



# Seven Hills

A Senior Golf Community in Hemet, California

## Newsletter



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

SEPTEMBER 2024

### COMING IN OCTOBER

Your Seven Hills POA is announcing an Ice Cream Social and Classic Car Display on October 17<sup>th</sup> in the Members Club, from 12:pm - 3:pm.



This event is open to Seven Hills POA Residents only. Tickets are \$1.00/person and will be on sale beginning September 23, 2024, and ending on October 6, 2024, at the Members Club, between 11:AM - 1PM, or call 949-402-3686.

We will be serving Ice Cream Sundaes with Vanilla Ice Cream, served with Hot Fudge and/or Carmel, and other toppings. Rainbow Sherbet will be available for those who are lactose intolerant.

There will also be raffle prizes and background music of the 50s & 60s.

If you have a Classic Car, it would be fun to have you drive it over and park your beauty in the back parking lot. In order to keep track of how many cars will be on display, and there is enough space, please email Linda Wilcox at [lindasalley42@gmail.com](mailto:lindasalley42@gmail.com). There will also be a \$50.00 gift card awarded to the best classic car.



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Visit Our Website at: [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com)

The Seven Hills Property Owners Association (SHPOA) Is A Non-Profit Mutual Benefit Association

# UPCOMING COMMUNITY EVENTS

**September 4<sup>th</sup> – Board of Directors Meeting at 6:30 pm**  
(Gust Speaker Will Be: Hemet Emergency Coordinator, Amber Perez)

**October 2<sup>nd</sup> – Board of Directors Meeting at 6:30 pm**

**October 5<sup>th</sup> – 36th Annual Craft Fair: 8:AM–2:PM – See Page 25**

**October 17<sup>th</sup> – Ice Cream Social & Classic Car Display: 12:PM–3:PM**



## FUN TRIVIA QUIZ



- Which country has the most tornadoes by area?  
a. USA                      b. Australia  
c. Canada                  d. United Kingdom
- What color is a giraffe's tongue?  
a. Pink    b. Blue    c. Black    d. Yellow
- In what year did Microsoft release Windows 95?  
a. 1994    b. 1995    c. 1996    d. 1997
- Why was Google originally called "Backrub"?  
a. It aimed to relieve stress from internet users  
b. It related to checking backlink data  
c. Their dog liked back rubs  
d. Sounds better than "Front Rub"
- What do you call a group of flamingos?  
a. A flock                      b. A colony  
c. A flamboyance              d. A guild
- Who was London's famous serial killer?  
a. Jack the Clipper              b. Jack the Slipper  
c. Jack the Tripper              d. Jack the Ripper
- Where would you find a car's prindle?  
a. On the wheels                  b. Behind the engine  
c. Under the car                  d. On the dashboard
- The first hockey pucks used in early outdoor hockey games were made of what?  
a. Rubber                          b. Wood  
c. Frozen cow dung              d. Ice
- In what country were the first potatoes fried and served as French fries?  
a. America                          b. France  
c. Belgium                          d. Germany

Answers: 1d; 2c; 3b; 4b; 5c; 6d; 7d; 8c; 9c.

# SEVEN HILLS BOARD OF DIRECTORS AND CONTRIBUTOR INFORMATION

	Title	Name	Phone #	Extension	Email Address
B O A R D  M E M B E R S	President	Ken Graff	(844) 474-4557	700	president@sevenhillspoaofhemet.com
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## SEVEN HILLS PROPERTY OWNERS ASSOCIATION MONTHLY MEETING SCHEDULE FOR 2024

Wednesday, September 4th, 2024 .....6:30 p.m.  
 Wednesday, October 2nd, 2024 .....6:30 p.m.  
 Wednesday, November 6th, 2024 .....6:30 p.m.



*All meetings are held at the Seven Hills Member's Club • 3050 Jacaranda Way, Hemet, CA*

## *Important Message From Your Board President*



Dear Seven Hills Neighbors,

As another summer month is behind us, I'm happy to report that the vacant position for our Treasurer has been filled by Randy Young. He has been a long-time resident of Seven Hills, active in Men's Golf as an office holder, and will be a good addition to your Board. Today, at the time of this writing, we still have the vacant Secretary position, but we're working on filling this position before the elections at the end of the year. I sincerely hope that some of you will step up and volunteer to serve the community. Elections are coming up, please contact our Administrator Sandy Albright if you want to serve.

The new sound equipment for our meetings has arrived. It's been set up and tested and is ready for our first 'end of summer' meeting at the Members Club, and we hope that complaints about 'hard to understand' won't be a problem in the future. The meeting is 6:30PM Wednesday, September 4th. Please mark it on your calendar and plan to attend.

That meeting is also important since we are still in a comment period for new rules that have been proposed and previous rules that have been re-edited or updated. In this issue you will find a final draft of those rules that have been prepared by the CC&R committee chaired by Mauria Ganther, your Board member who is charged with insuring CC&R's are followed.

A reminder that there is a POA Ice Cream Social coming up. Please get a ticket in advance so the Events Committee will know about how much ice cream they'll need. If you're a resident with a classic car, and you'd like to show it off, please bring it and park in the pool area parking lot.

Again, I appreciate all of the volunteers, committee members, and those that contribute their suggestions to serve our community. A suggestion has been made that we look into how to reach more residents when meetings are held. Very widely used since COVID

has been the increase in electronic meetings using Zoom, Go to Meetings, or similar programs.

While many of our residents may not spend time on a computer, after seeing various comments on a program called "Next-door", several residents do. I've participated in over a hundred Zoom meetings as a member of other Boards that I served on and have seen how they can contribute to larger group participation. It only takes one or two meetings to 'get the hang of it' and when run properly, it can be very efficient. Nothing will beat an 'in person' attendance, but we have 1,137 properties in Seven Hills and there is no way to fit even half of the POA members into a meeting in the facilities we have available. Again, if you have thoughts or suggestions on this idea, please come to the September meeting and let us hear them. Wait a minute, maybe you can't make it to the meeting, but you have a computer? Send me an email at [president@sevenhillspoaofhomet.com](mailto:president@sevenhillspoaofhomet.com) and let me know what you think.

There is more reading for you so I won't take up too much space, but SPEEDING in Seven Hills is still a problem. As I was coming in on Seven Hills Drive August 8th about 5PM near the Villas, a Domino's Pizza driver passed me on the right-hand side (between me and the curb) doing at least 40MPH on his way to deliver a pizza to Maple Drive. His name was Michael, he parked on the wrong side of the street to make the delivery, followed by a U turn and a high-speed exit. I've reported him to Dominos but would ask residents to help out: PLEASE be a good example to others and follow our 25MPH Speed limit before somebody gets hurt. If you see a reckless delivery driver the only tip I hope you'll give them is "Slow Down!"

Hope to see you at the September 4th meeting at 6:30PM, or share your thoughts by email at my email address a few lines above.

*Ken Graff*  
*President, SHPOA*



A word from the Administrator,

For the past three (3) months, we have posted information in the newsletter regarding the upcoming Board of Directors elections. Currently there are four (4) positions that expire on December 31, 2024, and one (1) position that has not been fulfilled yet. This means that these positions will be open for the Seven Hills POA Board of Directors for a 2-year term beginning in January 2025. The deadline to submit your intention to run for the Seven Hills Board of Directors in the upcoming elections expired on August 14, 2024.

Three (3) incumbents have chosen to add their name to the ballot. Randy Young, who is currently serving out the remainder of Patti Courtois' term; Bob Fisk, who is seeking re-election; and Mauria Ganther, who is currently filling the CC&R Chairmanship vacated by Linda Wilcox when she was appointed Vice President. The Board of Directors meets in January each year to determine who will perform various duties and responsibilities.

Ballots will be mailed out in the last week of September 2024. Ballots may be mailed or dropped off at the black mailbox outside the Member's Club no later than 5:00 pm November 5, 2024.

The following are Resumés that have been received:

### **Mauria Ganther**

As a retired elementary school teacher with 25 years experience, I hold a masters degree in gifted education. In 2014, after being trained in Creative Problem Solving, I was invited to present at the National Association for Gifted Children (NAGC) Conference. In that presentation, I conducted a workshop for teachers on how problem solving techniques are relevant and important tools to give children in the classroom.

Dedicated to making best practices the hallmark of my teaching practices, I find it equally important to bring these practices to our POA. Since becoming your CC&R Chairperson this past spring, I wanted to create a more accessible Rules Document by updating current revisions and making it more readable. The role of the CC&R Chairman is to oversee the ongoing revision of the rules and enforce the CC&Rs. Currently that work is being done by the CC&R Team.

The Seven Hills Covenants, Conditions and Restrictions and the Rules that residents have adopted to support them, give our community a unique base from which to draw strength that sets us apart as a premier community. That is valuable; not only monetarily but in building the pride we have about Seven Hills. So, for these reasons, I'm asking you to continue to put your faith in me and the CC&R Team.

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**Bob Fisk**

My wife Sheri and I moved to Seven Hills in 2018 and have enjoyed living here since. I feel that the Board exists to maintain property values in Seven Hills. The major tool we have to do this is the CC&Rs and Rules. However, employing this tool has to be balanced against the needs of the individual resident, as well as a whole variety of complex side issues in each case.

Coming to a decision has many times been an excruciatingly difficult task for me, but this experience has provided me a much better appreciation for how to balance the needs of the community vs. the individual in a property owners association.

**Randy Young**

Born 1949.....75 years young

Education.....Geo physics

Work History....Electrician member IBEW local 340, c-10 license holder and owner of Dal Electric, Owner of Computer Consoling, Author of In Search of Par (limited publishing) and Putting Around series (registered but never published).

Presently filling the Treasure position on our Board, appointed to fill a temporary vacancy.

Personal.....Kristie and I bought this Brentwood property in 2011 with the intention of making it a rental. The day escrow closed on this home we were ticketed for parking our 5th wheel in front of our new home (I disconnected the truck to fuel up and returned to find a ticket for parking an unattached trailer on the street). If you remember 2011, it was the bottom of our great rescission and this property had been vacant for years. It needed so much work that we decided to move in and prepare it for rental. Now, almost 14 years later, we are still here because we love this community and all it has to offer.

I am honored to have been asked to serve on this Board, even if temporarily – return me to this Board if you so chose. Replace me with a more qualified candidate if you chose to do so. Either way, it has been my honor to have been chosen and to have served you, if only for a short period of time.

Thank you for your consideration.

# Safety Monitor Report

FOR SEPTEMBER 2024

BY: BOB FISK



## REPORTED INCIDENTS 07/14/2024 TO 08/13/2024

**07/14/2024** – A resident reported that she and her husband were walking on Peach Tree Street about 6 am when they were verbally accosted by another resident at that location. There was no provocation for the attack. She and her husband continued walking toward Seven Hills Drive, but the man got into his car and followed them, continuing the unprovoked inflammatory delivery. This unwarranted pursuit of the husband and wife caused them to call the HPD. The police told them they would talk to the man and suggest that he not continue haranguing other residents. Nearby residents have admitted that this man has done this before.

**07/26/2024** – A resident on Peach Tree Street reported that an individual came to his residence and said he was trying to find an elderly gentleman he had loaned a bicycle to. The man was middle-aged and rode to Seven Hills on a bicycle. A girl on a skateboard was with him.

**07/30/2024** – A resident on Basswood called and described excess water in the gutter in front of her house, extending up and down the street. Despite the hot weather, the water had not evaporated for 3 to 4 weeks. I did a walk down Basswood and found that the water was coming from an EMWD vault. It eventually terminated in a storm drain. The EMWD was called and they told me that they knew about the leak and had scheduled a repair. As of this date, they had not done the repair.

