes it an excellent choice for sauteing, frying, baking, roasting and searing. The options are endless!

NOW, GO AND ENJOY!

Men's Breakfast

Every Thursday 8:30am

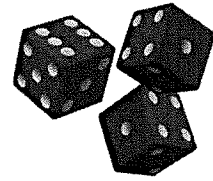
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Sign up at the Clubhouse or contact Terri for further inquiries:727-570-9696 x 160!**

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Friday	9:30 am - 5:00 pm
Saturday	10 am - 1:00 pm
Sunday	Closed

PUBLIC WELCOME!

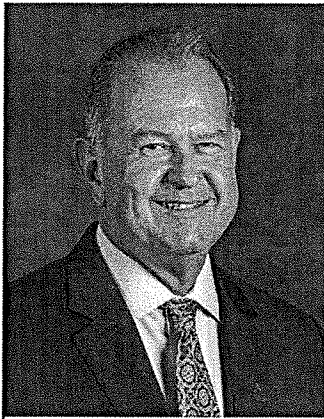


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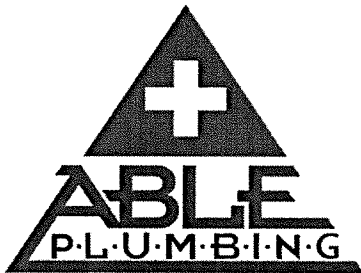
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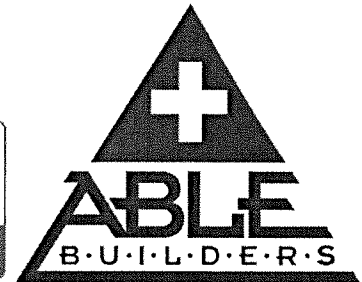
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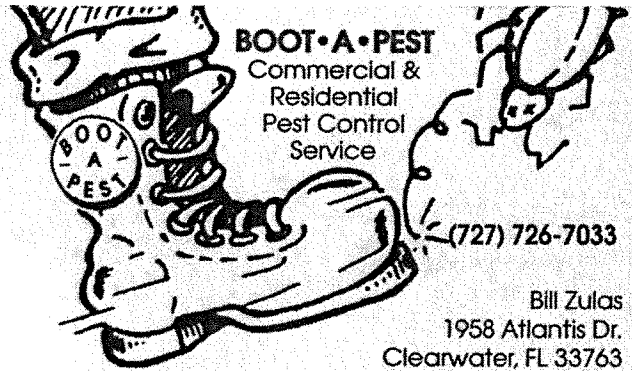


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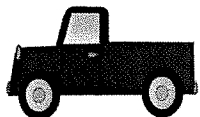
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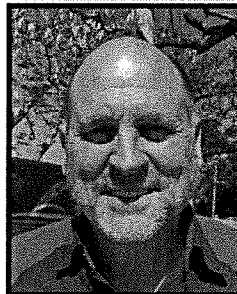
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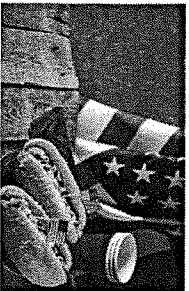
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SEPTEMBER 2023

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
<u>Mondays:</u> Poker 6pm Bingo 7pm						1	2 BC Picnic 4pm
<u>Tuesdays:</u> Euchre: 7pm							9 BC Breakfast 9:00—10:30am
<u>Wednesdays:</u> Blood Pressure 2pm Poker 6pm Left, Right Center 7pm		4 LABOR DAY	5 Lunch Bunch Quaker Steak & Lube 1pm	6 Coin Sale 12:30—1:30pm	7	8	
<u>Thursdays:</u> Men's Breakfast 8:30am Athens Restaurant	10	11	12 Ret Hats Red Lobster 1pm	13	14	15	16
<u>Fridays:</u> Chair Exercise 10:30am Poker 6pm Dominos 7pm	17	18	19 BOD 5:30pm Clubhouse	20 Coin Sale 12:30—1:30pm	21	22	23
	24 BC Ice Cream Social 7pm	25	26	27 Town Hall Mtg 5pm Clubhouse	28	29	30