

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

**SEPTEMBER**  
**2025**

# Mission Hills Post

## Jelly's Jam

It's been a long, hot, busy August, but September is here. Hopefully, we will get a little relief from the heat. Also, a few of our seasonal residents begin to return.

Speaking of neighbors, let's all work on our sense of community! I went out and purchased some weed killer and a weed wacker, got out my gardening gloves, and set out to spruce up some gardens and patios for residents who requested help. Oh, did I have fun and meet some interesting residents. The familiar refrain of, "Oh, you're Jelly," became fun. We have some interesting neighbors who, for one reason or another, can't get out and do yard work. Inevitably, I ended up sitting and chatting with them. It was a great way to hear what they thought of the job we are doing as a board and some great ideas on how to improve things. I try and ride my bike around the Hills every day, and wave and stop for a chat. I have realized that sometimes I may be the only person they get to see, so please, everyone, let's check on our

neighbors, offer some help, or bring them a plate from one of our events. We must care for each other.

We have started a new program to get the pet situation under control. We are now offering bright orange tags at the office to all legally registered pets. If you have a dog with ESA or service papers, please bring a copy of those papers and a photo of your pet to the office, and you will get a tag for your animal. No tag means that upon first sighting of the unregistered animal, you will get a letter. After five days of non-compliance, you will accrue a fine of \$100 a day, with a maximum of \$1,000. We realize how special animals are, but we are a strictly "no pet" community, and we have rapidly become a dog park. No visitors may bring animals, and no pet sitting or fostering is permitted. Please register your pets.

We are having budget workshops in September, and the next board meeting is on September 25 at 6 PM. Please come and join in. We welcome your feedback. ★

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## Keep Your Porch Lights On!

**F**or 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](mailto:mhcadirector.pat@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:** Barnaby Smith — [mhcadirector.barnaby@gmail.com](mailto:mhcadirector.barnaby@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 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](mailto: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](mailto:docscommittee@yahoo.com) ★ **Monthly Meetings – 2nd Thursday at 11 AM**  
**\*\* NO MEETING IN SEPTEMBER – Next meeting is October 9<sup>th</sup> \*\***

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

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

**Post Editor:** Debbie Higgins – 727-204-2286 ★ [mhca.posteditor@outlook.com](mailto:mhca.posteditor@outlook.com)

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

**Email Blast:** Helen Strupczewski – [vetnerz2@gmail.com](mailto: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 727-432-0693 *NEW NUMBER!***

**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](mailto:mhca.posteditor@outlook.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 20<sup>th</sup> 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

**W**ith half the year completed (January 1 through June 30), it is a good time to look at how well our budget is faring.

Year-to-date revenue is \$1,818,655, which is over budget by \$99,354. Our budget for the first six months was \$1,719,301. This was primarily due to receiving \$144,600 from Spectrum, because we signed a new contract.

Year-to-date expenses are \$1,918,719, which is over budget by \$161,880. Our budget for the first six months was \$1,756,839. This overage is primarily due to hot water heaters. Since water heaters are one of the items in reserves, this expense works in our favor, essentially pre-funding this expense.

Expenses also included the \$213,438 that was placed in reserves. We will be adding an additional \$213,438 in the last six months of the year. At the end of June, we have \$574,884.38 in reserves.

Also included in the expenses is lawncare and tree trimming. Our lawns are beginning to recover nicely, and



our trees have had expert arborist trimming to improve their health and prepare for hurricane season.

We have had two electrical cables replaced by licensed contractors, and two buildings have been brought to code for gas mains. Others are on the list to continue this phase.

A new lawnmower was purchased, and two new dryers have been installed in the laundry rooms. Also, commercial fans have been installed in each laundry room for comfort. ★

# NEIGHBORHOOD WATCH

By Susan Salesses, Coordinator



**I**t's hard to believe that we are approaching the month of September already! School is in full swing and, hopefully, we will soon see a decline in the temperatures and humidity. We also need to be prepared for hurricanes, which we hope doesn't happen but must be ready for. Lots on the agenda for the upcoming month.

This month I thought I would focus on points to enhance Personal and Home Safety from an AI article.

- **Get to Know Your Neighbors:** Building relationships with those around you can make it easier to identify potential threats and build a stronger community
- **Secure Your Home:** Lock doors and cars and ensure your front lights are on and your area is free of hiding places.

- **Be Aware of Your Surroundings:** Pay attention to your environment, especially when walking at night or in unfamiliar areas.
- **Don't be Afraid to Say Something:** If you see something that seems suspicious, call 911 or the non-emergency line at 727-562-4242.
- ♦ **Practice Situational Awareness:** Be aware of your surroundings, any potential threats, and trust your instincts.

