



# Seven Hills

A Senior Golf Community in Hemet, California

## Newsletter



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

JANUARY 2025



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

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

# UPCOMING COMMUNITY EVENTS

**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. What is the term for the deception of the mind's perception of a stimuli?

- a) Delusion
- b) Hallucination
- c) Illusion
- d) Insight

2. If someone mentions they visited the "Big Easy," which city are they referring to?

- a) Los Angeles
- b) Miami
- c) New Orleans
- d) Seattle

3. What common pet behavior do cats do to show they trust their owners?

- a) Bring dead animals home
- b) Bark like a dog
- c) Stand on two legs
- d) Dance in circles

4. What does the slang term "lit" mean?

- a) On fire
- b) Very bright
- c) Exciting or excellent
- d) Slightly warm

5. Why do flamingos stand on one leg?

- a) To nap
- b) To stay cool
- c) To balance food
- d) To signal danger

6. Which animal is infamous for laughing?

- a) Elephant
- b) Hyena
- c) Giraffe
- d) Shark

7. Which part of your body contains a bone called the 'Funny Bone'?

- a) Foot
- b) Elbow
- c) Knee
- d) Hip

8. What animal is famous for sleeping while hanging upside down?

- a) Kangaroo
- b) Penguin
- c) Turtle
- d) Bat

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

# 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 2025

Wednesday, January 8th, 2025 .....3:30 p.m.

Wednesday, February 5th, 2025 .....6:30 p.m.

Wednesday, March 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*



Wishing everyone a Happy, Healthy, and Prosperous NEW YEAR!

This is my last writing as President of your Property Owners Association, since I'll only have the role until the end of the month.

January 1<sup>st</sup> your 2025 Board members take on their roles for the upcoming year.

Your current Board members Mauria Ganther, Linda Wilcox, Vince Oliveri and Bob Fisk are joined now with newly elected Patrica Courtois and Rosa Navaro-Grey for 2025. They will meet in an Executive Session in the first week of January and assign roles they will fill for the year. At the first public meeting of the POA on Wednesday January 8<sup>th</sup> to be held at the Members Club at 3:30 in the afternoon, they will announce the results of those appointments. The Board has listened to residents who said meeting after dark on cold winter nights was keeping them away. I hope that more of you will participate in the monthly meetings for this trial period of afternoon sessions since the Board wants to hear your ideas, suggestions, and yes, your complaints.

As one of the participants in the Christmas Golf Cart Parade, I was amazed at how many golf carts had been decorated for the event and wanted to thank the Events Committee volunteers who put it all together. It was also enjoyed by several residents! As we drove around the community, there were folks standing along the streets, lawn chair spectators in small and large groups, and even some fire pits set up to keep them warm. One resident even set up a table to serve hot coco, hot cider, and an adult beverage to carts as they passed.

As this is my last report, I want to say Thank You!! I thank all who have served on the Board, all of the volunteers who delivered Newsletters every month rain or shine, those who have supported various events and stepped up when something needed to be done. I want to thank Gary Bieber for

all of his work on not just the Newsletter but our security camera system and the Web Site that he maintains for us. I also want to thank Sandy Albright for not only the years she served on the Board, but now for stepping up to fill the role of Administrator for the association. That role had been filled for many years by Nadene Funkhouser who gave 110% to the job as it grew over the years to a huge responsibility. I've watched Sandy take care of things in countless areas doing the same and putting her all into the job. She not only supports all of the Board members, but field calls at all hours of the day and night on your behalf.

I've learned many lessons over the years, and I want to share this one: *If you want to go fast, go alone.... If you want to go far, GO TOGETHER.*

Seven Hills is YOUR community. The Ice Cream Social, the Golf Cart Parade, and several other events bring people together. Monthly POA meetings are important to bring residents together, and more important is stepping up when you see a need to be filled. I hope you'll do it!

*See Ya Around,  
Ken Graff*





Thanks to all the residents who participated in the **Golf Cart Christmas Parade** who spread JOY and CANDY throughout the community. The creativity and decorations were **OUTSTANDING!**

The **WINNERS** of the best decorated golf carts judged by Diane Graff and Marta Miner were:

- 1<sup>st</sup> Mary Shelton & Dennis Wheaton  
\$25.00 Gift Card
- 2<sup>nd</sup> Mary Clemet-Veal & Gladys Verdejo  
\$25.00 Gift Card
- 3<sup>rd</sup> David Hopkins & Monica  
\$20.00 Gift Card

Ed & Jane Broe, Gerald & Nancy Sevigny, Jerome & Elizabeth Quinn, Sandra Eisensmith, David Miller & Hellen Koo, Les Bonneau & Donna Taylor, Ken & Diane Graff, Kevin Brewer & Brenda Jackson, Susan Lucido & Santa, Gary & Jeannette Bieber, James Spinella, Barry Calloway & Kurt J. Volk, Joseph & Maria Miller, William & Kathleen Bentrum, Arthur Lester, daughter Cheryl, and Lori Gastelum, Jim & Mary Denton, Toni & Beverly Baker, and John & Jo Ann O'Neill.

Thank you to Jane Broe and your dedicated committee – Maria Garcia, Barbara Jones, Linda Newstead, Phyllis Oliveri and Mary Clement-Veal, and to Gary Bieber for making this fun event happen.

If you have a concern regarding a **GOLF COURSE TREE**, please do not go to, or contact the golf course – contact me. Please note, this only applies to a golf course trees located behind your property. Unfortunately I can not address any other random golf course tree concerns.

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

On January 13<sup>th</sup> at 2:00PM, the **BOOK CLUB** will be **SELECTING** the first book to read. The book club is **NOT** limited to just women, and you **DO NOT** have to be a club house member to participate. Come and enjoy, be part of this friendly group of people.

Wishing each of you a  
**HAPPY & HEALTHY New Years!**

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



# Seven Hills Property Owners Association, Inc.

## Statement of Financial Position

As of November 30, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 Bank of Hemet, Checking	11,537.32
1010 Bank of Hemet, Savings	38,037.88
1020 Treasury I-Bonds	230,905.60
<b>Total Bank Accounts</b>	<b>\$280,480.80</b>
Other Current Assets	
Payments to deposit	998.00
<b>Total Other Current Assets</b>	<b>\$998.00</b>
<b>Total Current Assets</b>	<b>\$281,478.80</b>
<b>TOTAL ASSETS</b>	<b>\$281,478.80</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	30,992.64
<b>Total Equity</b>	<b>\$281,478.80</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$281,478.80</b>

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

Hopefully by now you all received the invoice for the 2025 Annual Dues. The invoice is accompanied by an Annual Notice & Solicitation of Member Contact Information and a Resident Form. It is very important that we have your information on file in case of an emergency. Recently we have had incidents, and I have no information about whom to call. Several residents use each other as in case of emergency. Think about this. What will happen if you are together? Please send the resident form back to the office, it could save your life.

As payment comes to the office, please understand that we have 1100 plus homes in Seven Hills. Your payment may not be deposited right away, it could take two or three weeks to show in your account. As always, if you have any questions, please call me at 951-658-6178 or email me at [sevenhillsmembership@gmail.com](mailto:sevenhillsmembership@gmail.com).

