



SEVEN HILLS PROPERTY OWNERS ASSOCIATION      DECEMBER 2024

*Happy Holidays    Feliz Navidad    Seasons Greetings*  
*Merry Christmas    Happy Hanukkah*  
*Yuletide Greetings*



**THE POA DOES NOT OWN THE MEMBER'S CLUB. CONTACT THE MEMBER'S CLUB AT (951) 658-2234 IF YOU HAVE ANY QUESTION, COMMENTS, OR COMPLAINTS.**



**WHAT'S INSIDE OUR NEWSLETTER THIS MONTH**

- Board of Directors Info .....3
- President's Message .....4-5
- Board of Directors Minutes .....6-7
- Treasurer's Report & Financials .....8
- Important Info / Committee Reports .....8-14
- Official Forms .....15-18
- What's Happening In Our Community .....19-35
- Seven Hills Bargain Spot .....35
- Quizzes, Number & Word Games .....36-37
- Services Offered ..... 38-68
- Newsletter Ad Info..... Inside Back Cover

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

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

# UPCOMING COMMUNITY EVENTS

**December Board Meeting – CLOSED FOR CHRISTMAS**



**January 8<sup>th</sup> – Board of Directors Meeting at 3:30 pm**



**February 5<sup>th</sup> – Board of Directors Meeting at 6:30 pm**



**March 5<sup>th</sup> – Board of Directors Meeting at 6:30 pm**



## FUN TRIVIA QUIZ



1. If someone "spills the tea," what are they doing in modern slang?

- a) Making a mess
- b) Sharing gossip
- c) Drinking tea
- d) Avoiding work

2. What do dogs typically do when they are excited?

- a) Wink
- b) Bark
- c) Yawn
- d) Wag their tail

3. Where would you find the world's smallest street, Ebenezer Place?

- a) Scotland
- b) Italy
- c) Brazil
- d) Japan

4. Where can you find the world's most crooked street?

- a) Paris, France
- b) Istanbul, Turkey
- c) San Francisco, USA
- d) Sydney, Australia

5. What does "bae" stand for in slang?

- a) Best At Everything
- b) Bacon And Eggs
- c) Before Anyone Else
- d) Big And Exciting

6. Which animal is notorious for constantly trying to sneak a "nibble" on food, even with full cheeks?

- a) Squirrel
- b) Chipmunk
- c) Rabbit
- d) Dog

7. Which famous landmark is also known as "The Big Banana"?

- a) Eiffel Tower
- b) Statue of Liberty
- c) Leaning Tower of Pisa
- d) Giant Big Banana

8. In what country can you stay in an ice hotel, constructed every winter?

- a) Canada
- b) Norway
- c) Finland
- d) Russia

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

# 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	Vacant	(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

December .....DARK  
 Wednesday, January 8th, 2025 .....3:30 p.m.  
 Wednesday, February 5th, 2025 .....6:30 p.m.



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

## *Important Message From Your Board President*



Dear Seven Hills Neighbors,

The Seven Hills POA Ice Cream Social was a giant success! Photos and more can be found in pages to follow. A huge thank you to the volunteers on the Events Committee, headed up by Jane Broe, who put in the hours of planning, set it up, and scooped out treats – and to those who stayed to help clean it up! Thanks also to all our residents who came out with their Classic Cars and shared beautiful cars and stories with us. The next event in the works is a Christmas Golf Cart Parade that is planned for December 9th. Bring your decorated golf cart to the Members Club Parking Lot at 5:30 to be a part of it.

On November 6th, there were officially two POA meetings. The first at 6:30 was the regular public board meeting with the Minutes and Treasurer's report – then updates from the Board members regarding Events, Safety, Architecture, and CC&R's. Following that, we moved on and opened the Annual Members Meeting. In last month's newsletter I spoke about the importance of attending the Annual and Semi-Annual Member's Meetings and the requirement of a quorum to conduct POA business.

The actual attendance in person at the Annual Meeting was disappointing and wouldn't have qualified for a quorum, but with official written ballots returned, there was a quorum for the business on the agenda, the Election of Board Members to serve in 2025. You may have noticed that my name was not on the ballot. My current 2-year term on the Board expires December 31st and when it was time to get ballots and voting material to the printer by the deadline, I advised the Board I did not intend to run again.

Ballots were mailed to 1,039 eligible property owners; Only 349 ballots were returned and of them, 9 ballots hadn't followed directions and couldn't be counted. Fortunately, the 340 returned ballots would still meet

the quorum requirement to conduct the business of the election.

Bob Fisk and Mauria Ganther were reelected to the Board and new Board members Patrica Courtois and Rosa Navaro-Grey were voted in. Those four will join with Linda Wilcox and Vince Oliveri whose terms run until December 2025. The new Board will meet at the beginning of January to decide and appoint who will be seated in Board roles for the year and serve Seven Hills. President, Secretary, and Treasurer are required roles and at the time of this writing, there is still one vacant position on the Board which should have seven members. The vacant position may be filled by appointment at any time this year or next if a Seven Hills property owner would like to serve on the Board. Please consider it and simply contact one of the Board members or the POA Administrator. I can honestly say that after 24 years in Seven Hills, and 11 years working with the Board, I've seen how Board members can make a difference. Being a part of the Board offers satisfaction from being on the team that keeps Seven Hills one of the most desirable 55+ communities in the valley.

For those who did attend the meeting, there was a very informative and educational presentation by Dean Roche, HICAP Training and Volunteer Specialist with the Council on Aging. This organization provides seniors with free unbiased Medicare counseling to assist their understanding of Medicare coverage options (Parts A, B, C & D), in order to help them select a plan best suited for their needs. Mr. Roche did an excellent job explaining in understandable language the medical insurance options available for seniors. He also discussed Medicare fraud and abuse issues. You may contact this organization for counseling assistance at (909) 256-8369 or (800) 434-0222. They are not selling or promoting any options, they simply answer questions and compare plans that fit seniors.

With the upcoming holidays, there is not going to be a Wednesday night POA meeting in December.

CONTINUED ON NEXT PAGE ➤

Instead, there will be the Annual Volunteer Appreciation Dinner for those who put in countless hours delivering newsletters, serving on various committees, and stepping up to serve the community.

Lastly, in closing for December, **everyone please check and mark your calendars for 2025:**

**The January Public POA Meeting will be on January 8th, since the first Wednesday falls on a**

**holiday, and the meeting time will be 3:30 PM in the afternoon, not 6:30PM so residents do not have to deal with cold and darkness. Watch the Newsletter, future monthly meetings may also be at an earlier hour with the hope that daylight meetings will be better attended.**

*Ken Graff  
President, SHPOA*



The first **Ice Cream Social** for our residents was a big success! The Seven Hills POA Board sold 250 tickets.

I want to thank Ken Graff for suggesting Jane Broe to be the Chairperson – her attention to organizing and detail was amazing.

Thank you to the event committee: Maria Garcia, Barbara Jones, Linda Newstead, Phyllis Oliveri, and Mary Veal.

Thank you to those who donated their time: Kevin Brewer, Ed Broe, Bob Fisk, Mauria Ganther, Fernando Garcia, Diane Graff, Gloria Hurley, Vince Oliveri, to Sandra Allbright and Marta Miner for always showing up and giving of their talents and hard work. And a special thank you to the MC, Ken Graff, and Gary Bieber for his countless hours and various efforts, including the enjoyable music and entertainment. Special thanks to Bharat, Dasha, Susan Szabo, Toby & George.

Thank you, to all those who brought their cars and trucks for the residents to enjoy. The winner of the \$50.00 was Sue Purchis, with her 1956 Chevy Nomad.

Gift card winners were: Linda St. John, Marta Minor, Gary Mattingly, Gloria Linton, and Gladys Verdejo. Some of the game card winners were: Patti Courtois, Diane Boss, Bobbi Hanna, Bob & Joann Henderson, and Walter & Joann Stoddard. Forgive us if your name was not mentioned.

If you have a concern regarding a **GOLF COURSE TREE** and your property, please do not go to, or contact the golf course, contact me. The golf course will only reply to complaints filed by me.

If you would like to be on the **E-MAIL BLAST List** for POA meetings and POA events, contact me.

We are wanting to start a **BOOK CLUB**. The planning meeting will be **December 4<sup>th</sup>, 2:00PM** at the members club. The first official meeting for the **Book Club** will be **January 16, 2025, 2:00PM** at the members club.

A reminder that it is so very **IMPORTANT** for all residents, to make sure you have **CONTACT INFORMATION** on file with our Administrator. I had two experiences recently where there were emergencies for residents and there was no such information on file.

*Linda Wilcox,  
SHPOA Vice-President*

# 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 November 6, 2024, Meeting*

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

Plead of allegiance led by Vince Oliveri

Directors roll call:

Present:

Ken Graff, Linda Wilcox, Vince Oliveri, Robert Fisk, & Mauria Ganther

#### **Director's Reports**

##### **Secretary Report:**

The Minutes of the Board of Directors Meeting held on October 2, 2024, were emailed to the Executive Board of Directors and were published in the October Newsletter. The minutes of Executive Session held on October 24, 2024, were emailed to the Executive Board of Directors. Minutes were approved as published by general consent.

##### **Treasurer Report:**

Current Assets:

Checking Account:	\$6,400.33
Saving Account:	\$48,034.72
Treasury I-Bonds:	\$230,168.00
Payment to Deposit:	\$853.00
Total Assets:	\$285,456.05

##### **Vice-President Report:**

Linda Wilcox – Reported that 250 tickets were sold. She estimated that around 220 residents were in attendance. December 9, 2024, the event committee will be hosting the first Golf Cart Parade. Bring your decorated golf carts to the Member Club on December 9, 2024, at 5:30 pm and the parade will

start at 6:00 pm. Vice President Wilcox stated if your property is around the Golf Course, and you have any issue with trees please contact her directly. Do not call the Golf Course.

##### **Safety Monitor Report:**

Robert Fisk – After several months of not receiving any volunteers, Mr. Fisk informed the attendees in case of emergency please come to the Members Club. There will be some people volunteering to assist you.

##### **Architectural Report:**

Vince Oliveri – Mr. Oliveri informed the attendees if you want to paint your home make sure you fill out an Architectural Request Form before you start painting your home. He has the approve paint chips with him, he could bring them to you or you could come and see them at his home.

##### **CC&R Report:**

Mauria Ganther: Ms. Ganther reminded the attendees that they must remove their political signs after the election. They have twenty-four (24) hours.

The meeting was adjourned at 6:38 p.m.

Residents present: 15

*Respectfully Submitted by:*

*Sandra Allbright, Administrator*

CONTINUED ON NEXT PAGE ➤

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

**MINUTES OF THE ANNUAL MEMBERS MEETING**

Wednesday, November 6, 2024, starting at 6:45 PM

---

Ken Graff, President of the Board of Directors called the meeting to order at 6:38 p.m.

Directors roll call:

Present:

Ken Graff, Linda Wilcox, Vince Oliveri, Robert Fisk, & Mauria Ganther

**New Business:**

• **Elections**

Ballots mailed out: **1,030**

Ballots not mailed out due to ineligibility: **107**

Ballots Received: **349**

Ineligible (not following direction): **9**

Robert Fisk received **304** votes

Mauria Ganther received **297** votes

Patria Courtois received **262** votes

Rosa Navaro-Gray received **285** votes

There were 8 write-in candidates totaling 16 votes.

President Graff: A quorum is required by the Governing documents, each ballot received by the inspector of election shall be treated as a Member present at the meeting for the purpose of establishing a quorum. Having 349 Ballots received, and 15 members present the quorum was established. A motion was made and second to accept the election results as read by President Graff.

- Speaker – Dean Roche – HICAP Training and Volunteer Specialist – Council on Aging – southern California

Mr. Roche began his presentation by introducing himself. He stated that he worked for HICAP – Health Insurance Counseling & Advocacy Program. He explained how to navigate to Medicare since Medicare is often complex and confusing. He explained that HICAP can help you understand, Medicare eligibility and enrollment periods. The different Medicare Parts, A, B, C, & D, Medicare fraud and abuse. He also stated the program needs volunteer Counselor in Hemet. If you are interested, you may call 909-256-8369 or 800-434-0222.