**07/31/2024** – A resident on Beech Tree submitted a report on an accidental vehicle incursion onto their property that occurred the previous night. The driver and vehicle left the premises. While there was no permanent damage, the off-course auto had hit a large yard boulder hard enough to knock it into the street. The HPD was called and filed a report.

**08/06/2024** – A resident on Redwood Drive reported a young person driving up and down Cherry Street on a Segway. The individual seemed to be examining houses.

**08/12/2024** – Several residents on Redwood Drive called to describe two underaged individuals who seemed to be “hanging out” in the front area at one address. This is ongoing.

## Preparation for Sudden Emergencies and Disasters.

A number of years ago, my wife Sheri and I were spending a quiet evening at home in a small town in West Virginia when a derecho (a storm front with very high winds) was announced to be arriving that night. Having no idea what to expect, we decided to collect all of our flashlights and make sure the batteries were good.

When the high winds hit, the lights went out and there was no indication of how long it would take to restore power. It turned out to be a week. The winds had knocked over hundreds of trees, many across power lines. The flashlights became a valuable part of our initial response. For the next week we fashioned solutions to the issues that arose. In addition to losing electricity to do all of the things we expect at our house, no electricity over the whole area meant no water and no gasoline and no open stores (i.e., no food, no bottled water, no prescription service, etc.). It took two days for the authorities to bring in drinkable water in bottles. And ice. Fortunately, we had about half a tank of gas in the car so we could drive to a location that was not affected by the derecho.

I chose to begin this discussion with my own experience to personalize it and give it a feel of down-to-earth reality. In our small town, other than the police and fire department, there was no community organization to help those severely affected. I should add that people did step up to the plate and helped each other.

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If a power outage like this should arise in Hemet for a week, there would be responders to help with serious issues, but they would be spread pretty thin. What the City of Hemet and SHPOA want to do is create a Seven Hills community response that is organized and ready to help the residents of Seven Hills. What we found out after the derecho episode years ago was that there were many things I wished I had purchased or set up ahead of time that would have made dealing with the issues created by this prolonged outage much easier.

A power outage would be a relatively mild disaster. A sizable earthquake could make residences unlivable, cause resident injuries, break gas lines, knock out electrical power, and create a whole array of smaller problems.

One answer to lessening the severity any problems that can arise in a disaster is to create an organized plan of what to do and join with the City of Hemet to provide coordinated answers. This will require volunteers to create the plan and carry it out when needed. Any plan will need to address 3 things:

- Before any disaster, encourage and help residents to create a set of emergency materials, water and food to lessen the effect of the disaster.
- After a disaster occurs, to identify those in our community who need help and communicate that information to SHPOA. SHPOA, in turn, would dispatch trained Seven Hills volunteers or contact Hemet resources for help.
- After a disaster occurs, to provide basic assistance to those seriously affected individuals in Seven Hills who need it most.

To address these 3 needs, two groups of volunteers are proposed:

### **Block Captains**

This group of volunteers would only be activated if a disaster should occur and their only task would be to check their assigned block to determine who needs

help, then report that to SHPOA. So, these individuals might never be used. After we get enough Block Captains, I would have a short meeting periodically (once/year) to make sure they know what to do.

### **CERT Group**

The acronym stands for Community Emergency Response Team. This group of 8 to 10 would have two responsibilities, 1) assist residents with their own prep for emergency and disaster ahead of time, and 2) providing help to those in trouble after a disaster occurs. Members of this group would need to take the CERT Training to make sure they have the basic skills. This free training is offered periodically by the Hemet Fire Department. One-hour meetings would occur every several months.

I have already had several residents indicate that they would be interested in volunteering. I will be contacting these individuals soon. If you would like to join in and serve your Seven Hills community by volunteering for either of these groups, click on the email link below and let me know. Also, if you have any questions, use the same link.

### **New Hemet Fire Department Emergency Coordinator**

I was recently privileged to meet and discuss disaster planning with the New Hemet Emergency Coordinator, Amber Perez. She is a real fireball and is putting a number of ideas into effect to help Hemet communities with disaster preparedness.

- She is going to help Seven Hills become a Firewise USA community. This would make SHPOA eligible to receive grants for fuels abatement and installation of materials to make our community more fire resistant.
- Amber is setting up an Open House at the downtown fire station on October 12<sup>th</sup> wherein emergency providers will have displays and materials for those interested in learning more.

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- She's putting together a contest to receive free smoke detectors.
- She is bringing together various emergency groups including amateur radio operators (ARES) to make certain that communication is maintained during a disaster.
- She will be continuing the CERT training in October for those wishing to receive said training. I asked her if shorter training sessions could be provided directly to Seven Hills residents and she was open to that.

More detail on these items will be forthcoming.

In addition to these, Amber will be presenting at the September 4<sup>th</sup> SHPOA Board meeting at 6:30 at the Clubhouse at Seven Hills (formerly Members Club).

She will provide more information about these ideas and can answer any question you might have about them.

**I would end with one thought.** For those of us not seriously affected by a disaster, we will merely be uncomfortable, perhaps very uncomfortable. For those in that group, don't forget YOYO, that is "you're on your own." The better you can prepare your own home for a disaster with appropriate materials, water, and food, the better off you will be.

*Bob Fisk*  
*Safety Monitor*  
*SHPOA Board of Directors*  
*safetymonitor@sevenhillspoaofhemet.com*  
*safetyspoa@gmail.com*



**OUR NEWSLETTER DISTRIBUTERS ARE COMING ACROSS MANY MAILBOXES THAT HAVE SPIDER WEBS ON, AND AROUND THE MAIL CLIPS. THIS IS A MAJOR ANNOYANCE, AS WELL AS A POSSIBLE DANGER, DUE SPIDER BITES.**

**PLEASE SHOW YOUR APPRECIATION FOR OUR VOLUNTEERS BY BRUSHING OR WASHING OFF YOUR MAILBOXES AND CLIPS.**

**THANK YOU VERY MUCH FOR YOUR CONSIDERATION.**



Jul 20, 2024, 3:21 PM



# ARCHITECTURAL COMMITTEE REPORT FOR SEPTEMBER 2024

BY: VINCENT OLIVERI



Homeowners often have the same question when it comes to gutter guards: Are they worth it? Yes, quality gutter guards are worth it because they do in fact prevent debris buildup within your gutters. A buildup of debris can easily cause the gutters to clog and overflow which may lead to water damage to your home's exterior and foundation.

While most homeowners would benefit from having gutter guards installed, there are exceptions. We'll explore why you might – or might not – want to invest in gutter guards. We'll also explain the different types available and highlight a few of the best gutter guards on the market.

The average cost of gutter repair can range from \$150 to \$630.

## Reasons to Install Gutter Guards

The biggest reason to install gutter guards is to save yourself the time, money, and hassle associated with backed-up or overflowing gutters. Gutter guards may not be able to prevent every possible issue, but they can make your life easier in many situations. "Gutter guards offer significant advantages in terms of preventing water damage" says Gavin MacRae, owner of GJ MacRae Foundation Repair. "[Gutter guards] reduce gutter maintenance and extend the lifespan of gutters."

The cost to install gutter guards may be worth it if you have experienced or are concerned about any of the following issues:

## Pest Infestations

Without gutter guards, pests can make themselves at home in your gutters. Mice, squirrels, bats, and birds can build nests in them, for example. Spiders might spin webs and lay eggs, and mosquitos can take advantage of the wet environment. In addition to any other problems these pests might cause, their presence can clog or damage your gutters. Gutter guards help by making your gutters much less hospitable and more difficult to access.

## Brush Fires

Gutters filled with dry leaves and pine needles can be a fire hazard, especially if you live in an area prone to wildfires. Embers can travel in the wind, land in your gutters, and set

the debris ablaze. Gutter guards help by reducing debris buildup and forming a physical barrier between wind-blown embers and any debris that makes its way into your gutters.

## Blockages

When your gutters develop a blockage, you must spend time, money, or both to address the issue before it becomes a bigger problem. For instance, the weight of trapped water and waterlogged debris can cause the gutters to sag or pull away from your home. They can also develop rust and leaks. High-quality gutter guards can significantly reduce or eliminate blockages, which means less frequent maintenance and repairs.

## Water Damage

Clogged gutters can cause several types of water damage. They can overflow, causing soil erosion, foundation cracks, or the water can back up in your roof and ceiling. As the water makes its way into places it should not be, mold and mildew can begin to grow. The runoff can even carve trenches through your yard and damage your landscaping. Gutter guards help block clog-causing pests and debris and, in turn, prevent water damage.

## Biological Growth

Clogged or dirty gutters provide everything seeds need to germinate water, air, light, and warmth. Your gutters might even provide sufficient soil and food. As a result, mold spores, spores, and other seeds can make their way into unprotected gutters and begin to grow. Mold, mildew, and bacteria can also grow in your gutters. The best gutter guards can keep seeds out and allow water to flow properly.

## Types of Gutter Guards

Homeowners today can choose from several types of gutter guards. Each type has its advantages and downsides.

- Foam
- Brush
- Screen
- Reverse Curve or Surface Tension
- Mesh or Micro-Mesh

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### **Downsides of Gutter Guards**

While gutter guards can be a valuable investment for many homeowners, there are a few downsides to them that include the need for periodic maintenance and cleaning, not eliminating all debris in your gutters, and the cost considerations.

### **Not Maintenance Free**

While many people might assume that once you install gutter guards, you do not have to worry or care for them, this is not entirely the case. Occasionally, they need to be cleaned to remove any debris on top of the gutter guard that might be impeding water flow. They also need to be inspected periodically to determine if any damage has been incurred from strong winds or heavy debris.

### **Doesn't Eliminate All Debris Buildup**

It is important to recognize that some debris will likely still accumulate in the gutters, especially depending on the type of gutter guard you choose. Therefore, gutter guards do not eliminate the need to clean out your gutters, but greatly reduce the frequency of it.

### **Cost Considerations**

Gutter guards, particularly professional installation from trusted companies, can be a large investment. This is particularly the case if you install new gutters along with gutter guards. It is important to understand the costs before you commit to installing gutter guards so that you can make the best decision for yourself and your budget.

### **DIY vs. Professional Installation**

The Home Depot, Lowe's, and other home improvement stores sell a variety of DIY-friendly gutter guard solutions. You can even find certain brands on Amazon. Installing gutter guards yourself will give you much more control over the timeline and cost. However, the installation could take several hours, depending on the type of gutter guards you choose and your skill level. Your selection will also be limited compared to what a professional gutter company can offer.

Professional installation is the safer option, especially if you want to ensure that your investment is worthwhile. Not only do professionals have access to the highest quality products, but they are also better equipped to install them.

Professionally installed gutter guards also tend to have better warranties than their DIY counterparts. This option will come with a much higher price tag, though.

I want to thank those of you that fill out the architectural applications and get the approval before starting any work. Please note if you have any doubts about house color selections you can visit the Seven Hills website for a complete pallet of pre-approved colors for any part of your home at [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com). Please be sure and submit the color number or chip that you are selecting before starting any work. You can paint your home the existing color if it is one of the approved colors found on the website. If you have any questions, please do not hesitate to contact me and I can help you through the process or answer any questions you may have. If you would like me to visit your residence prior to the start of any work or bring the color chart to you to view next to the house in the sun or shade that can certainly be arraigned or you're welcome to come to my house to see the color board charts.

If you have any other questions about other potential improvements such as solar panels, landscaping, roofing, fencing, storage sheds, or gates, please do not hesitate to call or email me, and I will get back to you as soon as possible.

