

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

**AUGUST
2025**

Mission Hills Post

Jelly's Jam

Well, it must be summer in Florida, because the weather is hot and pool attendance during the day is way down!

I am happy to say I made a successful 21-hour drive from Connecticut back to Mission Hills on Friday, July 11th. I left at 3:30 AM and was so happy to unlock my front door and return to my home! When I left, I intended to be gone about three weeks, which turned into 11 weeks! I helped a friend get her home straightened away with painting, landscaping, and rental so she could be on solid footing. I am happy to say that you should never underestimate the power and determination of two women.

Now that I am back, I would like to say how pleased I am to see how nice everything here looks and is functioning. The grass is certainly green and thick, yet it is evident there are many areas that will require a bit more TLC. The trees look great also, and it appears to me that Jordan from Independent Tree

Service did another wonderful job to ensure our safety during storms and keep our property beautiful.

The biggest project undertaken in my absence is the replacement of 14 hot water heaters. I understand that this is not without controversy, but it was a necessary expenditure. Our community is aging, and with that comes the need for modernization and bringing equipment up to current standards. These fixes are not inexpensive and sometimes doing many replacements at once provides us with great savings. In this case, by doing a bulk purchase and installation, we spent \$140,000, but we saved over \$40,000 by not replacing them one at a time.

Please familiarize yourselves with the rules and regulations of being a resident here at Mission Hills. We will be enforcing planting rules, as well as compliance rules, involving occupancy, pets, and the common areas. Noncompliance costs the community as a whole. ★

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Keep Your Porch Lights On!

For the safety of our community, please keep your porch lights on at night. If you need a dusk to dawn bulb, you can get one from Susan Salesses 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. *Thank you!!*

The MHCA Board of Directors ★

MISSION HILLS DIRECTORY

BOARD OF DIRECTORS:

President: Pat Banning — mhcadirector.pat@gmail.com
Treasurer: Ron Stock — mhcadirector.ron@gmail.com
Secretary: Christine Esperti — mhcadirector.christine@gmail.com
Member-at-Large: Barnaby Smith — mhcadirector.barnaby@gmail.com

FOR YOUR INFORMATION:

Clearwater Police Main Number: 727-562-4242

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

Office Hours: Monday – Friday: 9 AM to 5 PM (Lunch: 1 PM to 2 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, phone number, that you are calling from in Mission Hills, and state the nature of the emergency.

Property Manager: Michael Diorio ★ mdiorio@ameritechmail.com

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

Bingo: Kay Hunt – 810-845-6597

Crafters: Dorothy Blewis – 505-220-1542

Documents Committee: docscommittee@yahoo.com ★ *Monthly Meetings – 2nd Thursday at 11 AM*

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

Neighborhood Watch: Susan Salesses – 727-754-8421

Post Editor: Debbie Higgins – 727-204-2286 ★ mhca.posteditor@outlook.com **NEW!**

Purple Passion Red Hats: Mary Ann Sheehy – 727-669-2016 ★ Jean Eldredge – 727-314-4353

Email Blast: Helen Strupczewski – vetnerz2@gmail.com

SENIOR HELPLINE:

Free and confidential assistance with paying bills (electricity, mortgage, COA fees, etc.). Applying for Food Stamps and Medicaid? We can help!

Get your Part B money back in your check! Schedule your confidential appointment now!!

Call or Text 727-922-6800

FROM THE POST TEAM: 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: mhca.posteditor@outlook.com **(NEW!)**. We are looking for “reporters” out there who would be willing to feed us articles of interest for the Post, with the understanding that they would be used at the discretion of the Post Team. Please send them to the e-mail listed above. **Please submit articles no later than the 20th of each month, and this is a firm deadline, meaning there is no grace period.** Editing of all articles is at the discretion of the Post Team.

SUBMIT EARLY...your cooperation is most appreciated!

Designer/Editor: Debbie Higgins ★ **Advertising/Production:** Lexi Sesto

TREASURER'S REPORT

By Ron Stock, Treasurer



The report for June shows revenues of \$286,683, and expenses of \$360,169, which reflects water heater purchases. Year-to-date revenues were \$1,818,615, and expenses were \$1,794,796. We are under budget by \$23,868.