Member's Comments: None

Adjournment: 7:30 pm

*Respectfully Submitted by:*  
*Sandra Allbright, Administrator*



# Seven Hills Property Owners Association, Inc.

## Statement of Financial Position

As of October 31, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 Bank of Hemet, Checking	6,400.33
1010 Bank of Hemet, Savings	48,034.72
1020 Treasury I-Bonds	230,168.00
<b>Total Bank Accounts</b>	<b>\$284,603.05</b>
Other Current Assets	
Payments to deposit	853.00
<b>Total Other Current Assets</b>	<b>\$853.00</b>
<b>Total Current Assets</b>	<b>\$285,456.05</b>
<b>TOTAL ASSETS</b>	<b>\$285,456.05</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
Opening balance equity	224,614.54
Retained Earnings	25,871.62
Net Revenue	34,969.89
<b>Total Equity</b>	<b>\$285,456.05</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$285,456.05</b>

## A Note from Seven Hills POA Administration - IMPORTANT NOTICE -

Invoices for the upcoming 2025 annual Association dues will be mailed in December. Dues are due January 1, 2025. If payment is not received by March 31, 2025, a late fee will be added automatically by the Seven Hills data system. The annual association dues will remain \$43.00 a year. If you have any questions, please call the administrator at 951-658-6178. Monday - Friday from 9:00 am to 5:00pm. If you want to receive your invoice online and pay with your credit card, please email the administrator at [sevenhillmembership@gmail.com](mailto:sevenhillmembership@gmail.com) - a 3.99% processing fee will be added to the invoice. If paying by check, you may drop your payment outside the members club in the black mailbox label "POA". Or mailed to: Seven Hills POA - P.O. Box 177, Hemet CA 92546.



# Safety Monitor Report

FOR DECEMBER 2024

BY: BOB FISK



## REPORTED INCIDENTS 10/19/2024 TO 11/13/2024

**10/17/2024** – a Pepper Tree Drive resident reported that his truck parked on the street was broken into between 10pm and 7am the previous night. Some

items were taken.

**10/19/2024** – a resident on Beech Tree Street observed a 20-ish young man talking to himself and roaming around the neighborhood. He offered them a flashlight for sale. The resident observed him the previous day as well, though he did not approach.

**10/21/2024** – a resident on Ribbonwood Court reported that their car and their son’s car (both in the driveway) were broken into and some items taken.

**11/07/2024** – a resident on Ailanthus Drive reported that several street lights were burned out and that they had called the city to request repair. The lights were subsequently repaired.

**11/10/2024** – a resident out walking noticed some bags on the porch of a house on Redwood Drive that had been there several days. The house was vacant, and the bags were transmitting this information to any observant non-residents. It was subsequently determined that these bags had been mis-delivered to the wrong address and correction was made.

### Disaster Prep Makes a Midcourse Correction

For any of you who have attended the monthly SHPOA meetings recently, you have already heard this correction. While we have had some volunteers

to help with the Safety Committee, we have not had enough. When I have approached residents about serving on the Safety Committee in the past, the most common response I received indicated a willingness to help out when a disaster occurs, but little interest in serving on a committee ahead of time.

Therefore, our prep strategy has changed to organizing volunteers at the time of an incident. The overall plan now is to prepare instructions ahead of time for simpler tasks and provide laminated cards with these instructions to volunteers at the time. In the case of a disaster our greatest need initially will be to survey the Seven Hills community to see who needs help. In serious cases, this information will be passed on to professional responders. Where possible, volunteers with experience will be recruited to help with minor injuries and the like.

The BOTTOM LINE is that if there is a disaster incident and you are willing to help, come to the Member’s Club parking lot. As volunteers show up they will be given instructions. Those with golf carts will be especially useful to the initial survey. In addition, those surveying neighborhoods will be issued a walkie talkie to provide communication with the command post at the Member’s Club.

**Have a safe and very Happy Thanksgiving!!**

*Bob Fisk*  
*Safety Monitor*  
*SHPOA Board of Directors*  
*[safetymonitor@sevenhillspoaofhemet.com](mailto:safetymonitor@sevenhillspoaofhemet.com)*  
*[safetyshpoa@gmail.com](mailto:safetyshpoa@gmail.com)*



# ARCHITECTURAL COMMITTEE REPORT FOR DECEMBER 2024

BY: VINCENT OLIVERI



Have you seen the scary ads for deed theft or home title fraud protection? They often claim that this type of crime, in which thieves transfer a home title to themselves, is soaring. But there's no clear evidence that this is true. Nor is there a good reason to shell out for a service that protects your home's title since you can do much or all of this monitoring on your own for free. Unlike the attempted deed theft of Graceland, tampering with your property won't garner FBI or national attention.

Deed theft is a real issue. Is it a growing problem? That's hard to determine; the FBI collects broad data on real estate fraud without reporting specifically on the type of fraud. Real estate fraud can encompass more than title forgery, such as when borrowers misstate their ability to purchase a property or renters are cheated out of a security deposit. What's clear, though, is that this general category of real estate fraud is on the rise.

According to the FBI's 2022 Internet Crime Report, 11,727 individuals in the US were victims of real estate fraud. This is a tiny percentage of the roughly 87 million homes owned in the US (and remember that some of those scams may have targeted renters). Still, the numbers show an increase in real estate fraud overall, with losses totaling \$400 million in 2022, up from \$350 million in 2021.

Profit and prosper with the best of expert advice on investing, taxes, retirement, personal finance and more - straight to your e-mail.

## What is deed theft?

Deed fraud is a type of identity theft. A criminal identifies a potential home to target — often a second home, rental, vacation home or vacant house — and then forges the true owner's signature on the deed as they "sell" it to themselves or a third party such as a trust.

When they register the sale at the county recorder's office, they'll use personal information gleaned from the internet or elsewhere to assume your identity or claim to represent you. They will employ fraudulent identification, a counterfeit notary signature, or even work with an unethical registered notary to pull off the scam. After taking ownership of the property, they're free to do whatever they want — even sell it to a legitimate buyer.

## What can a criminal do with your deed/home title?

Thieves can do almost anything with your home after they acquire title. Everyone's worst nightmare is when they sell the home or borrow against it, stealing your equity. When they fail to make payments on a loan secured by your property, you could end up in foreclosure or be unable to sell, refinance or pass the home on to your heirs.

Criminals can make money from a forged deed in several ways:

- Illegally renting out the property.
- Opening a home equity line of credit (HELOC).
- Refinancing the mortgage to cash out the equity.
- Sell the home to a legitimate buyer and pocket the profit. This is a common approach for unoccupied vacation homes or rental properties.

## How to protect property from deed theft

Homeowners should make sure the appropriate authorities have your correct mailing address for you or the person who should receive notices about your property. If you go away for extended period of time, have mail forwarded or ask someone you trust to pick

CONTINUED ON NEXT PAGE ►

up mail and visit your home. Periodically visit any vacant house to ensure that no one has taken up residence illegally.

Look for deeds that you or your attorney didn't prepare or sign, or loans you didn't take out, as well as liens of contractors, subcontractors, real estate brokers or attorneys whose services you didn't hire.

Criminals often target vacant properties — such as vacation homes — especially if the legal owner is deceased. Older people are also common targets because they often have more equity in their homes, and they might not be tech-savvy or aware of the dangers online.

### **Here are four steps you can take to prevent deed fraud:**

- **Pay attention to incoming bills.** Keep a close eye out for mortgage, tax and water bills. Sometimes, thieves change the address on bills to hide their crime, giving them more time to profit from the property. If you're looking out for older family members, make a note of when they receive bills each month and check to make sure the bills continue arriving.

- **Check the status of your property deed.** Anyone can check local registries or the county recorder's office for land records and property deeds online in the United States. Try to check your deed's status regularly to ensure no one is trying to take over your ownership rights. Or better yet, if possible, set up notifications at the registry to alert you to any changes.

- **Monitor your credit reports for signs of identity theft.** Most people only look at their credit reports when they're applying for a mortgage or loan. However, if you want to avoid becoming the victim of deed fraud, you should be more vigilant. The three major credit bureaus — Equifax, Experian and TransUnion — offer a free credit report to consumers each week at: [AnnualCreditReport.com](https://www.annualcreditreport.com).

- **Check if you have a title insurance policy or buy one when refinancing.** When you buy a house or refinance, you can purchase enhanced title insurance through the American Land Title Association (ALTA). Their Homeowner's Policy ensures against impersonation or forgery. Ask your title company for help with pricing and signing up.

- **You could pay for a monitoring service, but why would you?** Several companies offer monitoring services, including Home Title Lock, which says it will monitor your home's deed 24/7 to prevent title fraud. The service costs \$19.95 monthly (\$199 annually, four years for \$796). But you can protect yourself — for free — by periodically checking your property record on the website of your county's register of deeds.

### **5 signs you're the victim of deed theft:**

There are indicators that fraud may have occurred that you can monitor. Acting fast is crucial if you think you've fallen victim to any fraud. Take action as soon as you notice something suspicious before criminals can do too much damage.

#### **Look for these warning signs:**

- You stop receiving your water bill or property tax assessment or bill.
- Utility bills on a vacant property rise suddenly, or you find people living there.
- You stop receiving your tenants' rent payments and learn that they've been making the payments to another person and location.
- You receive payment books or other information from a lender with whom you haven't done business.
- You find yourself in default on a loan or notified of foreclosure proceedings.

CONTINUED ON NEXT PAGE ►

## Municipal resources

Many counties now provide a consumer notification service. Register for free, and you'll quickly receive an e-mail or text any time a document is recorded on your property. Currently, there is no central database to direct you to state or county notification services. Invest the time and explore your local registrar's website and see what services they provide. If they don't have an online database, take a trip to your county registrar's office to physically examine the title to your property.

If you experience or find something amiss, notify the register of deeds and local law enforcement. Homeowners who think they are victims of deed fraud are urged to act quickly to report fraud to your local sheriff, get a certified copy of the fraudulent document from the register's office, report the crime to the district attorney's office in the jurisdiction where the property is located, and consult an attorney to help confirm ownership of the property. (Legal action known as "quieting the title" may be required to resolve any questions about your ownership of the property.)

## Bottom line:

It's wise to monitor your property proactively and pay even closer attention to the assets that current scams may target. While there are services you can subscribe to that will monitor your title, these companies don't prevent title theft. You can conduct a home title search by yourself. You can do this by visiting the county clerk's office where your property is located to confirm the necessary facts about the property.

I want to thank those of you that fill out the architectural applications and get the approval before starting any work. Please note, if you have any doubts about house color selections you can visit the Seven Hills website for a complete pallet of pre-approved colors for any part of your home at [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com). Please be sure and submit the color number or chip that you are

selecting before starting any work. You can paint your home the existing color if it is one of the approved colors found on the website. If you have any questions, please do not hesitate to contact me and I can help you through the process or answer any questions you may have. If you would like me to visit your residence prior to the start of any work or bring the color chart to you to view next to the house in the sun or shade that can certainly be arraigned or you're welcome to come to my house to see the color board charts.

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

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

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

*Vincent Oliveri,*  
*Architectural Chairperson*  
*SHPOA Board of Directors*



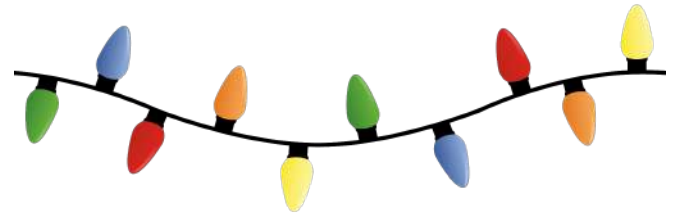
# CC&RS REPORT FOR DECEMBER 2024



## What do you mean, a “drive-by”?

In a senior community, a drive-by means something entirely different! We all live by the promise that we will keep the conditions of our rules. Unfortunately, left to our devices, our CC&Rs are not always kept so we appointed the board to monitor compliance. This means that your properties are periodically monitored by the CC&R committee (seen above). Under the direction of the CC&R Director, we work together *driving by* your home. We take a *snapshot* of events where rules aren't being followed for our reference. When a letter is sent to inform an owner what needs to be addressed, a picture speaks a thousand words.

Please understand. The role of the CC&R position in a 55+ Community is to protect the value of all of our properties lest they fall into disrepair and maintenance complacency. We've seen this occur throughout several communities in our surrounding area of Hemet. Thank you for your support and for continuing to make Seven Hills a premier senior community. We care about our future!



