



Jelly's Jam

Well summer is leaving and fall is slowly heading to the west coast of Florida, hopefully we continue with our current weather streak and make in unscathed without any of those storms Florida is famous for.

I hope everyone enjoyed their summer and got to see family and friends. I made it to the northeast a few times, spent time riding on the back of a motorcycle (yes I often wear a helmet) and got to see the sights from a new vantage point. It was relaxing and fun.

I would like to start off by saying ..we have heard you Mission Hills residents and promise to not-not publish anything in the summer months! I had no idea how many of you folks really looked forward to the Posts publication and will make sure to keep the presses rolling. What we all need to keep in mind is that the Post is not a free enterprise....there are many fees associated with publishing and printing the paper. The average monthly cost runs approximately 650.00 dollars per month . We are trying to find ways to cut back costs and I felt not publishing the paper during the summer was a cost saving decision. You've spoken! In an effort to help us keep costs down we have the Post available on line and are asking if you don't want or need it delivered to your door please let the office know. We have volunteers who deliver the Post each month and we can adjust their deliveries and save some printing costs. Thanks to everyone for understanding.

It has been a season of turnover here in the Hills this summer. We have had quite a few units sell and are seeing new faces every day. We

would ask that you remember before a person can buy here at Mission Hills they need to be vetted and registered in the office, the same is true if you are an owner and you are renting your unit. Any person residing here must go through the process, so if you have someone staying longer than 3 weeks per year they need to register with Lexi in the office before they are in residence. Also please remember you are NOT allowed to have pets visit, we only allow one ESA or Service animal per unit and that pet must be registered too.

We recently distributed a revised set of Policies and Procedures regarding the rules of residing here and for maintaining your property. The board has told our property manager we expect violation letters to be mailed after her weekly inspections and that we are expecting her to begin enforcing the exterior maintenance requirements. If you receive a letter and fail to make the necessary adjustments to flower beds and patios we will begin having the Maintenance Department make the units compliant and be billing the owners for such, so please trim your bushes, clean off the patios and let's all help to beautify our property. If for any reason you need some help with weeding or trimming please reach out to me at mhcadirector.pat@gmail.com or call the officeim a weeding nerd and am happy to help garden!

We have completed the carport roofs that we had budgeted for and will begin with roof replacements in mid to late October or early November. We have received the bids and are currently working to finalize them. We have inspected all of the roofs and have made a priority list to begin the replacements. We are hoping to replace 3 roofs per year with the budget we currently have so please be patient, eventually everyone will have a new roof!

We also are happy to say that the initial reports of the clubhouse needing a new air conditioner were wrong. After having 2 different companies look at one of the three units on the roof and telling us it needed to be replaced our property manager opted to have a third company come out. That company assured us we only needed to replace the capacitor on the condenser. The recommended repair was made and we are extremely happy to report the repair was successful. The unit is running fine and the

clubhouse is cooled down! The thermostats have been set and we ask if you feel they need adjustment you let the office know before 430 every day, it's your clubhouse and we want all the residents to be happy.

We have also had extensive repairs made to the sprinkler system and hope to see the watering restrictions lifted and resume daily watering begin October 1. We have contacted the city about power washing and we have received the ok to resume power washing of mold and mildew affected areas. We will begin cleaning the sidewalks and buildings composing the common areas, please remember your patios are your responsibility to clean and as always we encourage you to call Jason from our maintenance department and make arrangements privately to have him power wash your patios. Jason is a very trusted employee and a great asset to the community!

We have also removed 3 trees that were diseased and are waiting for a city permit to be issued to remove another. Removing the trees and grinding out the stumps is not inexpensive but it is the boards hope that by removing these trees now we are preventing any possible damage they may have caused in the future. We are required by the city to plant replacement trees but we are waiting for the right time to plant them. Hopefully our maintenance department will find safe spots to plant the new trees in.

