

# Mission Hills Post

## April 2025

### Jelly's Jam

Good morning, Here comes April and that usually means 2 things; Spring rain and departing Snowbirds. As our snowbirds depart, I would ask for a few things... Check in with a neighbor or Lexi in the office and let us know you're going to be leaving. We can make arrangements to have someone check your unit from time to time or get your weeds pulled if you would like. Basically we don't want you to worry and we don't want to worry about you!

Again, letters of compliance are going out... Please don't take these personally, I don't like going to the pool and hearing about my evilness. We are trying to get everyone into compliance no matter how large or small the offense is. Remember we are trying to rebuild our oasis! If you have a question or issue with a notice received please either email a Board member or stop in the office. There is always a way to help and find a resolution.

Speaking of the pool, let's all remember we have people from all walks of life, all sorts of countries and states visiting or residing here at any time. Tolerance and kindness should be the code we live by and remember, voices carry and whether intentional or not, words can hurt.

There are some major projects the Board is looking at doing and we will be letting you know about them shortly. We are trying to compile a long term budget plan allowing for future maintenance of equipment here being proactive with replacements rather than constantly playing catch up!

There has been a large emergence of more and more dogs walking here in the hills. Please remember pets need to be registered in the office and they are to be service animals or emotional support animals. This paperwork must be filed in the office. We will begin cracking down on animals here. Don't break your pets' heart, or your own if they don't belong here and don't have the correct paperwork. We will begin action to have them removed. Don't offer to pet sit a friend's dog...It is not allowed, and believe me, me email is alive with reports of "illegal dogs," so action will be taken.



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**(Continued from front)**

Next on the list is cars... We are towing! If your registration is out of date, your car will be towed. The carports are not storage facilities. No unregistered vehicles, no trailers (registered or not) are allowed. Please update the registrations ASAP and remove any vehicles that don't belong before you incur any expenses required to get them returned or disposed of. Bottom line, if they don't belong here, please remove them.



Also, please remember unless it is a true emergency involving your condo, call the office or Ameri-Tech and let us get someone to check out any problems at your condo. We have had a few calls of late to the gas company that have brought out emergency vehicles, and others, for simple repairs that have been made by our maintenance staff. Gas is scary, but in most cases our people can fix things or make the call when it's above their skill level.

Easter is approaching and the price of eggs is outrageous so I'm going to close by suggesting we forgo the annual Easter Egg Hunt by the pool. Oh, you didn't know about it? That's why I find them all every year! To all our departing snowbirds have a safe and healthy "summer," remember we year rounders are here if you need anything looked after or have questions! You will be missed. And to all the year rounders... Pool is open!

### **PURPLE PASSION LADIES**

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#### **LUNCHEON**

Join us on Wednesday, April 23rd at 1PM for a unique dining experience.

WHERE:

DeLukas Restaurant & Bar

1343 Cleveland Street in Clearwater.



This is a "standalone" restaurant with lots of easy parking available.

There is an easy entrance with no steps for us to climb.

The lunch and dinner menu is available for our dining pleasure.

DeLukas is family-owned with Croatian foods as well as American fare.

On top of all these conveniences, we will be treated to a short presentation about the restaurant and the foods that are offered.

RSVP date is Monday 21st.

Contact Julie Shank at 907-491-5015 to be included in this fun culinary experience ... and don't forget to invite a friend or two.