# Safety Monitor Report

FOR JANUARY 2025

BY: BOB FISK



## REPORTED INCIDENTS 11/19/2024 TO 12/12/2024

**11/20/2024** – a resident on Maple Dr. reported that an individual came to his door asking questions regarding the people living there and their personal welfare. The individual claimed to represent the Seven Hills Board. The resident did not answer any questions and turned the individual away.

The Seven Hills Property Association does not perform door-to-door surveys, and does not conduct surveys such as this. If anyone not on the Board represents themselves as asking questions for the Board, do not answer any questions!

**11/25/2024** – a resident on Maple Dr. called to report that an individual visiting him parked his truck overnight and was subsequently broken into. A bag was stolen.

**11/29/2024** – a resident on Redwood Drive reported that screens had been removed from windows on the house next door, which is vacant most of the year. She later called the HPD who surveyed the house and found that someone had broken in, ransacked the premises and taken some items.

Another resident on Redwood reported that lights had been on in the house. This resident also reported the broken windows.

The absentee owner of the house was called and informed of the break-in.

**11/30/2024** – a resident out walking reported a work truck parked on Seven Hills Drive for 3 days. The truck was moved.

**12/02/2024** – a resident camera located on Seven Hills Drive captured a midnight mailbox thief tampering with the mailbox of the house next door. The picture is provided below.



**12/06/2024** – a resident on Jacaranda reported that he saw several vehicles stopped in front of his house in late morning. The drivers appeared to be casing his car, which was parked on the street. One of the cars was white, the other was a black SUV. When he went outside to investigate, the cars left abruptly. He called the HPD to report this.

**12/09/2024** – a resident on Checkerberry Court reported that some boys were in the neighborhood giving away cell phones. The vagueness of their intent made the resident very uncomfortable.

**12/10/2024** – A resident on Blue Spruce Drive stated that a solicitor came to the door wanting to provide a telephone to her for an unknown reason. The intent he represented to her was vague. He had no ID or paperwork. The resident turned him away.

**12/12/2024** – a resident on Willow Leaf Drive reported that two men came to his door, wanting to give him a

CONTINUED ON NEXT PAGE ►

cell phone. One said that he had a phone for anyone on MediCal or public assistance. He did not have a specific recipient in mind. The resident told them he did not want anything and they left.

### **Lessons Learned this Month**

#### **Vacant Homes**

There are a number of houses in Seven Hills owned by individuals who do not reside in them the year round, for a variety of reasons. The danger is not only that squatters might occupy them, but, as we have seen the last several months, they may be broken into and items taken. Many times the premises are left in a mess. No homeowner wants their property to be damaged, nor do they want to have valuable objects stolen.

There are two aspects to dealing with this: prevention in the first place and catching the burglars in the second.

It occurs to me that there is a relationship between the chronic problem of mailbox tampering and these break-ins. When someone finds a collection of mail in a box, it is clear evidence that no one is currently living at home. This information might be used to surveil the home to see if there are lights on and off each night, for example. Enough indicators could then serve as the basis for a burglary.

Therefore, if you do go away, make sure your mail is either stopped or collected by a neighbor. If your house is going to be empty for a while, use timers to turn lights on and off, perhaps even a television.

If a break-in does occur, it can be easily detected at the time by inside cameras that are now relatively inexpensive. Internal movement can alert you remotely and even provide a picture of human movement. You can then call the HPD and tell them about it. For certain, this would result in the burglar being either caught or removed from your home.

The one qualifier to using a camera or cameras is that you will need to keep an internet connection active even though you are not living there.

#### **Solicitors**

We began getting reports of individuals going door-to-door with free cell phones a number of months ago. I still do not understand what this is about and the individuals giving away phones have not been clear to residents what the intent of this activity is. Each time I get a report describing these door-to-door visits, I drive around Seven Hills trying to find those doing this, just to talk to them and find out their purpose. I have yet to successfully encounter them.

If any of you have the answer to this, please let me know.

In any case, residents here are wary of these phone pushers, and some are frankly scared of them. And, of course, there could be an underlying intent to get into people's homes or find about if there are valuable items in a home.

I hope you all have a fantastic New Year!

Bob Fisk  
Safety Monitor  
SHPOA Board of Directors  
shpoasafety@gmail.com



**PLEASE CALL 911 IN AN EMERGENCY AND REPORT ALL CONCERNS FIRST TO THE HEMET POLICE DEPARTMENT AT: (951) 765-2400**  
**~ CLICK ON THIS BOX TO FILE A POLICE REPORT ~**





# ARCHITECTURAL COMMITTEE REPORT FOR JANUARY 2025

BY: VINCENT OLIVERI



In order to maintain and extend the life of your roof, one option that often comes up is roof coatings. But are they worth the investment? We will explore what roof coatings are, the benefits they offer, and important considerations to help you decide if they're the right choice for your home.

## What Are Roof Coatings?

Roof coatings are a type of fluid-applied roofing membrane that can be sprayed or rolled onto an existing roof surface. These coatings are typically made from silicone, acrylic, or other elastomeric compounds and are designed to enhance the roof's performance by providing a seamless, reflective, and protective layer.

## The Benefits of Roof Coatings

### 1. Extended Roof Lifespan

One of the most significant advantages of roof coatings is their ability to extend the lifespan of your roof. By providing an additional layer of protection against the elements, roof coatings can help prevent damage from UV rays, water, and other environmental factors that contribute to roof deterioration.

### 2. Energy Efficiency

Roof coatings, particularly reflective or "cool roof" coatings, can significantly improve your building's energy efficiency. These coatings reflect a substantial portion of the sun's heat, reducing the amount of heat absorbed by the building. This can lead to lower cooling costs during the hot months and a more comfortable indoor environment.

### 3. Cost Savings

Compared to a full roof replacement, applying a roof coating is often much more affordable. Roof coatings can be applied over existing roofs, saving on labor and material costs. Additionally, the energy savings achieved through reflective coatings can result in lower utility bills, providing long-term financial benefits.

### 4. Environmental Benefits

Roof coatings can also have positive environmental impacts. By extending the life of your roof, you reduce the amount of roofing materials that end up in landfills.

Furthermore, the energy efficiency benefits help lower your carbon footprint, contributing to a more sustainable building.

## Considerations Before Applying Roof Coatings

While roof coatings offer numerous benefits, there are some important factors to consider before making your decision.

### 1. Roof Condition

Roof coatings are most effective on roofs that are in relatively good condition. If your roof has significant damage, leaks, or structural issues, these problems need to be addressed before applying a coating. A thorough inspection by a professional roofer is essential to determine if your roof is a good candidate for coating.

### 2. Type of Roof

Not all roof coatings are suitable for every type of roof. The material of your existing roof, whether it's metal, asphalt, or another type, will influence the type of coating that can be used. Consulting with a roofing expert can help ensure you choose the right coating for your roof type.

### 3. Maintenance Requirements

While roof coatings can reduce maintenance needs by protecting the roof from damage, they are not maintenance-free. Regular inspections and occasional reapplications may be necessary to maintain the coating's effectiveness. Understanding the maintenance requirements will help you make an informed decision.