My phone number is (844) 474-4557, ext 704. My new email address is: [arch@sevenhillspoaofhemet.com](mailto:arch@sevenhillspoaofhemet.com), and my address is 2969 Blue Spruce Drive. You may submit the **ARCHITECTURAL REQUEST FORM** by email, or you can leave it on my mailbox clip. Please print clearly and I will turn it around and bring it back to you as quickly as I can.

On behalf of the community, many thanks to all of you who have been making improvements and keeping up with the maintenance to your property as everyone benefits from a well-maintained neighborhood and makes Seven Hills one of the premier 55+ communities in Hemet.

*Vincent Oliveri,  
Architectural Chairperson  
SHPOA Board of Directors*

**HAPPY GRANDPARENT'S DAY!**



# CC&RS REPORT FOR SEPTEMBER 2024



*Announcing!*



The rules carry with them specific language because dog owners continue to unleash their dogs (without regard to the potential harm that can cause), walk (and potty) them on the golf course (which is an open space within our community) and fail to carry doggie waste bags during dog walks. And while it may be difficult to curb where exactly a dog does their business, it is certainly reasonable to expect that residents would take care not to leave evidence.

## Presidential Election 2024

As we move through the Presidential Election, please keep in mind what our CC&Rs say regarding signage:

### *Political Signs and Flags*



*Any political signs or flags displayed must be limited to 90 days. Flags should be no larger than 3' x 5' and signs no larger than 24" x 24". All political signs or flags must be removed within 24 hours following the designated election date.*

The CC&R branch of the SHPOA has a new CC&R Team! Joining me are two stalwart volunteers, Patti Courtois and Aurora Saenz. I am so grateful to have these fine people to work with! Together we will be sharing the important work of CC&R compliance and ongoing modification of our rules as part of our process. When you see us driving the streets of our community, please know that CC&R enforcement is not something we do TO you. It is something we strive to do FOR us ALL.

## PLEASE CURB YOUR DOGS!

One would think that our CC&Rs would be clear enough. But the CC&R committee continues to receive complaints and has been pressed to further clarify these articles with the addition of rules.



## RULES

The new rule proposals are being reprinted in a more streamlined version this month. Please note that Article 7.10.4 has been newly modified. We continue to invite your comments and hope you will attend our September meeting to join in our discussion.

*Respectfully,  
Mauria Ganther, CC&R Chairperson  
SHPOA Board of Directors*

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**Explanation of 7.4.2 & 7.4.3:** This addition further restricts leashing to open areas and directs pet waste restrictions on artificial grass.

**ARTICLE 7.4.2 Leash Requirements for Dogs.**

Dogs shall only be allowed in the Community when they are leashed and otherwise under the supervision and restraint of their owners.

**RULE:**

*Dogs must be leashed when in unenclosed front yards/areas as well as other open spaces within the community.*

**ARTICLE 7.4.3 Pet waste.** Pet owners shall be responsible for the prompt removal and disposal of pet waste deposited by their pets within the Community.

**RULE:**

*Pet owners need to be respectful and not allow their pets to urinate and/or defecate on property owners lawns or artificial grass.*

**Explanation of 7.8:** The wording of the rule was changed to clarify the boundaries of the restriction. Additional text restricts the unsightly use of material being stored under cars for extended lengths of time. Trash receptacle protocols will now be found under this article in order to further enhance the appearance of the community

**ARTICLE 7.8 Storage.** No automobile, truck, recreational vehicle, off-road vehicle, utility trailer, board trailer, boat, temporary structure, construction material, or any similar item may be stored (covered or not) on any front, side or rear yard of any Lot. Parking vehicles outside of the garage shall be limited to the paved driveway. Occupants shall not keep any equipment, wood piles or storage piles unless it is screened and concealed from view of neighboring Lots and streets. Gazebos shall not be used for storage.

**RULE:**

**Vehicle**

*...When parking a vehicle on your property, it must be limited to the driveway only. Parking is restricted on rock landscaping, grass, sidewalk, and the walkway to your home. It must be limited to the*

*paved portion of the driveway only. No portion of a vehicle can extend onto the sidewalk.*

*No oil drip pan or other type of pan (cardboard, cloth, carpet, plastic or other item/material) may be placed under any type of vehicle, RV, motorcycle, etc, in a residential driveway or on the street.*

**Trash Receptacles**

*Trash receptacles should be located in the garage or backyard with attention given to reducing the visual impact to a neighbor. If the unit can only be located on the side of the house (and would be visible from the street), the unit should be located as far back from the front of the house as is practical to minimize the visual impact from adjoining lots and passing traffic.*

*Trash receptacles may be set out for collection the afternoon prior to a scheduled pickup and returned to storage before dark after collection.*

Rule approved by Board of Directors February 4, 2015

*If you have a side gate, trash receptacles are to be placed behind it.*

**Explanation of 7.10.1:** This change involves consolidating the city code and adding new clarification. Note that the newly published rule will be posted under the article with a reference to the city code that it will support.

**ARTICLE 7.10.1 Recreational Vehicle Parking.** Recreational vehicles, including without limitation, motor homes, travel trailers, camper vans and boats, shall not be parked in driveways more than seventy-two (72) hours for loading or unloading only. Recreational vehicles may not be used for habitation while parked in an Owner's driveway. Parking of any vehicle at the street curb is controlled by the City and is presently limited to seventy-two (72) hours.

**RULE:**

*...Any electrical cords associated with the vehicles listed above shall not cross the public or pedestrian sidewalk without a City of Hemet permit.*

**Explanation of 7.10.4:** This rule was previously found under 7.10.5. It will be placed under 7.10.4 for better clarification.

CONTINUED ON NEXT PAGE ➤

**ARTICLE 7.10.4 Parking Regulations.** The streets in the Community are public streets which are owned, maintained and operated by the City. This CC&Rs does not encumber such public streets, nor does the Association have the right to regulate the public streets in the Community.

**RULE:**

**Vehicle Maintenance/Repairs**

*Parking of any, and only one vehicle at a time, for maintenance/repair in driveways is limited to seventy-two (72) hours within a calendar month. Permitted vehicle repairs in driveway or garage (only): Residents of a subject property may make repairs on a vehicle registered to a member of the household of the same property, provided all repairs are completed within not more than seven-two (72) hours of initiation.*

*City of Hemet Sec 78-155*

**Explanation of 7.10.5:** This rule attempts to clarify garage use to include storage, hobbies, and noise.

**ARTICLE 7.10.5 Garage Use.** The garages shall be used for parking vehicles and shall not be converted for living or business purposes.

**RULE:**

*...Garages are permitted to be used for “quiet enjoyment” including storage or hobbies or other uses provided it does not include noxious or otherwise disturbing or unsightly uses that affect neighbors or other residents.*

**Explanation of 7.14:** This rule clarifies the responsibility of trees and shrubs as it pertains to the invasion of your neighbor’s property.

**ARTICLE 7.14 Trees and Shrubs.** Trees and shrubs may be planted or replaced as long as they still enhance the property when they are matured, and are compatible with the species already found in Seven Hills. No fruitless Mulberry trees will be permitted.

**RULE:**

*...Furthermore, it is the owner’s responsibility to maintain (i.e trim) any trees or shrubs that invade by extending beyond your property line.*

**Explanation of 8.1:** This change involves additional text (attached to what is already published) restricting the time that EZ-UPS are permitted to be erected.

**ARTICLE 8.1 Improvements and Changes Require Prior Approval.** No Improvement of any kind shall be commenced, erected or maintained within the Property by an Owner, nor shall any exterior addition to or change or alteration be made in or to any Lot by an Owner until the plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same shall have been submitted to and approved in writing by the Board as to quality of workmanship and materials, harmony of external design and location in relation to surrounding structures, setback lines, topography and finish grade elevation. Prior to submittal of plans and specifications to the Board as provided in Section 8.2 of these CC&Rs, the Owner shall obtain a building permit from the City for the Improvements and comply with all City requirements set forth in the City Municipal Code and other applicable laws.

**RULE:**

**Tarps, Gazebos, EZ-UPS, Window Air Conditioners, etc.**

*No improvement of any kind shall be commenced, erected or maintained within the Property by an Owner without architectural approval. This includes colored plastic tarps/cloths for plant covering, shade cloths, Gazebos, EZ-UPS, window air conditioners or any other exterior addition or changes made to the property or lot without the submission of the necessary documentation (Architectural Request Form) and approval by the Board of Directors or Architectural Director as to the quality of workmanship or materials. EZ-UPS can only be set up in the backyard of a property for 72 hours in any one month.*

**Explanation of 8.6.5:** This change involves deleting the word “patios” from the rule.

(This article was not copied out of consideration for space.)



## **We Now Accept Credit Cards!**

**Seven Hills Property Owners Association is proud to announce that we are now able to accept major credit cards for payment of association dues and advertising in our monthly newsletter. \* These following credit cards will be accepted:**



**\* PLEASE NOTE: THERE WILL BE A 3.99% BANK TRANSACTION FEE ADDED TO YOUR PAYMENT. THIS TRANSACTION FEE MAY NEED TO BE ADJUSTED +/- IN THE FUTURE, DEPENDING ON FUTURE BANK REGULATIONS AND CHARGES.**



## **CAN YOU FIND THIS?**

***Somewhere hiding in this newsletter is a symbol, icon, clipart, etc. It can be anywhere....it can be located in an ad, it can be somewhere in a message, report, or article. It can be BIG, or it can be small.***

***Once you find it, you will have from the time you receive your newsletter until 3:PM on the 1st of the month. Just call our Administrator Sandra Allbright at: (951) 658-6178 or email your answer to sevenhillsmembership@gmail.com, between the hours of 9:AM - 3:PM. All names with the correct answer will go into a drawing, to be held on the 1st Wednesday of the month. You will be notified if you're the winner of a \$25 gift card to a local grocery store or restaurant! Last months icon was found on page #45.***

***This month's icon to find is:***



***Good Luck!***

# OFFICIAL FORMS

**ATTENTION: YOU ARE NOW ABLE TO "CLICK" ON ANY OF THESE FORMS TO FILL THEM OUT**

A **RESIDENT INFORMATION FORM** is requested for new residents or sent with your annual payment **"if information has changed"**. EMERGENCY CONTACT INFORMATION is **required** by California Civil Code Section 4041. This form needs to be submitted when personal phone numbers or emergency contact names/phone numbers change. You will find this form included in each monthly newsletter and on our website at: [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com).  
**Please include your email address(es).**

## RESIDENT FORM:

Name of Resident:  Address:

Email Address(es):  Date:

## EMERGENCY CONTACT INFORMATION:

This information will be considered personal and confidential and will only be used for the safety of personnel, property, security, or other emergency. Information may only be provided to law enforcement, medical or other appropriate personnel.

Provide name, address, phone numbers and relationship (next of kin, closest relative, neighbor, friend), etc.

Please list home and/or cell phone numbers for ALL residents below:

Own  Rent

Landlord:  Address:  Phone:

List all Residents (attach list if needed).

**LIST BIRTHDAYS & ANNIVERSARIES ONLY IF YOU WANT THEM PRINTED IN THE MONTHLY NEWSLETTER.**

Last Name:  First Name:  Birthday (Mo./Day):

Last Name:  First Name:  Birthday (Mo./Day):

Last Name:  First Name:  Birthday (Mo./Day):

WEDDING ANNIVERSARY: MO.  DAY

LIST NAME(S) AND ADDRESS IN DIRECTORY?  YES  NO

LIST PHONE #?  YES  NO



## Architectural Request Form

Please refer to the Seven Hills Covenants, Conditions and Restrictions (CC&Rs) for specific details required for each propose change. If unapproved alteration is made prior to receipt of the approved POA Architectural Request Form, the homeowner may be required to return the property to its former condition at the sole expense of the homeowner.

