



Seven Hills

A Senior Golf Community in Hemet, California

Newsletter



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

OCTOBER 2024



ALMOST THERE!



Your Seven Hills POA is announcing an Ice Cream Social and Classic Car Display on October 17th 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. 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

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

UPCOMING COMMUNITY EVENTS

October 2nd – Board of Directors Meeting at 6:30 pm

October 5th – 36th Annual Craft Fair: 8:AM–2:PM

October 17th – Ice Cream Social & Classic Car Display: 12:PM–3:PM

November 6th – Board of Directors Meeting at 6:30 pm



FUN TRIVIA QUIZ



1. Which band wrote the famous song "Stairway to Heaven"?
a. Led Zeppelin b. Queen
c. Pink Floyd d. The Beatles
2. What is the capital city of Australia?
a. Sydney b. Melbourne
c. Perth d. Canberra
3. How many zeros are there in a googol?
a. 100 b. 1,000 c. 10,000 d. 1,000,000
4. What is a dot above a lowercase 'i' or 'j' called?
a. A pearl b. A dot c. A gem d. A tittle
5. What's the technical term for hashtag?
a. Ticktag b. Quadnote
c. Octothorpe d. Poundshizzle
6. In what country would you find the world's most ancient forest?
a. China b. USA c. Australia d. Brazil
7. What is Homer Simpson's middle name?
a. Jay b. Bob c. Fred d. Carl
8. Who has a restaurant called 'The Fat Duck'?
a. Jamie Oliver b. Gordon Ramsay
c. Nigella Lawson d. Heston Blumenthal
9. What animal classification is a turtle?
a. Amphibian b. Reptile c. Mammal d. Bird
10. In what year was the first iPhone released?
a. 2005 b. 2006 c. 2007 d. 2008

Answers: 1a; 2d; 3a; 4d; 5c; 6c; 7a; 8d; 9b; 10c.

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
	Vice-President	Linda Wilcox	(844) 474-4557	701	vp@sevenhillspoaofhemet.com
	Secretary	Position Open	(844) 474-4557	702	secretary@sevenhillspoaofhemet.com
	Treasurer	Randy Young	(844) 474-4557	703	treasurer@sevenhillspoaofhemet.com
	Architectural	Vincent Oliveri	(844) 474-4557	704	arch@sevenhillspoaofhemet.com
	CC&R's	Mauria Ganther	(844) 474-4557	705	ccrs@sevenhillspoaofhemet.com
	Safety Monitor	Bob Fisk	(844) 474-4557	706	safetymonitor@sevenhillspoaofhemet.com
O T H E R S	Administration	Sandra Allbright	(951) 658-6178 (844) 474-4557	0	sevenhillsmembership@gmail.com
	Advertising	Sandra Allbright	(844) 474-4557	0	sevenhillsmembership@gmail.com
	Referral Services	Andrea Doria	(844) 474-4557	2	referrals@sevenhillspoaofhemet.com
	Newsletter Dist.	Marta Miner	(844) 474-4557	3	newsdelivery@sevenhillspoaofhemet.com
	Newsletter Editor	Gary Bieber	(844) 474-4557	4	sevenhillseditor@gmail.com

SEVEN HILLS PROPERTY OWNERS ASSOCIATION MONTHLY MEETING SCHEDULE FOR 2024

Wednesday, October 2nd, 20246:30 p.m.
Wednesday, November 6th, 20246:30 p.m.
DecemberDARK



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,

Our first post-summer Evening POA Board and Members meeting was held September 4th and was well attended but there were still some empty chairs, I hope that more of you will try to attend these meetings in the future. Please put 6:30PM, Wednesday, October 2nd, on your calendar and try to be at the next meeting. This is the time that you can make suggestions, voice concerns, and make your Board and neighbors aware of what's on your mind.

Introduced at the meeting was our new Treasurer Randy Young, who has replaced Pattie Courtois. Also introduced, were those who will be on the ballot for the next Board elections: Bob Fisk and Mauria Ganther who have been serving you for some time now, and new Board candidate Rosa Navaro-Gray. I hope you will fill out and return your ballots and support these three who have volunteered to represent you.

The new sound equipment was in place and used for the first time at this meeting. Everyone seemed to be happy with how it worked, and other than some minor knob turning adjustments for better tone, it will be used from now on. The Board had previously made a motion to donate the old sound equipment to the Hemet Concert Association on behalf of the Seven Hills Property Owners, to be used in their community activities and various performances.

CC&R Chair Mauria Ganther reported on the final version of the Rules document that will supplement and be a guide to CC&R's already in place in order to keep Seven Hills the community that we all want it to be. All Previous comments received were reviewed before it was brought to the Board. There was only one public comment at the meeting regarding the proposed rules changes – it was in favor of, and supported this final version. The rules document was voted on and approved by the board with one dissenting vote, and will now be sent on to the

Attorney for a final check before it is published and distributed to all property owners. More on that in Mauria's report in this Newsletter.

Bob Fisk reported on the progress of updates to the 2014 version of the Seven Hills Emergency and Disaster Response plan. He then introduced Amber Perez of the Hemet Fire Department who gave a very informative presentation on Emergency Plans, CERT training, and how Seven Hills can become a "Fire Wise Community" that would have several benefits, from potentially lower insurance rates to adding points when it comes to scoring for the award of grants that might be applied for by the City. Bob has been, and will continue to work closely with Amber and give more information in his report this month.

Linda Wilcox has been busy overseeing several issues that pertain to trees on the Golf Course that concern some residents, and the Golf Course staff has been responsive to these concerns. Linda has also been working on events being proposed by the Event's Committee team that she oversees. Appointed to chair that group was Jane Bro, who has been in meetings with the Members Club staff and the Events Team. Jane spoke briefly about activities for 2025 that could be organized jointly with the Members Club and open to all Seven Hills property owners even if they do not belong to the Members Club.

One public comment was heard about the financial obligations of the POA. To the best of our ability, with support from auditors, and reviewed by others, I believe that our financial

obligations are all in order. If transparency is in question, more detailed information than what is found in the Newsletter is available to any member in good standing. The monthly Newsletter Treasurer's Report is routinely just a summary, not a printout of all transactions. Questions can be directed to the Treasurer or the POA Administrator.

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As we took comments at the meeting from everyone who wished to speak, Randy Young proposed looking into the possibility of making our public meetings available via the internet for residents who are unable to attend in person. With mixed reaction, it's an idea worth looking into, and Randy was asked to put together more information about equipment needed and how it would work to share in the future.



Lastly, I want to share that the sidewalk around Lake Maybe is there for walking. Portions of it have been undermined by recent rains

and not yet repaired. The POA, for the safety of residents, paid to have new signs installed with warnings, but it appears that they are still ignored. A photo was taken recently of a golf cart driving around the lake, ignoring the sign, and the unsupported portions of the sidewalk. I was reminded that you can't fix stupid.

Ken Graff
President, SHPOA



Recently, our administrator received a call from a very concerned resident, explaining that one our (renter) residents was telling everyone that Seven Hills is going to lose their 55+ standing because the Board is letting underage people move in Seven Hills - the caller was frantic. **This could not be further from the truth.** The

board does everything in its power to discourage and prevent this from happening. And when it's brought to their attention, a letter is sent to that household to meet with the board to explain the situation.

The small amount of underage people living in our community have been vetted and are allowed to live here. No, we are not going to lose our 55+ standing, and people who make those comments have no clue what they are talking about.

BOARD MEETING MINUTES

SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC. P.O. BOX 177, HEMET, CA 92546 OFFICE (951) 658-6178

Board of Directors Minutes of September 4, 2024, Meeting

Ken Graff, President of the Board of Directors called the meeting to order at 6:30 p.m.

Pledge of allegiance led by Ken Graff

Directors roll call:

Present: Ken Graff, Linda Wilcox, Robert Fisk, Mauria Ganther & Randy Young

Excused: Vince Oliveri

Director's Reports

Secretary's Report:

The Minutes of the Board of Directors and Semi-Annual Members Meeting held on May 4, 2024, were emailed to the Executive Board of Directors and were published in the June Newsletter. The minutes of Special Executive Session held on April 10th & July 23rd, were emailed to the Executive Board of Directors. The minutes of the Executive Session held on May 9th were emailed to the Executive Board of Directors. Minutes were approved as published by general consent.

Treasurer's Report:

Ken Graff introduced Randy Young as the newest member of the Board of Directors, appointed to fulfill the term vacated by Patricia Courtois as Treasurer. Patricia Courtois had resigned her position for personal reasons. Mr. Young informed the audience the treasure's report will be in a future newsletter.

