

# MISSION HILLS POST



**FEBRUARY**

**2025**

Happy February .....the month of Red hearts and Love

There is much change beginning here at Mission Hills as is always the way when a new board comes into office.

The current board as it is seated has made a few major decisions... changing attorneys...making compliance an issue that is being brought to the forefront and enforcing the noncompliance issues that are, in many cases, so blatant they can not be ignored.

The board has made it clear to Ameritech we have high standards for work here and we expect them, as a management company, to step up and earn the money we are paying them. We have made it clear we are not afraid to use our voices when unhappy and will not hesitate to ask for and indeed demand changes if we think they are not fulfilling their contract. As of this writing we have found them to be attentive and more than willing to make changes as we request....we want a good relationship with our management company but more importantly we want what we are paying for.

I have some very big shoes to fill as the previous board did a great job conserving money for Mission Hills. In my opinion we need to continue that fiscal responsibility but we need to spend the monies we have budgeted smartly and to do the best we can to begin to return Mission Hills into the beautiful oasis it once was. Little things like green grass, trimmed trees and a showplace of recreation activities and buildings are all attainable over time.

Our infrastructure is an aging one and like many of us it is doing its best to ease in to old age. We must however begin to repair and replace drainage systems, underground piping and water systems to name a few. None of this is going to be cheap but we have a talented maintenance department and hopefully the board and Ameritech can figure out good and proactive preventative maintenance programs.

The board and I hope to earn your trust and make you proud to live in Mission Hills.

We are all available to answer your questions and appreciate all the input you have to give. Together we can succeed in attaining the goals we have set for ourselves and the community.

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# 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:** Open  
**Member-at-Large:** Lisa Schlechty\* [mhcadirector.lisa@gmail.com](mailto:mhcadirector.lisa@gmail.com)

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## FOR YOUR INFORMATION:

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

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

**Mission Hills Post:** Susan Huntley \* [missionhillspost@gmail.com](mailto: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](mailto:rkelly@ameritechmail.com)

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

**Bingo:** Kay Hunt – 810-845-6597

**Booster Club President:** Kay Hunt—810-845-6597

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

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

**Dominos:** Joanne Dunn – See calendar for schedule

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

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

**Post Editor:** Susan Huntley— 727-797-6402 \* [missionhillspost@gmail.com](mailto:missionhillspost@gmail.com)

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

**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!**

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



# Jelly's Desk

Just some heads up tips for Hillers

The speed limit here is 20 miles per hour ... tell your friends, visitors, aids and delivery people to slow down! PLEASE

This property belongs to all the residents let's all do our part to keep our areas neat and cleaned up! If you need help let a board member know we can get something worked out!

Cars must be in running order and registered ... use your parking spots please ... emergency vehicles need access and roads are narrow

Please no parking on the grass ... there are many buried utilities and driving over them can ruin them!

Compliance is going to be coming to the forefront here .... avoid getting a letter ... paint your doors and make sure they conform to the door policy. We will be requiring door replacements if they do not conform to policy.

Clean up after your pets and PLEASE make sure they are registered as either ESA or Service animals !

A new monthly feature :

## *The Jelly Award:*

This month goes to Arlene and Jeff Dautre ... they planted some beautiful shrubs along one of our boundary walls..thank you!

The warm weather is returning ... get out , meet your neighbors, play some corn hole or shuffle board, work on those tans!

**Jelly aka Pat Banning**

02/01/2025

# Treasurer's Report

By Ron Stock October, 2024

## December Financial Report

Once again expenses exceeded revenue for the month if insurance proceeds are excluded. Revenues were \$348,658 but insurance proceed accounted for \$93,445.51 and Expenses were \$271,402. Revenue without insurance proceeds was \$255,212, or \$16,190 below expenses. Year-to-date Revenues \$3,258,632 and Year-to-date Expenses \$3,089,911 making Revenue exceeding Expenses for the year by \$168,721. Per our agreement most of this amount will be added to the reserves. Delinquencies remained at \$20,118 and will likely not decrease until the eight foreclosure actions are resolved.

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

### 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.

## January Maintenance Report

First and foremost the maintenance team would like to send a special "Thank You" to the countless residents that brought us gifts and treats this past Christmas.

We greatly appreciate all of you.

God Bless everyone in this new year ....2025

95 percent of all shingles on condo fronts have been replaced

Clearwater Fire Department inspected all public areas and extinguishers and all areas passed inspection

Phase 3 Electric has been reconnected  
Phases 5 and 9 are being worked on and proposals for work accepted

Fence repairs are on going

There will be a resumption of interior based work orders now that most hurricane repairs have been completed ...however the list is long please be patient the crew will get to you!