**Contact Information:** Please fill in this form, print it out, and give it OR email it, to the Architectural Committee.

Name:  Date:

Address:

Phone Numbers:  E-mail:

**Proposed Start Date:**  **Completion Date:**

---

**Proposed Improvements:** Describe fully, include paint chips (with color and number), building material list, landscape plan, fence layout, site plan, elevation drawings and other plans or brochures for patio, decks, walls, gates, roofing, solar, sheds, etc. Attach additional description pages if necessary and/or **permit if needed.**

Re-Roof with Shingles – Color:   Re-Roof with Tiles – Color:

Walls  Fence  Gates  Security Doors  Solar Panels  Patio  Deck

Other:

---

**Exterior Color Painting: 8.6.6 Exterior Colors** All exterior colors of residences and any other structure involving color changes requires approval. **Painting of an existing structure must be approved to comply with Architectural Committee approved colors or conformance to surrounding neighboring properties.** This requirement applies to siding, front doors, shutters, trim, garage doors, gates and/or walls, awning, wrought Iron and other exterior painting. **Repainting of your house even when using the same colors requires the submission of an Architectural Request Form and color chips or paint samples to the Architectural Committee.** All requests for change in exterior colors will be reviewed on an individual basis with regard given to adjacent homes. **The Architectural Committee has color samples (chart of colors allowed) from which residents are required to choose.** Rule approved by Board of Directors - September 5, 2018.

Home Color:   Trim Color:   Siding Color:

Shutter Color:   Front Door Color:   Security Door Color:

Garage Door Color:   Gates/Fence Color:   Awning Color:

Other:

CONTINUED ON BACK PAGE ►

# Architectural Request Form

Please note that it is the goal of the Architectural Director to work with every homeowner to ensure the structural soundness of the improvement being proposed is adequate and that the safety of the homeowner and neighboring property owners will be protected. Every attempt will be made by the Committee to review the plans and supporting documents submitted to it as quickly as possible to avoid unnecessary delays with your project.

## ARTICLE VIII ARCHITECTURAL CONTROL

**8.1 Improvements and Changes Require Prior Approval.** No Improvement of any kind shall be commenced, erected or maintained within the Property by an Owner, nor shall any exterior addition to or change or alteration be made in or to any Lot by an Owner until the plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same shall have been submitted to and approved in writing by the Board as to quality of workmanship and materials, harmony of external design and location in relation to surrounding structures, setback lines, topography and finish grade elevation. Prior to submittal of plans and specifications to the Board as provided in Section 8.2 of these CC&Rs, the Owner shall obtain a building permit from the City for the Improvements and comply with all City requirements set forth in the City Municipal Code and other applicable laws.

**ARTICLE 8.1 Architectural Changes - Start and completion of work:** Prior to submittal of improvements and changes homeowners must have a timeline of completion. Architectural Committee should have an approximate beginning date and completion date subject to permissible delays. All Improvements and changes approved by the Architectural Chairperson must be commenced within 3 days following the date of approval and must be completed within 30 days of the approval date. Any work not completed within the time frame will be deemed unapproved, requiring the homeowner to resubmit the application for approval before undertaking the project. Rule Approved by Board of Directors 3/7/18.

**8.6.4 Roofing.** Replacement roofing shall conform to the roofing being replaced. Homeowners may make a request to the Board in writing with samples of other types of roofing, including asphalt. Samples of material and colors to conform and perform to quality of existing roofing material and blend with roofing colors of adjacent buildings. Extreme color variations shall not be permitted. All changes shall be reviewed by the Board and permission, or denial be given in writing to Owner.

### Agreement and Signature

**By submitting this application, I understand that I must receive approval from the Architectural Committee Chairperson in order to proceed. I understand that prior to submittal of plans and specification to the Architectural Committee, I shall obtain a building permit from the City for the improvement (if needed) and comply with all City requirements. I agree to complete improvement promptly after receiving approval.**

Name (Please Print)

Signature \_\_\_\_\_

Date

**OR**

### **YOU MAY SIGN ELECTRONICALLY BELOW**

#### **Electronic Signature Agreement**

By checking this box, you are signing this Form/Agreement electronically. You agree your electronic signature is the legal equivalent of your manual/handwritten signature on this Form/Agreement. You consent to the legally binding terms and conditions of this Form/Agreement. You further agree that your signature on this document (hereafter referred to as your "E-Signature") is as valid as if you signed the document in writing. You also agree that no certification authority or other third party verification is necessary to validate your E-Signature, and that the lack of such certification or third party verification will not in any way affect the enforceability of your E-Signature or any resulting agreement between you and Seven Hills Property Owner's Association.

**SEVEN HILLS MEMBER COMMENT REQUEST SHEET**  
**REQUEST TO SPEAK AT MONTHLY BOARD OF DIRECTORS MEETING**  
(1<sup>ST</sup> WEDNESDAY OF EACH MONTH - 6:30 AT SEVEN HILLS MEMBERS CLUB)

NAME \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ DATE

ADDRESS \_\_\_\_\_ PHONE

WHAT WOULD YOU LIKE TO DISCUSS? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

YOUR SIGNATURE \_\_\_\_\_

Speaking is limited to three (3) minutes. The Board of Directors may choose to respond or ask questions. The Board of Directors will not vote on any topic unless it is printed on the agenda. The Board of Directors may schedule your topic as a future agenda item.

**SHPOA CC&R VIOLATION CONTACT FORM**  
(TO REPORT VIOLATIONS - PLEASE USE THIS FORM)

My Name \_\_\_\_\_ Phone # \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ Date

I wish to have the CC&R Committee look at the following address: \_\_\_\_\_

Reason for complaint: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (Please attach more pages if needed)

Your Signature \_\_\_\_\_

PLEASE CUT AND MAIL THIS FORM TO: SHPOA CC&R Committee  
P.O. Box 177  
Hemet, CA 92545



## September Birthdays

**2**

Ruby Best  
Ray La Pointe  
Gloria Linton  
Patricia Mckevitt

**3**

Dolores Acevez  
Traci Boyd  
Beverly Glynn  
Daniel Murphy  
Michael Norman

**4**

Jim Burton  
Zenaida De Leon  
Don Gage  
Cindy Kotoff  
Dave Kramer  
Olivia Ramirez-Garcia  
Nelly Romero

**5**

Mary Ellen Hudson  
Wags Wagener

**6**

Minda Needham

**7**

Karen Cunningham

**8**

Penny Logue  
Bill Marsh  
Richard Mestas

**8**

Francisco Romero  
Flora Sheftel

**9**

Shirley Buckley  
Deborah Forbes  
Jean Robertson

**10**

Marylou Adame  
Marcelo Borja  
Zenaida Lara

**11**

Yolie Fiscus  
Betty Pizzica

**12**

Janet Keys

**13**

Bill Marshall  
Jo Ann Mayhew  
Danelle Patterson  
Walter Stoddard  
Jon Tate

**14**

David Denne  
Paul Glasser  
Ray Roorda  
Andy Windsor  
Jan Windsor-Jones

**15**

Hal Oberman

**16**

Barbie Klopp  
Robert Morris  
Linda White

**17**

Lucia Hastings  
Gary Klopp  
Stephen Lux

**18**

Josefina Borja  
ERIC LEE  
Vivien Nowak  
Donna Robinson  
Charles Tarouilly

**19**

Lois Henninger  
Sue Marshall

**20**

Jo Anne Cawrse  
Michael Tyler

**21**

Bob Henderson  
Barbara Mc Millan  
Paul Wagstaff

**22**

Ray Grafius  
Armand Lotman  
Rosielyn Soberano  
Deborah Starr

**23**

Lori Hardin  
Marion Herron  
Melissa Mills  
Sylvia Singleton

**24**

Yolanda Camacho  
Vanessa Edgar  
Madeline Gregoire  
Rosa Lopez  
Mary Olay  
Nancy Wolf

**25**

Edward Griffith

**26**

Janet Lang

**27**

Carol Jenson  
Dodie O'neal  
David Vanbuskirk

**28**

Daniel Decker  
Dennis Leoncini  
Nancy Overholt

**29**

John Ibrahim

**30**

Wanda Lightfeldt  
Ernest Mccammon

# HAPPY ANNIVERSARY

## September Anniversaries

5

Skip & Sandra Doughty  
Ken & Diane Graff

7

Mike & Kathy Maggard

8

Tony & Irma Garcia

9

Marcelo & Josefina Borja

9

Clyde & Nancy Farren/Wolf

10

Dean & Annette Temple

12

Armand & Debra Lotman

16

Bill & Sue Marshall

17

Gary & Gail Hockenberry

21

Walter & Joann Stoddard

24

Dick & Cindy Simpson

29

Ranferi & Marion Bailon  
Joseph & Patricia Manista



## Loving Prayers

If you have a family member, friend or neighbor who is need of some loving prayers, please call Gary Bieber at: (844) 474-4557, ext. 4 or email to: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@gmail.com) and I will place their name in this prayer notice.

**SENDING GOOD THOUGHTS AND PRAYERS TO EVERYONE IN OUR SEVEN HILLS COMMUNITY**

### **SYMPATHIES & CONDOLENCES:**

FOR THE PASSING OF: VERNA DISANTO, JOHN PHILLIP, JANET HASTINGS,  
STEPHEN WYSONG, SHARON L. GRUBER, AND GARY SANFORD



# CLUBHOUSE POOL TEMP:

85 Degrees

AT SEVEN HILLS

NEW OFFICE HOURS

7 DAYS A WEEK 10am - 1pm

Reach us at 951-658-2234

NEW SIMPLE PRICING:

\$30 / month per person

Second person 50% off

## Clubhouse Update



**Women's Club Craft Fair Saturday, October 5th**

We have plenty of spots available, if you are interested in selling your crafts, we still have a few spots available for purchase. , please contact DeDe at 619-905-3380

**BREAKFAST & MUSIC with your neighbors**

**Saturday, September 14th @ 9 am - 11 am**

We will serve a hot breakfast and for your enjoyment we have Marshall playing his guitar.