Vice-President's Report:

Linda Wilcox announced the new Event Committee by introducing Jane Broe as the new Chairperson. Jane Broe introduced the new members as follows: Maria Garcia, Linda Newstead, and Barbara Jones. Some of the committee members were not present tonight. Linda discussed the upcoming Ice Cream Social / Car Display that will take place on October 17, 2024, from 12:00 noon to 3:00pm. It will be held at the Members Club for residents of the POA only. The tickets are \$1.00 per person and will be on sale from September 23rd to October 6th, 2024, at the Members Club. A drawing will start at 12:30 and finishes at 2:30 pm. Every 15 minutes a new winner will be announced. A winner must be present to claim the prize.

Safety Monitor's Report:

Robert Fisk discussed what he worked on during the summer, including a new CERT Booklet. The old one has three (3) sections, but that will need to be changed. He explained it would be easier to follow if a second book was put together. There will be leaders appointed similar to what were previously known as block captains, but they will be called by a different name and only respond in emergency situations. Please contact Bob if you would like to be part of this work. He needs to know if anyone in Seven Hills is a certified Ham operator.

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Architectural Report:

Vince Oliveri – Excused

CC&R Report:

Mauria Ganther introduced her new CC&R team, Patti Courtois and Aurora Seinz. She explained that the previous CC&R committee and the new CC&R team are one in the same. As the 3-member team continues, rules that need to be revisited will be reviewed and modified as the result of the work they do together.

New Business:

- New candidates running for a Board position were introduced as follows: Robert Fisk, Mauria Ganther and Rosa Navarro-Gray. Information outlining candidate qualifications are posted in the newsletter.
- A motion was made and seconded to appoint the inspector of election to count the votes for the upcoming election 2025-2026 for a position on the Board of Directors. Motion passed.

- A motion was made and seconded to approve the rules as published in the September 2024 Newsletter. Motion passed - 3 ayes and 1 nay.
- The guest speaker was Amber Perez from the Hemet Fire Department, CERT (Community Emergency Response Team) gave an overview regarding emergency system procedures in place in Hemet and how Seven Hills might be a part of that effort.

Members Comments:

- Residents commented on the new rules.
- Two residents commented on the new warehouses coming up around Seven Hills.
- One resident commented on the annual financial report requirement.

The meeting was adjourned at 7:37 p.m.

Residents present: 40

*Respectfully Submitted by:
Sandra Albright, Administrator*

IMPORTANT NOTICE

WATCH FOR YOUR BALLOTS COMING SOON IN THE MAIL!

Ballots will be mailed the last week of September 2024 for the upcoming election of the Board of Directors. The same procedure will be used as in the past. Complete your ballots and follow the instructions given. Ballots can be mailed to: Seven Hills POA - P.O. BOX 177, Hemet, CA 92545 or take them to the black drop-off box outside the Member’s Club marked “POA”. Ballots must be received no later than 5:00 pm on November 5, 2024.

Only residents in good standing will be allowed to vote, as stated in our Bylaws, “Article 3.7 Eligibility to Vote. Only Members in good standing shall be entitled to vote on any issue or matter presented to the Members for approval.” In order to be in good standing, a member must be current in the payment of all assessments levied against the Member's properly and not be subject to any suspension of voting privileges as a result of any disciplinary proceeding conducted in accordance with the Declaration. The Association shall not be obligated to conduct a hearing in order to suspend a Member's voting privileges on the basis of the nonpayment of assessments, although a delinquent Member shall be entitled to receive notice fifteen (15) days in advance of the effective date of the loss of voting privileges and request such a hearing in accordance with the Declaration.”

If you have any questions, please call the Administrator at 951-658-6178 or 844-474-4557 (ext. 0)



TREASURER'S REPORT AND FINANCIALS

FOR OCTOBER 2024

BY: RANDY YOUNG, TREASURER



The not to be treasured Treasurer's Report

The treasure report is non existent because I have had no access to any financial information. Hopefully this oversight will soon be rectified. The September general meeting saw the former president stand up and ask where the required financial statements are. All I can say to him and to all of you is I will prepare them as soon as I can. I am aware of the requirement of a review by an independent out side agency. Its on my agenda, so please bear with me as I come up to speed;

access then action. Please remember the last treasurer resigned and the board recessed for the summer.

The resignation of the last treasurer resulted in the treasurers' duties being preformed by the Administrator. I am sure Sandra will be quite relived to shed that load as soon as she can. I do require some training and some familiarity with our operating procedures, but the treasurers job is easy...right?

Your newest Treasurer,
Randy Young





WHO DO I TALK TO ABOUT THIS?

I hear someone trying to break into my home	EMERGENCY	911
Someone is soliciting at my door and doesn't want to leave	Hemet Police Dept.	(951) 765-2400
Then call the	Safety Monitor	(844) 474-4557, Ext. 706
Someone is racing their vehicle, motorcycle, ATV on our street.....	Hemet Police Dept.	(951) 765-2400
Then call the	Safety Monitor	(844) 474-4557, Ext. 706
Who do I talk to about placing my business ad in the newsletter?.....	Administrator	951-658-6178
Or email to		sevenhillsmembership@gmail.com
I want to put in a new kitchen floor. Do I need to submit a form?	Vincent Oliveri	(844) 474-4557, Ext. 704
I need a gardener, plumber, handyman, electrician, pest control, pet sitter, gutter cleaning, driver/shuttle services, someone to install a solar system, house cleaning, roofer, etc.	7 Hills Newsletter	
If not found.....	Referral Services	(844) 474-4557, Ext. 2
I think I smell a gas leak	EMERGENCY	911
You may need to contact	SoCalGas	(877) 238-0092
I noticed this morning that the mailboxes on my street were opened.....	Hemet Police Dept.	(951) 765-2400
Then call the	Safety Monitor	(844) 474-4557, Ext. 706
I would like the monthly newsletter emailed to me, and not delivered	Newsletter Editor	sevenhillseditor@gmail.com
A friend of mine is not feeling well. Can I add them to Loving Prayers?	Newsletter Editor	sevenhillseditor@gmail.com
I know someone who recently passed away. Newsletter's Loving Prayers.....	Newsletter Editor	sevenhillseditor@gmail.com
There is a city tree on our street that is overgrown – who do I call?	Mauria Ganther	((844) 474-4557, Ext. 705
Who do I contact about an item in my yard that got stolen?	Hemet Police Dept.	(951) 765-2400
I want to have a garage sale but I don't know who to contact for a permit.....	Code Enforcement	(951) 765-2339
I didn't get a newsletter this month – who do I talk to about that?.....	Newsletter Dist.	(844) 474-4557, Ext. 3
I see some people moving into this vacant house near me	Mauria Ganther	(844) 474-4557, Ext. 705
I caught this person on my camera, letting his dog poop in my yard.....	Mauria Ganther	(844) 474-4557, Ext. 705
My back yard faces the golf course, and a tree fell over on my property.....	Linda Wilcox	(844) 474-4557, Ext. 701
If I see someone moving into a vacant home, who do I call?	Administrator	(951) 658-6178
Or email to		sevenhillsmembership@gmail.com
You may also call	Safety Monitor	(844) 474-4557, Ext. 706



The SHPOA Safety Committee Needs YOU!

We need Seven Hills residents who will volunteer for one of two disaster roles:

- Emergency Block Coordinator (EBC)
 - these individuals will only serve if there is a disaster situation
 - in a disaster, the EBCs will survey their assigned blocks to identify those who need help and report this to the Safety Committee
 - having a golf cart would help expedite their job

- Emergency Team (ET)
 - in a disaster, the ET members will provide help, basic first aid, and other types of help to residents of Seven Hills
 - the members of the ET will occasionally work with residents to provide information about disaster prep, work with HFD to check resident smoke alarms, etc
 - these individuals will take a 20-hr CERT course if they have not already taken this training and will receive additional training several times a year

If you have questions or wish to join up, contact Bob Fisk at (844) 474-4557 ext. 706 or email to safetymonitor@sevenhillspoaofhemet.com

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.

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.

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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.

Rosa M. Navarro-Gray

My extensive work experience of over 40 years as a successful and trusted Urban Planning Professional has provided me with the unique ability to evaluate and provide comprehensive solutions to all types of legal, physical, social and political challenges to community growth and sustainability. I am most interested in applying all aspects of my education and accumulated knowledge to bettering the opportunities and quality of living environment, not only in the Seven Hills Community, but in the City of Hemet as a whole. I envision promoting an atmosphere of open communication and honest and complete fairness in the consideration of all resident concerns and suggestions, without prejudice of any type. I would support the encouragement of all resident participation in matters requiring a majority “voice of reason “ and concern.