# Mission Hills Directory

## THE BOARD OF DIRECTORS:

**President:** Pat Banning [mhcadirector.pat@gmail.com](mailto:mhcadirector.pat@gmail.com)  
**Vice President:** Rod Halvorson [mhcadirector.rod@gmail.com](mailto:mhcadirector.rod@gmail.com)  
**Treasurer:** Ron Stock [mhcadirector.ron@gmail.com](mailto:mhcadirector.ron@gmail.com)  
**Secretary:** Christine Esperti [mhcadirector.christine@gmail.com](mailto:mhcadirector.christine@gmail.com)  
**Member-at-Large:** Lisa Schlechty [mhcadirector.lisa@gmail.com](mailto:mhcadirector.lisa@gmail.com)

## FOR YOUR INFORMATION:

**Clearwater Police Main Number:** 727-562-4242

**Mission Hills Office:** 727-797-6402 \* [missionhillsfl@gmail.com](mailto:missionhillsfl@gmail.com)

**Office Hours:** Monday – Friday: 9:00AM to 5:00 PM (Lunch 1:00PM to 2:00 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:** Michael Diorio

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

**Bingo:** Kay Hunt – 810-845-6597

**Bridge Club:** Rod Halvorson – 651-235-6036

**Crafters:** Dorothy Blewis – 505-220-1542

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

**Neighborhood Watch:** Susan Salesses – 727-754-8421

**Post Editor:** [missionhillspost@gmail.com](mailto:missionhillspost@gmail.com)

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

**Email Blast:** Helen Strupczewski—[vetnerz2@gmail.com](mailto:vetnerz2@gmail.com)

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applying for Food Stamps and Medi-

**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](mailto: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!**



## Maintenance Report

Roof cleaning is beginning so no, those aren't Santa's reindeer you hear on the roof! It's Oscar and his crew.

The lawns have been cleaned of leaves and they have been removed for the most part. That is an ongoing project.

Drains have been cleaned and repaired... If you have a drainage issue please fill out a work order. We are not often out in the rain so try to get a video if possible for the staff to observe.

The repair and replacement of the hardy board in the front and back of units is ongoing. If you think you have an issue, please put in a work order.

Tree stumps are scheduled to be ground and filled within the next 2 weeks. Once that is completed we will assess the budget and begin trimming and potential removal of trees.

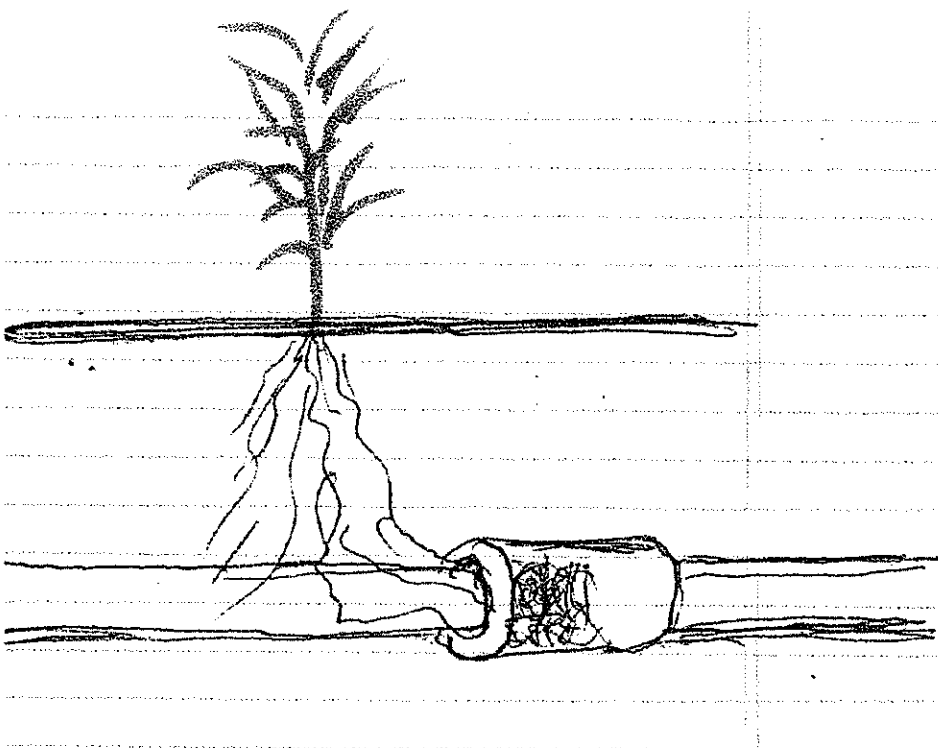
Please be aware of anything you put down your drain... Remember this is a drainage system and everything is intertwined. What one condo does will affect many.