**The pool is heated at 85 degrees**

The pool is heated to 85 degrees and ready for your enjoyment. Water exercise with Dasha on Tuesdays & Thursdays at 9:00 am and Evening classes on Fridays at 7 pm

**Monthly Concert & Dinner Septemebr 18th 5pm - 8pm**

Come out for our monthly concert at the clubhouse. We are focused on making our member's dollars last, this month's dinner will be \$8 per meal. This month we have Edward "EJ" coming to sing his talents amd joy which music has given him

## September 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>1</b>	<b>2</b> 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	<b>3</b> 10 - 1:00 Office Open 10 - 1:00 Office Open 10 - 12:00 SB Practice 12 - 3:00 Hand & Foot  6:00 Bingo \$5	<b>4</b> 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Tai Chi Class	<b>5</b> 10--1:00 Office Open 9:00 water exercise  6pm SCAT	<b>6</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise  6:00 Left-Center-Right 18 Quarters 6 One Dollar Bills 7pm Water Exercise	<b>7</b> 10 - 1:00 Office Open
<b>8</b> 10-1:00 Office Open	<b>9</b> 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	<b>10</b> 10 - 1:00 Office Open 10 - 1:00 Office Open 10 - 12:00 SB Practice 12 - 3:00 Hand & Foot  6:00 Bunco \$6	<b>11</b> 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Tai Chi Class	<b>12</b> 10 - 1:00 Office Open 9:00 water exercise	<b>13</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise  7pm Water Exercise	<b>14</b> 10 - 1:00 Office Open
<b>15</b> 10-1:00 Office Open	<b>16</b> 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards 2:00 The Woolies	<b>17</b> 10 - 1:00 Office Open 9:00 Water Exercise 10 - 12:00 SB Practice 12 - 3:00 Hand & Foot  6:00 Bingo \$5	<b>18</b> 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Tai Chi Class 2:00 SB Meeting  5:00 Dinner /Band	<b>19</b> 10 - 1:00 Office Open 8:30 POA Meeting 9:00 water exercise  6:00 SCAT	<b>20</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise  6:00 Left-Center-Right 18 Quarters 6 One Dollar Bills 7pm Water Exercise	<b>21</b> 10 - 1:00 Office Open
<b>22</b> 10-1:00 Office Open  5-7:00 pm Karaoke	<b>23</b> 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	<b>24</b> 10 - 1:00 Office Open 9:00 Water Exercise 9 - 12:00 Valley Quilters 10 - 12:00 SB Practice 12 - 3:00 Hand & Foot  6:00 Bingo \$5	<b>25</b> 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Tai Chi Class 9:00 sweet peas	<b>26</b> 10 - 1:00 Office Open 9:00 water exercise  6:00 Pokeno 6:00 Spiritual Meeting	<b>27</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise  5:00 Sunsetter's Dinner 7:00 Water Exercise	<b>28</b> 10 - 1:00 Office Open
<b>29</b> 10-1:00 Office Open	<b>30</b> 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards					

Notes:



**YOUR CLUBHOUSE AT SEVEN HILLS IS HAVING A NEW YEAR'S EVE PARTY AND YOU ARE INVITED TO JOIN IN THE FESTIVITIES ON TUESDAY, DECEMBER 31ST, FROM 6:PM TO 10:PM.**

**WE WILL HAVE TV AND PROJECTOR SHOWING THE NEW YORK TIME SQUARE BALL DROP - OPEN TO ALL POA RESIDENTS**

**TICKETS WILL BE ON SALE (\$25.00 PER PERSON) STARTING OCTOBER 1ST - NOVEMBER 30TH OR UNTIL TICKETS ARE SOLD OUT LIMITED SPACE - BUY YOUR TICKETS EARLY.**

**CATERING BY CHEF MICHAEL: CHICKEN MARSALA (SAUTÉED CHICKEN BREAST IN A MUSHROOM MARSALA WINE SAUCE) OR TRI-TIP (WITH GARLIC MASHED POTATOES) SERVED WITH A CAESAR SALAD, DINNER ROLL, VEGETABLE MEDLEY, AND VELVET CAKE FOR DESSERT.**

**ENTERTAINMENT BY: DJ ALEX**



# CRAFT FAIR

## SEVEN HILLS WOMEN'S CLUB 36<sup>th</sup> Annual Craft Fair **OPEN TO THE PUBLIC**

**Saturday, October 5<sup>th</sup>, 2024**

**Seven Hills Member's Club • 3050 Jacaranda Way, Hemet**

**Open to the public from 8:00am – 2:00pm**

**HOURLY RAFFLES • COFFEE & DONUTS • BBQ PULLED CHICKEN SANDWICH LUNCH  
(OUTSIDE AND OVERHANG SPACES AVAILABLE)**

**For more information email: [1ddmalone@gmail.com](mailto:1ddmalone@gmail.com) or Call (619) 905-3380**



If you would like to be notified for only upcoming SHPOA events and SHPOA meetings, please email me at "[vp@sevenhillspoaofhemet.com](mailto:vp@sevenhillspoaofhemet.com)". I will be happy to add you to the email blast list. Your email address will not be shared or used for ANY other purpose. BTW, it is never too late to get your Surveys back to me.

*With joy to serve you,  
Linda Wilcox  
SHPOA Vice President*





# SEVEN HILLS SENIOR SINGLES



## September 2024 – News & Information

*By: Lori Gastelum*

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Our July lunch at the Lemongrass Thai restaurant was delicious. Thanks to Pat McK. for recommending it. Linda News. showed us how to get out of paying the 3.5% service fee they charge – just pay with cash. We welcomed a new member to our group – Welcome Leonard!

Happy Birthday to the July people.....I forgot to mention you in last newsletter, Bruni A, and Alphonso G. I hope you enjoyed your special day.

Our August 28th meeting will be held at the Clubhouse from 10 to noon. Membership is not required for our meeting. Let's regroup and plan some future activities.

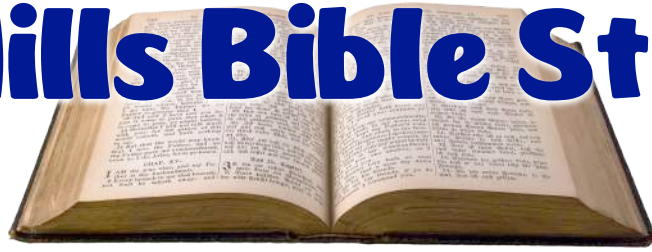
September 28th will be our next Saturday lunch – please mark your calendars accordingly.

For the Clubhouse members, I would like to recommend the Continental breakfast on Mondays at 10am, and then a dip in the pool. Also, take a look at the Monthly Concert & Dinner series.

August birthdays: Maxine C.

For info, I can be reached at 310 780-3027 or [lori\\_gastelum@yahoo.com](mailto:lori_gastelum@yahoo.com).

# 7 Hills Bible Study



## How Can I Know If I'm Saved?

Isn't that a thought-provoking question?

I'm not a Bible scholar, but here's what the Bible tells me.

**Luke 13:23.** Jesus says: He went on his way through towns and villages, teaching and journeying toward Jerusalem. 23 And someone said to him, "Lord, will those who are saved be few?" And he said to them, 24 "Strive to enter through the narrow door. For many, I tell you, will seek to enter and will not be able.

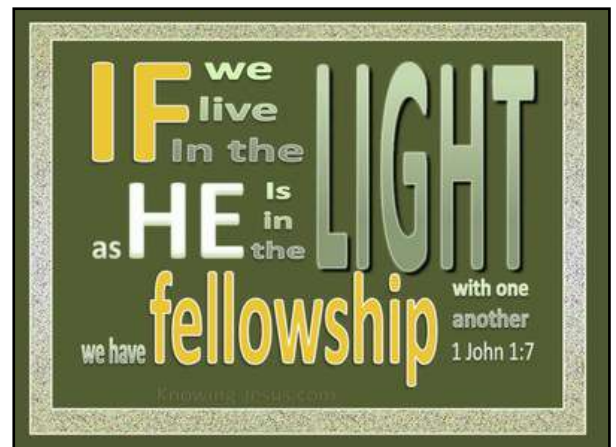
Jesus doesn't say if only a few will be saved, but He does say strive to enter through the narrow door.

**In Matthew 7:21-23** Jesus says: "Not everyone who says to me, 'Lord, Lord,' will enter the kingdom of heaven, but the one who does the will of my Father who is in heaven. 22 On that day many will say to me, 'Lord, Lord, did we not prophesy in your name, and cast out demons in your name, and do many mighty works in your name?' 23 And then will I declare to them, 'I never knew you; depart from me, you workers of lawlessness.

Think about that. If these people can't get in through the narrow door, do I have that saving faith that allows me to enter inherit the Kingdom of God?

In 2nd Corinthians 13:5, the apostle Paul says: Examine yourselves, to see whether you are in the faith. Test yourselves.

We invite you to join us beginning Tuesday September 3rd at 3pm as we begin a four-week study through the book of 1st John. In this epistle, John gives us 4 tests to determine if we have this life saving faith.



We urge you to join us as God assures us how we can have saving faith and inherit His Kingdom. For more information, call Joe, Joanie or April Zeigler at 951-658-7610.



# City Update

August 1, 2024



## UPCOMING COMMUNITY EVENT HIGHLIGHTS

- Street Rehabilitation Project Nears Completion.
- Hemet Welcomes State-of-the-Art Public Safety Mobile Command Center.
- Hemet Launches New Commercial Facade Improvement Grant Program.
- General Municipal Election: Key Information for Hemet Voters and Prospective Candidates.
- Join Us for Hemet's 2024 National Night Out.
- Last Chance to Showcase Your Property in Hemet's Beautification Contest.



## Unity Valley Church

Home of the *Daily Word*

- Uplifting Sunday Services
- Spiritual enrichment classes
- Prayer support
- Monthly Potlucks, Fellowship,
- Fun, & Social connection

***\*Discover Unity, a positive path for spiritual living.***

***\* Please visit our website for upcoming classes & events.***

### Sunday Service

**10:00 A.M. SERVICE  
MEDITATION: 9:30 A.M.**

**All are welcome!**  
140 N.Buena Vista Street,  
Hemet, CA 92543

[www.unitychapel-hemet.com](http://www.unitychapel-hemet.com)

**Facebook:** Unity Valley Church Hemet

**Church Office: 951.658.4290 Email:**  
hemetunity@yahoo.com



**Experience  
Joy, Love,  
Peace  
Gratitude**

**Our historic chapel and spacious fellowship hall is available to rent for weddings, receptions, vow renewals, and gatherings.**

# PETS!



## EMERGENCY PET SERVICES 24 HOURS / 7 DAYS A WEEK

### EMERGENCY PET INTENSIVE CARE (EPIC VETS)

27727 Jefferson Ave., Temecula

Office Number: (951) 695-5044

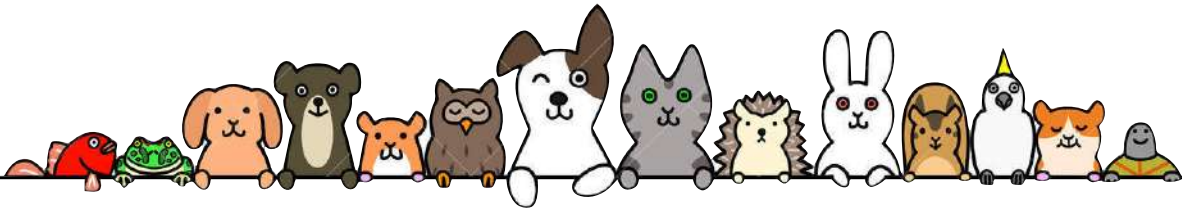
Website: <https://epicvets.com>

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39809 Avenida Acacias, Suite E, Murrieta

Office Number: (951) 600-9803

Website: <https://vcahospitals.com/california-veterinary-specialists-murrieta>



HAPPY  
LABOR DAY  
09/02/24

### A Note From The Editor

If you would like to receive your monthly newsletter a little bit sooner (**IN COLOR**) via E-Mail, and also feel good about saving some trees, please contact me at: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@gmail.com), and I will set you up for monthly e-mail deliveries of our community newsletters.



Sincerely,  
Gary Bieber, Editor





**Call: (800) 491-7123  
FOR HELP**

## **Elder and Dependent Adult Abuse**

### **ADULT SERVICES DIVISION**

Every year, thousands of at-risk adults are victims of abuse and/or neglect. This is unacceptable. Adult Protective Services (APS) is here to fight for you and your loved ones.

Starting January 1st, 2022, Riverside County Adult Protective Services will serve clients 60 years of age and older, as well as dependent adults ages 18-59. We intervene and assist

elder or dependent adults to alleviate physical, sexual, and financial abuse, neglect, isolation, abandonment, abduction, and mental suffering.

If you suspect an older or dependent adult is being abused or neglected, call APS' 24-hour, 7-day a week hotline at (800) 491-7123. APS social workers respond to reports of elder and dependent adult abuse. Our in-person response system is available anytime.

(CLICK ANYWHERE ON THIS AD FOR MORE INFORMATION AND RESOURCES)



**Care-A-Van Transit Inc. is a non-profit, founded to meet the transportation needs of the elderly and disabled. The project provides curb to curb transportation services to those most in need.**

Care-A-Van's mission statement "Transportation with A Heart" helps bring independence, care, and compassion to seniors, disabled and truly needy.