Tomorrow we will have the tree company in to remove the first of 2 trees deemed necessary to have removed one on Flint and one on Feather

The tree trimming will begin after that ...everyone's tree is important but we must work by danger and budget

Sprinkler lines are being tested and repaired please report any concerns to maintenance

The landscape is being addressed possible fertilizing solutions and getting grass back are priorities

Wall in the front of Mission Hills is being repaired and painted

Recently all employees received new safety glasses and work gloves

The maintenance department wishes to thank our former board member Doug for his help in expediting electrical repairs

As always please remember if you see the crew working ....give them room keep yourself and them safe ...17 years without a loss time accident is an amazing record !



## DID YOU KNOW THAT . . .

. . . only two vehicles are allowed per condo unit? Each unit has one space in the carport. Second vehicles may be parked on the street or in an available spot in a carport WITH PERMISSION of the owner of that unit. If someone allows you to use their space, they may not charge you a fee. A agreement letter between the car owner and the condo owner must be kept on file in the office.

. . . our Mission Hills website (<https://missionhillscondos.org/>) has a wealth of information for you? You will find our monthly newsletter, all documents pertaining to Mission Hills and lots of other information any time that you need it!

## NEIGHBORHOOD WATCH by Susan Salesses, Coordinator

Well, this first month of 2025 certainly flew by! Hopefully we will soon be moving into warmer weather.

First of all, thank you, thank you to the six people who responded to our Facebook plea about assisting with Neighborhood Watch. Training will take place in the next week or two and it will be wonderful for our regulars to be able to share their nights with another person. We are so thankful to those who have stepped up. All members of the team will be introduced next month.

Thankfully things have been pretty quiet around Mission Hills but we like to repeat our reminders – 20 mph is the speed limit, for the safety of your neighbors and the community – please keep your front door lights on during the night (LED dusk to dawn lights are available for \$5) and be sure to keep your car locked up, as well as bicycles if you leave them outside. All these things help keep Mission Hills the safe place that it is.

Have a wonderful February!

### *Stamps for the Wounded Project*

Thank you everyone, for saving your stamps for this worthy cause. Residents of Mission Hills have collected thousands of stamps. 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.



To donate the stamp, **please leave a minimum of 1/4" of the envelope bordering the stamp (s).** *This is a change* Lately stamps have been donated with little to no border which makes it difficult to peel the stamp from the paper backing.

Stamps may be left in the in the STAMPS FOR THE WOUNDED box on the table outside the Club House office.

[www.stampsforthewounded.org](http://www.stampsforthewounded.org)

## Baked Caesar Chicken with a Creamy Parmesan Pasta

(a FB recipe submitted by Helen J. Strupczewski)

### Ingredients:

- 4 boneless, skinless chicken breasts
- 1/2 cup Caesar dressing
- 1/2 cup grated Parmesan cheese
- 1 teaspoon garlic powder
- 1 teaspoon dried Italian seasoning
- Salt and pepper to taste
- 8 oz pasta (penne, rotini, or your choice)
- 1 cup heavy cream
- 1/2 cup grated Parmesan cheese (for pasta)
- 1 tablespoon butter
- 1/2 teaspoon garlic powder
- Fresh parsley, chopped (for garnish)



### Directions:

Preheat your oven to 375°F (190°C).

Season the chicken breasts with salt, pepper, garlic powder, and Italian seasoning.

Coat the chicken with Caesar dressing and sprinkle with grated Parmesan cheese.

Place the chicken on a baking sheet lined with parchment paper and bake for 25-30 minutes, or until the chicken reaches an internal temperature of 165°F (75°C).

Meanwhile, cook the pasta according to package instructions. Drain and set aside.

In a large skillet, melt the butter over medium heat. Add garlic powder, heavy cream, and Parmesan cheese, stirring until the sauce is creamy and smooth.

Add the cooked pasta to the skillet and toss to coat in the creamy Parmesan sauce.

Serve the baked Caesar chicken over the creamy pasta, garnished with fresh parsley.

Cooking Time: 40 minutes | Servings: 4



# BOOSTER CLUB EVENTS

Submitted by Kay Hunt, Booster Club President

In January, the Booster Club danced the night away to music provided by Mark Ralston. The Black and White dance was very well attended, and a wonderful time was had by all.

The Booster Club also had a Meet and Greet potluck, we sure had enough food. This potluck was for all residents and a special invite was delivered to the new residents; we had 5 in attendance.

Breakfast will be served up on February 8<sup>th</sup>, presented by Melody and Mary, they will be serving a Croissant with egg and sausage, fruit cup and coffee. Tickets are \$8.00 per person.

On February 22<sup>nd</sup> is our Pig Roast, this event is catered, they arrive and do all of the setup for the food table. There will be marinated chicken for those that do not want pork, tickets for this event are \$20.00 per person.

As a reminder of our advanced ticket sales for all the Booster Club activities, 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 Dominoes, and you might even find someone at the pool selling them. You may also call one of our ticket sellers. Joanne Dunn, 617-686-4078, Brenda Ferguson, 330-671-7103, Kay Hunt, 810-845-6597, Diana Colletti, 727-251-4599.

The next Booster Club meeting will be held on February 20th, 7:00 p.m. Everyone is welcome.