Many thanks to our great Neighborhood Watch Team and all that they do to keep us safe each night. Are you interested in joining our team? It would involve approximately an hour a week or every other week. Training is available. Contact Susan Salesses at [smags457@gmail.com](mailto:smags457@gmail.com) if you can help.

Have a great month of September!! ★



## 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 E-mail 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're wondering how you can receive a Blast? Easy-peasy! Just drop a line to Helen at [vetnerz2@gmail.com](mailto:vetnerz2@gmail.com). She will add you the mailbox and away you go.

Don't miss anymore fun stuff...join the E-mail Blast today.

You'll be so glad you did! ★

### ***Did you know that...***

... this month and next, we are going to look at some Random Acts of Kindness that were published in the Curriculum of Hope for a Peaceful World's Fall Newsletter.

Random acts of kindness can make a huge difference in someone's day, and they don't always have to be big gestures. Here are five examples of simple but meaningful acts of kindness:

- ♥ **Compliment a stranger** – A genuine compliment about someone's outfit, smile, or personality can brighten their day.
- ♥ **Hold the door open** – It's such a small thing, but it shows respect and consideration for others.
- ♥ **Pay for someone's coffee or meal** – This is always a fun surprise, whether it's at the drive-thru or in line.
- ♥ **Leave an inspiring note** – You could leave a positive message or motivational quote in a public space or on someone's car windshield.
- ♥ **Help carry groceries** – If you see someone struggling with heavy bags, offer to help.

Five more suggestions to come next month. ★

## Laundry Rooms

We know you will be a little cooler with the commercial fans that have been installed in the laundry rooms. Our laundry team has been diligent in keeping all machines in working order. Should you have a washer or dryer that's not working, please complete a work order, which can be done on the Mission Hills website or by completing a work order form. Let us know what's wrong and place the "Out of Order" sign on the machine. You can take the work order to the office or place it in the rack provided in the laundry room. This will enable us to have machines repaired or replaced as soon as possible.

Thank you!

**THE LAUNDRY TEAM**



# Law of the Land

## MISSION HILLS CONDOMINIUM ASSOCIATION

Condominium living requires that we all make some adjustments in our habits and manner of doing things. The following is a short outline of the rules (\*) and practices our residents are asked to follow. If you have any questions, please contact the office for the correct interpretations.

- ♦ (\*) **THE SPEED LIMIT IS 20 MPH.** We have a lot of “walkers” and bicyclists, so please be cautious and DO NOT speed.
- ♦ (\*) Additional parking is in designated areas and on the east and south sides of the streets. here is NO PARKING ON THE LAWNS OR ON THE UPPER SECTION OF MISSION HILLS BOULEVARD!
- ♦ Do not pull your car into the carport until the front tires hit the curb. The front of your vehicle will block the sidewalk subjecting your car to dings from people trying to pass through with packages or when accessing their storage closets.
- ♦ Govern the volume of televisions, stereos, etc., with the close proximity of neighbors in mind.
- ♦ (\*) Clothes are not to be spread over chairs, bushes, cars, etc., to dry. You may use a folding drying rack just outside your back door.
- ♦ (\*) Residents are not to make any changes to the exterior of the building. When replacing windows and/or doors, come to the office for schematics. The installation of a patio is to be done only upon receipt of written approval from the Mission Hills Board of Directors. All forms and guidelines are available in the office.
- ♦ Please keep sidewalks clear of parked bicycles, chairs, etc. These areas are common elements and are used by all residents.
- ♦ It is imperative that owners of permitted service or emotional support animals clean up their animal's droppings when walking. All animals are to be on a leash AT ALL TIMES when outside the owner's home!
- ♦ All residents are encouraged to keep their front porch lights on for the safety of their neighbors and to assist Neighborhood Watch when they patrol the area.

Rev. 11/2024

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## Maintenance Report

Submitted by Pat Banning

August saw some big changes in the Maintenance Department. First, is the departure of our long-time employee, Jose. This was an Ameri-Tech decision. The reason cannot be discussed publicly due to privacy issues. In the long run, this will benefit Mission Hills and Jose. Jose is welcome to do work here for residents and has been working here daily since his termination. We are still friendly, and the entire board wishes him well.