Last month, I incorrectly reported delinquencies of \$64,173. The actual number was \$24,454. This month's total is \$23,432.

Let me explain my error. I receive two numbers each month labeled "2024 delinquencies" and "2025 delinquencies." I incorrectly added them together last month. Technically, the 2025 numbers are not delinquent when I receive the report, because we have a 15-day grace period for COA fees. Last month, nearly \$45,000 in COA fees were received after I received the final numbers for May, but were within the grace period. The delinquencies that should have been reported were \$24,454.

When looking at expenses compared to budget, the gas utility costs are slightly greater than budgeted by \$1,453. Our legal expenses are exceeding the budget by \$7,193, reflecting our efforts to obtain court orders removing two troublemakers from Mission Hills and dealing with a hoarder that is causing a nuisance. Roof Repair and Building Supply and Repair are exceeding the budget by more than \$108,646, again, due to hot water heater purchases.

Last month I reported that 153 had not paid the additional COA fee for January, and I asked you to do so. I can report that one homeowner did make payment. *Thank you!* That leaves 152 who have not paid the shortage from January. ★

NEIGHBORHOOD WATCH

By Susan Salesses, Coordinator



The summer months at Mission Hills tend to be a bit quieter, but we do need to be vigilant. It is important to be aware of your surroundings and what is happening. If you see someone or something suspicious, do call the police – 911 or 727-562-4242! Remember to keep your lights on for the safety of your neighbors, and keep your car and condo locked at night. We seem to have some trespassers lately, so it is important to protect your home, car, and belongings.

Members of the Neighborhood Watch team are out patrolling the neighborhood every evening. We are looking for illegally parked cars, carport and street lights that may be out, as well as, suspicious

people walking or driving through the neighborhood. Most patrols take place between 9 PM and 11 PM, as we patrol before bed. Several of us patrol again early in the morning. If you are out and about later in the evening and notice something suspicious, again, please call the police – 911 or 727-562-4242. When everyone works together, we help to protect our neighborhood and keep it safe.

Believe it or not, most students in the area will return to school around August 11th. Be aware of school buses beginning to roll and of students walking to their bus stops if you are out doing errands early in the morning.

Have a great month of August!! ★



E-MAIL BLAST

Submitted by Helen J. Strupczewski

Oh, no!!! You missed yet another special event here in the Hills? Wish you had gotten a reminder, don't you?

Well, never fear, the Email Blast is here! These messages are chock full of all the fun and exciting events here in the Hills...Booster Club stuff, everyday stuff, lunches, breakfasts...it's all there!

So, I guess you are wondering how you can receive a Blast? Easy-peasy!

Just drop a line to Helen at vetnerz2@gmail.com. She will add you the mailbox and away you go.

Don't miss any more fun stuff...join the Email Blast today.

You'll be so glad you did! ★

Did you know that...

... large items are not to be left at the large green garbage bins? Items, other than trash, should be brought to the dumpster in the maintenance area. It is now open daily for your convenience.

... if you are installing a new condo entrance door, new windows or a new patio, there are specifications that you must follow? Specifications are available online or in the office. Also, all patios must be board approved.

... there is also a policy for installing hurricane shutters? Since we are in the midst of hurricane season, you might be considering getting hurricane shutters for your condo. Be sure to see the policy statement online or in the office . ★

Future Newsletter Submissions

Submitted by Debbie Higgins, Editor

Please send all future submissions for The Post to mhca.posteditor@outlook.com. This will eliminate any confusion when trying to gather information for the newsletter each month. If you have questions, you can call me (Debbie) at 727-204-2286.

Thank you! ★



Law of the Land

MISSION HILLS CONDOMINIUM ASSOCIATION POLICY FOR FUNCTIONS OR ACTIVITIES HELD AT THE CLUBHOUSE

For any function or activity that is not a Booster Club event but is being held at the MHCA Clubhouse and involves the collection of fees, this Policy and Procedure must be followed.

