
MISSION HILLS POST

NOVEMBER 2025



JELLY'S JAM

Happy November everyone and welcome back to those folks who have slowly begun trickling in as the colder weather is spreading across the north and the western US and Canada. You know it's getting chilly to the year rounders when we start wearing jeans and sweatshirts, when it is 75 degrees! Hopefully you will notice changes as you make your way back...the grass is much greener (or it was until the recent drought!), the trees have been trimmed, and the crew is beginning the arduous job of trimming over 450 palm trees! A job that is 3 years late being done. The crew has been updating the exteriors of many of the units and paying close attention to becoming expert trimmers and edgers.

All of the lights around the shuffle board court have been repaired and the courts are seeing a nightly increase in use...the equipment to play is in the shed and the courts are always free to use! The biggest news perhaps is the extended hours of the pool! Night swimming is now available until 10pm. The insurance company was consulted and we were given the go ahead to add the necessary lighting so please enjoy an evening dip in the water! The temps have been beautiful.

I would also like to mention the laundries are now open until 10pm. We decided locking everything at one time is easier than having someone going back and forth multiple times. The well for the southern portion of Mission Hills has also been completed...thank you to all who put up with the daily tapping as they unexpectedly opened up a new vein. Despite our best intentions and those of the well drillers, the old well was damaged beyond daily use.
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The well will produce water, but not enough to sustain the pressures needed to water the lawns. We had contracted to have that well and pump repaired for \$12,900. The vendor then offered a solution to drill the new well and attach it to the old one, avoiding a capping fee (for the old one), so we basically got a new well for \$17,000 instead of the quoted \$50,000 we received from multiple companies. The irrigation company will be coming this week, and we are hoping to get all the sprinkler systems coordinating and running on schedule. The crew has been locating and uncovering sprinkler heads, so if you have a problem with one, please report it to Lexi in the office and let her know what time it came on so Daran can trace it out!

I am also pleased to report that after 2 very productive budget workshops, the Board found a way to fully fund the reserves, fund a fair and even budget for next year, and not increase monthly fees. Yes, we did make the decision to charge what we consider a small assessment of approximately \$325 per unit, which will not be due until February of 2026, and can even be divided into 3 payments of about \$110 per month. The success of this community depends on the members... I see many new faces as I ride around on my bike, but not many new faces at the fun activities the Booster Club sponsors. Please join in the fun and get to know your neighbors! Also, if you have an activity you'd like to see us offer here, stop in the office or send any Board member an email. We would love to hear your ideas! Next up is the big Thanksgiving Feast, and then The Silly Season will be upon us! Happy November!

Jelly



Neighborhood Watch

by Susan Saleses, Coordinator

Well, here we are in the month of November. Hard to believe. We start off the month with the time change and longer periods of darkness. That means it is very important to be sure that your front light is working. Many of our working residents will be coming home in the dark and others will be leaving for clubhouse activities, so it is important to have your light on to enable them to safely get to their condos. Our dusk to dawn lights are perfect for our complex. You turn the switch on, put a piece of tape or a cover over the switch, and you never have to worry about it. The bulbs cost \$5 to purchase and only around \$1.75 per year to use. If you are in need of a bulb, please contact Susan (727) 754-8421 and she will deliver one to you.

November is also a time to give thanks and I would like to take this opportunity to thank the residents that are a part of our Neighborhood Watch. We all take turns patrolling the complex each night to be sure the place is well lit, there are no illegally parked cars and to be aware of any suspicious visitors. First off, I would like to give special thanks to Dick Eden, who recently needed to leave the Neighborhood Watch team. Dick was always there to help out and volunteered to do extra days when needed. We will definitely miss him being a part of our team. The present team members are Tom Hancher, Pat Banning, Lisa Calming-Schlechtly, Anne Richter, Rodger Tomlin, Melissa Washburn, Joanne Hess, Teresa Buelow, Julie Shank, and Marcee Baker, who are all so kind to donate their time to this team and keep Mission Hills a safe place to be. We are always looking for more volunteers (it only takes about two hours a month!), so if you are interested, please contact Susan. Training is provided.

Best Wishes to you and your family for a blessed Thanksgiving.



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: (727) 562-4242

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

Office Hours: Monday-Thursday 9am-5pm (lunch 1pm-2pm)

Office Hours on Friday Vary

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 Mission Hills, and state the nature of the emergency.