The grass in many areas is looking so much better. It's being fed and watered on a regular basis. In the back where the sprinklers aren't working, we have come up with a creative way to water the lawns. You can see the staff with large water containers on their Gators spraying water, because the well that services the sprinklers is out of service and needs to be replaced. The cost is about \$50,000. It's at the top of the list for next year's budget but, in the meantime, we are proceeding with this less expensive alternative.

Daran, our new maintenance supervisor, is taking great pride in bringing our facility back from the brink. While working hard, he is also training our staff to do things more efficiently with attention to detail. Soon he

will have this place shining again! One of our big plans is to refurbish the entrance to the Hills, so look for some new plantings and sprucing up.

I also hope to have the crew begin cleaning gutters and fascia to all of the condos. Once those monumental tasks are completed, we hope to begin painting the units. We are getting pricing to have a company come do the units versus having our staff do the work but, hopefully, a change is coming.

We have also added a new staff member. Beginning August 25, Shawn Berros will join our staff. He has extensive landscape and carpentry skills and comes to us from Ameri-Tech with much praise, so please welcome him.

Our staff works very hard, so thanking them is appreciated. To do so, we ask that you bring snacks, drinks, or anything you would like to share with them to the office for distribution. We love to hear the reasons you are showing your appreciation.

As always, we encourage you to remember that licensed contractors are the best for repairs or remodels on site. If plumbing or electricity is being moved, it must be done by a licensed tradesman. ★



# ***BON APPETITE!***

## **20-Minute Homemade Bread**

**(No Yeast)**

(A Facebook recipe submitted by Helen J. Strupczewski)

### **Ingredients**

- 2 cups All-Purpose Flour
- 1 tbsp. Baking Powder
- 1 tsp. Salt
- 1 tbsp. Sugar (optional, for slight sweetness)
- 1 cup Milk, dairy or plant-based
- 2 tbsp. Butter, melted, or Olive Oil (plus more for brushing)



### **Instructions**

1. Preheat oven to 425°F (220°C).
2. Line a small baking sheet or loaf pan with parchment or lightly grease it.
3. Mix dry ingredients in a bowl: flour, baking powder, salt, and sugar.
4. Add wet ingredients: stir in milk and melted butter.
5. Mix just until a sticky dough forms; don't overmix.
6. Shape the dough: for freeform bread, shape into a rough round or oval and place on baking sheet; for a loaf, pour or press dough into a small loaf pan.
7. Bake for 15–18 minutes, or until golden brown and a toothpick comes out clean.

### **Optional:**

Brush the top with extra melted butter or olive oil while warm for extra flavor and softness.

### **Variations:**

- ♥ Cheesy Herb Bread: Add 1/2 cup shredded cheese + 1 tsp dried herbs
- ♥ Sweet Version: Add 2 tbsp. honey and a sprinkle of cinnamon
- ♥ Garlic Bread Base: Add minced garlic and parsley to the dough

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Now, I know that I am not the only person in town who cooks...send your favorite recipes to [vetnerz2@gmail.com](mailto: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

**T**hank 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](http://www.stampsforthewounded.org).

*Thank you for supporting our veterans! ★*



# BOOSTER CLUB MISSION STATEMENT

Submitted by Vicki Loper

**T**he 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 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, Jelly, 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 purchase needed. Don't forget our 50/50! Everybody loves to win money! A big thank you to Terry Bolander for her continued donations of our ice cream and toppings.

## SEPTEMBER ACTIVITIES:

- ♥ Bingo **every Monday** at 7 PM in the Clubhouse; **card sales end at 6:50 PM.**
- ♥ **September 7** – Ice Cream Social and Regina's Trivia – 7 PM – \$5 p/p
- ♥ **September 13** – Booster Club Breakfast – 9 AM to 10 AM – \$8 p/p. The breakfast chefs this month are Shirley and Peggy. Breakfast menu includes eggs, sausage, hash browns, croissants, fruit cup, coffee, tea, and juice.
- ♥ **September 18** – Booster Club Meeting – 7 PM
- ♥ **September 20** – BYOB Happy Hour – 4 PM; Spaghetti Dinner – 5 PM – \$10/person. Spaghetti, garlic bread, and salad. Bring an appetizer or dessert to share.
- ♥ **September 27** – Movie Night – 7 PM – "Grease" **\*\* FREE \*\***

## SAVE THE DATES FOR OCTOBER:

- ♥ **October 5** – Ice Cream Social
- ♥ **October 11** – Booster Club Breakfast
- ♥ **October 16** – Booster Club Meeting
- ♥ **October 25** – Booster Club Halloween Party

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! ★





# Ice Cream Social

**When:** Sunday, Sept. 7<sup>th</sup> 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, Sept. 2<sup>nd</sup> at 1 PM

**Where:** **Carrabba's Italian Grill**  
2680 Gulf to Bay Blvd.  
Clearwater

For reservations, please contact  
Jean Curtis at 727-791-1942

*All Ladies  
Welcome!*



# 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.



# RED HATS/PURPLE PASSION

**When:** Wednesday, Sept. 17<sup>th</sup> at 1 PM

**Where:** To be determined

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



**RSVP to Mary Dunn - 727-669-8558**



Submitted by Helen Strupczewski

Guess who's here? Someone we have been waiting for, and he is now here!! We are all so happy and want to spread the joy!