- ♦ In the cases of private parties by either a resident or an offsite group, an application for Event Hall Reservation must be completed. This form is available in the Mission Hills office.
- ♦ Only the main event hall may be reserved. No other rooms or areas in the Clubhouse, including but not limited to the pool, pool deck, and pool patio, can be reserved or used by any group without a majority vote of the Board of Directors.
- ♦ Reservations for the Hall are on a first come, first served basis.
- ♦ Guests are prohibited from using any other rooms in the Hall. This includes the library, the game room, and the living room.
- ♦ The event organizer must advise guests regarding parking restrictions; emergency vehicles must have clear access to the Clubhouse.
- ♦ Decorations must not deface the property, paint, or walls.
- ♦ All decorations, trash, and leftover food must be removed at the end of the event; trash must be placed in the approved receptacle.
- ♦ Within 24 hours of the close of the event, the Hall will be inspected to ensure that there are no damages, the kitchen is cleaned, and all tables/chairs are cleaned and placed in their original positions.

More detailed information can be found on the Event Hall Reservation Form.

Rev. 11/2020

Maintenance Report

Submitted by Pat Banning

This has been a busy month for the men of maintenance. It appears that the grass grows faster than the men can mow it! Unfortunately, we have had some equipment malfunctions but, thanks to Mark, most of the repairs have been done on site and have gone smoothly. Thank you, Mark!

Raoul has been stepping up and doing quite a bit of carpentry repairs and leading the way on the landscape.

Jason is our steady, everyday hero, always has a smile and is willing to be occupied by any task assigned to him. His versatility does not go unnoticed.

Jose has been jumping on a mower, as well as doing his usual carpentry repairs. He is a talented worker.

Dax has been sick as of late but is still working hard. He is our trash and recycle guru...not always a glamorous job but such an important one!

I am happy to report that we have two new employees joining our staff, who started on July 23. Joseph Jarquin joins us and comes with an impressive resume and references. He is experienced in electrical work (he is working towards licensure), and has experience in irrigation and well repairs, as well as landscaping.

In August, our new foreman, Daran Moore, will join us. He has owned his own landscaping company, has experience in all facets of construction, and has run crews for many years. He has worked here in the past for other companies and is excited for this new opportunity. He has some great plans for the crew. A few of the guys have met him and got a good feeling from him, so hopefully this is the final piece of our puzzle. Daran will run the day-to-day operations of maintenance, and Lexi will focus on getting bids for him, coordinating companies coming on site to work and keep the work orders flowing! Here's to August! ★



BON APPETITE!

BRUNCH HAM ENCHILADAS

(A Facebook recipe submitted by Helen J. Strupczewski)

Ingredients

2 cups Fully Cooked Ham, cubed
½ cup Green Onions, chopped
10 8" Flour Tortillas
2 cups Shredded Cheddar Cheese, divided
1 tbsp. All-Purpose Flour
2 cups Half-and-Half
6 lg. Eggs, lightly beaten
1/4 tsp. Salt, optional



Instructions

1. In a large bowl, combine ham and onions; place about ¼ cup down the center of each tortilla.
2. Top with 2 tbsp. cheese.
3. Roll up and place seam side down in a greased 13x9" baking dish.
4. In another large bowl, combine the flour, cream, eggs and, if desired, salt until smooth.
5. Pour over tortillas; cover and refrigerate for 8 hours or overnight.
6. Remove from the refrigerator 30 minutes before baking.
7. Cover and bake at 350° for 25 minutes.
8. Uncover; bake for another 10 minutes.
9. Sprinkle with remaining cheese; bake 3 minutes longer or until the cheese is melted.
10. Let stand for 10 minutes before serving.

Nutrition Facts

1 enchilada: 397 calories, 20g fat (10g saturated fat), 175mg cholesterol, 846mg sodium, 31g carbohydrate (2g sugars, 2g fiber), 21g protein.

Now, I know that I am not the only person in town who cooks...send your favorite recipes to vetnerz2@gmail.com...be the next Great American Chef!

Raffle

Submitted by Kelly Whittle

In Memory of Connie Smith, her daughters are raffling off chances to win her special bike!!