### 4. Climate Considerations

The climate in your area can also impact the effectiveness of roof coatings. In regions with extreme temperatures, high UV exposure, or heavy rainfall, certain types of coatings may perform better than others. It's important to choose a coating that is designed to withstand the specific weather conditions in your area.

## So Are Roof Coatings Worth It?

In conclusion, there are many cases, roof coatings can be a highly worthwhile investment. They offer a cost-effective

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way to extend the life of your roof, improve energy efficiency, and reduce environmental impact. However, the decision to apply a roof coating should be based on a thorough evaluation of your roof's condition, the type of roof you have, and the specific needs of your building.

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

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

Please be sure and submit the color or chip that you are selecting before starting any work. You can paint your home the existing color if it is one on 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*

**Do You Need A Mailbox Clip?**

**FREE SERVICE  
MAILBOX CLIP INSTALLATION**



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

**MARTIN LUTHER KING JR. DAY  
JANUARY 20<sup>TH</sup>**

**“I Have a Dream”**

**Click anywhere on this photo to hear speech**

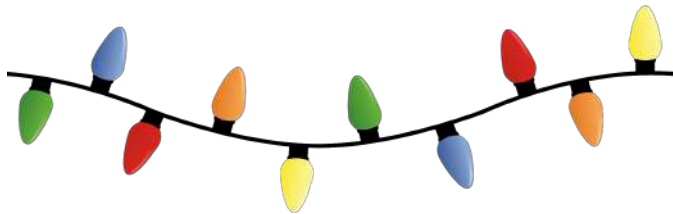


# CC&RS REPORT FOR JANUARY 2025



## HAPPY NEW YEAR 2025!

Thank you to so many for blessing our community with holiday trimmings! Your decorations really lift our spirits. My mother is visiting from Chicago and I couldn't wait to take a leisurely drive around the community. It was so fun to jump in the car, hot chocolate in hand and "Oo!" and "Ah!" around every turn!



- **MAKE SURE YOUR HOLIDAY DECOR IS DOWN BY JANUARY 25th!**

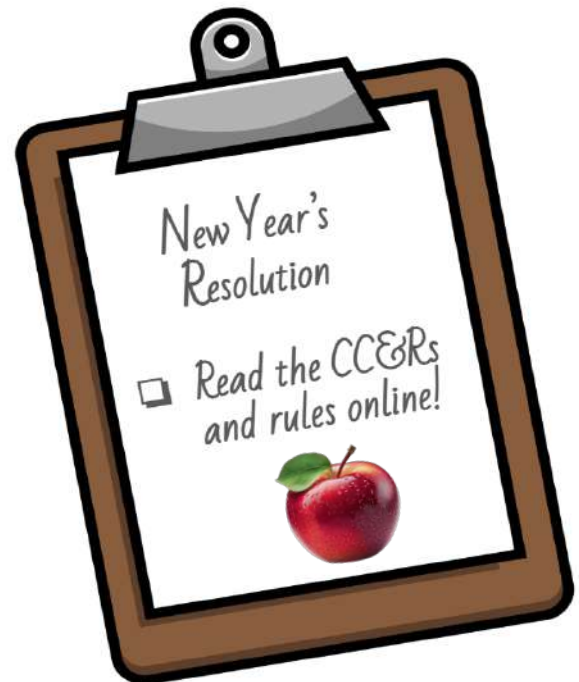
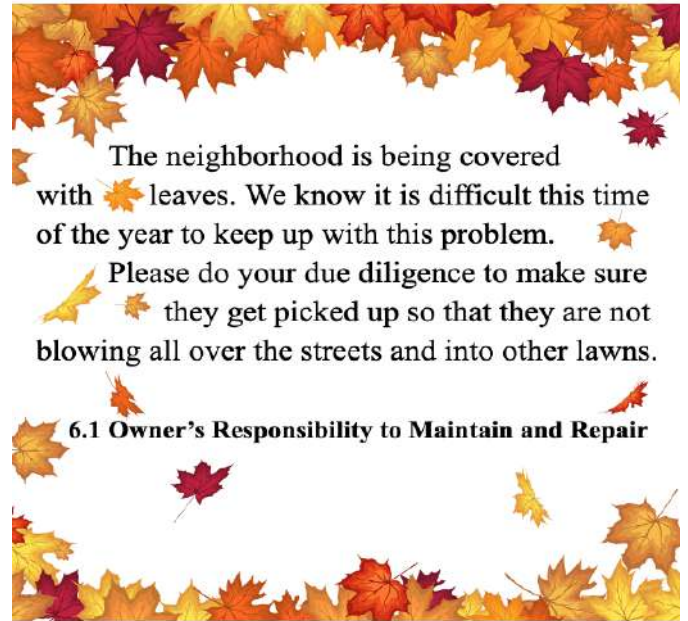
### 7.5 Holiday Decorations

*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.*

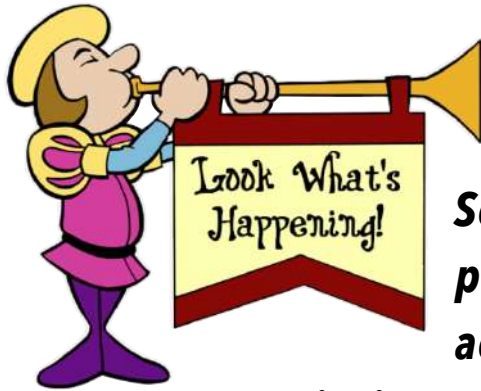
- **Remember to bring your trash receptacles back in by the end of the same day they were picked up.**

### 7.8 Trash Receptacles

*Trash receptacles should be located in the garage or backyard with attention given to reducing the visual impact to a neighbor...etc. Trash receptacles may be set out for collection the afternoon prior to a scheduled pickup and returned to storage before dark after collection...etc.*



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 months icon was found on page #33 - Congratulations to Marta Minor for finding it.***

***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

**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

## 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:**

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**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.





## January Birthdays

**1**  
 Marshall Benson  
 Skip Doughty  
 James Gibson  
 Fausto Mora

**2**  
 Julieta Armenta  
 Lilly Ibrahim  
 Roger Milam  
 Roderick Jr. Taylor

**3**  
 Lorraine Culton  
 Kathleen Haney  
 Jeff Lloyd

**4**  
 Joann Henderson  
 Arlos Mendoza  
 Rose Reid  
 Moody Robun  
 Bill Tippings

**5**  
 Sylvia Argerich  
 Yvette White

**6**  
 Michael Brown  
 Lynn Estes  
 Celia Villanueva  
 Catherine Wiley

**8**  
 Victor Paz  
 Rosalie Whitney

**9**  
 Mariana Armenta

**9**  
 Elaine Perkins

**10**  
 Ave Brown  
 Milo Espejo  
 Carole Jeffrey

**12**  
 Jan Eischen  
 Karen Johnson  
 Robert Leisz  
 Carlota Norris  
 Ray Sandoval  
 Cathy Seaborn

**13**  
 Don Froman  
 Josh Jones  
 Deborah Sagalongos

**14**  
 Tony Baker  
 Penny Feeney  
 Jane Fisk  
 Edward Tallon

**15**  
 James Brown  
 Man Eaglin  
 Debra Lotman  
 Dolores Mitchell  
 Launa Thomas  
 Pita Vega  
 Ly-Thi-Lee Woodruff