EDUCATION:

California Polytechnic State University San Luis Obispo - (CalPoly SLO) - Bachelor of Science in Journalism: Public Relations/Advertising

California State University Northridge - Masters Degree in Business Administration: Marketing
Masters Degree in Public Administration: City Planning/Policy Administration

Ventura College of Law, Ventura CA - Law Studies, with emphasis on Business Law, and International Contract Law

University of Southern California (USC) - Doctorate Degree Studies in Urban Planning

PROFESSIONAL EXPERIENCE:

Ventura International Associates - Principle owner: International Consultant for large civil engineering and urban planning concerns on domestic and world-wide projects - Fluent in Business Level Spanish, some Italian.

Safety Monitor Report

FOR OCTOBER 2024

BY: BOB FISK



REPORTED INCIDENTS 08/11/2024 TO 09/13/2023

8/17/2024 – a resident on Beech Tree Street reported that he turned away 2 solicitors who came to his door. They were told this is a non-solicitation community.

8/21/2024 – a resident on Alamo Lane reported that a man had tried to remove a screen from a back window of his home around 10 pm. The resident opened the back door and scared the intruder away. A report was made to the HPD.

8/23/2024 – a resident on Bottle Tree Way who was not at home called to report that someone was apparently trying to enter his front door based on what he could see on his security camera. The site was investigated, but no intruder was seen.

8/23/2024 – a resident on Balsawood Way and one on Alamo Lane called to report that a group of “solicitors” were driving around in a white van giving away paper towels and cleaning spray. The individuals had a very aggressive attitude. Observers stated that some of them were testing front door handles. An investigation was made, but the individuals had moved on.

8/25/2024 – a resident on Peach Tree Street called to report that someone from outside Seven Hills had parked in front of his house and walked with fishing gear over to the pond east of Seven Hills Drive.

8/28/2024 – a resident on Ash Lane reported that he observed a small white dog loose at the edge of the golf course and went out to bring him in and contact the owner. Before he could reach the dog a coyote suddenly pounced and made off with it.

8/30/2024 – a resident on Brentwood Way reported that 2 young males wearing Spectrum ball caps came to her

door asking for access to the back yard. They said they were gathering information for a Spectrum upgrade. Her gate was locked, and she refused access. She noticed no Spectrum vehicle and they had no ID tags. A call to Spectrum revealed that no upgrade was planned and no canvassers were out to collect data.

9/1/2024 – a resident called to report that she observed a dog tied up in the back yard of a residence on Brentwood in the middle of the day. The temperature was to reach over 105 degrees that day, and there was no shade. Animal Control was called.

9/10/2024 – a resident on Papaya Tree Street reported that he had put out items for pickup by the Disabled American Veterans and found that someone else had taken them in the early morning.

9/10/2024 – a resident on Almond Tree Street reported that a burglary had taken place at their home the previous night when they were not there. The perpetrators had apparently opened the garage door and with the door closed, had used a sledgehammer to break through the door into the laundry room. Once inside, they took a bath (candlelit) and helped themselves to frozen pizza which they heated in the oven. The air conditioning was turned on as well. They stole an array of items. The HPD was called and investigated.

Lessons of the Month

Solicitors – while Seven Hills has declared itself a non-solicitation community, we still see solicitors and are annoyed, but they cannot be barred from public roads and sidewalks. As long as residents here purchase from them and do not put NO SOLICITORS signs out front, they will likely not stop. The recent incident with the white van occurred in my neighborhood yet I didn’t know anything about it at the time because I have a NO SOLICITING sign out in front of the gate.

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The Lesson: clearly post a NO SOLICITING sign at your front door or gate or on the ground in front.

Outside Observers of Residences – the greater danger in this particular case is that the individuals may have used soliciting as a cover to allow the casing of different houses for purposes of burglary. The same could be true for the Spectrum canvassers.

The Lesson: keep your doors locked if you want to make sure no one “tests” your front door to see if there is access. The same would be true for gates into your back yard, if they can be secured.

The Ponds in Seven Hills – most residents are aware of Lake Maybe (right now at the VERY “maybe” stage) and the ponds on the golf course. None of these are under the jurisdiction of the Seven Hills POA, so we have no authority to bar anyone from visiting them. The Lake Maybe land inside the sidewalk is privately owned (not by any Seven Hills residents) except for the area around the Brentwood entrance, which is owned by the city. We have posted a sign at this entrance, but we cannot enforce them. The golf course ponds, including the largest one on Seven Hills Drive, are privately-owned by the golf course.

The Lesson: If you see any issues at the golf course pond, you need to call the Seven Hills Golf Course at (951-925-4815).

Loose Pets – occasionally cats and (less often) dogs are seen ranging freely in Seven Hills. I think that it is a well known CC&R that dogs must be leashed or kept in a fenced area. Letting your dog – especially a small one – loose to explore or do their business, not only violates the Seven Hills rules, but also carries with it the risk that your pet may be harmed. In addition to coyotes, we have also had pets run over by vehicles.

The Lesson: Keep your dogs protected within a fenced area and if you walk them use a leash. By the way, if you want to give your dog a free-ranging experience where they are by themselves, look up SniffSpot on the Web to access private dog parks for a very reasonable fee.

Curbside Pickup of Items – As this months incident shows, even discarded items are not safe from pilferage. In the past, there seemed to be a universal understanding that if you wanted to get rid of something, just put it out at the curb and someone was sure to pick it up. That is no

longer allowed, but it is always possible that placing something at the curb for pickup by a designated group could be misinterpreted as available for anyone.

The Lesson: At the very least, be sure to mark any curbside items as designated for pickup by a specific group. Better than that, you might want to delay placing those items at the curb until later in the day.

Break-ins – burglary is an unavoidable reality of modern life and insurance makes it even more likely since the violators can justify your loss by assuming that insurance will cover it. The perpetrators involved in the last incident listed for this month knew what they were doing. They were aware that the residents had moved since a moving truck was there for the better part of the day in late August. They knew how to get into the garage without causing any noise or damage. Once in the garage, they closed the door and could work on the garage entry to the house without arousing any suspicion. While the door to the house is a stout fire door and likely had a deadbolt, a sledgehammer was there in the garage. By wrapping it in sound-deadening material like a towel, they could break the door. The house was being prepared for an Estate Sale, so everything was laid out and obvious. This all took place after midnight so the likelihood of discovery of an ongoing crime was low.

The Lesson: A few thoughts about this if you plan to be away for more than a day. First, the garage door opener, if you know what you’re doing, can be used to open the door quickly without leaving any trace. Electronic means can be used on older door openers, or the emergency release using the rope can be used. Since it is possible to fish this rope to the outside to open the door, it is best to remove it. A metal hook can be placed on the end of the rope to facilitate re-hooking to the release lever in an emergency. Another way to prevent entry is to use a large lock through a hole in the track to prevent movement of the door.

Another possible security measure is to purchase a couple of inexpensive WiFi cameras from Wyze and temporarily set them up in strategic locations inside. These are movement sensitive, so will alert the homeowner to the fact that someone is inside. After that, a call to the HPD would bring a big surprise to the burglars.

CONTINUED ON NEXT PAGE ►

Wild-land Fire Apps

A number of residents are concerned about the wild-land fires now raging near us and have asked how to access current information about them. Residents also would like to receive an alert if a local wild-land fire arises. One of our Board members asked the HPD and they suggested a phone app called **Watch Duty**. You will need to install this app to use it, as it is not a Website. This app provides a map of all fires in California, including those local to us. It also provides information about the fires, including amount of containment, acres burned, evacuation orders, etc.

This is a phone app and won't work on your computer. Unless I only have access to my phone, I prefer a larger format map and information database. On your computer, you can access a Website called InciWeb that provides a large map and tons of information, including video replays of briefings and the like. Go to <https://inciweb.wildfire.gov/> to access this site.

Emergency Team

The current rash of wild-land fires in southern California reminds us all that we can expect the unexpected. The Seven Hills POA wants to have some organized response ready when we are surprised by a disaster. We need volunteers for two different roles, EBC (Emergency Block Coordinator) and for the ET (Emergency Team).

EBC – all that is required for this role is a willingness to help out in a disaster. These individuals will perform an initial patrol of their assigned neighborhood to see who needs help and what kind of help is needed. This can be done on foot, but a golf cart would make it easier and faster. When a disaster strikes, the EBCs will pick up a 2-way radio at the command center, then go to their assigned location and look for obvious issues as well as

the red placard that those who need help will put in their front window. There will be an initial hour-long coffee-and-donuts training session and a laminated reminder card will be provided to them. Otherwise, there is no time required for this job.