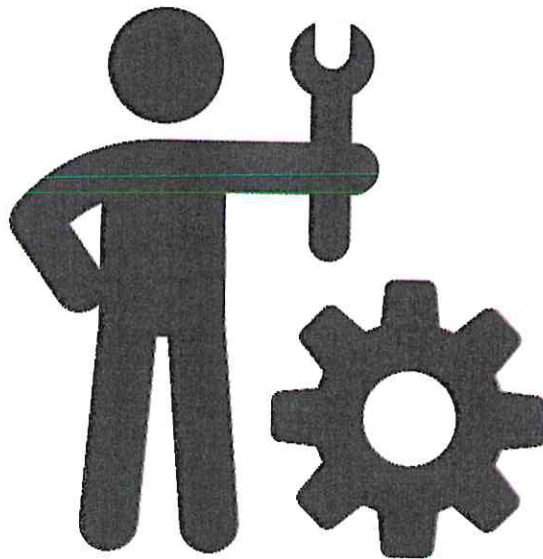
Finally we will be holding a Board meeting on September 17 and hope to see you all there! Also budget season is approaching and the Board will be meeting at Ameritech to formulate the upcoming years budget. These meetings are open to the community and I would encourage interested members to attend them!

Soon we will be seeing the return of the snowbirds and the community will once again be buzzing with more activity. Please join in and enjoy all this community has to offer!

*Pat *Jelly* Banning*

FROM LEXI

We are finally coming off the trails of a really hot summer. I am sure you have all been enjoying the air conditioning on the inside of your units. Please know that that comes with certain tasks that you may not realize. It is important that you know what your AC repair person is doing. They seem to be neglecting the cleaning of some units. This includes flushing the drains and pipes with cleaner and vacuuming it out. There is a sludge that builds up and causes clogs, or can even destroy the unit. As you know, we previously had an AC unit down in the clubhouse. At first, we were told the unit needed to be replaced. However, after another opinion, we were lucky to just need a compacitor replaced. That part and some cleaning has us up and running at the cool temp you all love. We urge you to have your units cleaned at least twice a year due to this sludge that backs up. Ask your repair person to be thorough when cleaning the pans, pipes, and drains. Don't let them sell you a new expensive unit when the one you have could be working fine if taken care of! We learned that these repair guys earn a 5% commission for any new unit they sell. As much of a friend you found in your worker, know that this is also their job. Protect yourselves and know what is going on up there. We are happy to recommend some service companies that we have dealt with, just call the office.



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Mission Hills references provided upon request.

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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.





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September 2026

September 2026							Oct 2026 ▶
◀ Aug 2026	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 6:30pm Euchre	2 11am Water Aerobics 1pm Quarters in Lobby 7pm LRC	3	4 10:30am Chair Exercise 11am Water Aerobics 7pm Dominos 7pm Men's Bible Study	5
6 7pm BC Ice Cream Social	7 11am Water Aerobics 7pm Bingo	8 1pm Honor Cards 6:30pm Euchre	9 11am Water Aerobics 7pm LRC	10	11 10:30am Chair Exercise 11am Water Aerobics 7pm Dominos 7pm Men's Bible Study	12 9am BC Breakfast	
13	14 11am Water Aerobics 7pm Bingo	15 6:30pm Euchre	16 11am Water Aerobics 1pm Quarters in Lobby 7pm LRC	17 5pm Board Meeting 7pm BC Meeting	18 10:30am Chair Exercise 11am Water Aerobics 1pm Birthday Luncheon 7pm Dominos 7pm Men's Bible Study	19 7pm Movie Night	
20	21 11am Water Aerobics 7pm Bingo	22 6:30pm Euchre	23 11am Water Aerobics 7pm LRC	24 7pm Evening Lunch and Learn	25 10:30am Chair Exercise 11am Water Aerobics 7pm Dominos 7pm Men's Bible Study	26 4pm BC Baked Potato Party	
27	28 11am Water Aerobics 7pm Bingo	29 6:30pm Euchre	30 11am Water Aerobics 7pm LRC				