Care-A-Van provides transportation to the following:

- DOCTOR, EYE, DENTIST AND OTHER MEDICAL APPOINTMENTS • PRESCRIPTIONS**
- APPOINTMENTS FOR CANCER, ALZHEIMER'S, PARKINSON'S, KIDNEY, AND HEART PATIENTS**
- SENIOR AND COMMUNITY EVENTS • GROCERY AND CLOTHING STORES, AND MORE**
- WE ALSO TRANSPORT TO VA LOMA LINDA HOSPITAL AND MEDICAL CLINIC**

**We'd love to hear from you! For answers to all your questions or to set up an appointment, please phone us at: (951) 791-3572.**

**Care-A-Van's services are free. We request a \$3.00 donation each way. However, passengers are never turned away due to inability to pay.**

# Seven Hills Bargain Spot

Welcome to the Seven Hills Bargain Spot, where you can place 1 **FREE** classified ad up to 200 characters. **NO ADS FOR REAL PROPERTY.** Please email your ad to the editor at: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@gmail.com). You may also place your ad on our website, under the "Forms" drop down menu. The deadline to place your ad is the 12th of each month. Ads will run for 2 issues. The editor reserves the right to edit ads for grammar, content, and length.



## FOR SALE:

2007 Dodge Ram 2500 Mega Cab. 145,539 miles on Cummins 6.7. New smog cert, tow package, bed cover, bed liner, tailgate ladder. AM/FM/6-CD, KARR factory installed alarm. Very good cond. inside and out. \$21,500 OBO.  
Call or Text: (951) 764-6765.

## FOR SALE:

Tour Edge Irons, used once. Still like new. \$150.00 OBO.  
Call: (951) 260-3382.

## FOR SALE:

2016 Dodge Ram Pickup Truck. V-6 EcoDiesel Engine; Crew cab, 4-door, 35,337 original miles. New battery, Snug-Top Shell. Many additional add-ons. \$30,500.00.  
Call: (951) 766-4093.

## FOR SALE:

Macular Degeneration low vision Optelec Clear View reading magnification system. Excellent working condition. Sells new \$4000. Asking \$1500.00 obo. For more details visit: [www.usoptelec.com](http://www.usoptelec.com).  
Call: (626) 893-3549.

## FOR SALE:

2001 EZ-Go golf cart for sale. Tires and batteries are in good condition. Back seat folds down, and there is a liner for that. \$2200.  
Call: (626) 297-4640.

## FOR SALE:

Women's new classic beach cruiser bike. Front basket and rear rack. Made by Huffy. \$175 obo.  
Call: (951) 925-2601.

## FOR SALE:

Wonderful exercise bike. Has arm pulleys, adjustable height, and tension. Folds for storage. Computer readout for miles and calories. Really nice bike. Have to have knee surgery. Great buy. \$100.00.  
Call: (951) 927-8303.

## FOR SALE:

Dining room chandelier, 5 lights with white frosted globes. Approximately 40 years old. Very good condition \$125.  
Call or text: (513) 312-0231.

## FOR SALE:

65 Inch Mitsubishi TV with stand. DLP Projection screen Picture Crystal. 1080P resolution. Good working condition. \$150.00.  
Call: (951) 675-6860.





The rules for sudoku are simple. A 9x9 square must be filled in with numbers from 1-9 with no repeated numbers in each line, horizontally or vertically. To challenge you more, there are 3x3 squares marked out in the grid, and each of these squares can't have any repeat numbers either.

The solution to these grids are on page #66

	3			4		7		9
	5						8	3
8			2	6		4		
				9	7		3	2
	4	3		2		8	7	
7	6		5	3				
		4		8	9			7
3	1						2	
5		7		1			4	

1sudoku.com

n° 11307 - Level Easy

		8	1	5	7			3
						8		
	3	6		9	8			2
3					9		4	1
8		2	3		6	7		5
7	4		5					8
9			6	8		3	5	
		3						
4			9	3	2	1		

1sudoku.com

n° 121618 - Level Easy

7	3				4	5	1	
		4			1			
1	5		7			2		
5	6	9						2
3		7				4		9
4						1	7	5
		5			8		4	3
			6			8		
	8	1	4				5	6

		1	3	5		8		9
2				7	4	6		
		4	9	1				
	5							1
	7	8	2	6	1	3	5	
1							2	
				3	5	1		
		9	6	2				8
5		7		9	8	4		

# FAMOUS DUOS

FIND AND CIRCLE ALL THE WORDS THAT ARE HIDDEN IN THE GRID BELOW

M O T H A X T R U S Z V P K R I K J Y  
 U U Y D O K J B H L A Q K P M G L U M  
 K D A Z C L A R K Z W U Z K E X H D R  
 E M K C I R C T A R Z A N U A E I Y O  
 N P L Q E J K U H O O L E S N A H L T  
 R E T E M Z P K C O P S I P A L Q B S  
 H V K H A R D Y J W R I P U B L W J X  
 W E T H X Z C L Y U T T Z N E Y P S D  
 J P N M B L O E U N L B C C L K I R V  
 C D H L J W S R J F O I Q H T E X Q X  
 X V J W J N T U L B S H E A I J G A G  
 S J P V Y O E A L V L K G T N W X W O  
 N I M M U S L L I N V W N E B I S F A  
 N I W O J T L Q J R E V N I G N A K G  
 A G Y E R A O E X I X C N B E T Q C N  
 A R R M L W N P X Y O N F R B L J T Q  
 T F R O A A N G R E T E L A K R Y T Q  
 S G E R J M H N K O T T O B B A Z X E  
 K O J W W L U Z H H P D S Z C E C X Z

<b>Abbott</b>	<b>Clark</b>	<b>Hansel</b>	<b>Jekyll</b>	<b>Ken</b>	<b>Romeo</b>
<b>Abel</b>	<b>Costello</b>	<b>Hardy</b>	<b>Jerry</b>	<b>Kirk</b>	<b>Spock</b>
<b>Adam</b>	<b>Crick</b>	<b>Hyde</b>	<b>Jill</b>	<b>Laurel</b>	<b>Tarzan</b>
<b>Barbie</b>	<b>Eve</b>	<b>Jack</b>	<b>Judy</b>	<b>Lewis</b>	<b>Tom</b>
<b>Cain</b>	<b>Gretel</b>	<b>Jane</b>	<b>Juliet</b>	<b>Punch</b>	<b>Watson</b>

PUZZLE SOLUTION ON PAGE #66



# - SERVICES OFFERED -

## WHERE TO LOOK FOR YOUR SERVICE

*Auto and RV Sales & Services*..... 34  
*Contractor Services*..... 35-45  
*Food, Fun & Instruction* ..... N/A  
*Health & Beauty*..... 46  
*Home Sales / Real Estate* ..... 47-57  
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*Pest Control* ..... N/A  
*Roofing Services* ..... 64-66  
*Back Page* ..... *Featured Ad*



SEVEN HILLS PROPERTY OWNERS ASSOCIATION (SHPOA) DOES NOT ENDORSE ANY COMPANY, PERSON, OR SALES AGENT, OR GUARANTEE THE STATUS OF A LICENSE OF ANY CONTRACTOR. SHPOA RECOMMENDS THAT THOSE WISHING TO USE THE SERVICES OF THE FOLLOWING ADVERTISERS SHOULD CHECK FOR BUSINESS LICENSES AND/OR CONTRACTOR STATUS.

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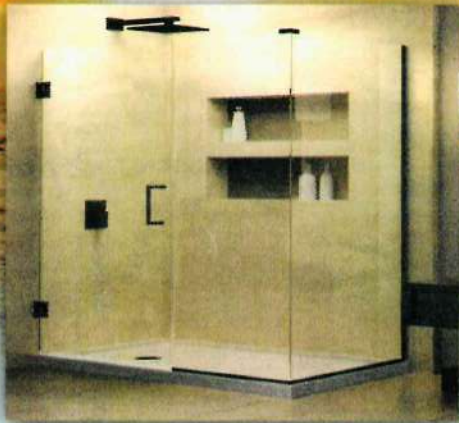
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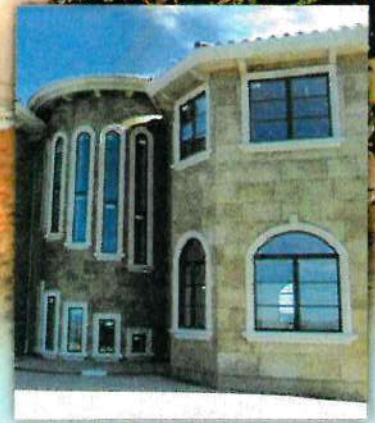
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Are you ready for the next big

# EARTHQUAKE

These people weren't.....

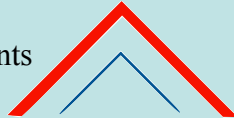


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# LABOR DAY

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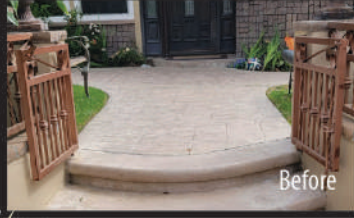
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Before



After



Before



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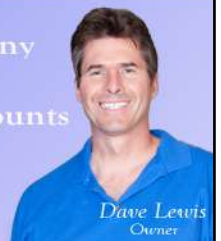
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**NATIONAL**

**CHEESEBURGER DAY**

**SEPTEMBER 18**

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**....NOT A GOOD SOAKING**

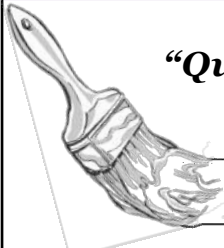
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September  
28

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## HOPING IT'S A SEPTEMBER TO REMEMBER

It's hard to believe the year is already 2/3rds of the way over. If making a move was on your to-do list for this year, there is still plenty of time. The homes (listed below) are currently in escrow, scheduled to close late August or early September and I'd love to help you add your home to the list. Call me at: (951) 205-9931 so I can help you get your home sold like I did for these folks.

2662 Silver Oak Way  
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[colletteshomes4sale.com](http://colletteshomes4sale.com)  
Cellular: (951) 205-9931  
[colletteblanchette@hotmail.com](mailto:colletteblanchette@hotmail.com)



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**CALL ME RIGHT NOW!**  
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**951-205-4165**

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**August 2024**  
**Hemet, CA**

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- What Can I Ask The Seller To Pay For When Buying A Home?...Page 4



*IAN DAVIDSON PRESENTS...*

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## Protect Your Hard-Earned Money

You work hard for your money, and keeping it safe and secure — not to mention accessible — is certainly important. Aside from hiding your money in your mattress, there are better ways to keep both cash and online transactions more secure. Whether you work with a financial advisor or manage your money on your own, here are a few ways that you can help to keep your money safe.

- Stay one step ahead of the scammers by setting up two-factor authentication with your bank and credit card companies. Once you sign into your account with your username and password, you will get a code via text message on your cell phone. Simply enter the code when prompted and you’re all set. *Remember: don’t share this code! Emails or texts asking for it are probably scammers “phishing” for your information.*
- If the money deposited in your savings account is just sitting there, consider investing instead in certificates of deposit (CDs) or money market accounts: money invested in either of these is guaranteed by the Federal Deposit Insurance Corporation (FDIC) and National Credit Union Administration. Your banker can help you determine which investment is best for you and your goals. Plus, your savings will start actually making you some dividends.
- Smartphone apps like Venmo and Paypal are terrific ways to transfer money to friends and family, but you may not want to leave a balance sitting in your account for too long — many cash apps are not insured, so if they disappear, so does your money.
- If you do decide to keep a large sum of cash at home, you may want to invest in waterproof and fireproof safe to keep it safe and sound.