ET – the members of the Emergency Team will need to take the free 20-hour CERT course offered by the Hemet Fire Department. After that, there will be regular quarterly meetings to insure that everyone on the team retains their skills. In addition, these team members will be helping residents organize their emergency kits, learn how to store water, charge their phones with a solar panel, check their smoke alarms, and other important tasks. So, there is some time that will be asked of these volunteers during the year.

Hams – There is one additional volunteer role that I have not mentioned, and that is for amateur radio operators (Hams) to help Seven Hills connect with responders in a disaster. The city and county response depends to a large degree upon communication between communities in Hemet and a central command post for the city. The plan is developed around amateur radio operators in Hemet, as part of what is known as ARES (Amateur Radio Emergency Service). I have searched the ARRL site for Hams in our community and have identified 7 licensed operators. I would like to talk to you about whether or not you could help out in a disaster and bring you into our plan. If you are interested in serving the Seven Hills community as volunteer Hams, please contact me at your leisure.

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





ARCHITECTURAL COMMITTEE REPORT FOR OCTOBER 2024

BY: VINCENT OLIVERI



Our neighbors to the north might scoff at the thought of us preparing our homes for the cooler season, but we Californians know it is a road we must travel as well! We may not have to make sure the snow blower is working, but we do have a few items to cross off our to-do list to prepare for fall and winter.

1. Clean out gutters and downspouts to ensure the rain, when it comes, has a nice clear path to the ground that isn't clogged up with leaves, twigs and other debris.
2. Once these are cleared, ensure when the water reaches the ground it is not being splashed back toward the house and fences to avoid water damage in these areas.
3. Look at your windows and screens to make sure there are no holes or areas of potential leakage. Make sure seals are secure, so when you do put the heat on, it stays in the house where it belongs!
4. Schedule an HVAC tune up, so you know your furnace will turn on when you need it. Also make sure your fireplace, whether gas or wood burning, is in good working order. Change your furnace filter too.
5. Weed your summer garden, dead head flowers, cut back the appropriate blooms, trim plants and rake up leaves and debris from the yard. If you have trees that lose their leaves, be sure to remove the leaves off the grass, so they don't suffocate your lawn or block the sun leaving brown spots. Another alternative is to mulch the leaves by going over them with a lawnmower to add organic matter to your soil.

Along with packing away our flip flops (well, not actually) and pulling out the Ugg boots and winter shorts, this list really will help you prepare for the chillier, wetter and windier days ahead.

If you are not sure if an architectural request form is required for your project, you can always call me or go with the saying, "If in doubt, fill it out." There is no penalty for submitting a request if it turns out it was not required.

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. 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, 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*

CC&RS REPORT FOR OCTOBER 2024



FINALLY! The new rules have been approved and the Rules Document is on its way! You will notice that the document is formatted differently from the previous document. Things to look for:

- All rules are recorded under the articles they support. Hopefully this will help to make referencing easier and the intention of the rule explicit.
- The text of rules that have not gone through the process of revision/approval are exactly the same.
- Rules are in italics for easier reading.
- Wherever possible, references to City of Hemet ordinances have been added.

Questions or comments? Feel free to contact me!
Mauria Ganther
(757) 777-4620

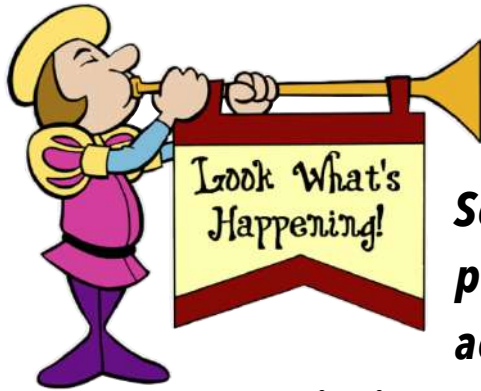


Thank you for continuing to make our team aware of the ways in which we can continue to maintain our premier community! Although we continue to request complaints to be submitted in written form, we are fortunate to have the Grasshopper Voicemail System at our disposal. Once a resident calls the Board extensions, voicemails are transcribed so that we can store them and respond. However, we cannot respond if we get an anonymous complaint. We do our best to conceal the identity of the complainer, but we can't guarantee it if owners expect action. Furthermore, it is important that you detail your complaint with addresses, evidence of violation and approximate dates/times.

You may not be aware of this, but it is up to the board's sole discretion as to whether or not to take action. Some matters may require legal counsel. Others may require more research into the details of an allegation. Still more require evidence that simple never fully materializes. For these reasons, progress towards addressing an issue may appear to move slowly or not at all.

Please know that we do our best to keep you abreast of what is appropriate to disclose. A complaining owner will, at times, not receive a follow up about action taken because it is a matter of privacy. Epsten Law Firm (the firm representing SHPOA) recently published an article regarding written complaints stating, "Owner discipline is a confidential matter that other owners do not have a right to receive information about."

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



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 #54.

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.
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

SEVEN HILLS MEMBER COMMENT REQUEST SHEET
REQUEST TO SPEAK AT MONTHLY BOARD OF DIRECTORS MEETING
(1ST 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

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.



October Birthdays

1
 Marvel Boydston
 Gregory Flores
 Mary Lou Froman
 Mirtha Fuentes
 Jerry Swizek
 Juanita Zavilla

3
 Scott Compton
 Mike Gogan

4
 Judy Clarkson
 Kathy Page
 Juanita Sims

5
 Susan Chauvin
 Rudy Krutzner
 Mario Lopez
 Patricia Manista
 Mary Rodarte

6
 James Engelhard
 Amal Khoury
 Jerry Mc Carty

7
 Else Guillen
 Nancy Phelps

9
 Hazel Beidleman
 Nicholas Crouch

9
 Wendy Grafius
 Fran Westbrook

10
 Daniel Alaniz
 Josepha Manista
 Steve Mcpherson
 Cindy Pruett

11
 Joyce Alvis
 Charles Carson
 Emily Clift
 Gloria Isaacson
 Jane Kaiser
 Vickie Mahony
 Wes Nicholas
 George Reyes

12
 Glenn Pugh
 Larry Sheftel

13
 Barry Calloway
 Kim Cox
 Kenneth Patterson
 Vicki Redding
 John Wendt

14
 Susan Lucido

15
 Darl Gregory

17
 Vincent Oliveri
 Rutha Patrick
 Greg Steele

18
 Ranferi Bailon
 Jeanine Bolen
 Donna Miner
 Larry Puckett
 Kevin Thomas

19
 Colleen Hilbert
 Linda Hunter

20
 Robert Ramos

21
 Sandra Doughty
 Wayne Liebst
 Carol Puckett
 Ireen Ryder
 Sandria Schoenbaum
 Linda Whetnight

22
 June Mc Carty
 Melody Mendell
 Don Silva

23
 Paul Wessel
 Larry Wiley

24
 Marian Patterson

25
 James Jones
 Dave Miller
 Elizabeth Robinson

26
 Sandy Villescas
 Rich Wright

27
 Paul Leone

28
 Carolyn Dunaway
 Kathy Feste
 Jeannie Lowe

29
 Joan Randa
 Shawn Stamas
 Sandra Turner
 Kimberley Willford

30
 Nick Pessagno
 David Whetnight
 Clare Wilson

31
 Ronda Champion
 Mark Renfroe

HAPPY ANNIVERSARY

October Anniversaries

1

Jim & Jonze Roberts

3

Bob & Nina States

7

Robert & Linda Manley
Bill & Leana Wilson

8

Doug & Sharon Andrews

9

Juan & Mariana Armenta

12

Pat & Payumo, Rodor Canlas
Paul & Lindy Leone

13

John & Betty Wendt

14

David & Janet Lang

15

Michael & Melissa Napolitano

23

Robert & Natalie Morris
Star E. & Deborah Starr

30

John & Mary Nuovo



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 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: DAVID KRAMER AND JOHN ANDERSON

CLUBHOUSE



AT SEVEN HILLS

**NEW IMPROVED
OFFICE HOURS**

**Clubhouse Dues:
\$30/ mont per person
Second person 50% off**

email:

7hillsmembersclub@gmail.com

Call/Text 951-658-2234

office Open 10am - 1pm

7-days a week

Monthly Band & Dinner \$8.00

**October 16th Rainbow Cottage Duo returning
November 19th Howard Skinner Singer/Guitarist**

New Years Eve Party 25.00each

**December 31st from 6pm - 10pm Menu: Chicken
Marsala or Tri-Tip with garlic mashed potatoes,
served with a Caesar salad, dinner roll vegetable
medley and red velvet cake for dessert.**