### 7.5 Holiday Decorations

*Holiday decorations or lights for any publicly observed holiday may be displayed thirty (30) days prior to the holiday. All lights and decorations that are not permanent fixtures of a Lot which are part of the original construction or have been properly approved as permanent improvements by the Architecture Committee shall be removed no later than thirty (30) days following the holiday.*

### 7.4.3 Pet Waste

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

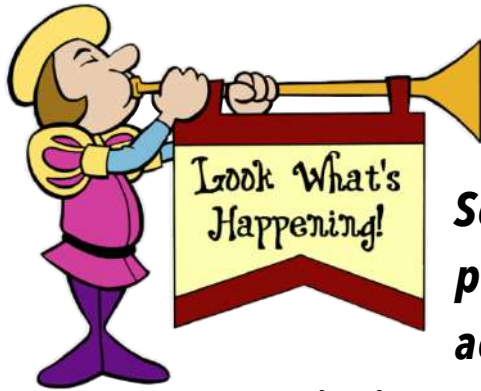
### 7.4.7 Pets (barking & nuisance)

*The Board shall have the power to prohibit the keeping or maintenance of any animal, which, in the sole and exclusive opinion of the Board, after notice and hearing, is deemed by the Board to constitute a nuisance to any other Owner or resident, whether due to its size, viciousness, unreasonable noise or otherwise.*



Many of our grandchildren will be visiting over the holidays. Please slow down!

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



## **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](mailto: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 month's icon was found on page #32 - Congratulations to Marta Minor for finding it. Past winners are: June-Carlos Gomez, July-Beverly Singleton, August-Zenobia Green, September-Pat Way, and October-Maxine Connor.*

*This month's icon to find is:*



*Good Luck!*

# OFFICIAL FORMS

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

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

## RESIDENT FORM:

Name of Resident:  Address:

Email Address(es):  Date:

## EMERGENCY CONTACT INFORMATION:

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

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

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

Own  Rent

Landlord:  Address:  Phone:

List all Residents (attach list if needed).

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

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

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

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

WEDDING ANNIVERSARY: MO.  DAY

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

LIST PHONE #?  YES  NO

## Architectural Request Form

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

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

Name:  Date:

Address:

Phone Numbers:  E-mail:

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

---

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

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

Walls  Fence  Gates  Security Doors  Solar Panels  Patio  Deck

Other:

---

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

Home Color:   Trim Color:   Siding Color:

Shutter Color:   Front Door Color:   Security Door Color:

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

Other:

CONTINUED ON BACK PAGE ►



# Architectural Request Form

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

## ARTICLE VIII ARCHITECTURAL CONTROL

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

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

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

### Agreement and Signature

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

Name (Please Print)

Signature \_\_\_\_\_ Date

**OR**

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

#### **Electronic Signature Agreement**

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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



# December Birthdays

**1**

Meredith Allums  
Cynthia Jackson-Ferguson  
John P. Lherault  
James Pence  
Harlan Peterson

**2**

Alicia Arriola  
Bob Blackamore  
Jose G. Franco  
Rod Parr

**3**

Charles Holden

**4**

Alex Rodriguez  
Cassy Whiting

**6**

Guadalupe De Leon  
Belem Gonzalez

**7**

Cynthia Richter

**8**

Tim Cornell  
Maria Guillen  
Eduardo Rodriguez

**9**

Annette Temple

**10**

Theodora Hazel  
Nancy Prause

**11**

Lee Moler

**12**

Maria G. Gonzalez  
Diane Pearson  
Del Serrano

**13**

Raul Cosio  
Harlan Hancock  
Diane Luzzi  
Jo Ann Oneill

**15**

Linda Avila  
Graciela Barba  
Steve Devry  
Richard Hunter

**16**

Sharon Brewer

**17**

Mark Landry  
Doug Mueller  
Stan Prause

**18**

Patricia Courtois  
Iola Lundy

**19**

Tom Clayton  
Terry Lawless

**20**

Lee Beidleman  
Humbert Camacho  
Janet Oberman  
Star E. Starr

**21**

Manuel Garcia  
Darrell Street

**22**

Christine Benson  
James Bentley

**23**

Bill Hunsaker  
Carol St. George

**24**

Gail Cadwallader  
Rosemary Jimenez

**25**

Everette Harbison  
Barbara Hopkins  
Lynn Rogers  
Steve Wilkinson

**26**

Carrie Baxter  
Delmer Triplett

**28**

Mary Parker

**29**

Kimber Prior-Renfroe  
Tammy Wright

**30**

Steph Blakely  
Susie Baker  
Brenda Jackson  
Michael Shafor

**31**

Helen Chang  
Mike Watson  
Maria Webster



# HAPPY ANNIVERSARY

## December Anniversaries

1

Donald & Joan Lerch

4

Don & Freda Dismukes

6

Ashely & Joan Gilpin

10

Gregg & Robyn Wilder

11

Harold & Laura Wherry

15

Nick & Neva Pessagno

21

Eduardo & Fannie Rodriguez

24

David & Grace Vanbuskirk

27

Robert & Rita Bullard

28

John & Karen Fleck

28

Victor & Maria Paz  
Frank & Jo Ann Serna

29

Gary & Barbie Klopp  
David & Ly-Thi-Le Woodruff

30

Luverne & Joan Randa



## Loving Prayers

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

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

**SYMPATHIES & CONDOLENCES:  
FOR THE PASSING OF: BARBARA WHEELER**



**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**

# CLUBHOUSE



AT SEVEN HILLS

**NEW OFFICE HOURS**

**7 DAYS A WEEK**

**10AM - 1PM**

**NEW SIMPLE PRICING:**

**\$30 / MONTH PER PERSON**

**SECOND PERSON 50% OFF**

Reach us at: 951-658-2234 or email  
[sevenhillsmembersclub@gmail.com](mailto:sevenhillsmembersclub@gmail.com)



## Clubhouse Update

**Weekly Continental Breakfast on Monday's 10am Come on down meet your neighbors, have a cup of coffee on us.**

**In Memory of Julia Hot Breeakfast will be Saturday December 14th 9am - 11am. Sign Up Sheet in the office .**

**Monthly Concert & Dinner Mark your calendars the 3rd Wednesday of every month from 5pm - 8pm**

**December New Year's Eve Party Dec 31,2025 6:00PM  
Upcoming 2025**

**January 21,2025 Chinese New Year Theme  
John Phelps Band will be performing Tickets \$12.00**

# The Clubhouse at Seven Hills

## December 2024

Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday	
<b>1</b>	10-1:00 Office Open NFL Potluck in Gard Room	<b>2</b>	10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	<b>3</b>	10 - 1:00 Office Open 9:00 Gym Exercise 11:00 Cal RTA 12 - 3:00 Hand & Foot 6:00 Bingo \$7	<b>4</b>	10 - 1:00 Office Open 9:00 Chair Exercise 1:00 WC Meeting <b>6:30 pm POA Meeting</b>	<b>5</b>	10 - 1:00 Office Open 9:00 Gym Exercise	<b>6</b>	10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chari Exercise 6:00 Left-Center-Right 18 Quarters 6 One Dollar Bills	<b>7</b>	10 - 1:00 Office Open
<b>8</b>	10-1:00 Office Open NFL Potluck in Gard Room	<b>9</b>	10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	<b>10</b>	10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 6:00 Bunco	<b>11</b>	10 - 1:00 Office Open 9:00 Chair Exercise <b>6:30 pm POA Meeting</b>	<b>12</b>	10 - 1:00 Office Open 9:00 Gym Exercise 2:00 Book Club Meeting 6:00pm SCAT	<b>13</b>	10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise	<b>14</b>	10 - 1:00 Office Open
<b>15</b>	10-1:00 Office Open NFL Potluck in Gard Room	<b>16</b>	10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards 2:00 Wollies	<b>17</b>	10 - 1:00 Office Open 9:00 Gym Exercise 9:00 Valley Quilters 12 - 3:00 Hand & Foot 6:00 Bingo \$7	<b>18</b>	10 - 1:00 Office Open 9:00 Chair Exercise 12:00 WC Luncheon 4pm Garden Club	<b>19</b>	10 - 1:00 Office Open 9:00 Gym Exercise	<b>20</b>	10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 6:00 Left-Center-Right 18 Quarters 6 One Dollar Bills	<b>21</b>	10 - 1:00 Office Open
<b>22</b>	10-1:00 Office Open NFL Potluck in Gard Room 5pm Karaoke	<b>23</b>	10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	<b>24</b>	10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 6:00 Card Bingo	<b>25</b>	10 - 1:00 Office Open 9:00 Chair Exercise 9:00 sweet peas	<b>26</b>	10 - 1:00 Office Open 9:00 Gym Exercise 6:00 SCAT	<b>27</b>	10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise	<b>28</b>	10 - 1:00 Office Open
<b>29</b>	10-1:00 Office Open NFL Potluck in Gard Room	<b>30</b>	10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Billiards	<b>31</b>	10 - 1:00 Office Open 9:00 Gym Exercise 9 - 12:00 Valley Quilters 12 - 3:00 Hand & Foot 6:00 New Year's Eve Party								

Notes:



# Seven Hills POA Ice Cream Social and Classic Car Display Photos from October 17th

The Events Committee would like to thank the members of the POA Board and their spouses for their hard work and commitment to making this event so successful!



START OF LINE FOR ICE CREAM



SANDRA ALLBRIGHT & MAURIA GANTHER



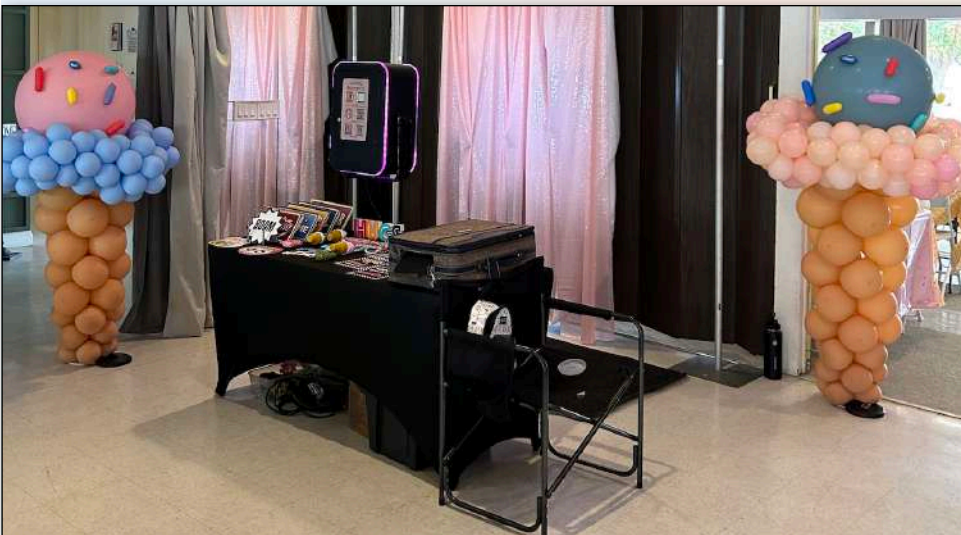
LINES WERE BUILDING FOR THAT ICE CREAM & TOPPINGS



FEEDING THE MASSES: LINDA WILCOX, MARTA MINER, SANDRA ALLBRIGHT, ED BROE, AND VINCE OLIVERI



THE FIRST TO ENJOY THEIR ICE CREAM



ALL BALLOON ART MADE BY: MARY VEAL — PHOTO BOOTH



DORIS AND DAVID ENJOYING DANCING





**BUSY PHOTO BOOTH – JEFF (PHOTO BOOTH OWNER)**



**GARY BIEBER: ENTERTAINMENT & MUSIC**



**DIANE GRAFF VISITS WITH A GUEST**



**FERNANDO, LUISA, NADENE AND REY ENJOYING THE ENTERTAINMENT**



**OTHERS ENJOYING THEIR ICE CREAM**



**RUTHA PATRIC ENJOYING HER 98TH BIRTHDAY DAUGHTER MARYDEANE AND GRANDDAUGHTER MARRIAM**



**PARTYGOERS ENJOYING EACH OTHERS COMPANY**



**RESIDENTS CIRCULATING, PLAYING THE "OLDIES TRIVIA QUESTION & ANSWER GAME"**



**LINDA NEWSTEAD, JANE BROE, AND MARY VEAL**



**PEOPLE ENJOYING THEMSELVES IN THE OVERFLOW AREA**



**JANE & ED BROE – CUTTING A RUG ?**



**OKAY, NOW YOU'RE JUST SHOWING OFF 🤓**

# Well Attended Classic Car Display



And the winner of the  
"Favorite Classic Car" is:  
Sue Purchis, owner of this  
← 1956 Chevy Nomad, and the  
winner of a \$50 gift card.