We also have a very low financial cost to repair our equipment here at the hills because our multi talented group of workers maintains the equipment... daily pm and major overhauls.

Below is a drawing from Jose showing what happens when we plant things in the ground. We need to be very aware of where the drains are and potential hazards. Pots are best! Remember, NO planting of trees of any kind is allowed by residents. They will be removed by maintenance.

### A few important changes:

Going forward, ALL work MUST have a work order filled out. There will be no more calling the Maintenance Team's personal cell phones, or stopping them when spotted around campus. They have been informed of this procedure as well. Work orders can be done online, or in the office. They are out there with task lists already in progress, and stopping them puts us all behind. Also, nobody is allowed behind the maintenance gate. It does not matter if it is open, or if you have been there before. It is a NO ENTER area.





## Treasurer's Report by Ron Stock



### February Financial Report

For February Revenues exceeded Expenses. Revenues were \$288,312 and Expenses were \$216,909. A difference of \$65,403. Year to date Revenues are \$571,335 and Expenses are \$471,375, or a difference of \$99,960.

Many of our owners have not corrected the January COA fees. If you have not, the correct additional amount is \$22.74 for 1 and 1s, \$28.40 for 2 and 2s, \$26.70 for 2 and 1s, and \$26.920 for 2 and 1 Specials. You can make payment by mail to Ameri-Tech or by dropping a check off at the office.

Now nine (9) accounts are in the hands of the attorney for collections, two were added this month. Six (6) more appear to be very close to being 60 days late and additional accounts may be added to collections without payment this month. Arrears continue to climb now at \$54,242.20, of which \$365.55 are unpaid 2022 Special Assessments.



Please take notice that beginning May 1, 2025 a \$25 fee will be added to any outstanding maintenance fees.



## Bored on Tuesday Nights?

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

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



Every  
Thursday  
8:30am

## Men's Breakfast

**ATHENS Restaurant**

**226 Main St, Safety Harbor**

If you need a ride, call Barry  
412-716-4141

# In the Spotlight

(submitted by Helen J. Strupczewski)

If you guys remember, we had an article in our Mission Hills Post titled "Meet and Greet". The purpose of that article was to introduce some of our newbies to the community in a positive and fun way. Well, we're at it again!!!

Let's get introduced to not only a newbie in the Hills but also to our newest addition to our Board of Directors. Meet: Christine Esperti .. TAADAA!!!

Christine has only been a resident of our little slice of paradise since last June and resides on Flint Drive, North. She had been searching for a 55+ community and finally stumbled upon Mission Hills. Christine said that she is really impressed with our community. She sees things with a fresh eye and has graciously volunteered her time to lend a hand in a forward moving manner by volunteering to become a member of our BOD. Her new insights and positive manner is sure to be a win/win for us all!

She is a good old-fashioned Florida native and has spent time in Miami, Orlando, and finally found her heart here in Clearwater.

In the past, Christine operated a "Design Your Own Handbag" company where guests were invited to select the fabrics of their choices along with their favorite embellishments. She is still utilizing her creative talents as the Bakery Manager at the Palm Harbor Publix store. She supervises a crew of 12 associates and together they have reached an outstanding bench mark of one million dollars per year just in this store! Just imagine .... a million dollars worth of yumminess!!!!

During her down times, Christine is in love with our pool, the gem of the Hills. She also loves to hit the beach, sit with a good book while listening to the splash of the Gulf. But that's not all for this lady of many facets. Christine also is handy with crafting and loves to cook (hmmm ... looking forward to our next Potluck dinner, right Christine?)