**Have Questions Regarding  
 Loan Financing & Reverse Mortgages**

**LET ME HELP YOU**  
**951-205-4165 or c21ian@yahoo**

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CONTINUED ON NEXT PAGE ►

## Word of the Month...

Studies have shown your income and wealth are directly related to the size and depth of your vocabulary. Here is this month's word, so you can impress your friends (and maybe even fatten your wallet!)

**Glade** (glayd) noun

**Meaning:** A grassy, open space found within a forest.

**Sample Sentence:** After hours of hiking, the group of friends enjoyed a picnic in the sun-dappled glade.

## Keep Your Grill Clean

Grilling outside is a summertime tradition. Hamburgers, hot dogs, corn on the cob and even peaches — everything seems to taste better when it's grilled. Just make sure to keep your grill in good shape! Here, some tips to keep your grill clean all season long.

- Once the fire is burning, let the grill grate heat up and use a grill brush to get rid of any remaining food.
- Dip a wad of paper towels into oil and wipe over the grate, using tongs to avoid burning yourself.
- Though it's tempting, do not clean the grate after you finish grilling. The charred food will help protect the grate until you grill again.

## Did You Know?

The largest scoop of ice cream comes from Kemps Dairy in Wisconsin, in celebration of its 100th anniversary in 2014. The flavor of all 3,010 pounds? Strawberry.

## Quotes To Live By...

"When your mother asks, 'Do you want a piece of advice?' it is a mere formality. It doesn't matter if you answer yes or no. You're going to get it anyway."

—Erma Bombeck, humorist

"It's always summer somewhere."

—Lilly Pulitzer, fashion designer

"Live in the sunshine. Swim in the sea. Drink the wild air."

—Ralph Waldo Emerson, poet

# Recycle Your Electronics

We've all been there. You get a new TV, computer, video gaming system, or smart phone, but don't know what to do with your old one. Should you toss it in the trash or your recycle bin? The fast answer — NO. Our electronics contain myriad elements that are not only precious, like gold, silver and platinum, but can be extracted and used again.

These tips can help you find the best way to recycle your electronics. Also, check with your city to see what options may be available. Some cities provide drop-off points for residents.

- **Clean It Up.** Most of our electronics these days contain private information you don't want to share if your hard drive goes to someone else. First, back up your drive to either the cloud or another drive. Then, read your owner's manual (you can find these online) and perform a "factory reset" before recycling or donating.
- **Return To Seller.** If you bought your electronics from a big box store like Best Buy, Apple, Staples, Walmart and more, you may be able to recycle them there, too.
- **Donate.** A lot of us like to have the latest and greatest when it comes to technology, but that doesn't mean our old devices are no longer useful. Check with your local non-profit organizations and institutions to see if they accept donated electronics, like domestic violence shelters for cell phones or old laptops. Thrift stores may be another option. [Computers with Causes \(computerswithcauses.org\)](http://ComputerswithCauses.com) provides computers and tablets to those in need in all 50 states.
- **Recycle Sustainably.** If you do need to recycle on your own, be sure and find an organization recognized by the U.S. Environmental Protection Agency (EPA). [e-Stewards \(e-Stewards.org\)](http://e-Stewards.org) can direct you to the electronics recycling center nearest you. [Call2Recycle.org](http://Call2Recycle.org), [Earth911.com](http://Earth911.com) and [GreenerGadgets](http://GreenerGadgets.com) by the Consumer Technology Association ([www.cta.tech/landing-pages/greener-gadgets](http://www.cta.tech/landing-pages/greener-gadgets)) are other recycling clearinghouses that may be able to help.

**Thank You! Thank You! Thank You!**  
**To My Wonderful Clients & Friends**

Steve Westbrook  
Bernice Espinoza  
Jan Eischen

**My thoughts and prayers are with**  
**Rolf Burmeister – Rick Higgins**  
**Olah Family**

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CONTINUED ON NEXT PAGE ►



### Brain Teaser...

What is always in front of you but can't be seen?

(See page 4 for the answer.)

### What's My Home Worth?

If you want to know your home's current value, I will gladly conduct a **Maximum Value Home Audit**. Request this "no charge" in-depth home value analysis by calling me at: **951-205-4165**.

### Have a Laugh

Which bathroom appliance would be the worst life preserver?  
*The sink.*

### Keep Your Produce Fresh

There's nothing worse than buying fresh fruits and veggies only to have them go bad a day or two later. Here are some tips that can help keep your fruits and veggies fresh.

- Place a paper towel in a bag or box of lettuce and greens to absorb moisture.
- Wrap cucumbers in a paper towel before putting in the fridge or on the counter.
- Place stems of herbs like cilantro and basil in a jar of water and keep in the fridge or on your kitchen counter.
- Mix one part white vinegar and 3 parts water, dip fruits and veggies and wash thoroughly to prevent mold and rotting.

### Back to School Websites

It's nearly time to go back to school. These websites can help.

**www.pbs.org/parents/back-to-school**  
– Tips and games to help your kids get ready to go back to school.

**www.edukitinc.com** – Pre-packaged school supply kits

**classroomzen.com** – Bring a sense of calm to your child's study space.

# Do You Feel Drained After A Full Night's Sleep?

If you wake up in the morning after a full night's sleep feeling tired, or if your partner says that you snore overnight, you may want to take a look at your sleep patterns. Snoring and sleep apnea can quietly deplete your energy, and you may not even know you're suffering.

The Sleep Apnea Foundation says that 10 to 30% of American adults may have sleep apnea, and not even know it. If you're extremely tired during the day, experience morning headaches, or are told that you do snore, you may have sleep apnea. Sleep apnea is a condition in which people stop breathing, bringing them into a lighter state of sleep or even awakening them from five to 30 to more times an hour. Many tech gadgets like an Apple Watch or FitBit may indicate interrupted sleep patterns and clue you in to a sleep issue.

After talking with your doctor, they may have you take a sleep test. Depending on the severity of your case, you may use a device to help with air flow overnight (a CPAP). Less severe cases can be managed with weight loss, sleeping on your side and staying hydrated.

**Don't Forget!**  
It's not a RUMOR  
I DO Pay Referral Fees!

## Keep Your Yard Green While Saving Green

The hot days of summer usually mean that we need to water our lawns more, and more often, if summer storms aren't part of your everyday weather pattern. And watering more can wash more dollars right down the drain.

Take a look at a few ways you can keep your yard green while saving some green at the same time.

1. If you have a sprinkler system, have an expert come out to take a look to ensure it's performing to the best of its ability, and that it's not spraying water onto undesired areas, like your driveway or the street.
2. Early-morning watering, before 8 a.m., is actually beneficial to your yard. A 15- to 20-minute watering session will enable the water to reach the roots, then the sun will dry it out a little to prevent fungus or disease.
3. Spreading a layer of mulch over your plant beds will help keep moisture in so you'll need to water less.
4. Check in with your local city or county officials to see if there are any water restrictions to be aware of — the last thing you want to do is incur a fine for watering when you're not supposed to.

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CONTINUED ON NEXT PAGE ►

## Thanks For Thinking of Me!

Did you know I can help you or any of your friends or family save time and money when buying or selling a home? Thanks for keeping me in mind with your referrals...and spreading the word about my services.

## Brain Teaser Answer:

The future.

## Dog Days Of Summer

Having begun on July 3, the 40-day-long Dog Days Of Summer end August 11. This period of time is so called because of the rising of Sirius, or the Dog Star. Ancient Egyptians, Greeks and Romans thought that Sirius' rise was the cause of the hot temperatures we usually experience in the summertime. Sirius is the second-brightest star in the sky, behind the sun.

## August's Stars

Babies born in August fall into one of two astrological signs: Leo (July 23 – August 23) or Virgo (August 24 – September 23). A fire sign, Leo traits include vivacious, passionate and enjoy basking in the spotlight. An earth sign, Virgos are traditionally logical, practical and perfectionists at heart.

**THANK YOU** for reading my Service For Life!<sup>®</sup> personal newsletter. I wanted to produce a newsletter that has great content and is fun and valuable to you. Your constructive feedback is always welcome.

**AND...**whether you're thinking of buying, selling or financing real estate, or just want to stop by and say "Hi," I'd love to hear from you...

**Ian Davidson**  
**DRE#01257998**  
**CENTURY 21**  
**Masters**  
**951-205-4165**

Disclaimer: The information contained in this letter is intended for informational purposes. It should not substitute as legal, accounting, investment, medical or other professional services advice. Always seek a competent professional for answers to your specific questions. This letter is not intended to solicit real estate properties currently for sale.

## “Who Else Wants To Win An Applebee’s Gift Card?”

Guess who won last month’s Trivia Question? I’m pleased to announce the lucky winner of last month’s quiz. And the winner is ...drum roll please:

**Don Silva.**

**What music agent turned cookie magnate used to attract artists to meetings with homemade cookies?**

- a) Margaret Rudkin of Pepperidge Farm b) Sam Porcello of Nabisco  
c) Wally Amos Jr. of Famous Amos d) Ruth Wakefield of Nestle

Answer: c) Wally Amos Jr. was a talent agent for the William Morris Agency, representing acts like Simon & Garfunkel, The Temptations, and Marvin Gaye. And when he eventually started his cookie business in 1975, he did so with loans from Marvin Gaye and Helen Reddy. So let’s move on to this month’s trivia question.

**What sport makes its debut at the 2024 Summer Olympics in Paris?**

- a) Skateboarding b) Karate c) Surfing d) Breaking

**Call Me At 951-205-4165 OR Email Me At C2lian@yahoo.com**

**And You Could Be My Next Winner!**

**Everyone who correctly answers the questions are put into a raffle and randomly selected.**

## Real Estate Corner...

### Q. What can I ask the seller to pay for when buying a home?

**A.** Remember, everything you ask from a seller is a concession in their mind. Whether you’re asking them to lower the price, make a decorating allowance or contribute to your closing costs, they are primarily interested in the bottom-line dollar proceeds at closing.

Here are a few things to keep in mind:

**Negotiations** can be tough if you try to get the seller to both lower the price and also make other concessions or contributions to your closing costs too. It can actually compromise your ability to come to an agreement.

**Appraisers** are now asked to consider the dollar value of any seller concessions when they determine the value of the home you are purchasing.

**Lenders** will limit the contributions made by the seller without lowering your loan amount. It is important for you to ask your lender what they will allow the seller to pay.

If you’d like to learn more about the home-buying process and how to get the home of your dreams at a price you can afford please call me at: **951-205-4165.**

Or, if you have any other real estate questions, I’m here to help.

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# Featured 7 Hills Listings

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2897 Banyan Tree	3bed/2bath	1654 SqFt	Built 1989	\$410,000
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2786 Blue Spruce	2bed/2bath	2028 SqFt	Built 1985	\$319,900

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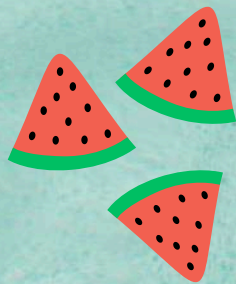
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# HAPPY SUMMER!