# HO HO HO SEVEN HILLS RESIDENTS! DO YOU OWN A GOLF CART?

LET'S CELEBRATE THE CHRISTMAS SEASON WITH A GOLF CART CHRISTMAS PARADE!  
MONDAY EVENING, DECEMBER 9, FROM 6:00 - 7:00 PM

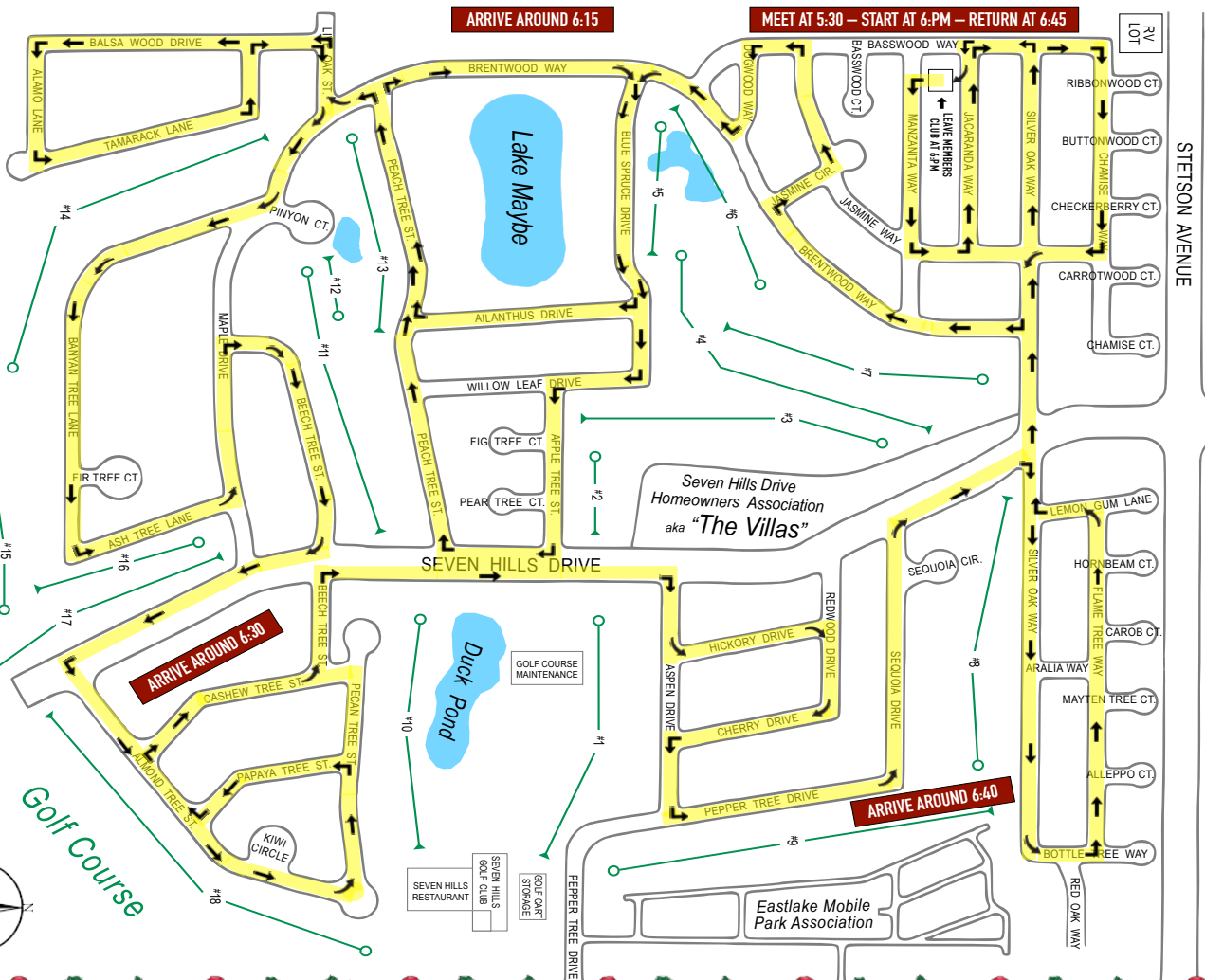


DRESS UP YOUR GOLF CART IN ITS CHRISTMAS FINEST  
AND MEET AT THE SEVEN HILLS MEMBERS CLUB PARKING LOT AT 5:30 PM.

THE PARADE WILL START AT 6:00 PM AND PROCEED THROUGH OUR  
COMMUNITY PLAYING CHRISTMAS CAROLS AND SHARING CANDY

THERE WILL BE JUDGING OF THE DECORATED GOLF CARTS - THE TOP THREE WILL WIN PRIZES

IF YOU DON'T OWN A GOLF CART...BE SURE TO COME OUTSIDE, BRING A CHAIR AND SIT ALONG  
THE PARADE ROUTE, CHEERING FOR YOUR NEIGHBORS. BE READY TO CATCH THE CANDY THAT  
WILL BE FLYING FROM THE GOLF CARTS. SEE THE MAP BELOW FOR THE THE ROUTE AND THE  
APPROXIMATE TIME THE PARADE WILL BE PASSING BY YOUR HOME.





## **Office of Traffic Safety Awards \$145,000 Grant to the Hemet Police Department for Traffic Enforcement Program to Increase Safety on Roads**

Hemet, Calif. – The Hemet Police Department announced today that it has received a grant from the California Office of Traffic Safety (OTS) to support its ongoing enforcement and education programs to help reduce the number of serious injuries and deaths on our roads. The grant program runs through September 2025.

“We are grateful to receive this grant, which will strengthen our traffic enforcement efforts and improve road safety,” Hemet Police Sgt. Matt Chavez said. “By increasing enforcement of traffic laws and focusing on high-risk areas, we aim to reduce dangerous driving behaviors, prevent crashes, and make our roads safer for everyone.”

The grant will provide additional programs and resources, including:

- DUI checkpoints and patrols focused on stopping suspected impaired drivers.
- High-visibility distracted driving enforcement operations targeting drivers in violation of California’s hands-free cell phone law.

- Enforcement operations focused on the most dangerous driver behaviors that put the safety of people biking or walking at risk.

- Enforcement operations focused on top violations that cause crashes: speeding, failure to yield, stop sign and/or red-light running, and improper turning or lane changes.

- Community presentations on traffic safety issues such as distracted driving, impaired driving, speeding and bicycle and pedestrian safety.

- Collaborative enforcement efforts with neighboring agencies.

- Officer training and/or recertification: Standard Field Sobriety Test (SFST), Advanced Roadside Impaired Driving Enforcement (ARIDE) and Drug Recognition Expert (DRE).

Funding for this program was provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.

# SEVEN HILLS SENIOR SINGLES



## December 2024 – News & Information

By: Lori Gastelum

A meeting was held October 30th with only four members in attendance. An executive decision was made to have a holiday luncheon at the Seven Hills Cafe, on December 18, 2024, at noon. If you would like to participate in the gift exchange, please bring a \$5, wrapped gift to the luncheon.

If you plan to attend the luncheon, please contact Aida B., at 951-391-1022.

Happy Birthday to the following members:

Linda Newstead - 12/5

Patty Courtois - 12/18

Please put the luncheon on your calendars and don't forget to call Aida to RSVP.

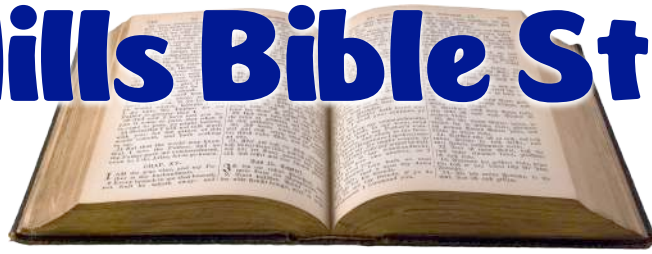
### A Note From The Editor

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



*Sincerely,  
Gary Bieber, Editor*

# 7 Hills Bible Study



## Peace on Earth

**Peace. Isn't that what we all want? There is only one way to find true peace and that is through a relationship with Jesus Christ, whose birth we celebrate this Christmas season. God's word tells us Jesus is the truth and the light of the world, who God sent to redeem mankind from their sins, so that we could have eternal life with him.**

**This Christmas season, our Seven Hills bible group pray that you may know the true meaning of Christmas and experience the love, joy, and peace that only Jesus can give you.**

**We invite you to attend our weekly bible study on Tuesday's at 3pm. For more information, call Joe, Joanie, or April Zeigler at 951-658-7610.**



# PETS!



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

### EMERGENCY PET INTENSIVE CARE (EPIC VETS)

27727 Jefferson Ave., Temecula

Office Number: (951) 695-5044

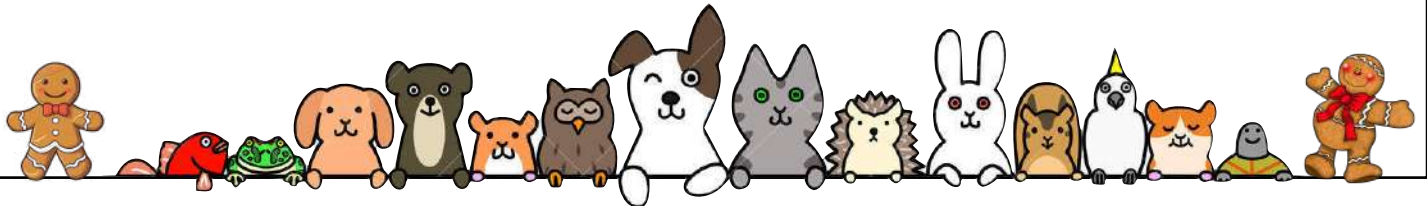
Website: <https://epicvets.com>

### VCA California Veterinary Specialists

39809 Avenida Acacias, Suite E, Murrieta

Office Number: (951) 600-9803

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



## Unity Valley Church

Home of the *Daily Word*

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

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

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

**Experience  
Joy, Love,  
Peace  
Gratitude**

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

### Sunday Service

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

All are welcome!

140 N.Buena Vista Street,  
Hemet, CA 92543

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

Facebook: Unity Valley Church Hemet

Church Office: 951.658.4290 Email:  
hemetunity@yahoo.com





# Free Holiday Photo Opportunity



**NOV. 22– DEC. 26**



**1889 Almond Tree St. Hemet, CA**

**Sun-Thurs 10am-8pm**

**Fri-Sat 10am-9pm**

Donations of non-perishable food items for the Hemet Salvation Army Food Pantry are kindly accepted but not required

**Happy Holidays from Ray & Wendy!**



**Bring your own photographer!**

## Andrea's **REFERRAL** Services



Andrea Doria keeps a record of people who provide the following services, and have been recommended by Seven Hills Residents:

**Painter • Gardener • Window Washer  
Handyman • Other Services**

If you have benefited from any services and would like to refer that person or company or you're in need of a service

**Call Andrea at:**

**(844) 474-4557  
ext. 2**



*Be advised that this is a Referral Service and NOT a recommendation  
PLEASE USE YOUR OWN JUDGEMENT*

## THE AMERICAN LEGION HAROLD W. HYLAND POST NO. 53

124 North Ramona Street, Hemet, CA 92543  
Telephone: 951-658-2436



Are You a Veteran, Spouse, Child or Grandchild of a Veteran?  
If so, we have a place for you.

Sundy: **Bingo** 2:00 pm – 6:00 pm  
Monday: **Bingo** 3:00 pm – 8:30 pm.  
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

**Canteen Hours:** Daily 2 pm – 8 pm. Closed Tuesdays  
**Friday Night Dinner** 5 pm - 7 pm **"Open to the Public"**



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

## **Elder and Dependent Adult Abuse**

### **ADULT SERVICES DIVISION**

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

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

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

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

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



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

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

Care-A-Van provides transportation to the following:

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

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

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

# Seven Hills Bargain Spot

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



## FREE:

I have 8 filled sand bags to anyone that can use them.