**16**  
 Pauline Burrige  
 Julie Hall  
 Patricia Harris

**16**  
 Charlotte Rankin  
 Mary Valdes

**17**  
 Brenda Miller  
 Grace Vanbuskirk  
 Laura Wherry

**18**  
 Leon Ainer  
 Ray Amador  
 Alicia Munoz

**19**  
 Jeannie Lee  
 Trudy Muro  
 Gary Wilcox

**20**  
 Jo Anne Wood

**21**  
 Timothy Ganther  
 John Logue

**22**  
 Nancy Engelhard  
 Ashley Gilpin  
 Deanna Jimenez

**23**  
 Sheilah Johnson  
 Ralph Mahan  
 Phyllis Oliveri  
 David Rich  
 Jerilyn Smith

**24**  
 Cynthia A Bagley  
 Kerry Macartney

**25**  
 Byron Diamond  
 Joe Fuentes  
 Marydeane Griffin  
 George Lakins  
 Michael Webster

**26**  
 Beverly Baker  
 Tom Feeney

**27**  
 Linda Abdel-Jabbar  
 Andy Caraveau  
 Bonnie Hansen  
 Sharon Nusbaum  
 Pat Steele  
 Jon Zitt

**28**  
 Stephen Hatch

**29**  
 Steven Butler  
 Frank Munoz  
 Charlotte Sampson

**30**  
 Donald Banks  
 James Bender  
 Bonnie Garland  
 Luverne Randa

**31**  
 Rodolfo Arcilla  
 Peggy Conners  
 Jenni Espejo  
 Rodora Payumo  
 Chuck Reeves  
 Virginia Shaw

# HAPPY ANNIVERSARY

## January Anniversaries

4

Josh & Barbara Jones

5

Claudio & Sylvia Argerich

Darl & Jo Ann Gregory

10

Samuel & Elizabeth Robinson

19

Michael & Eliud Bresnahan

21

Chuck & Carol Reeves

27

Leo & Karen Doiron  
Dennis & Mary Rundlett

28

Mike & Kim Watson

29

Paul & Lorraine Wagstaff

31

Keith & Kim Cox



Hemet Police Department  
Recruitment Coordinator  
450 E. Latham Ave.  
Hemet, CA 92544  
EMAIL: [pdvolunteer@hemetca.gov](mailto:pdvolunteer@hemetca.gov)

**BE THE CHANGE**

VOLUNTEER & MAKE THE DIFFERENCE



**Contribute To Your City!**

*Are you looking for a positive change in your life? Do you have 16 hours/month to share?*

**On any given day, Hemet police volunteers will provide the following services.**

- Direct traffic & assist at traffic collisions
- Issue traffic citations for handicap parking violations, expired registration tags, parking in a red zone, etc.
- Vacation checks on citizen's homes
- Provide crime scene perimeter security
- Report Graffiti
- Patrol parking lots, parks and neighborhoods showing an active police presence
- Being the extra set of eyes and ears on the streets with immediate access to police dispatch
- Maintain substations
- Vehicle Management Team

- Call outs 24/7
- Child Care at main station
- Traffic & Crowd control for special events
- Court Runs, delivering documents to District Attorney offices
- Work DUI Checkpoints
- Participate in Neighborhood Watch Programs

If you are a team player, have a positive attitude with a willingness to help, we want to talk to you. There is an application process including background check and interviews, along with additional requirements for duty.

*By the way, we ARE NOT police officers and we DO NOT carry any weapons.*

*Thank You For Your Consideration!*





***COME JOIN US AT OUR FIRST  
"GIRLS JUST WANNA HAVE FUN"  
MEETING IN MANY YEARS.  
- NO RSVP IS NEEDED -***

**If you want to join in meeting other women in Seven Hills, or touch base with neighbors and friends, feel free to come and enjoy the company of other women.**

**BYOB and an Hors d'oeuvre, chips/salsa, etc. to share. Come join us at: The Members Club, 3050 Jacaranda Way – Hours are 2-4 p.m.**

**If you are not able to bring a snack item, come anyway – the purpose is to meet other women in the community and connect with old friends and make new friends.**

**If you have any questions, please contact  
Nadene at: (951) 345-2224**

***ALL WOMEN OF THE SEVEN HILLS COMMUNITY ARE INVITED***

# CLUBHOUSE



AT SEVEN HILLS

## NEW OFFICE HOURS

6-DAYS A WEEK 10AM - 1PM

Closed Sunday's starting

Dec.1st - April 1st

## NEW SIMPLE PRICING:

\$30 / MONTH PER PERSON

SECOND PERSON 50% OFF

Reach us at: 951-658-2234 or email  
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.**

**Sunday NFL Ticket ! Come on down to the clubhouse and watch all your favorite games, and have a beer on us .**

**Games are also available to watch on Monday & Thursday night.**

**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**

**February 19th Valentine's  
EJ Adams & Band will be performing Tickets \$12.00**

## January 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<b>1</b> OFFICE CLOSED 1:00 WC Meeting	<b>2</b> 10 - 1:00 Office Open 9:00 Gym Exercise	<b>3</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>4</b> 10 - 1:00 Office Open
<b>5</b> OFFICE CLOSED NFL Potluck in Card Room	<b>6</b> 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	<b>7</b> 10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 6pm Bingo \$7	<b>8</b> 10 - 1:00 Office Open 9:00 Chair Exercise 12:00 WC Luncheon	<b>9</b> 10 - 1:00 Office Open 9:00 Gym Exercise 6pm SCAT	<b>10</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise	<b>11</b> 10 - 1:00 Office Open
<b>12</b> OFFICE CLOSED NFL Potluck in Card Room	<b>13</b> 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards 2:00 Book Club	<b>14</b> 10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 6pm Bunco \$6.00	<b>15</b> 10 - 1:00 Office Open 9:00 Chair Exercise 5:00 Dinner & Band	<b>16</b> 10 - 1:00 Office Open 9:00 Gym Exercise	<b>17</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>18</b> 10 - 1:00 Office Open
<b>19</b> OFFICE CLOSED NFL Potluck in Card Room	<b>20</b> 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards 2:00 Wollies	<b>21</b> 10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 6pm Bingo \$7	<b>22</b> 10 - 1:00 Office Open 9:00 Chair Exercise 9:00 Sweet Pea	<b>23</b> 10 - 1:00 Office Open 9:00 Gym Exercise 6pm SCAT	<b>24</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 5pm Sunsetter Dinner	<b>25</b> 10 - 1:00 Office Open
<b>26</b> OFFICE CLOSED 5pm Karaoke NFL Potluck in Card Room	<b>27</b> 10-1:00 Office Open 9:00 Chair Exercise 12:00 Billiards	<b>28</b> 10 - 1:00 Office Open 9:00 Gym Exercise 9:00 Valley Quilters 12-3:00 Hand & Foot 6pm Card Bingo \$5	<b>29</b> 10 - 1:00 Office Open 9:00 Chair Exercise	<b>30</b> 10 - 1:00 Office Open 9:00 Gym Exercise	<b>31</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise	

Notes:

**THANK YOU ALL FOR COMING OUT WITH YOUR  
LOVED ONES ON A CHILLY NIGHT TO SEE OUR DECORATED  
GOLF CARTS AND SHOWING YOUR CHRISTMAS SPIRIT!**













**\* FIRST PLACE WINNER \***



**\* SECOND PLACE WINNER \***



**\* THIRD PLACE WINNER \***

**THANK YOU TO ALL OF  
OUR RESIDENTS WHO  
DECORATED THEIR  
GOLF CARTS WITH  
BEAUTY AND WHIMSY  
AND JOINED  
CHRISTMAS GOLF  
CART PARADE**

# - Our 2024 POA Appreciation Dinner -



The Seven Hills Board hosted their annual volunteer dinner on December 12. Over seventy residents attended. The board is eternally grateful to our volunteers for assisting us throughout the year. The dinner included dancing to a live band playing "our kind of music" from the '70s. Plenty of us enjoyed a succulent meal, dancing, receiving raffle prizes, and playing table games. If you have never volunteered, please consider this rewarding activity as your New Year's resolution. Together we make Seven Hills the premier community it continues to be.