You will be seeing much more of Christine so step right up and introduce yourselves to her. And Christine .... WELCOME TO THE HILLS!!!



Any other newbies out there who would just love to be introduced to so many more of your neighbors? We would love to put you in the spotlight!

Just drop an EMail to Helen at: [vetnerz2@gmail.com](mailto:vetnerz2@gmail.com)

We're looking forward to meeting you soon!!!





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## Ice Cream Social

**When:** Sunday, April 27th, 7PM

**Where:** Clubhouse

**Test your knowledge with Trivia by Regina Hickey**

***\$5 per person***

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

### Buddy System for Condos!

I am sure we are all familiar with the "buddy system" we utilized growing up. How would you like to create one for your condos? We can appoint one person for each quad to do a weekly check list to make sure we are in good shape. Then that person can report to the office on behalf of that quad. Reports can include clogged gutters and drains, paint touch ups, leaf piles that may have been missed, etc. Doing this could be more productive than each person filling out a separate work order. If you are interested, stop by the office and let's see what we can do.

## CHAIR EXERCISE

Submitted by Joanne Dunn

**C**ome 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.



Please remember to be breaking down your boxes before putting them out for recycling. There has been a rise in the amount not being done. Styrofoam, cables or wires, and food containers are not permitted in the recycling. Thank you for helping keep the areas clean and picked up.





## Did You Know That...

By: Susan Salesses



- If you are a condo owner you may not rent out your condo for less than three months at a time? Owners may not rent weekly or monthly.
- If you are replacing your front door, there are guidelines that you must follow? The guidelines may be found on the website ([missionhillscondos.org](http://missionhillscondos.org)) or from the office. Doors must be painted the current tan color (paint available from maintenance) and have six panels.
- Cars and trucks may not park on the lawns? Parking on the lawns often means that you are hitting pieces of the sprinkler system, which break and then have to be replaced. Please remember to ask your guests and service people not to park on the lawns.
- No repair people are allowed on the property without signing in at the office? ALL companies MUST be signed in before doing any work. It is the owner's responsibility to see to this.

## Neighborhood Watch

By: Susan Salesses, Coordinator

Happy Spring!

We are thankful that things around the complex have been quiet lately and we hope that it continues. Please remember to report anything suspicious to the police and keep us informed of any happenings. Also, remember to keep those front door lights on. For those of you leaving for the summer, remember to leave your light switch on so your dusk to dawn light is on while you are away. You may want to put a piece of tape over the switch so if anyone checks on your condo, they don't accidentally turn it off.

A few of our team are seasonals or are leaving for several months and we could use a few people to help out with the evening watch. Remember, this is for about one hour a week, sometime after dark, and training is provided. Please let me know if you are able to help out to keep our neighborhood safe over the summer months.



### 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

### AIRPORT TRANSPORTATION

St. Pete Airport – \$20 Each Way  
Tampa Airport – \$25.00 Each Way  
Port of Tampa – \$40.00 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

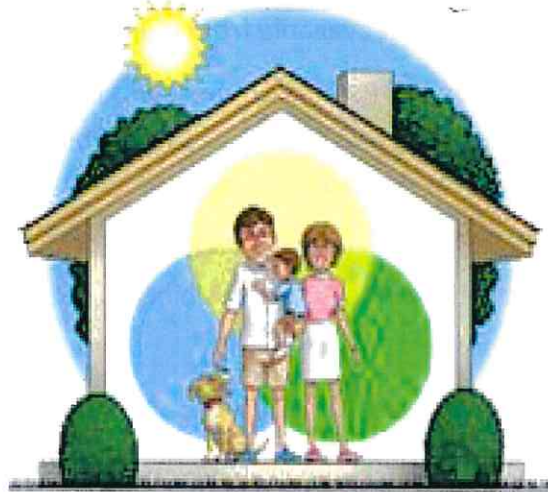
Call Kathy Spooner at 727-639-3481 or  
Penni Dietrich at 631-742-7926

Kathy also does condo cleaning and runs errands.  
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## Neighbors Helping Neighbors

**Handicapped—95 year old blind man. Needs overnight watch person to stay in his unit. Friday, Saturday, and Sunday nights. Will pay well.**

**Please call (239) 494-0096 if interested and leave a message.**



### **Booster Club Events:**

**Submitted by Kay Hunt**

I want to thank everyone for the year that I have spent serving as a Booster Club Board Member.