All proceeds go to the Mission Hills Booster Club

\$2 per ticket

Drawing to be held on October 1, 2025

Contact Joanne and Mary Dunn for tickets – 617-686-4078



Stamps for the Wounded Project

Coordinated by Peter Saleses

Thank you everyone, for saving your stamps for this worthy cause. Residents of Mission Hills have collected thousands of stamps thus far. This is an ongoing project, so keep them coming! Stamps are collected year-round. Brochures explaining the *Stamps for the Wounded Project* are in the collection box, which can be found on the table in front of the office.

To donate, please leave a minimum of ¼" of the envelope bordering the stamp if possible. For more information, go to

www.stampsforthewounded.org.

Thank you for supporting our veterans! ★



BOOSTER CLUB MISSION STATEMENT

Submitted by Vicki Loper

The purpose of the Booster Club (the Club) is to sponsor social and fundraising events to benefit the residents of Mission Hills. Friendship, cooperation, enjoyment, and working together are the basis of the Club. It is our obligation to extend a friendly hand, and to be honest and sincere in our dealings with one another.

Greetings to all of Mission Hills!

A big thank you goes out to our bingo team for all your hard work on Monday nights. Please note that bingo card sales end at 6:50 PM, and bingo starts at 7 PM. Come and join the fun and win some \$\$! Please remember...NO LARGE BILLS! Thank you to our volunteers, Kay, Peggy, Judy, Cindy, and Dee.

All tickets for Booster Club activities must be purchased by the Wednesday prior to the event, except for the Ice Cream Social. Tickets are available at bingo, LCR, Dominos, and around the pool.

Please contact our ticket sellers: Joanne Dunn ♦ 671-686-4078, Shirley Laurie ♦ 401-302-1914, and Helen Strupczewski ♦ 609-706-7214.

The Ice Cream Social ladies scoop up a "yummy" sundae every month. Everyone is invited to enjoy ice cream sundaes and trivia games with Regina Hickey. \$5 p/p, and no advance purchased needed. Don't forget our 50/50! Everybody loves to win money! A big thank you to Terry Bollinger for her continued donations of our ice cream and toppings. Date has been changed to the first Sunday of the month.

AUGUST ACTIVITIES:

- ♥ Bingo **every Monday** at 7 PM in the Clubhouse; **card sales end at 6:50 PM.**
- ♥ **August 3** – Ice Cream Social and Trivia – 7 PM – \$5 p/p
- ♥ **August 9** – Booster Club Breakfast – 9 AM to 10 AM – \$8 p/p. The breakfast chefs this month are Barry and Loni. Breakfast menu is cinnamon rolls, egg bake, potato puffs, fruit cup, coffee, tea, and juice.
- ♥ **August 21** – Booster Club Meeting – 7 PM
- ♥ **August 23** – Pool Party – 3 PM; Potluck Dinner – 5 PM **★FREE!★**

SAVE THE DATES FOR September:

- ♥ **September 7** – Ice Cream Social
- ♥ **September 13** – Booster Club Breakfast
- ♥ **September 18** – Booster Club Meeting
- ♥ **September 27** – Booster Club Spaghetti Dinner by our chefs, Shirley and Nancy

We are always looking for volunteers to help with our functions and for new ideas. Please plan on attending our next meeting. We look forward to seeing you there! ★

SHOUT OUT to Shirley Laurie and Diana Coletti for helping Ron Becker with his laundry, while the water was turned off in the north laundry due to repairs. They washed and dried his laundry in the south laundry. Thank you, ladies! Neighbors helping neighbors!



Ice Cream Social

When: Sunday, August 3rd 7 PM

Where: Clubhouse Hall

Try your luck with 50/50!

**Test your knowledge of trivia
with Regina Hickey**

\$5 per person

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

★ **Now the First Sunday of the month!**★



Corn Hole League

A league is forming! We play on **Thursdays at 2 PM** near the shuffleboard courts.

Come join in on the fun!



Ladies Lunch Bunch

When: Tuesday, August 5th at 1 PM

Where: **Long Horn Steakhouse**
5375 E Bay Drive
Clearwater

For reservations, please contact
Jean Curtis at 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.