Sincerely,  
Mauria Ganther, CC&R Chairperson  
POA Board of Directors











# DONATION DROP-OFF EVENT

**SATURDAY  
JAN 18, 2024  
10AM-2PM**



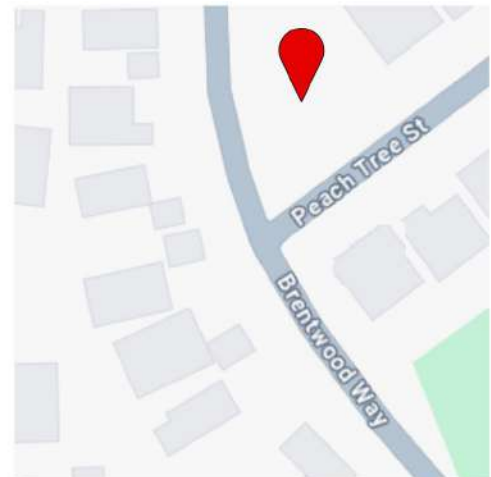
Clothing, shoes, accessories, housewares, small furniture, tools, books & more.

**Bring your donations to  
this location:**

## **Seven Hills POA**

Brentwood Way and Peach Tree St.  
Hemet, California 92545

**Truck will be parked in  
the Vacant Lot**



For more information, please  
contact **Pennie Mitten,**  
**Donations Coordinator** at  
**(602) 501-8405**

For a complete list  
of items we are  
able or unable to  
accept, please scan  
the QR code or  
see next page.



**YOUR DONATIONS TRANSFORM LIVES!**

All items should be gently used or in new condition, not broken, torn, stained or in need of repair.

**PLEASE NO DUMPING OF ITEMS BEFORE, DURING OR AFTER THE EVENT.**

### ACCEPTABLE ITEMS:

- Clothing, Shoes & Accessories
- Home Décor
- Housewares & Kitchenware
- Jewelry
- Antiques & Rare Items
- Purses, Backpacks & Luggage
- Bedspreads, Blankets & Linens
- Countertop Appliances
- Small Personal Electronics
- Small Furniture & Upholstered Items
- Sporting Goods & Small Workout Equip.
- Bicycles
- DVDs, CDs, Video Games & Albums
- Books, including Textbooks
- Tools
- Toys & Games

*Your second-hand items*  
**GIVE SECOND-CHANCES**

### WHY DONATE TO ?

Your donations are resold in our thrift stores, outlets, and online, where we always get the best value for your items. This **ensures continued funding** of local programs where men and women regain their dignity, self-sufficiency, and stability in our 6-month, residential program.

[WESTERNARC.SALVATIONARMY.ORG](http://WESTERNARC.SALVATIONARMY.ORG)

### ITEMS WE ARE UNABLE TO ACCEPT DUE TO REGULATIONS OR OTHER LEGALITIES:

#### BUILDING MATERIALS & FIXTURES

- Auto Parts
- Built-In & Major Appliances
- Carpet & Padding
- Construction Materials & Fixtures
- Countertops
- Doors & Door Frames
- Fencing – All Kinds, Including Barbed Wire
- Furnaces & Wall Heaters
- Garbage Disposals
- Jacuzzis & Hot Tubs
- Perishable Items (like food)
- Plumbing Fixtures: Sinks, Toilets, Bathtubs, Shower Doors & Medicine Cabinets
- Refrigerators & Air Conditioners (due to freon/coolant)
- Water Heaters & Softeners
- Window Coverings – All Types

#### HAZARDOUS OR SAFETY ISSUES

- Batteries, Tires & Wheels
- Flammable & Hazardous Materials
- Guns, Firearms & Ammunition
- Household Chemicals
- Infant Products (due to recalls)
- Light Bulbs & Batteries
- Medical Equipment & Medical Supplies
- Propane Tanks & Gas Powered Tools

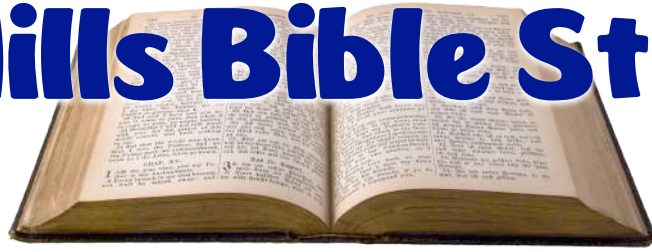
#### LARGE OR BULKY ITEMS

- Damaged Furniture
- Entertainment Centers, China Cabinets, & Armoires
- Hide-A-Beds
- Hospital Beds & Waterbeds
- Large Office Furniture
- Mattresses, Box Springs & Bedframes
- Office Machines, Copiers & Printers
- Playground Equipment & Trampolines
- Satellite Dishes
- Sectional Sofas





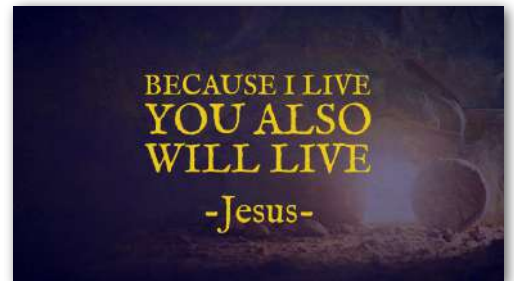
# 7 Hills Bible Study



## The Path to Eternal Life

**As the saying goes, “nothing is certain except death and taxes.” Taxes are money we owe to the Government. Death is what we have earned because of our sinful human condition that took its roots in the Garden of Eden when Adam and Eve ate the forbidden fruit and brought about the sentence of death for themselves and all their descendants. It is a penalty that brings spiritual death, the hopelessness of separation from God, ruined relationships with one another, and finally, physical death and decay. As God told Adam; “You are dust and to dust you shall return.**

**Here's the good news we bring into 2025. God loves every one of you. God in His mercy and grace sent His son Jesus to pay the price for your sins. The debt of sin we owe was cancelled when Jesus was nailed to the cross on Calvary over 2,000 years ago. Jesus suffered the penalty of death decreed so long ago in Eden. He took our sins onto Himself and gives us His righteousness. As we celebrate each Easter, we remember this, that He rose from the dead, and through His resurrection we have His promise in John 14:19, “because I live, you also will live.”**