Let's all join in on a big Mission Hills welcome to our new Maintenance Manager, Daran Moore! YAY!

I had the pleasure of speaking with him for this article, and I must tell you; I am impressed with his credentials. Daran is a real "Jack of all Trades" and comes to the Hills with impressive skills and experience.

Some of his varied skills include lawncare and maintenance. He began at the tender age of 9 working with his dad and, at 22, he opened his own lawn service company that he ran for 11 years.

After tiring of lawncare, Daran sold his business and became involved in building maintenance, tile, and construction work. He

worked with Affordable Housing to repair and rebuild. Daran also installed natural gas, masonry, carpentry, roofing, flooring, drywall, and now I have writer's cramp. LOL!

Daran is totally impressed with our crew here in Mission Hills and is learning more about their attributes. He says that he and the crew are blending very well together.

Daran has a "hands on" education with the various crews he has worked for over the years. His experiences have taught him well!

After his day of work here in the Hills, Daran takes care of his mid-80 year old parents. So, we have a manager with fantastic skills and a big heart.

When you see him out and about, give a wave to welcome him to our little slice of paradise. ★



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.



## 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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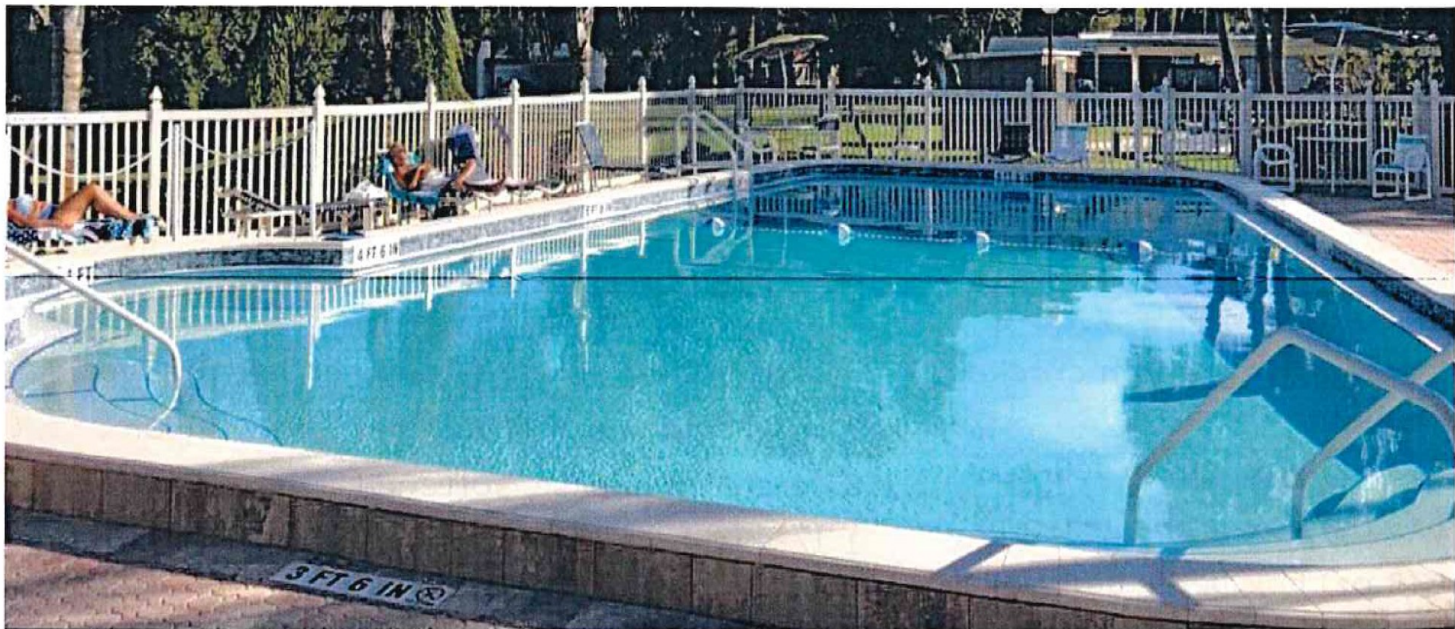
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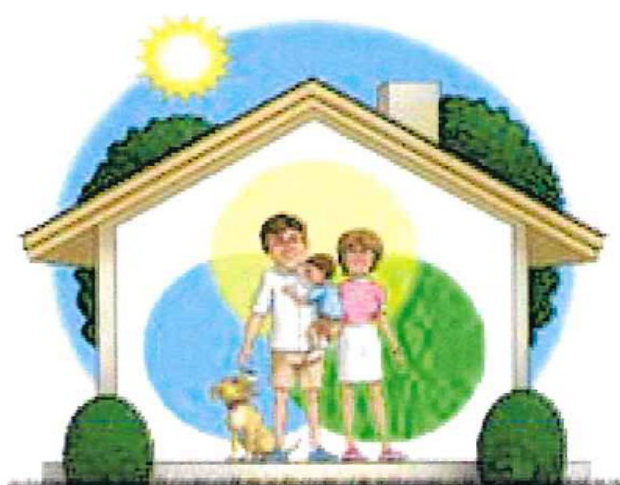
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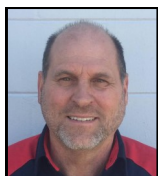
We do tram meets and help with luggage on returns.