Our Bingo team is hard at work every Monday, bingo card sales end at **6:50 p.m.** and Bingo starts at 7:00 p.m. You can come and join the fun for as little as \$5.00 or buy as much as you like in bingo cards. Kay, Peggy and Judy work at the sales table. "The Speedy" and last game single cards costs \$1.00 each and can be used with either of these two games. This is new to make it easier. So come and join the fun. We are happy to have our two wonderful callers, Dee is on leave while she recovers so Barry has stepped in so he and Cindy, are doing a fantastic job, thank you both. Oh! and please no **large bills**.

The Ice cream social committee scoops up a mean ice cream Sunday every month, the next one is February 16<sup>th</sup>, 7:00 p.m. Enjoy some ice cream and trivia games by Regina Hickey. The ice cream is \$5.00 per person.

## FEBRUARY BOOSTER CLUB ACTIVITIES:

Bingo every Monday at 7:00 p.m. card sales stop at 6:50 p.m.

February 8<sup>th</sup>, Booster Club Breakfast; tickets are \$8.00 per person.

February 16<sup>th</sup>, Booster Club Ice Cream Social and Trivia \$5.00 per person at 7:00 p.m.

February 22<sup>nd</sup>, Pig Roast, 4:00 p.m. happy hour, 5:00 happy dinner





# Ice Cream Social

**When:** Sunday, February 16th,  
7PM

**Where:** Clubhouse Hall

***Try your luck with 50/50!***

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

***\$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

Come one, come all to this month's  
Purple Passion Ladies event.

**Game Day**

**Rummikub**

If you haven't played before, it will  
take about 5 minutes to be "in the know"

**PLACE:** Clubhouse

**TIME:** 1:00pm

**DATE:** Wednesday, February 19,  
2025

Desserts & Beverage will be served.

Contact : Diana Colletti: 727-251-4599

Let's join in with this awesome group who  
have a "passion" for fun, laughter, and of  
course, great food!

## Ladies Lunch Bunch

**When:** Tuesday, February 4th

**Time:** 1 PM

**Where:** *Outback Steak*  
*31988 19th North*  
*Palm Harbor*

**ALL LADIES  
WELCOME!!**

**RSVP:** *Jean Curtis. 727-791-1942*

## 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.









**Every  
Thursday  
8:30am**

## **Men's Breakfast**

**ATHENS Restaurant  
226 Main St, Safety Harbor**

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

## **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.



### **EMAIL BLAST**



(submitted by Helen J. Strupczewski)

The primary purpose of this Email Blast is to keep our Mission Hills folks informed about the really fun stuff and various activities that are here in our little slice of paradise.

We have found over the past 8-1/2 years that this a pretty valuable tool for communications. It has always been a challenge to be able to reach out efficiently to a community this size. Not everyone goes to the pool or to the clubhouse and we have found that this method is a suitable (thought not perfect) addition to our toolbox. We have also created our own Face Book Page (Mission Hills, Clearwater, FI) and post the same activities reminders there as well.

Having said all of this, if you are a newbie or more seasoned resident and would like to be put on the mailing list, just drop me (Helen) a line a [vetnerz2@gmail.com](mailto:vetnerz2@gmail.com) ... I will happily add you!

Regards to all ... and see you in the Hills!!!



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Our sympathy to the family of MaryEllen Walsh a former resident of Feather Drive who passed away January 16 th in North Carolina. Condolences may be sent to Ms. Mary E. Knadler

The Board of Directors have agreed to start selling quarters again. This will take place every Wednesday from 12:30p-1:30p in the lobby of the clubhouse. This will begin Wednesday, February 5,

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

THANK YOU





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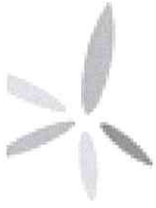
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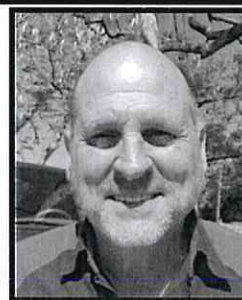
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**FOWLER'S  
AUTOMOTIVE, INC.**  
*Quality Auto Service*  
**Jeff Fowler – Owner**

1590 10th Street and SR 590  
727-726-4436

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



# FEBRUARY 2025

**Mondays:**

Poker 6pm  
Bingo 7pm

**Tuesdays:**

Euchre: 7pm

**Wednesdays:**

Quarters for sell  
12:30pm to 1:30pm  
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
2	3	4 Lunch Bunch Outback 1pm	5	6	7	8 BC Breakfast 9- 10:30am
9 Super Bowl Sunday	10	11 Dumpster	12	13	14 Valentines' Day	15 Clubhouse Rented out to Private Party
16 BC Ice Cream Social 7pm	17	18 BOD Meeting 5pm	19 Red Hats— Game Day 1pm Clubhouse	20 BC Meeting 7pm	21	22 BC Pig Roast 4pm
23	24	25 Dumpster	26	27	28	29