**In Jesus, God has made known to us the path of life. What's the catch you ask? All we must do is repent of our sinful lives and ask Jesus to come into our lives and be our Lord and savior. By making that honest confession, we have the certainty of eternal life. Wouldn't you like to start the new year with the assurance that once your life here on Earth is done, you have God's promise to bring you home and live with Him for eternity. My hope and wish is that you will accept Jesus into your life now and have that assurance now!**

**We invite you to attend our weekly Tuesday Bible study at 3 and learn more of Gods promises. For more information, call Joe, Joanie or April Zeigler at 951-658-7610. HAPPY NEW YEAR!**

# 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**

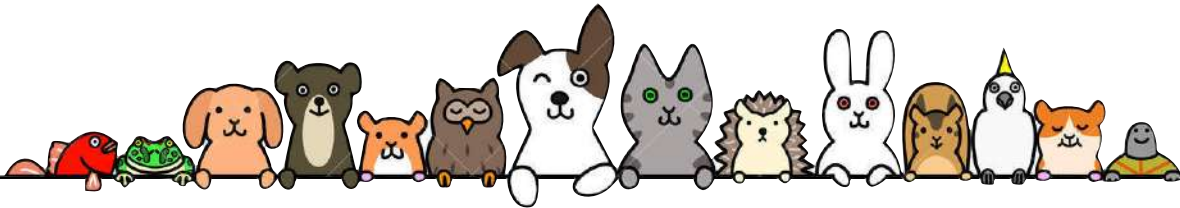
Website: <https://epicvets.com>

### **VCA California Veterinary Specialists**

39809 Avenida Acacias, Suite E, Murrieta

Office Number: **(951) 600-9803**

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



## **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 BBQ, 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)**





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

## **Elder and Dependent Adult Abuse**

### **ADULT SERVICES DIVISION**

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

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

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

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

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



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

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

Care-A-Van provides transportation to the following:

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

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

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

# Seven Hills Bargain Spot

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



## FOR SALE:

Complete set of 8 collectible porcelain plates. Pride of America's Indians by Gregory Perillo. Excellent condition. \$50.00 O.B.O.  
Call: (619) 820-3254.

## FOR SALE:

Golf and Country by Western golf cart with charger and weather protectors. \$2800.  
Call: Nancy at (951) 575-7498.

## 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.

## 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*

## 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*



The rules for sudoku are simple. A 9×9 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 3×3 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 #64

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

1sudoku.com

n° 125026 - Level Easy

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

1sudoku.com

n° 127309 - Level Easy

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

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

# NEW YEAR'S EVE THEME

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

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

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# - SERVICES OFFERED -

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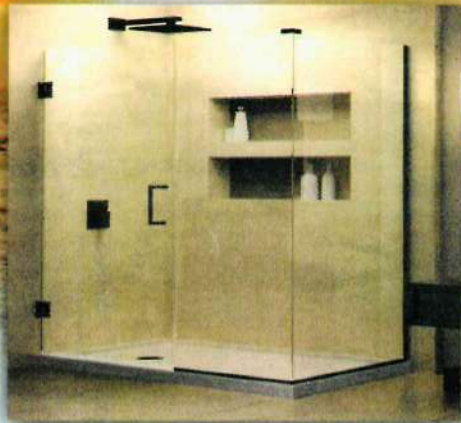
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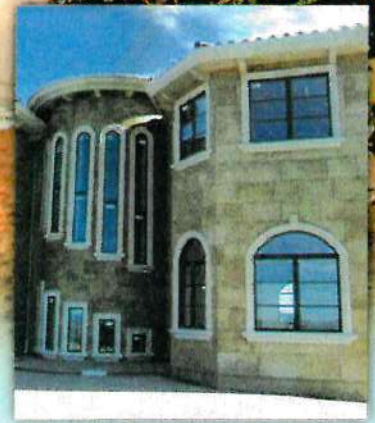
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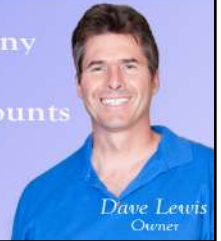


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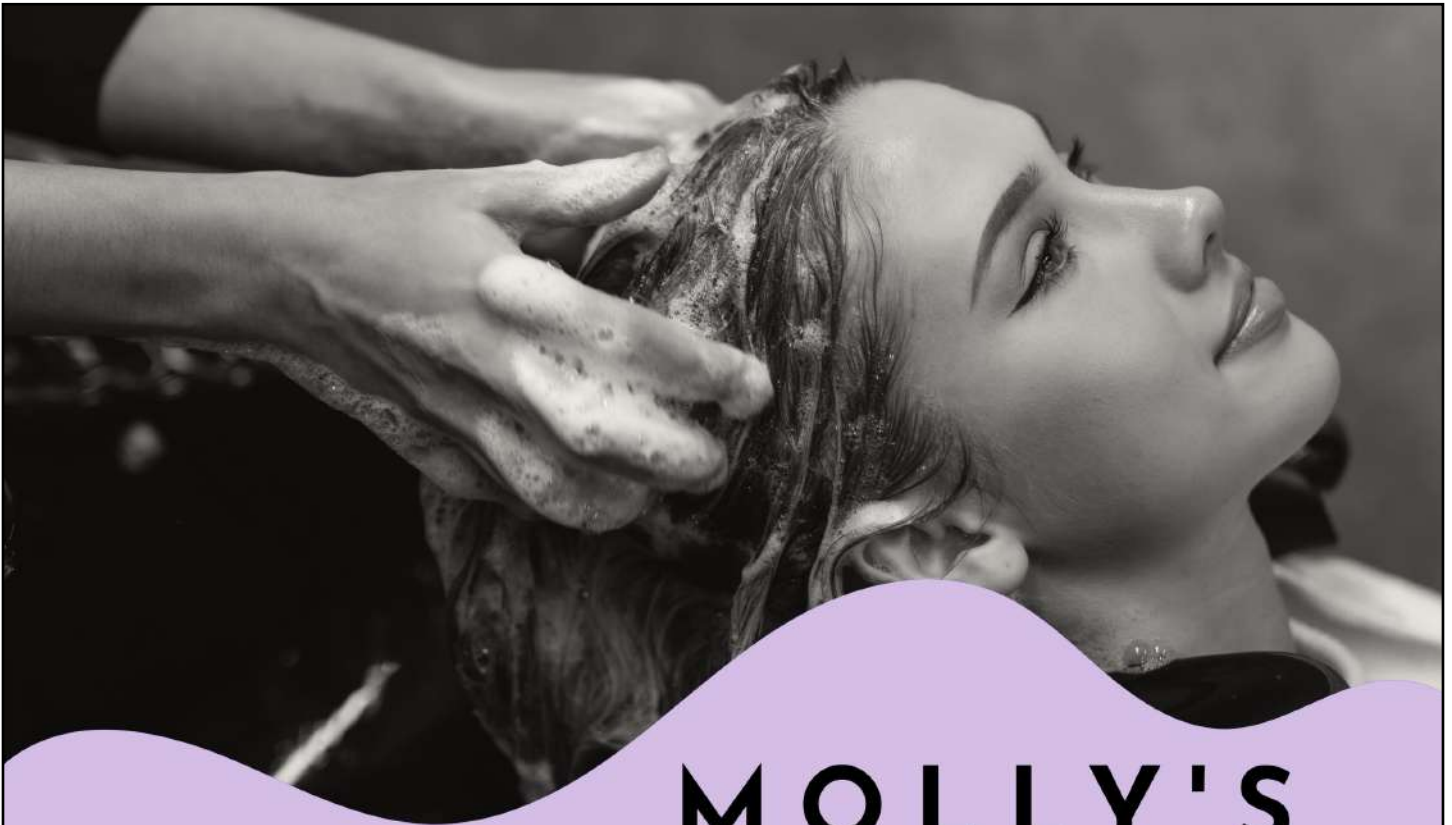
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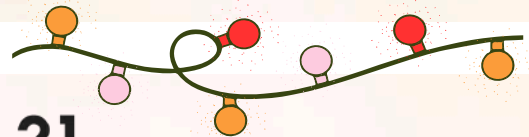