Your new board will consist of Shirley Laurie, Vicki Loper, Becky Anderson, Diana Colletti, and Betsy Schwartz. Congratulations to you all.

Breakfast will be served on April 12th, will be presented by Mary and Melody. They will be serving egg bake, cinnamon roll, and fruit cup, as well as juice and coffee. Tickets are \$8 per person.

The Ice Cream Social Committee scoops up a mean Sundae every month. The next one is April 27th, 7:00pm. Enjoy some ice cream and trivia games by Regina Hickey. The ice cream is \$5 per person.

April 5th is the Spring Fling Dance. Tickets will be \$15 per person. Entertainment will be by Eddie Dean. Starts at 7pm.

As a reminder of our advanced ticket sales for all the Booster Club events, except for the Ice Cream Social. All other tickets for activities must be purchased in advance, the cut-off is the Wednesday before the activity. Tickets are available for purchase during Monday night bingo, Wednesday night LCR, Friday night Dominos, and you may even find someone at the pool selling them. You may also call one of our ticket sellers, Joanne Dunn, at (671) 686-4078.

The next Booster Club meeting will be held on April 24th at 7:00pm. Everyone is welcome.

Our Bingo team is hard at work every Monday. Bingo card sales end at 6:50pm and Bingo starts at 7:00pm. You can come and join the fun for as little as \$5, or buy as many cards as you like. Kay and Peggy work at the sales table. So come and join the fun! We are happy to have our three wonderful callers; Dee, Cindy and Barry. Oh! And please remember **NO LARGE BILLS!**

### **April Booster Club Activities:**

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

April 5th Spring Fling Dance \$15 per person, advance ticket sale only.

April 12th Booster Club Breakfast \$8 per person.

April 27th Booster Club Ice Cream Social and Trivia \$5 per person at 7pm



# STEP UP, STEP UP TO THE BREAKFAST PLATE



**We need**  
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As a reminder our office hours have changed. We are now open Monday thru Friday, from 9am to 5pm, with a lunch closing of 1pm-2pm. You can stop in to pay your fees, fill out work orders, get notaries, print copies, or any other office related item you need taken care of.

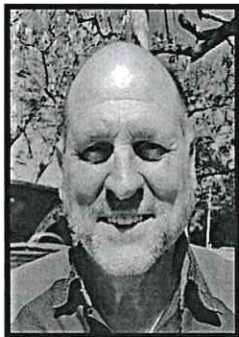
Notary Fee is \$5

Copies are \$0.25/page

Those fees are cash only and no change can be provided. The monthly maintenance fees can be made by check or money order, and exact cash as well.



Hurricane season is right around the corner! Now is the time to start your work and take inventory about what you need to make your kits complete. A very wonderful suggestion that has been circling around is to order some bags called "quick dams." These can be placed at the bottom of your doors and expand when they get wet, blocking any water from coming in. Amazon sells them in different amounts. Worth every penny for that type of piece of mind! Maybe even group together and order in bulk for a discount. Let's go into this storm season strong and prepared!



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## From the Laundry Team



In the past year our laundry rooms have not been up to par. We created a team to work on making them meet our residents' expectations. We know it has been frustrating, and our team appreciates your patience in having all machines in working order and keeping the laundry rooms clean. Thank you to the residents who have submitted repair work orders. The explanation of what's wrong with a washer or dryer helps us tremendously. As of March 18th, all washers and dryers are in working order and we have purchased two new dryers. We are now working on a company coming in and deep cleaning the laundry rooms, with weekly cleanings thereafter. Our goal is to make your experience a good one. Thank you for your patience and understanding.