Call: (619) 820-3254.

## FOR SALE:

Beautiful wood Cal-King headboard and frame, \$65. Maple twin headboard and footboard, \$25.

Call: (951) 658-4777.

## FOR SALE:

3-door Refrigerator. Great Condition, with stainless steel doors, \$400.

70" Samsung TV, \$100. Women's bicycle, \$50. Men's bicycle, \$50.

Call: (310) 930-1576.

## FOR SALE:

Motor home cover, bought new, never used. It will fit up to a 27' motor home. Still in case. \$250.00 obo.

Call: (951) 925-2601.

## WANTED

Vintage Guitars, Amplifiers, and Effects Pedals – whether a single piece or an entire collection.

Call: Harold at (310) 259-0714.

## WHAT WILL YOU DO IF A FIRE BREAKS OUT IN YOUR HOME? USE YOUR HERO FIRE BLANKET!

### Stop Fire In Its Tracks

We made it simple to use and lightweight so anyone in the household can be a Hero!

KEEP ONE IN YOUR HOME,  
KITCHEN, GARAGE, IN THE BACK  
YARD NEXT TO YOUR BBO, IN  
YOUR RV, BACKPACK, ETC.

TO ORDER YOUR "HERO FIRE BLANKET" TODAY  
CONTACT SUSAN AT THE MEMBERES CLUB, EITHER  
BY PHONE: 951-658-2234  
OR BY EMAIL: [7hillsmembersclub@gmail.com](mailto:7hillsmembersclub@gmail.com)





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

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

1sudoku.com

n° 1895 - Level Easy

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

1sudoku.com

n° 13648 - Level Easy



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

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



# CHRISTMAS DECORATING



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

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

ADVENT  
 CALENDAR  
 ANGEL  
 BALLS  
 CANDLE  
 CHRISTMAS TREE

FAKE SNOW  
 FIGURINES  
 GARLAND  
 HOLIDAY LINENS  
 LIGHTS  
 MINI TREE

MISTLETOE  
 NATIVITY SCENE  
 NUTCRACKER  
 ORNAMENT  
 PINECONE  
 POINSETTIA

RED BOW  
 REINDEER  
 SNOWFLAKE  
 STAR  
 STOCKINGS  
 TINSEL

TREE SKIRT  
 TREE STAND  
 WREATH



PUZZLE SOLUTION ON PAGE #66

## - SERVICES OFFERED -

### WHERE TO LOOK FOR YOUR SERVICE

Auto and RV Sales & Services..... 38  
 Contractor Services..... 39-47  
 Food, Fun & Instruction ..... N/A  
 Health & Beauty..... 48  
 Home Sales / Real Estate ..... 49-58  
 Home Care & Pet Services..... 59-60  
 Insurance & Finance ..... 61-62  
 Landscaping ..... 63  
 Legal / Tax Service ..... N/A  
 Miscellaneous Ads ..... 60  
 Pest Control ..... N/A  
 Roofing Services ..... 64-66  
 Back Page ..... Featured Ad

# Disclaimer



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

## BOB'S TRAILER

SERVICE / SALES / PARTS

### LET US SELL IT FOR YOU!

We have buyers waiting

And best of all ...

**WE GET RESULTS!**

*We've owned our own secure lot for 32 years. Our overhead is low so our professional, experienced sales staff can sell for less.*

*Open 7 days a week*



- Free appraisal
- Free advertising
- We handle DMV & smog
- We take trades
- We obtain bank financing

MOTORHOMES • TRAILERS • 5TH WHEELS • PARK MODELS

**ALL THIS AT NO COST FOR YOU!**  
**FREE RV APPRAISAL BY PHONE**



HELP! WE NEED YOUR RV! PAID FOR OR NOT  
 (800) 446-1377 EXT. 1 • 44219 E. FLORIDA  
 (3.5 MILES EAST OF SAN JACINTO ST.)

## SEVEN HILLS RV STORAGE

Would you like to store your RV, trailer or boat right in the Seven Hills community?

PRICING BASED ON SIZE AND TYPE OF RV AND AVAILABILITY OF SPACES

**ENHANCED SECURITY/MONITORING OF THE STORAGE YARD HAS BEEN IMPLEMENTED**

**BRING YOUR RV CLOSER TO HOME!**

**FOR MORE INFORMATION CALL MIKE AT:**

**(714) 273-1380**





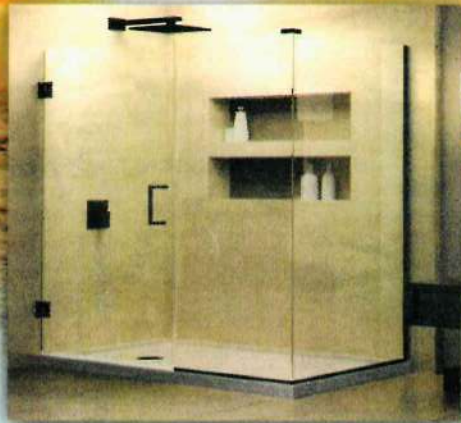
**AVG**  
 ALL VENTURE GLASS  
 GLAZING CONTRACTOR  
 LICENSE NO. 964294

235 S. Western Ave.  
 Hemet, CA 92543

Call Today for Free Estimate!

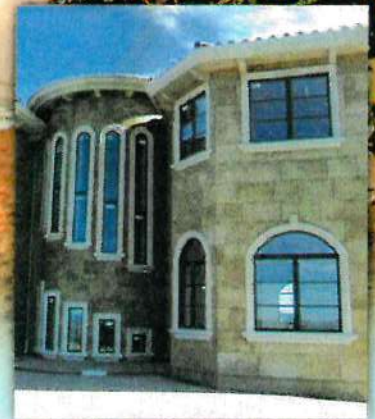
**951-925-5654**

**BRINGING A HIGHER STANDARD  
 OF GLAZING TO THE VALLEY!**



**RESIDENTIAL**

- Shower Doors
- Mirrors
- Screens, Rescreens & Solar Screens
- Glass Replacement
- Retro Fit Windows
- Table & Desktops



**COMMERCIAL**

- Storefronts
- Curtain Walls
- Glass Walls
- Handrails
- Bullet & Fire Resistant
- Sun Shades



**FREE ESTIMATES!**

**10% OFF**  
 ON YOUR  
 FIRST PURCHASE

Certain restrictions apply. Expires 12/31/24



# Authorized Dealer

ADT Dealer #6620321  
License #ACO 6446

---

## CRAIG WILLIAMS

*Your Seven Hills Resident  
and ADT Security Consultant*

**HOME SECURITY SYSTEM SALES AND INSTALLATION  
INCLUDING DOORBELL & EXTERIOR CAMERAS  
SECURITY MONITORING SERVICES  
FREE ESTIMATES • SATISFACTION GUARANTEED**

# 951-704-0145

Email: [alarmbiz496@gmail.com](mailto:alarmbiz496@gmail.com)



Are you ready for the next big

# EARTHQUAKE

These people weren't.....



We offer **FREE** Video Inspections of your support system undercarriage

Call for **FREE** Video Inspection

Military and Senior Discounts

Licensed  
Bonded  
Insured

## Quad County

Mobile Home Services, Inc.

Lic. # 1025576

### Full Remodels Inside and Out

Family Owned  
30 Years Experience

# (951) 679-0020

[Quadcountymhs.net](http://Quadcountymhs.net)

NEED SOMETHING FIXED?

# AFFORDABLE HANDYMAN

RETIRED GENERAL CONTRACTOR  
20 YEARS EXPERIENCE  
SEVEN HILLS RESIDENT

CALL JOE  
951-966-4274

GET A FREE ESTIMATE

## OUR SERVICES

- PAINTING
- PLUMBING
- ELECTRICAL
- FURNITURE ASSEMBLY
- MOBILE HOME REPAIR
- WINDOW SCREENS

CITY OF HEMET LIC #49200  
NOTE: NOT A LICENSED CONTRACTOR

## AIR CONDITIONING

HEATING • INSTALLATIONS • SERVICE • REPAIR



RESIDENTIAL • COMMERCIAL • MOBILE HOMES

AIR FLOW PROBLEMS? HOT/COLD PROBLEMS?  
TOO HOT UPSTAIRS? HIGH UTILITY BILLS?

**\* DRYER VENT CLEANING \***

AIR DUCT CLEANING  
AIR PURIFICATION SYSTEMS



# 951-487-9436

[www.hughesaire.net](http://www.hughesaire.net)



Cont. Lic #397758

# HASHCO-AIR

## HEATING & COOLING

Commercial  
Residential



REPAIR, MAINTENANCE & INSTALLATION  
ALL MAKES AND MODELS

**FAST EMERGENCY SERVICE**

**(951) 219-0218**

SENIOR  
DISCOUNT

Accept All  
Major Credit Cards  
CA-C20#941125  
EPA Certified

**FREE ESTIMATE ON  
NEW INSTALLATIONS**



*Edgar's*  
**Air Conditioning & Heating**

*Se Habla Español*

Lic #C20-891900

[edgarsairconditioningandheating.com](http://edgarsairconditioningandheating.com)

OFFICE (951) 634-3306



**Split Systems • Heat Pumps • Package Units • Coolers  
Furnace Inspection & Maintenance  
Residential & Commercial**

**(951) 634-3306 or (951) 634-7893**

408 S. Palm Ave. • Hemet, Ca 92543 • Lic # C20-891900  
Website: [edgarsairconditioningandheating.com](http://edgarsairconditioningandheating.com)

Licensed and Bonded  
Over 25 Years Experience

Licensed #1127769  
24/7 Emergency Repairs



# All About That Construction Inc

Building Lasting Relationships

*Local General Contractor • On time and in Budget  
Kitchen and Bath Remodels • Finish Carpentry  
Concrete and Landscape • Electrical and Plumbing  
From Small Jobs to Complete Remodels*

*Call John at:*

Visit us at: [AllAboutThatConstruction.com](http://AllAboutThatConstruction.com)

Our Email: [John.Hainsey@AllAboutThatConstruction.com](mailto:John.Hainsey@AllAboutThatConstruction.com)

**(619) 832-3427**



# Scotty's

**General Contractor**

**Custom Painting Interior & Exterior**

**Dry Wall Repair**

**Patio Covering**

**Framing - Carpentry**

**Tiling & Roofing**

License # 1068596



**Richard Bowman, Owner: (951) 722-6290**

# P.H.D The Garage Door Doc

Precision Homes and Door Company Inc.

**We install the best and repair the rest**

Sales ~ Service & Installation

Same Day Service

Flexible to your schedule

Serving Hemet, San Jacinto &

Surrounding Areas

Senior & Military Discounts

Emergency Service

Call Todd

951-259-0392

Locally owned and operated

Over 25 years in the garage door business

Lic. #508329

## Epoxy Services: Stains • Decorative Coatings Stone Sealing & Much More



### Fence Services

Also Available:

Sales • Repairs

& Installations



*Jorge Castaneda*  
**(714) 858-3568**



[sunshinefenceandepoxy@aol.com](mailto:sunshinefenceandepoxy@aol.com)

Since 2010 • Insured • CA Licensed #1068750

# WATER DAMAGE?

Call Now for Immediate Response

**(951) 719-7313**

On Call 24 hours a Day/ 7 Days a Week



\*Complete Structural Drying

\*Mold Remediation

\*Water Extraction - Smoke - Sewage Clean-up

\*Trauma Scene Clean-Up

\*We Bill Your Insurance Company

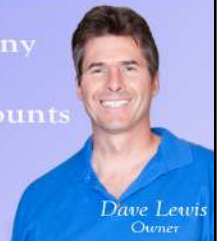
\*Licensed - Bonded - Insured

\*Free Estimates and Senior Discounts

\*Over 25 Years Experience

License No. 26909

[www.superiorfloodandfire.com](http://www.superiorfloodandfire.com)



Dave Lewis  
Owner

## ROBERTO GAMBOA HANDYMAN

Inside & Outside General Repairs

Painting Exterior & Interior • Wall Texture • Sub Floor Repairs

Plumbing • Window Replacement • Ceiling Fans

Electrical • Door Installation • Window Blinds Installation

Appliance Installation • Baseboard • Trim Board

Crown Molding • Rain Gutter Cleaning

Spring Clean Up • Pressure Washer Available

Drywall Repair • Evaporative Coolers Service & Installation

Interior And Exterior Repairs



**Roberto Gamboa (951) 579-0850**

Over 20 Years Experience

City Of Hemet Business Lic #36142



# TOTAL CARPET CARE

Carpet & Upholstery Cleaning  
Tile & Grout Cleaning/Sealing  
Natural Stone Cleaning  
Wood & Laminate Cleaning