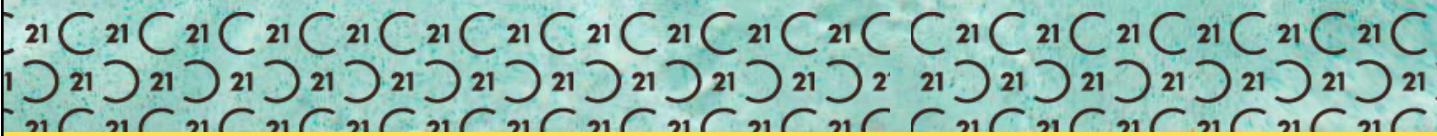
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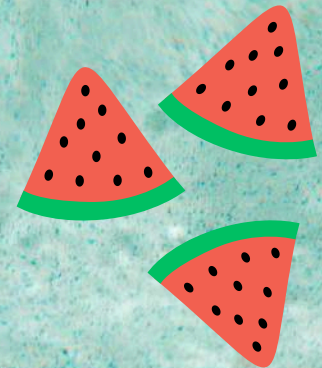
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**CENTURY 21**  
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The **O'Henry** peach is a late summer variety known as a freestone peach since its pit is easily removed from the juicy flesh. It slices well, is very sweet and is excellent for salads, cheese platters, baking, sorbets, preserves, sauces, smoothies and just plain fresh eating.  
\$25.00 for about 11 lbs.

The prized **Honeycrisp** apple has sweetness, firmness, and tartness making it an ideal apple for eating, though you may want to save some for a pie or cobbler! **Honeycrisp** apples have become a runaway success in the USA, with demand regularly outstripping supply as they are challenging to grow, store and ship. So, we are excited to be able to offer them to you this year.  
\$25.00 for about 11 lbs.



**RESERVE YOURS TODAY!!!**

Call **TONY O'NEAL** at 951.533.0363 or email [tonyoneal1955@gmail.com](mailto:tonyoneal1955@gmail.com)

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



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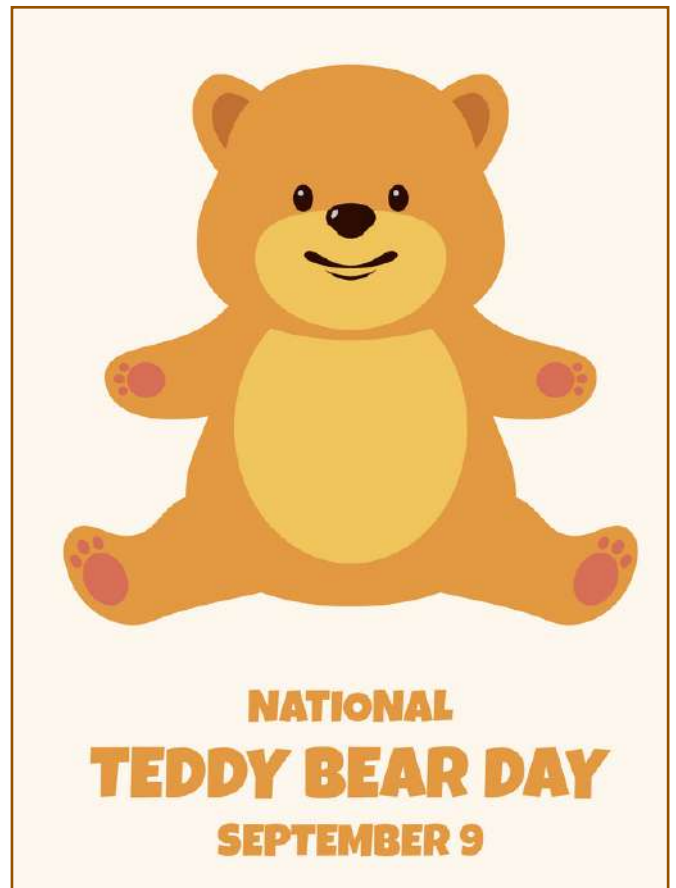
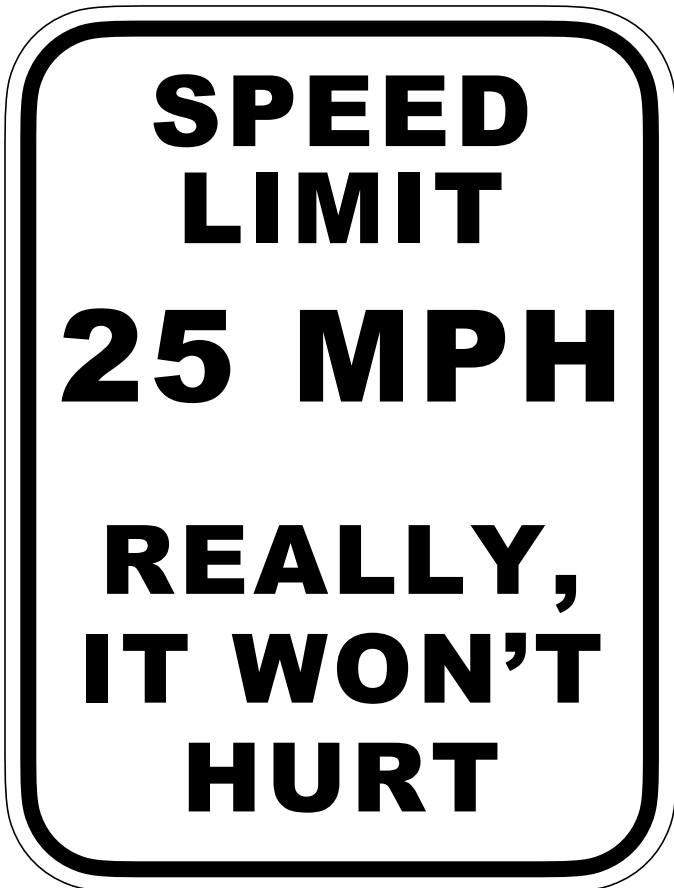
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The logo for the Multiple Listing Service (MLS), featuring a stylized 'R' in a square and the text "MULTIPLE LISTING SERVICE" and "MLS".





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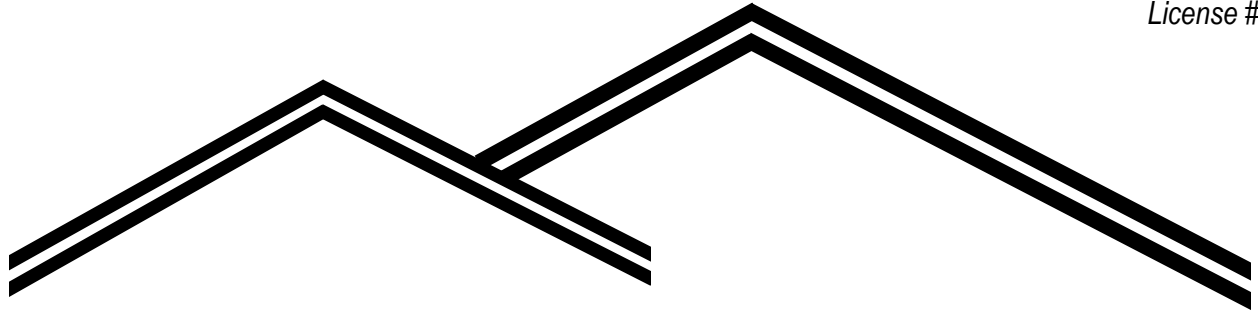
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7	6	2	5	3	8	1	9	4
6	2	4	3	8	9	5	1	7
3	1	8	7	5	4	9	2	6
5	9	7	6	1	2	3	4	8

2	9	8	1	5	7	4	6	3
5	7	4	2	6	3	8	1	9
1	3	6	4	9	8	5	7	2
3	6	5	8	7	9	2	4	1
8	1	2	3	4	6	7	9	5
7	4	9	5	2	1	6	3	8
9	2	1	6	8	4	3	5	7
6	8	3	7	1	5	9	2	4
4	5	7	9	3	2	1	8	6

7	3	2	9	6	4	5	1	8
8	9	4	5	2	1	6	3	7
1	5	6	7	8	3	2	9	4
5	6	9	1	4	7	3	8	2
3	1	7	8	5	2	4	6	9
4	2	8	3	9	6	1	7	5
6	7	5	2	1	8	9	4	3
9	4	3	6	7	5	8	2	1
2	8	1	4	3	9	7	5	6

7	6	1	3	5	2	8	4	9
2	9	5	8	7	4	6	1	3
3	8	4	9	1	6	2	7	5
6	5	2	7	4	3	9	8	1
9	7	8	2	6	1	3	5	4
1	4	3	5	8	9	7	2	6
8	2	6	4	3	5	1	9	7
4	1	9	6	2	7	5	3	8
5	3	7	1	9	8	4	6	2

SUDOKU GRID SOLUTION FROM PAGE #32

M	O	T	H	A	X	T	R	U	S	Z	V	P	K	R	I	K	J	Y
U	U	Y	D	O	K	J	B	H	L	A	Q	K	P	M	G	L	U	M
K	D	A	Z	C	L	A	R	K	Z	W	U	Z	K	E	X	H	D	R
E	M	K	C	I	R	C	T	A	R	Z	A	N	U	A	E	I	Y	O
N	P	L	Q	E	J	K	U	H	O	O	L	E	S	N	A	H	L	T
R	E	T	E	M	Z	P	K	C	O	P	S	I	P	A	L	Q	B	S
H	V	K	H	A	R	D	Y	J	W	R	I	P	U	B	L	W	J	X
W	E	T	H	X	Z	C	L	Y	U	T	T	Z	N	E	Y	P	S	D
J	P	N	M	B	L	O	E	U	N	L	B	C	C	L	K	I	R	V
C	D	H	L	J	W	S	R	J	F	O	I	Q	H	T	E	X	Q	X
X	V	J	W	J	N	T	U	L	B	S	H	E	A	I	J	G	A	G
S	J	P	V	Y	O	E	A	L	V	L	K	G	T	N	W	X	W	O
N	I	M	M	U	S	L	L	I	N	V	W	N	E	B	I	S	F	A
N	I	W	O	J	T	L	Q	J	R	E	V	N	I	G	N	A	K	G
A	G	Y	E	R	A	O	E	X	I	X	C	N	B	E	T	Q	C	N
A	R	R	M	L	W	N	P	X	Y	O	N	F	R	B	L	J	T	Q
T	F	R	O	A	A	N	G	R	E	T	E	L	A	K	R	Y	T	Q
S	G	E	R	J	M	H	N	K	O	T	T	O	B	B	A	Z	X	E
K	O	J	W	W	L	U	Z	H	H	P	D	S	Z	C	E	C	X	Z

PUZZLE SOLUTION FROM PAGE #33

# SEVEN HILLS P.O.A. NEWSLETTER INFORMATION

This Newsletter is distributed by the following group of energetic volunteers:

Gary & Jeannette Bieber

Jim Edgar

Josh & Barbara Jones

Stan Cadwallader

Susan Lucido

Iola Lundy

Ian Davidson

Gary & Gail Hockenberry

Marta Miner & Felice Johnson

**WE THANK YOU ALL FOR YOUR TIME**

**FOR DISTRIBUTION NEEDS, PLEASE CONTACT MARTA MINER AT: (844) 474-4557, EXT. 3**



Articles must be submitted to the Editor by the 12th of each month in order to be included in the next month's newsletter. Articles can be e-mailed directly to the Editor at: [sevenhillseeditor@gmail.com](mailto:sevenhillseeditor@gmail.com).

Please present your articles, ads, photos, art, etc. in "PDF", "JPG" or "PNG" format (300 DPI) for best quality, and include your name and telephone number in case there are any questions regarding your submission.

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Every effort will be made to publish all social articles and events pertinent to Seven Hills' affairs. The Editor reserves the right to edit articles for content, grammar, and space.

The material will not be quoted out of context, and will not be published if it contains threats, bad language, inflammatory material, or is disrespectful to members of the community.

Sincerely,  
Gary Bieber, Editor  
(844) 474-4557, Ext. 4

For advertising information call:  
Sandra Allbright at: (844) 474-4557, Ext. 0  
Email: [sevenhillsmembership@gmail.com](mailto:sevenhillsmembership@gmail.com)

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