RED HATS/PURPLE PASSION

When: Wednesday, August 24th at 1 PM

Where: BJ's Restaurant
Countryside Mall, Clearwater

If you haven't enjoyed a Pzookie yet, you're in for a real treat!

New members are welcome to join us to be frivolous and have fun!! See you there!!

RSVP to Mary Dunn
727-669-8558



**Every
Thursday
8:30am**

Men's Breakfast

ATHENS Restaurant
226 Main St, Safety Harbor

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

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.





Quips and Quotes

Submitted by Bill and Jean Speck

Contented Life

Here's a definition of a contented life:

Wealth enough to support your needs...

Health enough to make work a pleasure...

Faith enough to make real, things of God...

Charity enough to see some good in your neighbor...

Grace enough to confess your sins and forsake them...

Patience enough to toil until some good is accomplished...

Love enough to move you to be useful and helpful to others...

Strength enough to battle with difficulties and overcome them...

Hope enough to remove all anxious fears concerning the future!



Tuesday Game Night

Come join the Euchre gang and play other games, such as Scrabble, Rummykub, and more. Bring a game and a friend! – 7 PM Clubhouse

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



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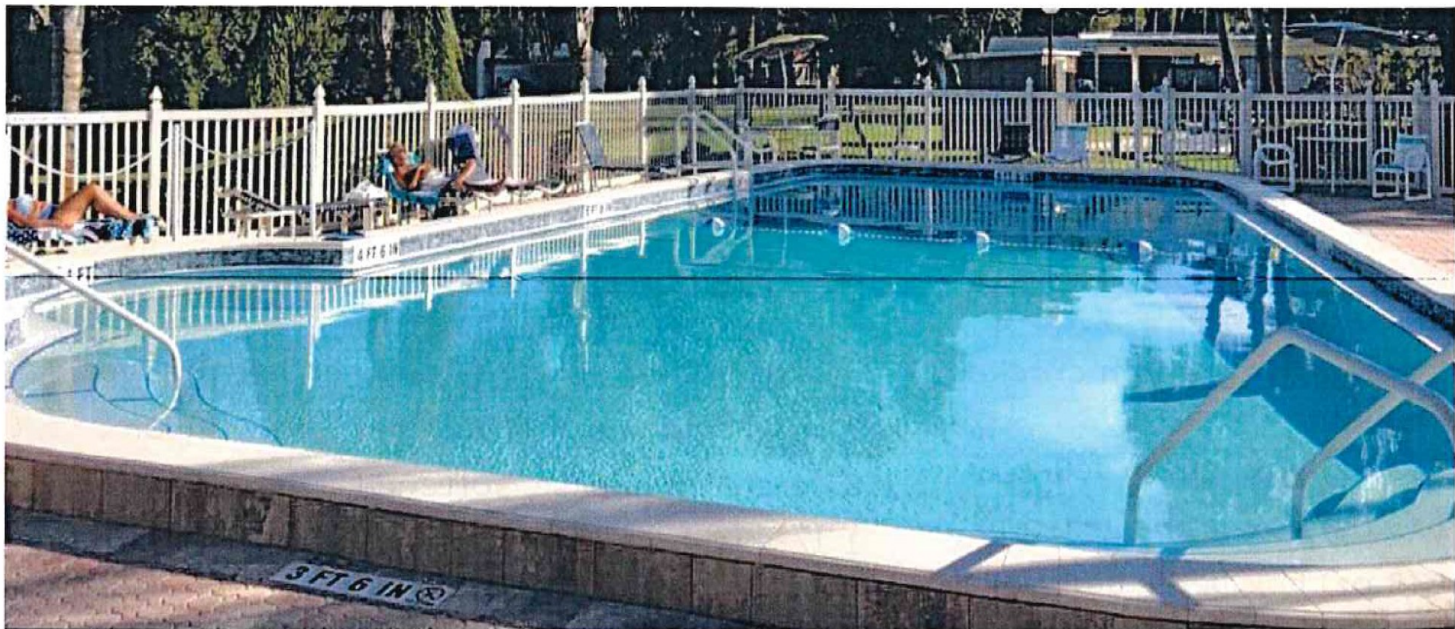
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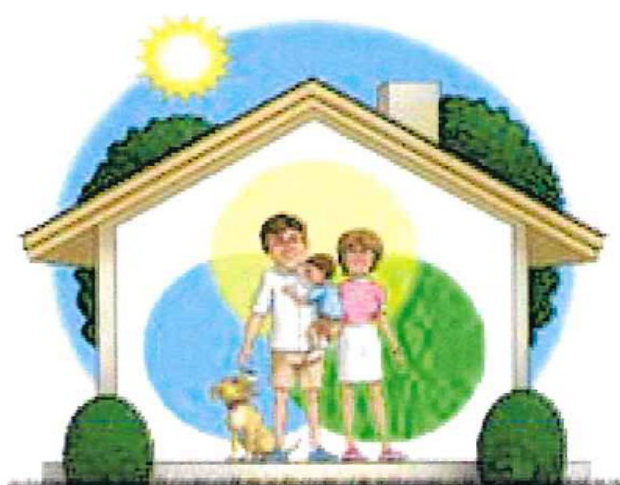