THE SPEED LIMIT IS 20 MPH .  
PLEASE SLOW DOWN WHILE  
DRIVING THRU  
MISSION HILLS.  
THANK YOU!



We are selling quarters again! This will take place every Wednesday from 1pm-2pm in the lobby of the clubhouse. Come down and chat with the wonderful ladies and gear up for laundry day!



### Blood Pressure Screening

Submitted by Marie Purcell

**C**ome 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.



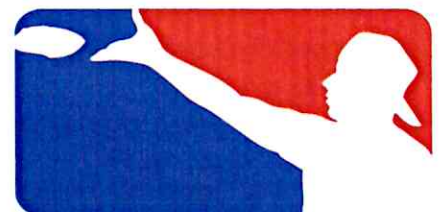
### Can Tabs for Ronald McDonald House

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.

Corn Hole League will be forming and start playing on Thursdays at 2:00 p.m. by the Shuffleboard courts.





## Easter Jello Pie

(A Facebook recipe submitted by Helen J. Strupczewski)

A very festive and light treat for after that Honey Baked Ham and Deviled Eggs spread.

### Ingredients:

1 pre-made graham cracker crust

1 (3 oz) box lemon Jell-o

1 (3 oz) box grape Jell-o

1 (3 oz) box berry blue Jell-o

3 cups boiling water (1 cup per Jell-o flavor)

3 cups cold water (1 cup per Jell-o flavor)

8 oz cream cheese, softened

1 1/2 cups whipped topping

Whipped cream, pastel sprinkles, and candy eggs for decoration



### Directions:

Prepare the lemon layer: Dissolve lemon Jell-o in 1 cup boiling water, then add 1 cup cold water. Let it cool slightly, then mix in 1/3 of the cream cheese and 1/2 cup whipped topping. Pour into the graham cracker crust and refrigerate for 30 minutes.

Prepare the blue layer: Repeat the process with berry blue Jell-o, layering it gently over the set lemon layer. Refrigerate for another 30 minutes.

Prepare the grape layer: Repeat the process with grape Jell-o, pouring it on top of the blue layer. Chill for at least 4 hours or until fully set.

Decorate with whipped cream, pastel sprinkles, and candy eggs before serving.

Prep time: 15 minutes \* Chill time: 4 hours 30 minutes \* Total time: 4 hours 45 minutes

Kcal: 250 per slice \* Servings: 8 slices

Tips:

Use a spoon to gently pour each layer to prevent mixing.

For a lighter texture, fold extra whipped topping into each layer.



\*\*\*\*\*

**Are there any Chef Boy-O-Hillers out there? Let's share your favorites! Send your recipes to Helen at [vetnerz2@gmail.com](mailto:vetnerz2@gmail.com)**

**She will be sure to get those published in our world famous Mission Hills Post....WOOHOO!!**



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## **Marsha Rantala**

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D 727.365.6579

F 813.607.6909

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**JEN WUNDERLIN TEAM**  
CROSSCOUNTRY MORTGAGE™



# April 2025



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

## April Happenings:

- April 1st— Lunch Bunch 1pm at Smokey Bones
- April 5th—Booster Club Spring Fling 7pm
- April 13th-17th—Cruise
- April 20th—Easter Sunday
- April 27th—Booster Club Ice Cream Social 7pm

## Weekly Reminders:

- Mondays at 11am—Water Aerobics and at 7pm—Bingo
- Wednesdays at 1pm—Quarters in the lobby and at 2pm—Blood Pressure
- Thursdays at 8:30am—Men’s Breakfast and at 2pm—Cornhole
- Fridays at 10:30am—Chair Exercise