Entertainment by DJ Alex

**Tickets ON SALE in the office Limited Space-
buy your tickets today!**

The Clubhouse at Seven Hills

October 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
6 10-1:00 Office Open NFL Potluck in Gard Room	7 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	8 10- 1:00 Office Open 9:00 Water Exercise 12 - 3:00 Hand & Foot	9 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Tai Chi Class 12:00 WC Luncheon	10 10 - 1:00 Office Open 9:00 water exercise	11 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise	12 10 - 1:00 Office Open 9am - 11am Hot Breakfast
13 10-1:00 Office Open	14 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards 2:00 The Woolies	15 10 - 1:00 Office Open 9:00 Water Exercise 12 - 3:00 Hand & Foot	16 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Tai Chi Class	17 10 - 1:00 Office Open 8:30 POA Meeting 9:00 water exercise	18 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 6:30 pm Water Exercise	19 10 - 1:00 Office Open
20 10-1:00 Office Open	21 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	22 10 - 1:00 Office Open 9:00 Water Exercise 9 - 12:00 Valley Quilters 12 - 3:00 Hand & Foot	23 10 - 1:00 Office Open 9:00 Chair Exercise 9:00 sweet peas 10:00 Tai Chi Class	24 10 - 1:00 Office Open 9:00 water exercise	25 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 5:00 Sunsetter's Dinner 6:30 pm Water Exercise	26 10 - 1:00 Office Open
27 10-1:00 Office Open	28 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	29 10 - 1:00 Office Open 9:00 Water Exercise 9 - 12:00 Valley Quilters 12 - 3:00 Hand & Foot	30 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Tai Chi Class	31 6:00 Healing Service		
NFL Potluck in Gard Room NFL Potluck in Gard Room NFL Potluck in Gard Room						
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



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.



If you would like to be notified for only upcoming SHPOA events and SHPOA meetings, please email me at "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.

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



HEMET IS UNDER ATTACK!



WARNING!!! ⚠

WARNING!!! ⚠

LOGISTICS WAREHOUSES COMING TO HEMET **AIR POLLUTION, THOUSANDS OF TRUCKS**

5 giant warehouses are in the plans for Hemet, over 6.8 million-square feet of buildings! Proposed sites and truck routes are near schools, homes, parks, and shopping centers. If approved, these industrial developments will forever change our community.

Air Pollution: The biggest pollution source is the exhaust of diesel trucks, which includes 2.5 micron particles that can end up deep in the lungs and enter body cells. There is no safe level of this type of pollution. Nitrous Oxide turns into ground level ozone, which is harmful to airways and lungs. Where warehouses are located near neighborhoods, schools and parks, there is a significant increase in lung disease, cancer, asthma, and a myriad of other health problems. Elderly people and those with chronic health issues are often the most affected.

Traffic: If allowed to be built, our streets would be unbearably congested with diesel trucks, with over **3,500 truck trips per day**. Our streets, and the roadways in and out of the valley are not designed for this heavy truck traffic. Sharing the streets with thousands of semi trailers each day is dangerous.

Economy: Warehouses do provide jobs, but workers start at minimum wage, with few promotional opportunities. The trend towards automation, where robots replace workers, means that even these jobs will diminish over time. The land that is locked into warehouses will not be available for other economic activities. The value of our homes will be affected: Who would want to buy a retirement home in a community congested with trucks?

WE DESERVE SAFE STREETS AND CLEAN AIR. THIS IS OUR TOWN, AND WE ARE NOT CAPITULATING TO DEVELOPERS AND MISGUIDED CITY COUNCIL MEMBERS!

WE CAN STOP THEM IF WE ACT NOW

- SIGN OUR PETITION TODAY, TO DEMAND THAT THE CITY PUT A MORATORIUM ON WAREHOUSES.
- CALL/EMAIL YOUR COUNCIL MEMBER!

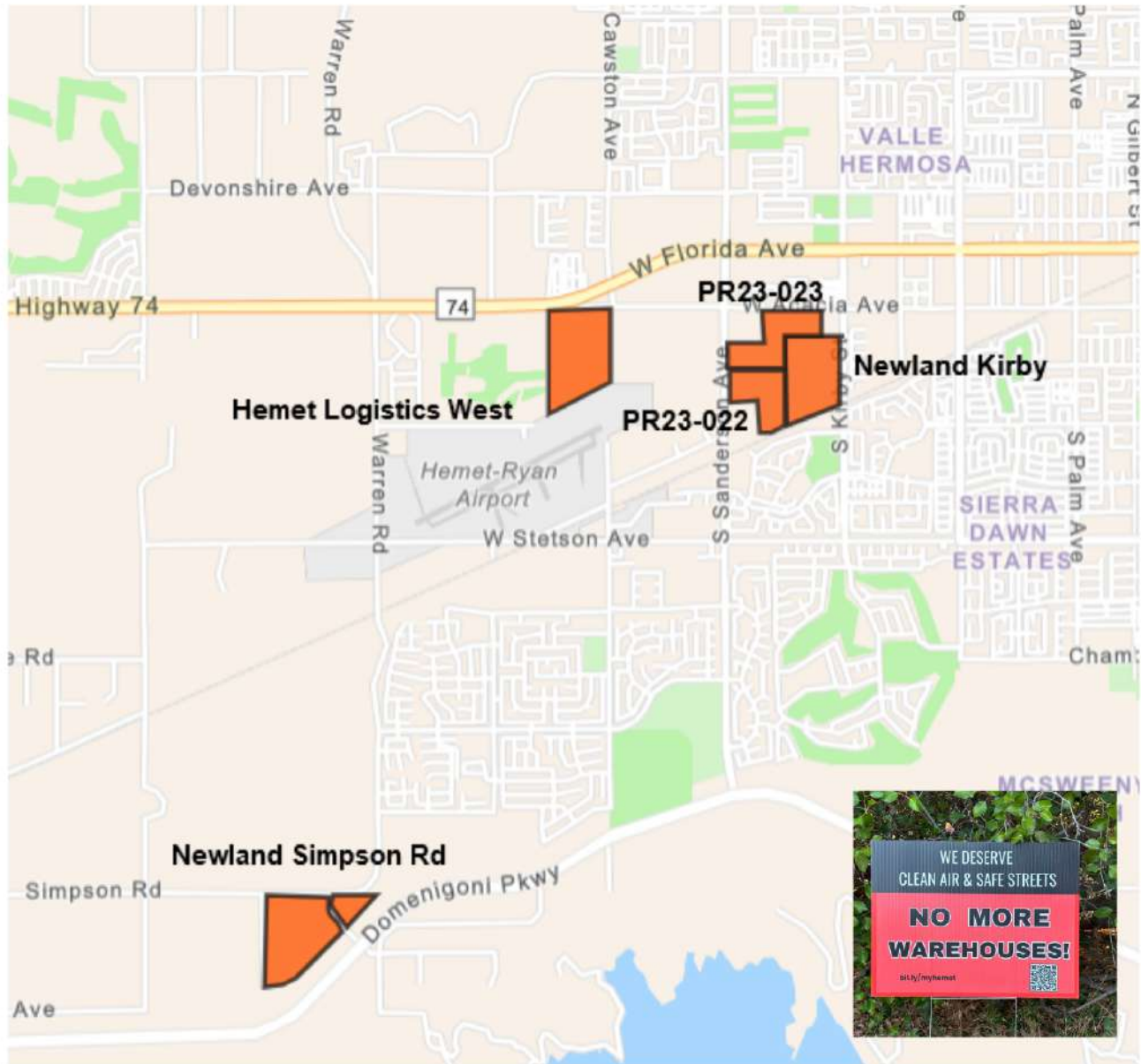
To open petition, type in this link into your browser bit.ly/myhemet (no spaces!)



OR: SCAN THIS QR CODE WITH SMARTPHONE CAMERA AND CLICK ON THE WEB ADDRESS WHEN IT SHOWS ON THE SCREEN

CONTINUED ON NEXT PAGE ➤

Hemet Logistics Warehouse Locations



- Newland Kirby: 860,00 square feet (sf) building. Approved, under construction.
- Newland Simpson Rd: 1.2 million sf. Awaiting final Environmental Impact Report (EIR.)
- Hemet Logistics West: 2.6 million sf. Awaiting draft EIR.
- PR23-022 and 023: 2.2 million sf. Developer submitted application to the city planning dept.