Serving the  
Valley  
Since **1992**



**For a Free  
Estimate  
Call us @**

## 951-658-8123

Visit us @ [www.mytotalcarpetcare.com](http://www.mytotalcarpetcare.com)

Owner Operator   Licensed   Bonded   Insured  
Business License# 07804

## Full Service Carpet Care

**OVER 26 YEARS EXPERIENCE  
LICENSED AND INSURED**



**ALL CLEANING  
SERVICES**

**100%  
GUARANTEED**

**PROUDLY SERVING THE HEMET & SAN JACINTO AREAS**

### **OUR SERVICES INCLUDE:**

24 hr. Water Damage Emergency Services ❖ Residential / Commercial  
Carpet Cleaning ❖ Carpet (soap free) Rinse ❖ Carpet Repair  
Upholstery / Furniture Cleaning ❖ Carpet / Upholstery Protector  
Carpet Scrubbing ❖ Vacuum Carpet ❖ Pet Odor & Stain Treatment  
Tile & Grout Cleaning ❖ Area & Oriental Rug Cleaning ❖ House Cleaning  
Mattress Cleaning ❖ RV / Boat / Car Upholstery Cleaning

CALL OUR OFFICE AT:

## 951-929-8849

Jim Tapper, Owner  
Cell: 951-378-1186

Laura Tapper, Owner  
Cell: 951-392-9084

Visit us at: [www.fullservicecarpetcare.com](http://www.fullservicecarpetcare.com)  
100% Satisfaction Guaranteed – See our reviews on Google, Yahoo or Yelp

## David's Perfect Carpet

**A Whole New Way To Clean Your Carpet**

**ALL YOUR CARPET NEEDS IS A GOOD**



### SCRUBBING

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

**WASH DOWN HOMES • WINDOW SPECIALS  
SMALL WATER DAMAGE CLEAN-UPS AVAILABLE**

**FREE ESTIMATES • CALL ANYTIME**

## (951) 652-9031

**10% Senior Discount**

# Valley

**CARPETS AND DRAPERIES**

**NEW CARPETS ❖ FLOORING ❖ SHUTTERS**

Bill New, Owner

### (951) 852-4651

State Contractors  
Lic #618057

## VALLEY STEAM

**Carpet Steam Cleaning Specialists  
Upholstery & Water Damage**

**TILE & GROUT CLEANING**

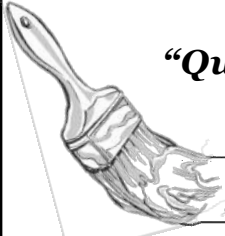


## (951) 852-4651

Lic #618057

**Bill New, Owner**

# PAINTING CONTRACTOR



*"Quality Workmanship"*

License # 1046688

**UNITED**  
CUSTOM PAINTING INC.

HOMES • APARTMENTS • OFFICES • MOBILE HOMES

**INTERIOR • EXTERIOR**

- Patch Drywall
- Repair Stucco
- Pressure Wash
- Wall Paper Removal
- Scraping / Sanding / Priming
- Faux Finishing

**"WE TAKE PRIDE IN OUR WORK"**

Western Regional Master Builders Assoc.

Licensed • Bonded • Insured

**FREE  
ESTIMATES**

**951-929-0388**

[www.unitedcustompaintinginc.com](http://www.unitedcustompaintinginc.com)



# Peter Mikov

is my

# Plumber

## 951-692-0007

CALL ME WITH YOUR PLUMBING NEEDS

### 10% OFF Any Service

Complete Plumbing and Drain Services

[petermikovismyplumber@gmail.com](mailto:petermikovismyplumber@gmail.com)

### Over 30 Years of Experience!

- Licensed
- Bonded
- Insured



Lic. #1042593



# D's Odd Jobs

**\* INSTALLATION OF CHRISTMAS LIGHTS \***

**YARD WORK • WINDOW CLEANING**

**VACUUMING • RE-ARRANGE FURNITURE**

**FIX CLOSETS OR FANS • GROUT CLEANING**

**SWEEPING INSIDE OR OUT • RAIN GUTTERS**

**OUTSIDE PRESSURE WASHING & DRIVEWAYS**

**GENERAL CLEAN-UPS • CARPET CLEANING**

**SMALL PAINT PROJECTS & GARAGE FLOORS**

**CLEAN CONCRETE STAINS • WASH CARS & HOMES**

**SMALL WATER DAMAGE CLEAN-UPS**

(PLEASE CALL AS SOON AS POSSIBLE FOR THIS SERVICE)

**FREE ESTIMATES • CALL ANYTIME**

**CALL DAVID GLASSER AT:**

# (951) 652-9031

**10% Senior Discount**





**MOLLY'S  
HAIR SALON**

**(951) 765-6462**

*New Client  
Special*

**\* SELECT  
STYLISTS**

**Perms or Color \*  
\$10.00 OFF!**

**Shampoo Set \*  
\$5.00 OFF!**

Next to DG Market x State St.

LIC #47415

**239 E Stetson Ave, Hemet**



# MERRY CHRISTMAS TO ALL



*Vogler Feigen*  
REALTY

[COLLETTEBLANCHETTE@HOTMAIL.COM](mailto:COLLETTEBLANCHETTE@HOTMAIL.COM)

CELLULAR: (951) 205-9931

**COLLETTE BLANCHETTE**

LIC. # 0095482

**WISHING EVERYONE IN SEVEN HILLS A HOLIDAY FILLED WITH COZY ENVIRONS, WARM FAMILY FEELINGS, GOOD FRIENDS, GREAT FOOD AND GOD'S BLESSINGS.**

**THANK YOU FOR ANOTHER YEAR OF THE PRIVILEGE OF GETTING TO KNOW AND ASSIST YOU IN SELLING YOUR HOMES. EACH YEAR I MEET SO MANY LOVELY PEOPLE AND I'M GRATEFUL FOR THE PLEASURE OF NEW RELATIONSHIPS AND THE OPPORTUNITY TO ASSIST YOU IN THE TRANSITIONS THAT LIFE BRINGS.**

**I TRULY APPRECIATE EACH AND EVERY ONE OF YOU. HAVE A LOVELY HOLIDAY SEASON.**



**SPECIALIZING IN RESIDENTIAL REAL ESTATE SINCE 1986**

**DON'T FORGET TO CALL OR TEXT ME  
IF YOU NEED A 2025 CALENDAR  
REFILL OR NEW MAGNETIC HOLDER.**

**MY NOVEMBER SALES  
2577 PEACH TREE DRIVE  
1237 BASSWOOD WAY.**

# Featured 7 Hills Listings

## RECENTLY SOLD

1621 Ailanthus Dr.	2bed/2bath	2040 SqFt	Built 1991	\$319,000
2897 Banyan Tree	3bed/2bath	1654 SqFt	Built 1989	\$410,000
1827 Cashew Tree	3bed/2bath	2036 SqFt	Built 1997	\$430,000
1947 Tamarack Ln	3bed/2bath	1594 SqFt	Built 1990	\$405,000
2786 Blue Spruce	2bed/2bath	2028 SqFt	Built 1985	\$319,900

**2940 Peach Tree  
3 Bedroom  
Workshop Garage**



# Proven Success

**SOLD;  
East Facing  
Lake Maybe  
View**



Masters  
2433 E. Florida Ave.  
Hemet Ca. 92544

For a FREE Copy of our  
"RELENTLESS  
REAL ESTATE SERVICE PLAN"  
Call Today;

**Dodie**                      **Tony**  
951- 533-2252              951-533-0363  
dodieandtonyc21.com



DRE# 01392777 & 01433401  
dodieoneal@aol.com  
tonyoneal1955@gmail.com



# HAPPY THANKSGIVING!



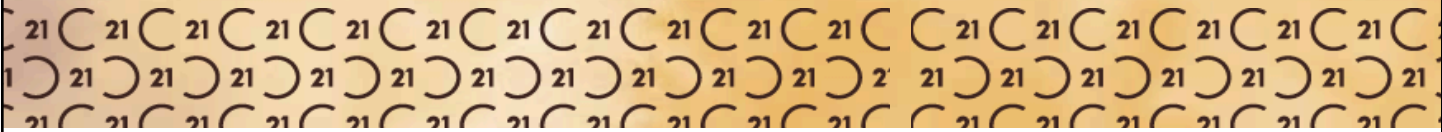
ALLOW US TO MAKE YOUR SELLING OR BUYING EXPERIENCE MEMORABLE!



RELOCATING? NO WORRIES, WE CAN HELP!



THE MARKET IS MOVING UP- BUT FALL IS IN THE AIR



## CALL US TODAY! WE ARE YOUR RESIDENT REALTORS!



**CENTURY 21**  
Masters



### Tony & Dodie O'Neal



Dodie TonyOneal (951) 533-0363 | (951) 533-2252



Dodie TonyOneal

DRE#13922777 | DRE#1433401

# HAPPY THANKSGIVING!

## BENEFITS OF A REVERSE MORTGAGE: AGE 62+ SENIORS

- ✓ REDUCE YOUR FINANCIAL STRESS
- ✓ ELIMINATE EXISTING MORTGAGE PAYMENT
- ✓ ELIMINATE CREDIT CARD DEBT

**CALL TODAY WITH YOUR MORTGAGE LOAN QUESTIONS!**

APPLY NOW!

<https://21stcenturylending.my1003app.com/2109273/register>



**CENTURY**  
LENDING



Tony O'Neal

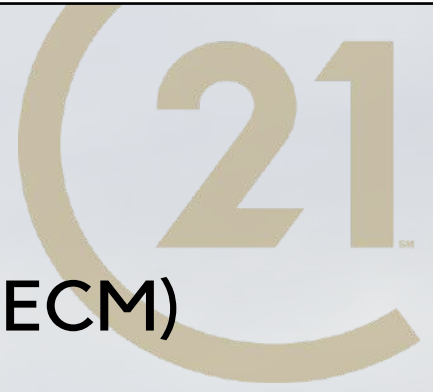
**NOTARY PUBLIC' CALIFORNIA.  
FOR ALL YOUR  
NOTARY NEEDS. CALL NOW TO  
SCHEDULE AN APPOINTMENT!**



**LOAN OFFICER**  
(951) 533-0363  
NMLS# 2109273  
COMMISSION #2479465.

**CENTURY 21**  
Masters

- ✓ REFINANCING
- ✓ BUYING
- ✓ REVERSE MORTGAGE (HECM)
- ✓ VETERAN LOANS
- ✓ SECTION 184 INDIAN HOME LOAN



APPLY NOW

<https://21stcenturylending.my1003app.com/2109273/register>

**CALL ME  
TODAY!**



**CENTURY  
LENDING**

**Tony O'Neal**

NMLS# 241835

**LOAN OFFICER**

(951) 533-0363

NMLS# 2109273



**SCAN  
ME!**





**CALL ME RIGHT NOW!**  
**I AM your Seven Hills**  
**Real Estate Specialist**  
**C21ian@yahoo.com**  
**951-205-4165**

**November 2024**  
**Hemet, CA**

### **Inside This Issue...**

**Tips For Reducing Salt...Page 1**

**What To Do With A Life Insurance Policy You Don't Need...Page 2**

**Get Into Airport Lounges...Page 2**

**Strategies To Improve Your Mental Toughness...Page 3**

**Answer This Trivia Question And You Could Win an Applebee's Gift Card...Page 4**

**Why Do Some Homes Sell In Days When Others Take Months Or Don't Sell At All?...Page 4**



*IAN DAVIDSON PRESENTS...*

# **Service For Life!®**

*"Insider Tips For Healthy, Wealthy & Happy Living..."*

## **5 Ways To Cut Back On Salt**

The human body needs some sodium to function properly, but we can all benefit from dialing back on salt. Cutting back can be challenging, though, when so many of our favorite foods contain high sodium levels.

Reducing salt in your diet doesn't have to be daunting, and it certainly doesn't mean you're stuck with a bland diet. Here are some tips for cutting back on salt.