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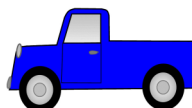
Pickup: TVs, computers and other electronics, used  
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REFERENCES AVAILABLE

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1</b> Labor Day 11 AM - Water Aerobics  7 PM - Bingo Clubhouse	<b>2</b> 1 PM - Ladies Lunch Bunch - Carrabba's  7 PM - Game Night Clubhouse	<b>3</b> 11 AM - Water Aerobics 1-2 PM Coin Sale - Office 7 PM - LCR Clubhouse	<b>4</b> 8:30 AM - Men's Breakfast Athens Restaurant 2 PM - Cornhole	<b>5</b> 10:30 AM - Chair Exercise - CH LR 11 AM - Water Aerobics 7 PM - Dominoes Clubhouse	<b>6</b>
<b>7</b> Full Moon  Ice Cream Social 7 PM - Clubhouse	<b>8</b> 11 AM - Water Aerobics  7 PM - Bingo Clubhouse	<b>9</b>  7 PM - Game Night Clubhouse	<b>10</b> 11 AM - Water Aerobics  7 PM - LCR Clubhouse	<b>11</b> Patriot Day 8:30 AM - Men's Breakfast Athens Restaurant 2 PM - Cornhole	<b>12</b> 10:30 AM - Chair Exercise - CH LR 11 AM - Water Aerobics 7 PM - Dominoes Clubhouse	<b>13</b> 9 - 10 AM Monthly BC Breakfast 
<b>14</b>	<b>15</b> 11 AM - Water Aerobics  7 PM - Bingo Clubhouse	<b>16</b>  7 PM - Game Night Clubhouse	<b>17</b> 11 AM - Water Aerobics 1-2 PM Coin Sale - Office 1 PM - Red Hats Lunch 7 PM - LCR - CH	<b>18</b> 8:30 AM Men's Breakfast Athens Restaurant 2 PM - Cornhole 7 PM - Booster Club Mtg - CH	<b>19</b> 10:30 AM - Chair Exercise - CH LR 11 AM - Water Aerobics 7 PM - Dominoes Clubhouse	<b>20</b> 4 PM - Happy Hour 5 PM-Spaghetti Dinner 
<b>21</b> 	<b>22</b> Fall Begins 11 AM - Water Aerobics  7 PM - Bingo Clubhouse	<b>23</b> Rosh Hashanah  7 PM - Game Night Clubhouse	<b>24</b> 10 AM - Ladies Breakfast 11 AM - Water Aerobics 7 PM - LCR Clubhouse	<b>25</b> 8:30 AM Men's Breakfast Athens Restaurant 2 PM - Cornhole 6 PM - MHCA BOD Meeting - CH	<b>26</b> 10:30 AM - Chair Exercise - CH LR 11 AM - Water Aerobics 7 PM - Dominoes Clubhouse	<b>27</b> 7 PM - Movie Night - "Grease" 
<b>28</b>	<b>29</b> 11 AM - Water Aerobics  7 PM - Bingo Clubhouse	<b>30</b>  7 PM - Game Night Clubhouse	