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**December 2024**  
**Hemet, CA**

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

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**If I'm Faced With Foreclosure, What Experts Should I Talk To For Help?...Page 4**



*IAN DAVIDSON PRESENTS...*

# **Service For Life!®**

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

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## **Vacation Here, Not There**

Vacations are one of life's greatest luxuries – a time to get away from the hustle and bustle of our everyday lives to relax, recharge, and reset. The last thing we want to do when returning from vacation is worry about the dent it caused in our bank accounts. While bucket list destinations are what dreams are made of, you might want to try some of these budget-friendly alternatives where you can get more bang for your buck.

**Québec City** – Rather than jetting across the Atlantic Ocean for Paris, Francophiles can stay closer to home with a visit to Canada and Québec City, with its more than 400 years of history and where French is *de rigueur*. Amble along the cobblestone streets, pop into world-class museums and sit and watch the world go by at a sidewalk café in Old Québec, a UNESCO World Heritage Site. What's more, the U.S. dollar is strong in Canada, so your money goes further. *Ooh la la!*

**Colorado's Rocky Mountains** – Skiing the Swiss Alps sounds romantic, but it also comes with a hefty price tag. Instead, fly into Denver, Colorado and hit the slopes in the Rocky Mountains, dubbed the "Switzerland of America" by journalist Samuel Bowles in 1869. If you're looking for a ski town with Alps vibes, look no further than Vail.

**Costa Rica** – Instead of the Galápagos Islands, nature enthusiasts may opt to travel to Costa Rica, where they can save *mucho dinero*. Wildlife sightings, outdoor adventures and all types of wellness options are widely found throughout the Central American country. Costa Rica's temperate weather makes it a terrific year-round destination, though the rainy season is September through December...but that means lower costs, too.

**Dominican Republic** – If the beach is calling, hop a flight to the Caribbean for a budget-friendly vacation in the Dominican Republic. The island's all-inclusive resorts average less than \$125 per person, per night, and with the gorgeous sandy beaches, chances are you won't want to spend much time anywhere else.

**Have Questions Regarding  
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CONTINUED ON NEXT PAGE ►

## Word of the Month...

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

**gossamer** (GAH-suh-mer) adjective

**Meaning:** very light, delicate

**Sample Sentence:** The cool, gossamer breeze was a welcome reprieve from the heat of the sun.

## Shop Small + Local

We often hear the phrase, "Shop Small," but what does it mean? In 2010, a large credit card company started the concept of "Small Business Saturday," the Saturday following Thanksgiving, to encourage holiday shoppers to support their local small businesses. This helps the owners and the local economy at the same time.

Since its inception a decade ago, shoppers have spent more than \$120 billion at small businesses on Small Business Saturday. So go ahead, shop small this holiday season at your local shops and boutiques, bakeries and restaurants, art galleries and coffee shops. In fact, shop small year-round!

## Spice Up Your Tea

While these aren't medically proven remedies, they won't hurt and taste delicious! Try adding to your tea:  
Zest of ginger for digestion  
A dash of cinnamon aids immunity  
Add a sprig of mint for better sleep  
A dollop of honey is said to cure colds

## Quotes To Live By...

"Winter is an etching, spring a watercolor, summer an oil painting, and autumn a mosaic of them all."  
— Stanlee Horowitz, author

"Lots of people want to ride with you in the limo, but what you want is someone who will take the bus with you when the limo breaks down."  
— Oprah Winfrey, media mogul

"Don't let yesterday take up too much of today."  
— Will Rogers, actor

# Getting Through To Teens

Do you remember when you were a teenager and your parents would ask how your day was when you got home from school? "Fine," you'd likely answer. "What did you learn today?" they'd ask. "Nothing," was the typical answer.

Trying to get through to the teenagers in your life and have meaningful conversations with them is something adults have struggled with for generations. The good news is, you're not alone. Here, we share tips on how to talk with teens...*really* talk with them.

- **Listen:** The most important skill in all relationships applies to teenagers, too. Rather than peppering your teenager with questions, listen for offhand comments as an "in" to engage in conversation about their day. Teens may open up more if they don't feel like adults are trying to pull information out of them.
- **Don't React:** As hard as it can be, try not to react to what they're saying in the moment. Instead, stay calm and reimplement the first tip: listen. Don't try to fix things immediately or give advice. Listen, nod, and ask leading questions. If you're met with rude comments or pushback, take a deep breath and pause. Let them be emotional, and try to be the sounding board.
- **Avoid Over-Empathizing:** If your teen is venting about a friend, don't chime in with your feelings about that friend. Chances are, they'll reconcile, but your teen will remember what you said and may not confide in you because of your revealed true feelings about that friend.
- **Explain Yourself:** Rules are a part of all our lives, but teens may feel that they're being overly-regulated. When you set boundaries, explain why. Help them feel like active partners in managing their lives and adult enough to understand why rules are implemented.
- **Spend Time Together:** Find something that you both enjoy and do it together, whether that be hiking, playing video games, or listening to music, without talking about anything personal. Simply spending time together is another terrific, unintrusive way to get through to your teen.

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

Nancy and Jim Engelhard

Glenn Showell

**My thoughts and prayers are with**

Judy Ward Family

**Get Well Soon**

Rolf Burmeister

Rick Higgins

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CONTINUED ON NEXT PAGE ►

### Brain Teaser...

Regardless of how much or how little you use me, you change me every month. What am I?

*(See page 4 for the answer.)*

### What's My Home Worth?

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

**951-205-4165**

### Have a Laugh...

Why did the turkey join a band?  
So she could use her drumsticks.

### Put Your Garden To Bed

With colder weather, it's time to prepare your gardens for their winter slumber. Here, some tips to ensure your vegetable and flower gardens are ready for spring.

- Harvest tender vegetables like tomatoes, beans and winter squash before the first frost.
- Compost the gardens in late-fall so the nutrients have time to soak in over winter.
- Mulch flower gardens to prevent weed growth when the ground warms back up.
- Clean your gardens on sunny days to prevent the spread of any disease spores.
- Rake away any leftover plant debris and level out the soil.
- Properly clean and store your garden tools so they're ready for spring.