No More Warehouses campaign is a project of the **Green Coalition of San Jacinto Valley**. Yard signs and additional copies of this flier are available.

Sign our petition (or email a request) to be added to our email list, so you can get timely updates on opportunities to actively participate in the campaign. Volunteers needed!

For more information, please contact us: **(951) 692-0685** email: **green.san.jacinto@gmail.com**

SEVEN HILLS SENIOR SINGLES



October 2024 – News & Information

By: Lori Gastelum

August's meeting was held at the Clubhouse. Discussion focused on future activities.

October 17th, we will all attend the Ice Cream Social and Classic Car Display. Tickets are \$1 and will be on sale 9/23/24 - 10/6/24 at the Members Club. Please add to your calendar. Let's encourage Alphonso to bring his VW bug.

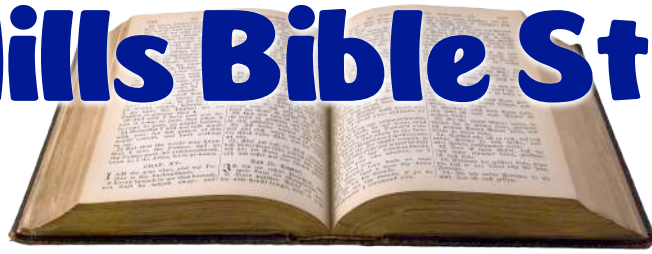
Aida invited the group to her home for a pot luck on August 28. It was a small group, but lunch was great with plenty of yummy desserts. Thank you Aida!

For September's get together, we will have a Saturday lunch at Abbey's Cafe, 41855 E. Florida Ave. Please RSVP by replying to this email or call me at 310 780-3027.

Happy Birthday to our September ladies, Pat McKeivitt - 9/2 and Wanda Lightfeldt - 9/30. And our October gal, Sharon Peterson - 10/25.

Enjoy the end of summer. and shake the dust off your jackets.

7 Hills Bible Study



Be Watchful

Every morning when I wake up, I wonder if this is the day that the Lord will come back again. The Lord tells us in the Bible, Matthew 24 vs. 42, to be watchful, because we do not know what hour He will come. My question for you today is, are you ready when Jesus returns?

How can we be prepared for that day? By asking Jesus Christ into your life and asking Him to be our Lord and savior. If we are truly looking forward to His 2nd coming, we will believe in His promise of salvation and obey His command to abide in Him and to love our neighbor as He has loved you. Jesus tells us it is the will of His father in heaven that all should be saved.

Jesus will come soon to take those who believe in Him to His heavenly home. Be watchful. Be ready.

As we wait for His return, we invite you to study Gods word with us and learn how to abide in Jesus. We meet on Tuesdays at 3pm. For more information, call Joe, Joanie, or April Zeigler at 951-658-7610.



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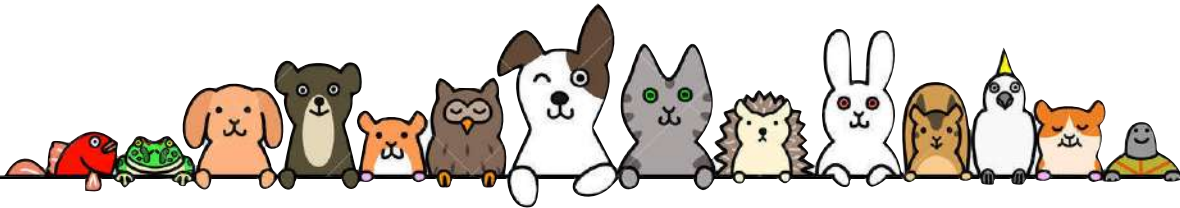
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MEDITATION: 9:30 A.M.

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Facebook: Unity Valley Church Hemet

Church Office: 951.658.4290 Email:
hemetunity@yahoo.com

A.A.A.D.D. (Age Activated Attention Deficit Disorder)

This is how it manifests:

I decide to water my lawn.

As I turn on the hose in the driveway, I look over at my car and decide my car needs washing.

As I start toward the garage, I notice that there is mail on the porch table that I brought up from the mail box earlier.

I decide to go through the mail before I wash the car.

I lay my car keys down on the table, put the junk mail in the garbage can under the table, and notice that the can is full.

So, I decide to put the bills back on the table and take out the garbage first.

But then I think, since I'm going to be near the mailbox when I take out the garbage anyway, I may as well pay the bills first.

I take my check book off the table, and see that there is only one check left.

My extra checks are in my desk in the study, so I go inside the house to my desk where I find the can of Coke that I had been drinking.

I'm going to look for my checks, but first I need to push the Coke aside so that I don't accidentally knock it over. I see that the Coke is getting warm, and I decide I should put it in the refrigerator to keep it cold.

As I head toward the kitchen with the Coke a vase of flowers on the counter catches my eye - they need to be watered.

I set the Coke down on the counter, and I discover my reading glasses that I've been searching for all morning.

I decide I better put them back on my desk, but first I'm going to water the flowers.

I set the glasses back down on the counter, fill a container with water and suddenly I spot the TV remote. Someone left it on the kitchen table.

I realize that tonight when we go to watch TV, I will be looking for the remote, but I won't remember that it's on the kitchen table, so I decide to put it back in the living room where it belongs, but first I'll water the flowers.

I pour some water in the flowers, but quite a bit of it spills on the floor.

So, I set the remote back down on the table, get some towels and wipe up the spill.

Then I head down the hall trying to remember what I was planning to do.

At the end of the day:

the lawn isn't watered,

the car isn't washed,

the bills aren't paid,

there is a warm can of Coke sitting on the counter, the flowers don't have enough water, there is still only one check in my check book, I can't find the remote, I can't find my glasses, I don't remember what I did with the car keys, and my neighbor called to tell me he turned off the hose that was flooding the driveway.

Then, when I try to figure out why nothing got done today, I'm really baffled because I know I was busy all day long, and I'm really tired. I realize this is a serious problem, and I'll try to get some help for it, but first I'll check my e-mail.

Do me a favor, will you? Forward this message to everyone you know, because I don't remember to whom it has been sent.

Don't laugh - if this isn't you yet, your day is coming!

Submitted by: Maxine Connor

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Tuesday: **Bingo** 3:00 pm – 8:30 pm.

2nd Wednesday: Post meeting 7 pm.

Auxiliary 6:30 pm.

Sons of the American Legion 6 pm.

Saturday: Post is available for rentals

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FOR HELP**

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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.

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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. 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:

Beautiful antique solid wood dining room table set, with 4 chairs and leaf. Excellent condition. \$250 OBO. Call Andrea: (951) 603-4132.

FOR SALE:

2002 Infinity Motor Home. 74,000 miles, original owner, two slide outs, new paint, 5500 watt gen, safety equip., super steer, front/rear stabilizers, two satellite dishes. Asking \$20,000. Call: (951) 282-2425 or (760) 975-8161 for more info.

FREE:

Older used Hunter ceiling fan w/light. All white, 52in, 5 blades, 3" down-rod. Ceiling mounting bracket – angled ceilings OK. 3 mouse-quiet speeds w/pull chains, 17 lbs. Free. Call: (951) 282-3975.

FOR SALE:

Complete Maleficent costume, size 12/14. Hat, horns, wings & staff that lights up. \$200; Kenwood car stereo w/GPS, map DNX series, plus more, \$300; Kicker amp, \$65; Rockford Fosgate amp, \$250; Blaupunkt 1500w, \$40. (951) 401-5848.

FOR SALE:

2010 Yamaha golf cart. \$1500 OBO. Call: (951) 282-5556 or (951) 260-3382.

FOR SALE:

Couches \$250; Outside furniture (make offer); Plants \$5 and up (depending on pots); Hutch, \$100 (gorgeous but heavy); Refrigerator, like new, \$250; Outside gas fireplace, \$50, with propane; Large table, (free). Call: (951) 851-8410.