- **Choose fresh over processed.** Because they use salt as a preservative, processed foods are full of salt even if they don't taste overly salty—including bread. And limit intake of cured, smoked, and brined meats. All of these are indications that meat has been salted heavily long before it lands on your plate. Cooking from scratch with fresh veggies and meats enables you to control the amount of salt in a dish.
- **Look for no- or low-sodium options to pantry staples.** Read labels to find things like low-sodium soy sauce or ketchup, as well as canned vegetables, soup, and broth that is marked "no sodium added."
- **Get to know your spice rack better.** There's a wide world of flavors you can add to your cooking through herbs and spices that make food taste good without too much salt. Things like garlic, citrus, and pepper pack a flavorful punch without any added salt.
- **Dish up smaller portions.** Eating less of a salty meal inherently means eating less salt. When dining out, you can split a dish with a friend or immediately put a half-portion into a to-go box to eat the next day.
- **Consider a salt substitute.** The spice aisle at your grocery store likely has a few salt substitutes on the shelves. These generally contain potassium salt, which isn't suitable for everyone. Before swapping salt for a salt substitute, check with your doctor.

Whatever salt reduction methods you try, a key to success is taking things slowly. Gradually cutting back on salt helps your taste buds adjust over time. Research shows that when people who have done this then eat salty food they once loved, it tastes *too* salty. It may take a month or two to successfully wean yourself from an especially salty diet, so be patient with yourself.

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

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

*Get Free money-saving home tips at my web site: [www.IANDAVIDSONHOMES.com](http://www.IANDAVIDSONHOMES.com)*

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!)...

**bedlam** (pronounced BED-lum) noun

**Meaning:** chaos, frantic confusion

**Sample Sentence:** Even though we were among the earliest arrivals at the store in the wee hours of Black Friday, it was still bedlam by the time it opened its doors.

## Calling All History Buffs

The New York Times' games section may already be a regular online destination for you, given the popularity of daily games like Wordle and Connections, but there's also a weekly history quiz called Flashback you might want to check out.

Each Sunday, you're presented with a series of historic events that you have to put in the correct chronological order.

You'll find Flashback in the NYT's Upshot section:  
<https://www.nytimes.com/section/upshot>

## Trivia With A Grain Of Salt

- The word "salt" comes from the Roman goddess of health, Salus.
- The largest percentage of salt usage in the US is for de-icing roads.
- Fire doesn't burn salt, so salt can be effective in smothering small grease fires in the kitchen.

## Quotes To Live By...

"It's late but everything comes next."  
– Naomi Shihab Nye, Poet and Songwriter

"If you do not change direction, you may end up where you are heading."  
– Lao Tzu, Philosopher

"A smile is happiness you'll find right under your nose."  
– Tom Wilson, Cartoonist

# Letting Go Of Life Insurance You Don't Need Anymore

The best way to get rid of a life insurance policy you no longer need depends a great deal on the kind of policy you have. There's a "free look period" after purchasing life insurance, generally 10-30 days (depending on the state you're in), during which you can cancel a policy and get a full refund on any premiums you've paid up front. After that time, the cancellation process is different for whole life and term life policies. You can surrender a whole life or variable policy to get back some of its cash value. There are cancellation and surrender fees involved, and the amount left over depends on how long you had the policy—older policies may have significant cash value.

Surrendering isn't an option for term life insurance, but cancellation can be as simple as stopping premium payments, allowing the policy to lapse (but it's still a good idea to find out if there are cancellation fees or forms to fill out). You may be able to get some money back if you've paid months in advance. If you simply want a different life insurance policy, you can exchange your current policy for a new one. This is called a 1035 exchange, or a tax-free exchange, in which the value of the old policy is deposited directly into the new one with no income tax penalties.

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

## Getting Into Airport Lounges

Taking a break in a cushy airport lounge can make any long travel day easier—and you don't have to be flying first class to get in. Airport lounges are typically affiliated with airlines, airline alliances, or credit cards, but there are also lounges that offer membership to anyone with an annual fee. Travelers with elite status can use that airline's lounges. Elite status may also get you into that airline's alliance partner lounges.

Certain credit cards grant access to airport lounges, either because it's an airline-affiliated credit card (like American's AAdvantage Mastercard) or the card has its own network of lounges (like American Express). Some lounges are based on membership that any traveler can purchase. [Priority Pass \(www.prioritypass.com\)](https://www.prioritypass.com), for instance, offers membership starting at \$99 per year for a discount on unlimited lounge visits. For \$429 per year, you get unlimited lounge visits for free. Some airlines also offer a lounge membership option, like Delta's annual lounge membership starting at \$695, and some offer day passes (depending on how full the lounge is). Alaska's day pass is \$60, for example. [LoungeReview.com](https://www.loungereview.com) features not only reviews on thousands of airport lounges, there's also a "lounge access wizard" to help you figure out if you might have access already.

Get Free money-saving home tips at my web site: [www.IANDAVIDSONHOMES.com](http://www.IANDAVIDSONHOMES.com)

CONTINUED ON NEXT PAGE ►

## Brain Teaser...

I am full of holes but I still hold water.  
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!

## Dad Joke

If you see someone at the Apple store stealing a phone, does that make you an iWitness?

## Fascinating Nature

Did you know that orca "whales" are actually in the dolphin family? Whales, dolphins and porpoises are cetaceans, and are split into toothed (like dolphins) and baleen whales (baleen is the whale's food filtration system comprised of large tooth-like keratin plates). Orcas are the largest of the toothed cetaceans.

## Humor Websites

Need a laugh? These sites offer lots of different ways to lighten the mood. As always, humor is very individual so if a site doesn't make you laugh, try a different one!

**Cracked.com** has videos, trivia and jokes, interesting facts from history, and you can sign up for their newsletter too.

**TheOnion.com** is a news website that often gets confused for real news, because of the deadpan satirical articles that often take aim at current events.

**TheOatmeal.com** has been publishing comics since 2009, and now has games and animations as well.

# How To Build Mental Strength

Studies show that mental toughness, sometimes called "grit," is beneficial for both mental and physical health. It helps reduce levels of anxiety and depression, increase the chance of success in challenging situations, and improve coping mechanisms for stress, among other things.

There are several components to mental toughness, many of which seem contradictory at first glance. To have the confidence in yourself that mental toughness requires, for instance, you must also be honest about your vulnerability. Perseverance is compromised if you're not able to quickly move on from mistakes. Experts suggest working to develop the skills of mental toughness in tandem. Here are a few ways to improve your own mental toughness.

- **Do challenging things.** You'll never have a chance to develop resilience and confidence if you never step outside your comfort zone. This includes things like having hard conversations, applying for dream jobs, and learning languages.
- **Set clear and achievable goals.** Using the proverbial carrot as motivation encourages a positive mindset. Goal setting also helps build perseverance and focus if you tend to get distracted easily.
- **Establish and maintain community connections.** Being around people who exhibit the kind of mental toughness to which you aspire can be motivating, and you can also learn from their experiences.
- **Analyze mistakes with perspective.** Mistakes aren't inherently bad. In fact, they are invaluable learning opportunities. Examine missteps with perspective and use what you learn to improve.
- **Give yourself grace.** Learning any new skill takes time and effort, so don't be too hard on yourself.
- **Work with a professional.** If you struggle with self-reflection, consider working with a mental health professional.

You can search [books.google.com](https://books.google.com) for the phrase "mental toughness" to find more reading on this topic if you'd like to improve your coping mechanisms and the skills involved.

**Thank You! Thank You! Thank You!**

Danny (King of Siam)

Martin & Kathy Feste

Richard Sorem

**My thoughts and prayers are with**

Judy Ward & Rick Higgins

**Get Well Soon**

Iola Lundy & Jennifer Mueller

Get Free money-saving home tips at my web site: [www.IANDAVIDSONHOMES.com](http://www.IANDAVIDSONHOMES.com)

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:

A sponge!

### A Lifetime Of Parks

US National Parks are the mainstays of road trips and family vacations, and well worth the entry fee every time.

If you're age 62 or better, though, you can get a Senior Lifetime Pass for \$80 that grants you (and the other people in your car) access to all National Parks.

The pass also gets you into recreation sites under the management of other agencies, like the Bureau of Land Management, US Forest Service, and US Fish and Wildlife.

Get yourself a Senior Lifetime Pass (<https://www.nps.gov/planyourvisit/seni-or-pass-changes.htm>) and start making travel plans.

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

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

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

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

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

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

**What is the highest grossing horror movie of all time, taking inflation into consideration (important!)?**

a) Friday the 13th b) Jaws c) It d) The Exorcist

The answer is b) Jaws. Stephen King’s adaptation of It earned more than \$701.8 million in the box office when it was released in 2017. Taking inflation into consideration, however, Jaws take the horrific top honor, raking in \$476.5 million in 1975, which equates to \$1.154 billion today. So let’s move on to *this* month’s trivia question.

**What fruit will not even begin to ripen until it is picked?**

a) tomato b) peach c) avocado d) pineapple

**Call Me At 951-205-4165 OR Email Me At [C21ian@yahoo.com](mailto:C21ian@yahoo.com) And You Could Be My Next Winner!**

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

## Real Estate Corner...

**Q. Why do some homes sell in days when others take months or don’t sell at all?**

**A.** When sellers or their real estate agent overlook any of the important ingredients of a successful sale, a home can linger on the market. Here are three reasons why a home doesn’t sell quickly:

- 1. Asking price is too high.** When a home first comes on the market, the list price must be at or near the market value so buyers see it as a good value and put in an offer. If you would like to know your home’s current value, I will gladly conduct a **Maximum Home Value Audit**. I conduct this in-depth analysis for no charge to identify your home’s highest possible value.
- 2. Poor marketing plan.** Most real estate agents will do nothing more than put the house in the MLS. When I am hired to sell a home, I use a **Marketing Plan** to reach more potential buyers in the first few weeks after a home is listed for sale.
- 3. Home is not staged properly.** A buyer wants to buy a home they can imagine living in with their family. If the house is not staged or it’s done incorrectly, buyers may lose interest and move on to other homes.

Get the facts on how to stage your property by requesting my Free Consumer Guide **“4-Steps To Stage Your Home For A Fast Sale.”** If you have questions, or need capable and trustworthy representation, please call me at **951-205-4165.**

Get Free money-saving home tips at my web site: [www.IANDAVIDSONHOMES.com](http://www.IANDAVIDSONHOMES.com)

Call DAVE and JOE to get your House **SOLD!!**



**Dave Hume**

**951-990-1045**

DRE # 02074617

**Joe Adair**

**951-634-3531**

DRE #01387713



*Vogler Feigen*  
REALTY

Protect your *Family* with *Venable Legacy Planning*

*Estate Planning | Wills | Probate | Trust Administration*

Our firm loves the peace of mind you'll feel when ALL of your affairs are buttoned up.



**LOCATION**

**Banning/Beaumont Office**  
835 N Highland Springs Ave.,  
Beaumont, CA 92223

**Hemet Legal Center**  
152 S. Harvard Street, Hemet,  
CA 92543

**Murrieta Office**  
26690 Madison Ave Ste 105  
Murrieta, CA 92562

*Create or update your plan in 2024!*

**(951) 925-3808**

**office@hemetlegal.com**

Have a Happy  
Holiday Season!



PAID FOR BY VENABLE LEGACY PLANNING

# Season's Greetings

FROM YOUR FRIENDS AT



When you walk through the doors of The Village, you'll notice an energy – people coming and going, laughing and full of vigor. It's because our residents enjoy the freedom that comes with designing the lifestyle that fits them best.

***We look forward to seeing you at The Village – Call today!***



***To request a brochure, plan a visit, or attend a complimentary Lunch & Learn informational event,***

**Call (951) 327-7319 or visit [TheVillageHemet.com](http://TheVillageHemet.com)**

**Active Independent Living • Assisted Living • Skilled Nursing • Rehab**

**TheVillageHemet.com • 2200 W. Acacia Ave., Hemet, California Lic. #336403573 COA-192**



## Destene's Pet Sitting Service

**(951) 451-5025**

WALKING, MEDICATIONS & CLEAN-UP SERVICES  
DROP-IN OR OVERNIGHT ❖ PLANT WATERING  
NEWSPAPER & MAIL PICKUP  
WEEKENDS & HOLIDAYS ❖ REASONABLE RATES

*HAVE PEACE OF MIND KNOWING YOUR PET'S ARE  
WELL CARED FOR IN THEIR OWN HOME.*

destenemcminn@gmail.com

Lic. #49346



## Robins Senior Diaper Changing Service

**CLEANLINESS • COMFORT • DIGNITY  
EXPERIENCE • PERSONALIZATION  
COMPASSION • TRUSTWORTHINESS**

Diaper Changing • Bed Bath

Dressing Assistance • Bedding Change

Picking Up Client's Area

Certified Care, Expertise and Specialized Training

**951-483-0860**

Email: [coaxumrobin7@gmail.com](mailto:coaxumrobin7@gmail.com)

Website: [seniorcarerobins.com](http://seniorcarerobins.com)

## Bill Bailey's Tree Service



**Bill & Michael Bailey**

Owner / Operator

Trees and shrubs trimming & removal, stump  
removal digging & grinding, FREE ESTIMATE.