Property Manager: Lexi Sesto asesto@ameritechmail.com

Committees and Activities:

Bingo- Kay Hunt (810) 845-6597

Booster Club Presaident: Vicki Loper (610) 248-1158
vwunderly52@gmail.com

Crafters: Dorothy Blewis (505) 220-1542

Documents Committee: docscommittee@yahoo.com (monthly meetings 2nd Thursdays at 11am)

Neighborhood Watch: Susan Salesses (727) 754-8421

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.). HELP WITH APPLYING
FOR FOODSTAMPS AND MEDICAID! CALL OR TEXT: (727) 432-0693

For the second month in a row Expenses exceeded Revenues. Revenues were \$268,720 and Expenses were \$286,972. Year to date Revenues are \$2,791,635 and YTD Expenses are \$2,791,342. The Board will try to limit expenditures for the remainder of the year.

Delinquencies continue to rise. To date they amount to \$77,768. An increase of \$7,165 in one month.

Did You Know That...

...a wealth of activities take place each month at Mission Hills? Do take the time to read through this newsletter to see what is happening this month. There is an activity happening almost every day of the week and we would love to see you participate!

...large trash cans are not to be left by the trash bins? The trash bins are for garbage only. Larger items may be brought to the dumpster in the maintenance area. If you are doing renovations, it is up to your contractor to dispose of any trash.

...if you are away or any length of time your water needs to be turned off and your AC needs to remain on? These are safety issues to protect your condo. Please see the "unoccupied units" policy on our website if you have any questions.



Please join us as we honor our veterans with a special tribute on Saturday, November 8th, immediately following the Booster Club Breakfast. We have many veterans in our community and this is a special time to thank them for their service. We hope that many of you will join us! (The program will begin at approximately 9:30am/9:45am)



Booster Club Events:

Vicki Loper, President

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

All Tickets for Booster Club activities must be purchased by the Wednesday prior to the event, with the exception of the Ice Cream Social. Tickets are available at bingo, LRC, Dominos, and around the pool. Please contact our ticket sellers; Joanne Dunn (617) 686-4078, Shirley Laurie (401) 302-1914, and Helen Strupczewski (609) 706-7214.

Ice Cream Social ladies scoop up a "yummy" sundae every month. Everyone is invited to enjoy ice cream and trivia games with Regina Hickey. 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/toppings, and Janet and her crew for taking charge of the social.

A big thank you to Sue Rousett for cchanging our signs for events every week.

FYI, We will be having a basket raffle at our Thanksgiving dinner November 22. The deadline for donated items or fully finished baskets will be November 10.

November Activities:

There will be NO Booster Club meeting in November, due to a Board of Directors meeting.

Bingo every Monday at 7pm in the clubhouse. Card sales end at 6:45pm.

November 1 Free movie night 7pm, West Side Story

November 2 Ice Cream Social/Trivia with Regina Hickey 7pm \$5 p/p

November 8 Booster Club breakfast 9am-10am. Breakfast chefs this month are Mary Johnson and Mel Walsh. The menu is croissant sandwiches w/sausage, egg and cheese, fresh fruit, coffee, tea, and juice. FYI, due to rising costs, breakfast will be \$10 p/p starting in November. Following breakfast we are including Veterans Day celebration (Susan Saleses) We welcome all veterans.

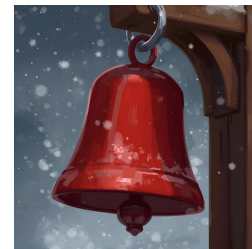
November 22 Booster Club Thanksgiving Dinner 5pm, Happy Hour 4pm (bring appetizers to share). Followed by Karaoke.

November 29 Booster Club needs help decorating the clubhouse for Christmas 11am. All are welcome to get our clubhouse ready for the holidays.

November 30 Free movie night 7pm, Birdcage.



Volunteers needed for Salvation Army Bell Ringing!



Greetings fellow residents of Mission Hills. I am again looking for volunteers to Ring the Bell for the Salvation Army's Red Kettle Drive this holiday season. This will be our fourth year of covering the bell ringing for one day. Our group's name is "Friends at Mission Hills." This year we have been assigned Saturday December 6th, from 10am-8pm. As coordinator, I will ring the first hour to make sure we have the necessary kettle and stand, and will do the closing hour to ensure the kettle is secured. Volunteers can request any hour as long as it's available, or two hours if you prefer. Our Bell Ringing will be at the Walmarts on SR590. The Salvation Army is a wonderful charitable organization and monies collected during the Red Kettle drives are used locally, helping our friends and neighbors in time of need. Please call to volunteer for this most worthwhile cause. My name is Joan Carlson and I am a resident on Flint Drive South. If I am unable to answer your call, please leave me a message. Thank you all so much.