FOR SALE:

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FOR SALE:

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FOR SALE:

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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, and I will set you up for monthly e-mail deliveries of our community newsletters.*



Sincerely,
Gary Bieber, Editor



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

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

1sudoku.com

n° 122091 - Level Easy

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

1sudoku.com

n° 123282 - Level Easy



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

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



HAPPY HALLOWEEN



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

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

AFTERLIFE

AUTUMN

BAT

BLACK

BLOOD

BOO

BROOMSTICK

CAKLE

CADAVER

CANDY

CASKET

CAT

CAULDRON

COBWEB

COFFIN

CREEPY

DEMON

EERIE

GHOST

GHOUL

GRIM REAPER

HAUNT

HOWL

MASK

MIDNIGHT

MOON

MUMMY

OCTOBER

OGRE

OWL

PHANTOM

PRANK

SKELETON

SPIDER

TOMBSTONE

TRICK

VAMPIRE

WEREWOLF

WITCH

PUZZLE SOLUTION ON PAGE #66

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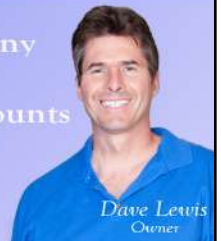
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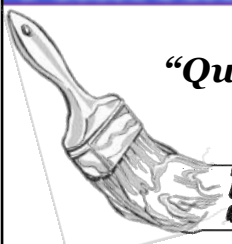


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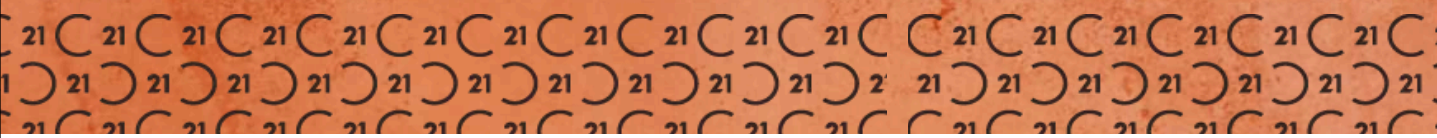
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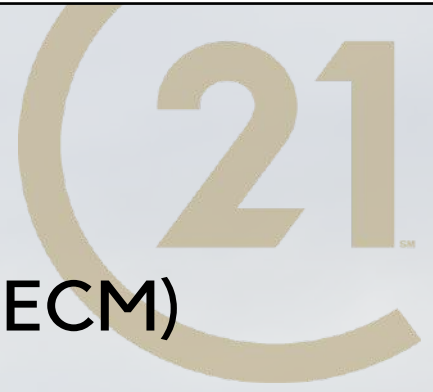
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September 2024
Hemet, CA

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Is Anger Making You Sick?

You might know what it feels like in your body when you get angry, but the impact of anger on your overall health may not always be obvious. When we get angry, your brain kicks production of stress hormones like adrenaline and cortisol into high gear as it anticipates the potential need to fight or flee. Simultaneously, other bodily functions are slowed dramatically to free up the energy needed for the stress response.

None of this is inherently bad—anger can be healthy and even necessary. But if we don't give our bodies sufficient recovery time after anger it can, over time, contribute to ongoing physical and mental ailments.

There are several ways anger can physically manifest in the body as illness or injury, including heart disease, chronic pain, increased inflammation, breathing problems, weakened immune systems, and digestive problems. We're also more susceptible to things like depression, anxiety, and insomnia. That makes it important to find healthy ways to dispel the stress when we get angry! Here are some of the options to try:

- Exercise provides an outlet for the excess energy that comes with anger. It also produces mood-improving chemicals in your brain, like serotonin and endorphins.
- Meditation and breathing exercises help restabilize your heart rate and breathing pattern (after anger increases both).
- Physically removing yourself from an anger-inducing situation makes it much easier to take a metaphorical step back to see beyond the anger trigger to what's causing it (such as being overwhelmed, guilt, or disappointment).
- Freewriting (writing without worrying about grammar or spelling) can be incredibly helpful to get to the root of what's making you angry, even if you don't realize it until you read it later.
- The body's unmet needs can contribute to a shortened fuse. If you feel like you're quick to anger, think about whether you're experiencing fatigue, pain, dehydration, or hunger at that precise moment.

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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!)

ebullient (pronounced ih-BULL-yunt) adjective

Meaning: giddy with excitement; extremely enthusiastic

Sample Sentence: She was positively ebullient after getting an acceptance letter from her top college choice, shouting the news before she even came into the room.

Do You Want Fries With That?

Ketchup is among the most familiar condiments on earth, but it was once also said to have medicinal qualities.

Tomato ketchup was introduced in 1812, and by the mid-1830s an Ohio physician was marketing it in a pill form—he claimed it could cure indigestion and jaundice.

Ketchup pills didn't last long, not least because they didn't cure anything, and in some cases even made people sick. Some "medicinal ketchup" purveyors were found to be labeling laxative pills as "ketchup pills" in 1850, and that was the end of ketchup as curative.

A Chilly Dad Joke

Just-*ice* is best served cold. If it was served warm, it would be just-*water*.

Quotes To Live By...

"There is always something left to love. And if you ain't learned that, you ain't learned nothing."

– Lorraine Hansberry, Playwright

"What is often called exceptional ability is nothing more than persistent endeavor."

– Pauli Murray, Poet and Activist

"Speak your mind, even if your voice shakes."

– Dame Maggie Smith, Actress

5 Trusted Traveler Programs

You may love to travel, but airport security is still a hassle. Travelers today have a few options to make it less of a headache.

- **TSA PreCheck** (starts at \$77.95): Expedited TSA processing, including keeping shoes on and laptops in bags; valid 5 years; operated by Transportation Security Administration (TSA).
- **Global Entry** (\$120): Expedited international arrivals processing at participating airports worldwide; includes TSA PreCheck; valid 5 years, operated by US Customs and Border Patrol (CBP).
- **Clear** (from \$189): Expedited security processing at participating airports, arenas, sports venues; valid 1 year; operated by Clear, a private company based in New York City.
- **NEXUS** (\$120): Expedited car and pedestrian travel between USA and Canada, port entry from Canada to USA; may include TSA PreCheck; valid 5 years; operated by US CBP and Canada Border Services Agency.
- **SENTRI** (\$120): Expedited car and pedestrian travel from Mexico or Canada to the USA; may include TSA PreCheck; valid 5 years; operated by US CBP.

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Clean Your Closet Like A Pro

Closet decluttering doesn't have to be daunting. Here are some tips from organization experts:

1. **Prepare your space.** Clear the bed to use for sorting piles. Bring cleaning and organization supplies into the room, including a box for stuff that belongs elsewhere in the house. Staying in the room means staying focused.
2. **Empty the closet completely.** Sort by category (jeans, dresses, formal, workout gear, etc.). Vacuum and clean while it's empty.
3. **Declutter ruthlessly.** For each item, think about whether it fits you, when you wore it last, and whether you'd buy it if you were shopping today. If you're really stuck, put it in a separate box and set a date to reevaluate the contents in 6-12 months. Anything you haven't worn (or missed) in that time is probably safe to get rid of.
4. **Put away what you're keeping.** Put the most-used items in the easiest reach. Label any bins or boxes you can't see inside.
5. **Adjust as needed.** Check in after 3-4 weeks to see if the new organizational system is working for you or if you need to make some smaller changes. Repeat until it's just right.

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CONTINUED ON NEXT PAGE ►

Brain Teaser...

I am so fragile that simply saying my name will break me. What am I?

(See page 4 for the answer.)

Real Estate Question?

Maybe you want to know how much your home is worth. Or maybe you just need a recommendation for a handyman, carpet cleaner or plumber...

Either way, I love hearing from all of my good friends and clients. And I'm happy to help answer questions you might have about anything relating to real estate or home-ownership.

If you have a question, tip or idea, call me at **951-205-4165**. I'm here to help!

Here, Kitty Kitty

We're all familiar with the purr of a house cat, but did you know that some bigger cats can also purr? The truly "big cats" (such as lions, tigers, jaguars, and leopards) roar rather than purr—while bobcats, cougars, lynxes, ocelots, and even cheetahs can all purr but not roar.

Distraction-Free Writing Websites

Writing is hard enough without distractions. These websites help you to focus on whatever you're working on, from a school essay to your next novel.

<https://www.calmlywriter.com/> works online (free) and via an app (\$14.99). It's all writing space, no menus, and only a few formatting options. You can go full-screen to hide your browser tabs, too.

<https://ommwriter.com/> is an app that combines a clean writing space (with a full-screen option) with visual and audio elements designed to inspire creativity. To download the app, there's a one-time payment of \$9.93.

<https://www.novlr.org/> is writer-owned and particularly geared toward creative writing. There is a limited free version and two tiers of monthly pricing (\$4 or \$14) for more features. All versions offer full-screen view. There are also website builder tools, plus a community of writers to chat with.

Keeping Your Kids Safe Online

Internet safety is a critical part of any 21st-century child's education. Kids need different guidance based on their ages, but here are some lists of Dos and Don'ts parents can teach children when it comes to cyber hygiene and security.