951-654-3348

951-537-8662

## Caregiver For Independence



Dr.'s Appointments and Advocacy  
Medications  
In Home Care and Shopping  
Book Keeping and Home Keeping

**Chérie Cotter**

(951) 490 - 7939 

## ACME LOCK & SAFE



Bill Wessel

**(951) 526-8720**

Lock-Outs • Safes • New Installations • Re-Key

P.O. Box 206  
Winchester, CA 92596

Lic. #736296

## Do You Need A Mailbox Clip?

**FREE SERVICE**

MAILBOX CLIP INSTALLATION



**Call Ian Davidson  
(951) 205-4165**

Medicare Advantage...  
Medicare Supplement...  
Prescription Drug Plan...

# Choose the **Best** **PLAN** for You!



We provide guidance and support to help you **FIND THE MEDICARE PLAN** that meets your unique needs.

**Maximize Your Benefits Today!**  
Don't miss out on the full range of coverage you deserve.

**CALL TODAY!** SE HABLA ESPAÑOL

**951-395-9700**



**Dara Tovar**

Licensed Insurance Agent

Lic# 4014124

dtovar.insurance@gmail.com

www.rbinsurances.com

@ Royal Benefits Insurance Services



We do not offer every plan available in your area. Currently we represent 14 organizations which offer 83 products in your area. Please contact Medicare.gov, 1 800 MEDICARE, or your local State Health Insurance Program to get information on all of your options."

## Andrea's **REFERRAL** Services



Andrea Doria keeps a record of people who provide the following services, and have been recommended by Seven Hills Residents:

**Painter • Gardener • Window Washer  
Handyman • Other Services**

If you have benefited from any services and would like to refer that person or company or you're in need of a service

Call Andrea at:

**(844) 474-4557**  
ext. 2



*Be advised that this is a Referral Service and NOT a recommendation  
PLEASE USE YOUR OWN JUDGEMENT*



# Job change?

Whether retiring or changing jobs, you'll want to know your retirement account options.



There are four potential options for your 401(k) when leaving an employer:

- Leave it in your former employer's 401(k) plan, if allowed by the plan.
- Move it to your new employer's 401(k) plan, if you've changed employers and your new employer plan allows for it.
- Roll the account over to an individual retirement account (IRA).
- Cash it out, which is subject to potential tax consequences.

---

**We can talk through your financial goals and find the option that works best for you.**



**Michael A Passero**

Financial Advisor

2565 W Florida Ave  
Hemet, CA 92545  
951-652-5868

IRT-1948M-A AECSPAD 23686384

# Gomez Tree Service & Landscaping

Lawn Maintenance ♦ Weeding ♦ Clean-Ups ♦ Hauling ♦ Sprinkler Systems  
Tree Trimming & Removal ♦ Palm Tree Trimming ♦ Stump Removal & More

**SENIOR DISCOUNT ♦ RESIDENTIAL & COMMERCIAL ♦ FREE ESTIMATES**

Gabriel Gomez, Owner  
Se Habla Español  
Lic #06642



Call or Text

**951-956-1288**

[Gomeztreeservice85@aol.com](mailto:Gomeztreeservice85@aol.com)

PO BOX 823 • SAN JACINTO, CA 92581

**WE ACCEPT**



## Living Water Landscaping

(Established 1998)

**New Custom Landscapes  
Sod Installation  
Landscape Design  
Sprinkler Systems**

**Rock Scapes  
Concrete  
Maintenance  
Much More....**



CALL EDDIE TAYLOR (OWNER) FOR A FREE ESTIMATE

**(951) 658-9422 or (951) 719-4590**

No Job Too Big or Too Small • Bonded & Liability Insured • Lic. # 887701

# WEATHERTIGHT ROOFING, INC.



**ROOF REPAIR | REPLACEMENT | MAINTENANCE | SKY LIGHTS**

**RESIDENTIAL & COMMERCIAL | LOCALLY OWNED AND OPERATED  
EXPERIENCE AND EXPERTISE | FINANCING OPTIONS**

## 951-929-0557

**SERVING THE VALLEY FOR 40 YEARS**

**1100 N BUENA VISTA ST.  
HEMET, CA 92543**

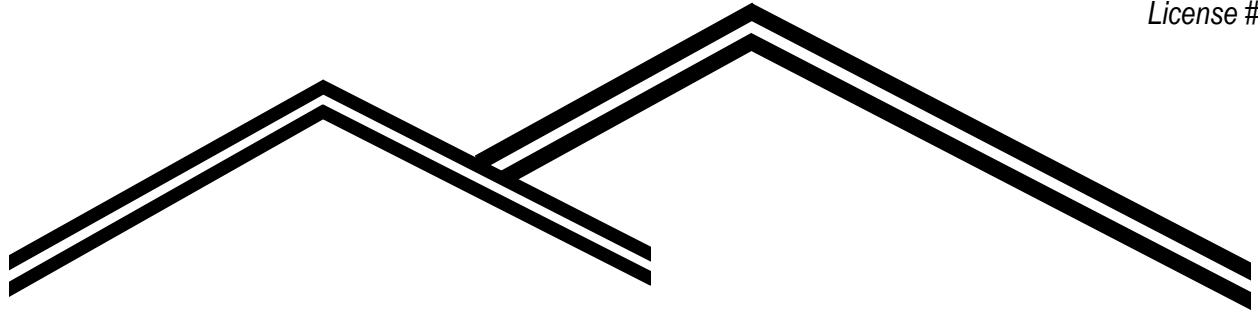
**LIC. #643691**





# ROOFING

License #897198



# HEMET

## ROOFING COMPANY

### Serving Hemet-San Jacinto

Call Now For A Free Estimate

**951-658-9578**

*Quality Roofing Contractors • All Work Guaranteed*

- Tile Roof Repairs
- Re-Roof Experts
- New Construction
- Wood Shake Conversions
- Custom Home Installations
- Light Weight Tile
- Dimensional Shingles
- Approved Applications for All Roof Systems
- Flat Roof Systems



email us at: [www.hemetroofing.com](http://www.hemetroofing.com)





# Rick Hart Roofing

Residential Specialist - Custom Homes



**New Roofs ♥ Repairs ♥ Re-Roofing ♥ Facia Board Replacement**  
**Light & Standard Tile ♥ Shingle ♥ Inspection ♥ Certification**



**Over 20 Years Experience**

**Licensed & Insured**

Lic. #833020



**Rick Hart**  
Owner

rooferhart@aol.com

**951.326.7016**

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

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

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

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

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

SUDOKU GRID SOLUTION FROM PAGE #36

PUZZLE SOLUTION FROM PAGE #37

# SEVEN HILLS P.O.A. NEWSLETTER INFORMATION

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

Gary & Jeannette Bieber

Jim Edgar

Josh & Barbara Jones

Stan Cadwallader

Susan Lucido

Harold Funkhouser/Monique Markles

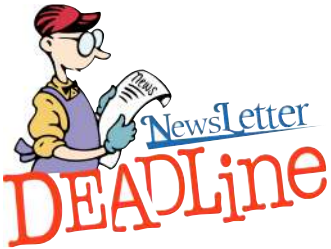
Ian Davidson

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: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@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. No articles or letters reflecting grievances or inflammatory remarks 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](mailto: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

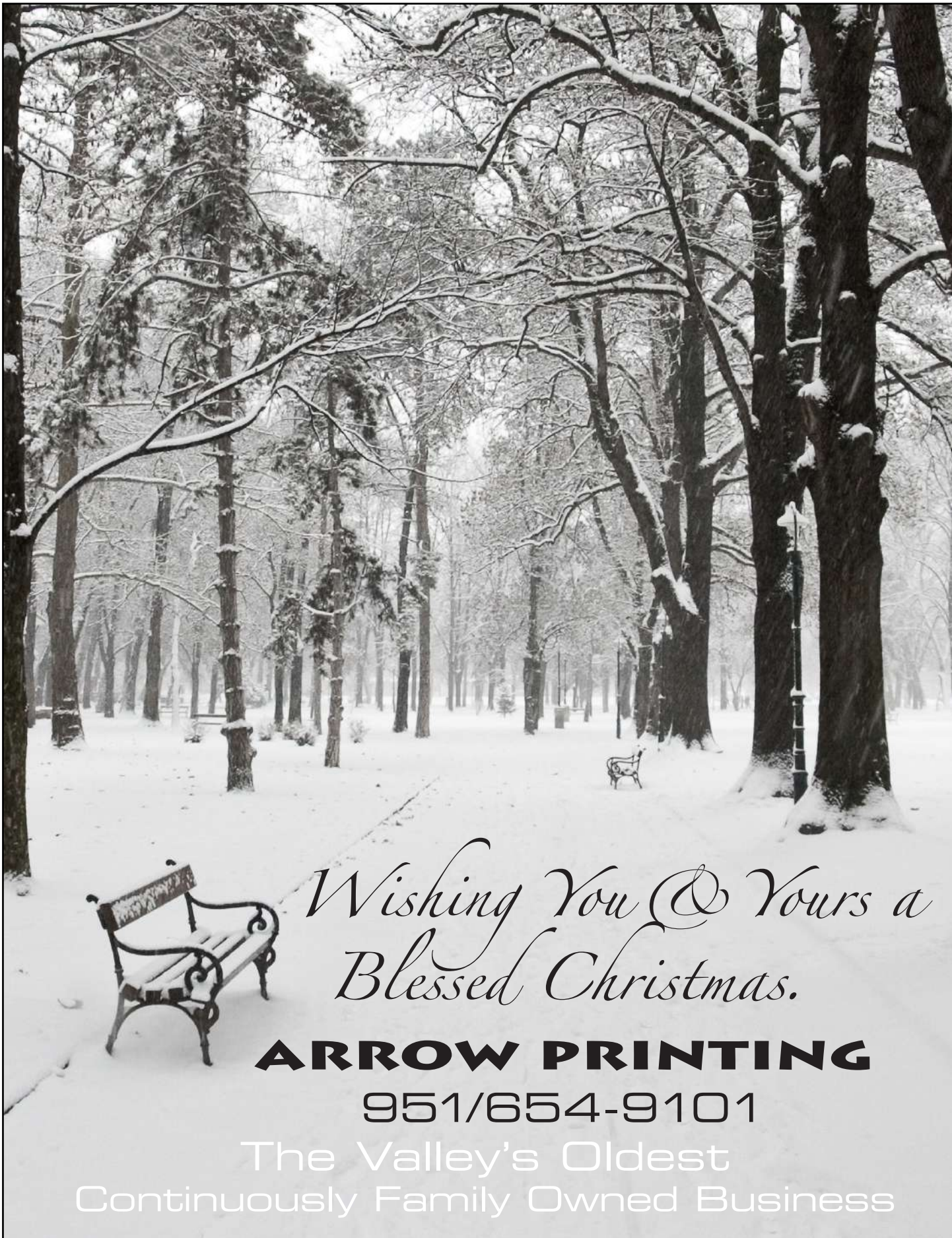
Advertisements are to be submitted to the editor by the 12th of each month to be included in the following month's newsletter.  
All costs for the newsletter are provided by its advertisers.

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

Thank You Advertisers

## DISCLAIMER

Seven Hills Property Owners Association (SHPOA) does not endorse any company, person, or sales agent, or guarantee the status of a license of any contractor. SHPOA recommends that those wishing to use the services of the following advertisers should check for business licenses and/or contractor status.



*Wishing You & Yours a  
Blessed Christmas.*

**ARROW PRINTING**

951/654-9101

The Valley's Oldest  
Continuously Family Owned Business