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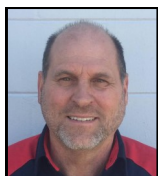
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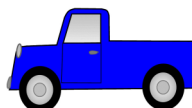
Pickup: TVs, computers and other electronics, used paint cans and solvent. All items will be recycled.

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.

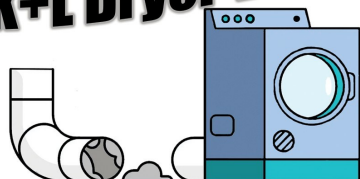


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Kathy Spooner: 727-639-3481

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REFERENCES AVAILABLE



Mission Hills Condominium Association

August 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 11 AM - Water Aerobics 10:30 AM - Chair Exercise - CH LR 7 PM - Dominoes Clubhouse	2
3 Ice Cream Social 7 PM - Clubhouse	4 11 AM - Water Aerobics 7 PM - Bingo Clubhouse	5 7 PM - Game Night Clubhouse	6 11 AM - Water Aerobics 1-2 PM Coin Sale - Office 7 PM - LCR Clubhouse	7 8:30 AM - Men's Breakfast Athens Restaurant 2 PM - Cornhole	8 10:30 AM - Chair Exercise - CH LR 11 AM - Water Aerobics 7 PM - Dominoes Clubhouse	9 9 - 10 AM Monthly BC Breakfast 
10	11 11 AM - Water Aerobics 7 PM - Bingo Clubhouse	12 7 PM - Game Night Clubhouse	13 11 AM - Water Aerobics 7 PM - LCR Clubhouse	14 8:30 AM Men's Breakfast Athens Restaurant 11 AM - Documents Comm. Mtg - CH 2 PM - Cornhole	15 11 AM - Water Aerobics 10:30 AM - Chair Exercise - CH LR 7 PM - Dominoes Clubhouse	16
17	18 11 AM - Water Aerobics 7 PM - Bingo Clubhouse	19 7 PM - Game Night Clubhouse	20 11 AM - Water Aerobics 1-2 PM Coin Sale - Office 7 PM - LCR Clubhouse	21 8:30 AM Men's Breakfast Athens Restaurant 2 PM - Cornhole 7 PM - Booster Club Meeting - CH	22 11 AM - Water Aerobics 10:30 AM - Chair Exercise - CH LR 7 PM - Dominoes Clubhouse	23
24	25 11 AM - Water Aerobics 7 PM - Bingo Clubhouse	26 7 PM - Game Night Clubhouse	27 10 AM Ladies Breakfast 11 AM - Water Aerobics 7 PM - LCR Clubhouse	28 8:30 AM - Men's Breakfast Athens Restaurant 2 PM - Cornhole	29 11 AM - Water Aerobics 10:30 AM - Chair Exercise - CH LR 7 PM - Dominoes Clubhouse	30
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