Do:

- ✓ Set social media and app profiles to private.
- ✓ Enable password protection on mobile devices and ensure that location sharing is off for any app that isn't essential.
- ✓ Spend time with your kid online to model internet safety and respectful communication.
- ✓ Explain that sarcasm and humor don't always translate well online. Emphasize being respectful so they're not seen as a bully.
- ✓ Encourage them to tell a trusted adult if they see online bullying or inappropriate content.
- ✓ Require a parent's or guardian's password to download anything.
- ✓ Consider requiring that computers and mobile devices be used in a common area.
- ✓ Use parental safety features that come with your computer or internet service provider, or buy parental security software.

Don't:

- ✗ Share personal information (like a location or address).
- ✗ Share inappropriate content, *even if it's sent to someone you know in real life*.
- ✗ Meet up in real life with someone you only know online.
- ✗ Engage in cyberbullying.
- ✗ Click on pop-up ads (or anything unfamiliar) without checking with a trusted adult.

One of the best ways parents can keep kids safe online is by keeping the lines of communication open—you want kids to tell you, without hesitation, if they see something concerning or feel unsafe online. Check out ConnectSafely.org for detailed internet safety guides for parents and children.

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

Carol & Chuck Reeves

Andrew Olah

Jan Eischen

My thoughts and prayers are with

Kramer Family

Wessel Family

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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:

Silence!

Vinegar Doesn't Play Well With...

Vinegar is a household staple that makes an excellent cleaning solution for numerous surfaces. There are, however, a few things you should never mix with vinegar, because the mixtures are extremely toxic. Use these separately, but never together:

- **Bleach** can be a miracle worker on tough stains, and it's a strong disinfectant. But when it's combined with vinegar, it produces deadly chlorine gas that is dangerous to breathe and can also burn skin.
- **Hydrogen peroxide** is another useful cleaning agent and may even be in your first aid kit. But when it's combined with vinegar, it becomes peracetic acid, a corrosive solution that is also toxic to breathe.
- **Baking soda** combined with vinegar isn't toxic, but the mixture can explode if you put it in a sealed container.

THANK YOU for reading my Service For Life![®] 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:

Joann O'Neill.

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

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

The answer is d) Breaking, or breakdancing, made its debut at the 2024 Summer Olympics in Paris. Sixteen “B-Boys” and “B-Girls” competed in a round-robin competition, followed by quarterfinals, semifinals and medal rounds. Skateboarding, surfing and karate all made their Olympic debuts at the Tokyo 2020 Games. So let's move on to this month's trivia question.

What flying creature's old names have connections to both Darwin and a Harry Potter character?

- a) Bumblebee b) Butterfly c) Owl d) Raven

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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. When I put my home on the market in a few months, how will market value be established?

A. Market value is simply what a buyer is willing to pay and a seller is willing to accept. This answer assumes that both parties are well informed about closed home sales that are “comparable” based on **four important factors**:

1. **Location.** Even within the same city, different neighborhoods can have completely different market values. Compare prices of recent sales in the same community.
2. **Age.** Comparable homes should be built within a couple of years of yours. Building codes and style trends vary with time and greatly affect value.
3. **Size of home and lot.** Buyers are sensitive to the price per square foot. Your home may be unique but buyers will compare the price per square foot with neighboring properties for both the home and the land.
4. **Property condition.** As the seller, you have many opportunities to increase the attractiveness of your home by getting it in tip-top condition and staging the rooms before placing the home on the market.

If you're thinking of selling your home in the next year, you need to know about my “**Maximum Home Value Audit.**” My audit is much more than a simple home valuation you'll get from another agent. It's a complete top-to-bottom analysis not just of the value of your home, but every aspect of your home. To request a no obligation audit of your home's value or if you have any questions, please call me at **951-205-4165.**

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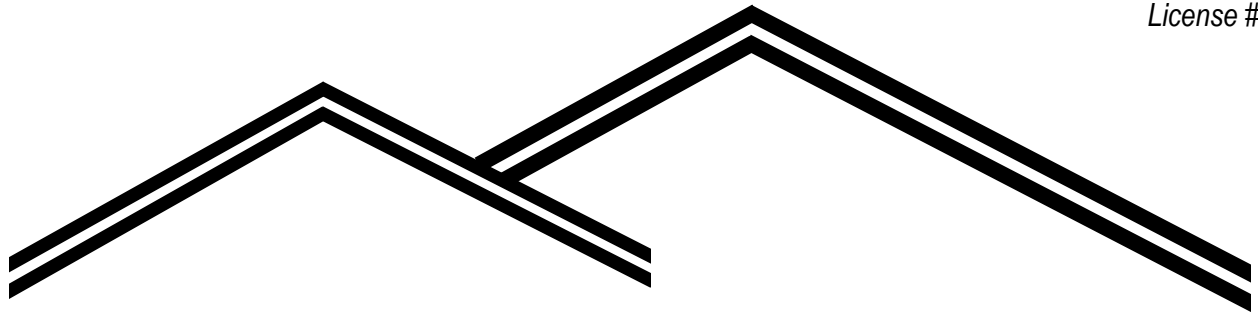
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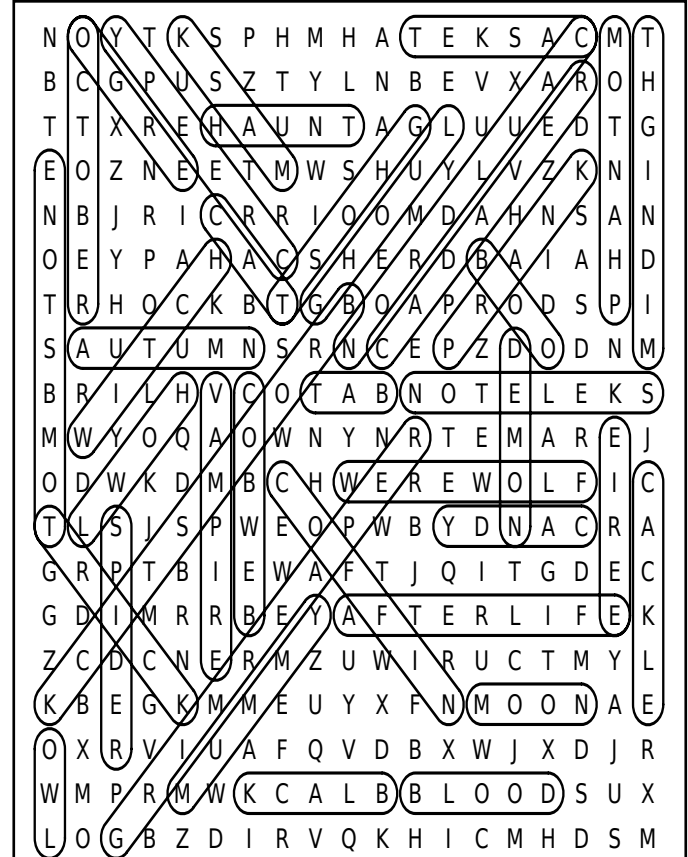
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3	9	2	8	5	1	7	4	6
5	4	6	7	3	9	1	8	2
7	1	8	2	6	4	3	9	5
6	8	7	4	9	3	2	5	1
1	5	9	6	7	2	4	3	8
2	3	4	5	1	8	9	6	7
4	7	5	9	2	6	8	1	3
9	6	1	3	8	7	5	2	4
8	2	3	1	4	5	6	7	9



SUDOKU GRID SOLUTION FROM PAGE #32

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/Marsi Doria	Susan Lucido	Harold Funkhouser/Monique Markles
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.

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.

By presenting an article you are conveying certain restricted rights to copy, print, publish and distribute your original material. Our newsletter is not a political forum. Therefore, no political statements, articles, or advertisements will be published.

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

Advertising Rates

DESCRIPTION	DISPLAY SIZE	PRICE
* Full Back Page	7 1/2" Wide x 9 3/4" Tall	\$115.00
Full Page	7 1/2" Wide x 9 3/4" Tall	\$95.00
Half Page	7 1/2" Wide x 4 3/4" Tall	\$55.00
Half Page	3 1/2" Wide x 9 3/4" Tall	\$55.00
Quarter Page	3 1/2" Wide x 4 3/4" Tall	\$30.00
Business Card	3 1/2" Wide x 2 1/4" Tall	\$15.00

ALL ADS MUST BE SUBMITTED AS: COPY READY - B&W OR COLOR

Advertisements are to be submitted to the editor by the **12th of each month** to be included in the following month's newsletter. All costs for the newsletter are provided by its advertisers.

*** 3 consecutive months required – Please call (844) 474-4557, ext. 0 to reserve the "Full Back Page".**

Thank You Advertisers

DISCLAIMER

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