Joan Carlson
(727) 723-1242
(727) 804-6989 (cell)



To Our Dear Mission Hill

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

"Metropolitan Ministries is a non-denominational organization that has served poor and homeless men, women, and children in the Tampa Bay region since 1972. The Ministries has gone from a single room food pantry, to one of America's most effective and innovative caregivers. Serving many families daily through Outreach and Prevention Services, the Ministries remains committed to breaking the cycle of poverty...today, tomorrow and always.

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

You can drop off your donation at the home of

Mary and Joanne Dunn

1517 Arrowhead Cir

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

Thank you and God Bless you!



Auction!!



GIFT BASKET SEASON is fast approaching! Time to put together baskets to auction off or you can just provide coordinated UNUSED items for the committee to put together. Themes of the past have included; At home spa day, wine basket, kitchen goodies, movie night...your imagination is the only limitation!!!

There will be a large box in the clubhouse lobby to place random items beginning Oct. 6th. Completed baskets will be placed in the room across from the office. PLEASE list ALL items in each completed basket, as we do a detailed list on the outside of the baskets so you know what you're bidding on. You can find large baskets at local thrift shops for \$3-\$6. We will also have some baskets in the main clubhouse room the 1st week of November for \$4 each, first come first served, Honor system.

We will announce 2 preview dates when the completed baskets can be viewed prior to the auction. The actual auction will take place at our Thanksgiving Dinner on November 22.

We will sell tickets for \$1 each, or 6 for \$5. Just put your name on each ticket and place in the bag in front of the basket/s you wish to bid on during the preview days or the night of the auction.

If you have any questions please contact Becky Anderson @ (727) 542-3453 (TEXT ONLY), Penni Dietrich @ (631) 742-7926, or Peggy Settlemire @ (727) 481-1668.



Help Needed!!

Night time caregiver needed for 95 year old blind Mission Hills resident. Looking for non-medical support. Sleeping accommodations are provided, as well as monetary compensation.

Please contact Ted at (239) 494-0096

If any of you kind neighbors can help out, please reach out!

Documents Committee Updates

(submitted by the MH Documents Committee)

As most of you are aware, we will soon be holding our annual elections for the Board of Directors and proposed amendments to our MH documents. Having stated this, your MH Documents Committee is in the planning stages of holding two educational seminars. One in January, and one in February to assist our new and more seasoned residents on updates regarding the election process. We will also be providing a "Help Desk" for our residents to utilize during our voting season. All of these tools will soon be at your disposal. We will be providing all of you with the times and dates of both the educational seminars and the help desk. Please be advised that there have been some updates to the process, so it is the best interest of all residents to participate in the events. We are offering evening as well as day-time hours. In the next few issues of the MH Post, we are providing you with a resident letter to provide additional instruction and information regarding this sometimes complicated issue. Remember that your MH Documents Committee is available to assist you in all things "documents." Simply reach out to us via our email: docscommittee@yahoo.com



Save the Dates for December:

There will be NO Ice Cream Social in December.

December 6 Holiday Pot Luck and Yankee Gift Swap 5pm/4pm Happy Hour

December 13 Booster Club Breakfast 9am

December 18 Booster Club Meeting 7pm

Estate Sale

**Friday/Saturday
Nov. 7/8**

**Friday/Saturday
Nov 14/15
9am-4pm**

**Lots of clothing,
kitchen ware, and
Christmas items!**

**Located at
1622 Flint Drive East**

**Red Hats/Purple
Passion & Guest**

**Wednesday, November
19th 1pm
Grillsmith at
Countryside
2539 Countryside Blvd
Clearwater**

**RSVP: Joanne Reagin
(404) 245-8144**



Ladies Lunch Bunch

**Tuesday, November 4th
1pm
Bonefish Grill
2519 McMullen Booth Road
Clearwater**

All Ladies Welcome!

**RSVP: Jean Curtis
(727) 791-1942**



Shuffleboard

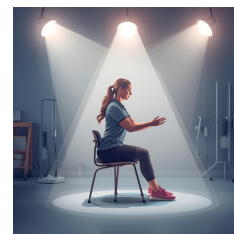
**Tuesday Nights
7pm**

**Call Penni Dietrich
(631) 742-7926**



Chair Exercise

**Come and join us every
Friday morning in the
Clubhouse Living Room at
10:30am for a little
exercising and a few
laughs! It's time to get in
shape again. Bring
weights if you have them.**



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