### Budget Tracking Websites

These websites/apps make keeping an eye on your spending easy.

**www.honeydue.com** – Manage your cash flow with your significant other.

**www.mint.intuit.com** – Track your monthly spending by category; monthly insights show you where your money is being spent.

**www.pocketguard.com** – See how much spending money you have after accounting for your bills, necessities and saving goals.

## Can Upgrading To A Heat Pump Save You Money

With the advent of winter many of us are trying to find ways to economically heat our homes. One option is to upgrade your heating system to a heat pump, which uses electricity efficiently instead of burning fuel.

The science behind heat pumps is fascinating. Like your refrigerator, heat pumps use electricity to transfer heat from a cool space, like the air, ground, or water outside, to a warm space, like your home. Heat pumps have an added benefit when temperatures start to rise again, too: they circulate hot air back out of the house in the summertime. And they're eco-friendly, providing up to three times more heat than the electricity they use.

Depending on the size and energy efficiency of your home, and the local climate, homeowners with heat pumps save an average of \$500 per year. A federal tax credit of up to 30% on the total cost of buying and installing a heat pump is also available (search [IRS.gov](http://IRS.gov) for "energy efficient home improvement credit").

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

## The Buzz On Collagen

If you've read any fashion or beauty magazines lately, or scrolled through social media, chances are you've come across mention of collagen. But what is it, and what does it do?

Our bodies produce collagen naturally, and it's a main component of our bones, skin, hair, muscles, tendons and ligaments. The fresh baby faces of our youth? That's collagen. Experts say that we begin losing collagen in our mid-20s, and that women can lose up to 30% of collagen production within the first five years of menopause.

While the jury is still out as to whether or not oral collagen supplements like powders or capsules actually work to help our bodies produce more of the protein, experts do say that collagen creams are scientifically proven to work.

Rather than reach for a supplement, you may want to try foods that can naturally increase our bodies' collagen, like fish, eggs, berries, beans and shellfish.

*Be sure to consult your doctor before beginning any supplements.*

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:

Calendar pages

### Holiday Turkey Alternatives

If turkey's not your jam when it comes to a feast, why not start your own tradition with something you actually like instead?

A seafood option like salmon may fit the bill. The versatile fish can be fixed myriad ways so you can easily incorporate your favorite fall flavors like maple syrup, pomegranate, or any variety of herbs. The same can be said of hams, pork loins, rib roasts, roast chickens and more. Or, add an English spin with your choice of Wellington, like beef, salmon, or mushroom.

Regardless of which you choose, go ahead and serve up all your favorite sides and desserts, or create your own traditions here, too.

**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: **Mary Lewis!**

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

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

The answer is c) avocado. Many fruits will continue to ripen after picking, but avocados don’t even start to get ripe while they’re still on the tree. The tree can be used as food storage for 2-8 months (depending on the variety), after which the fruit may be inedible and will drop to the ground. So let’s move on to *this* month’s trivia question.

**Michelangelo finished painting is masterpieces on the ceiling of the Sistine Chapel in November of what year?**

a) 1492 b) 1512 c) 1657 d) 1734

**Call Me At 951-205-4165 OR Email Me At 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. What experts should I talk to if my home is about to go into foreclosure?**

**A.** Avoid scammers, and talk to one or more of these professionals:

- **Your REALTOR<sup>®</sup>** will help you review your options.
- **A Foreclosure Counselor** will help you evaluate your current financial situation and serve as an advocate with your bank, free of charge.
- **A Tax Expert** will advise you if you do a short sale or deed-in-lieu of foreclosure since forgiveness of debt may be considered taxable income.
- **A Credit Counselor** can help you develop a plan to avoid future financial difficulty as well as help you repair your credit score.
- **An Attorney** can help you if your lender has filed a foreclosure lawsuit.

For more information on avoiding foreclosure, call and ask for my Free Consumer Report called “*Options To Avoid Foreclosure.*” I’ll be glad to send a copy right over to you.

Do you have a real estate question you want answered? Feel free to call me at **951-205-4165**. Perhaps I’ll feature your question in my next issue!

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# 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

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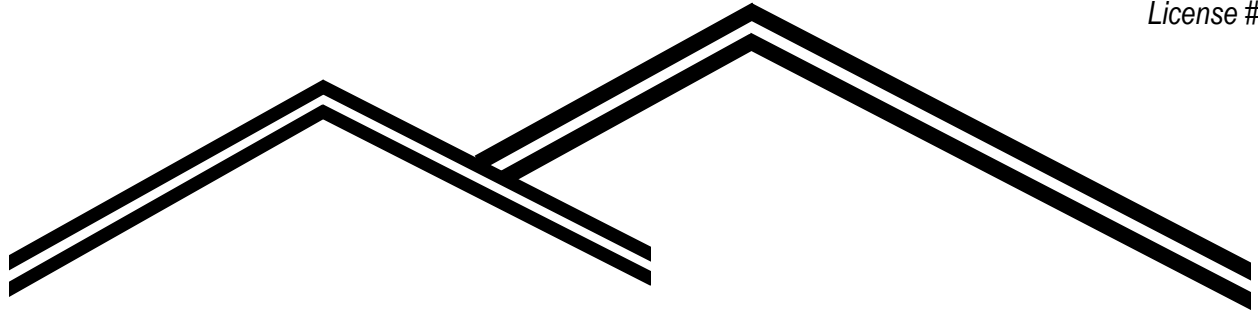
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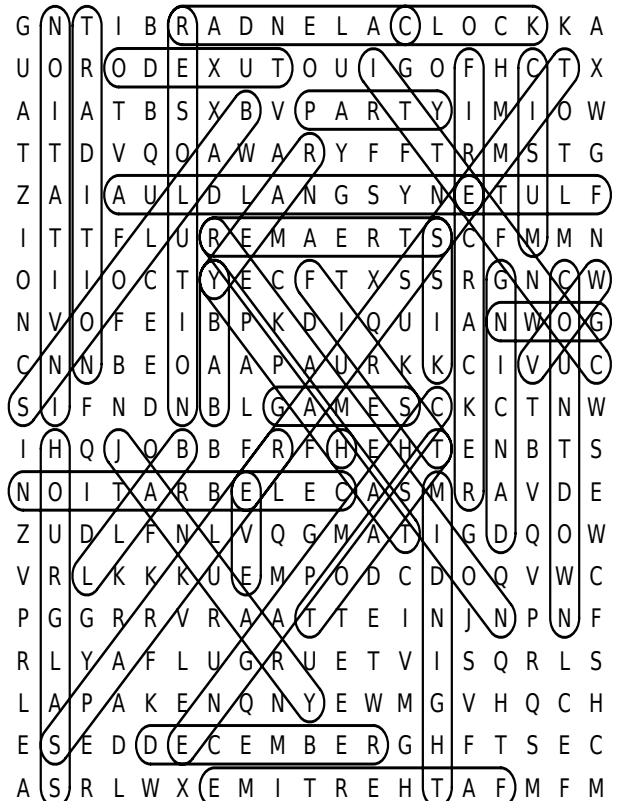
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SUDOKU GRID SOLUTION FROM PAGE #37

PUZZLE SOLUTION FROM PAGE #38



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

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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  
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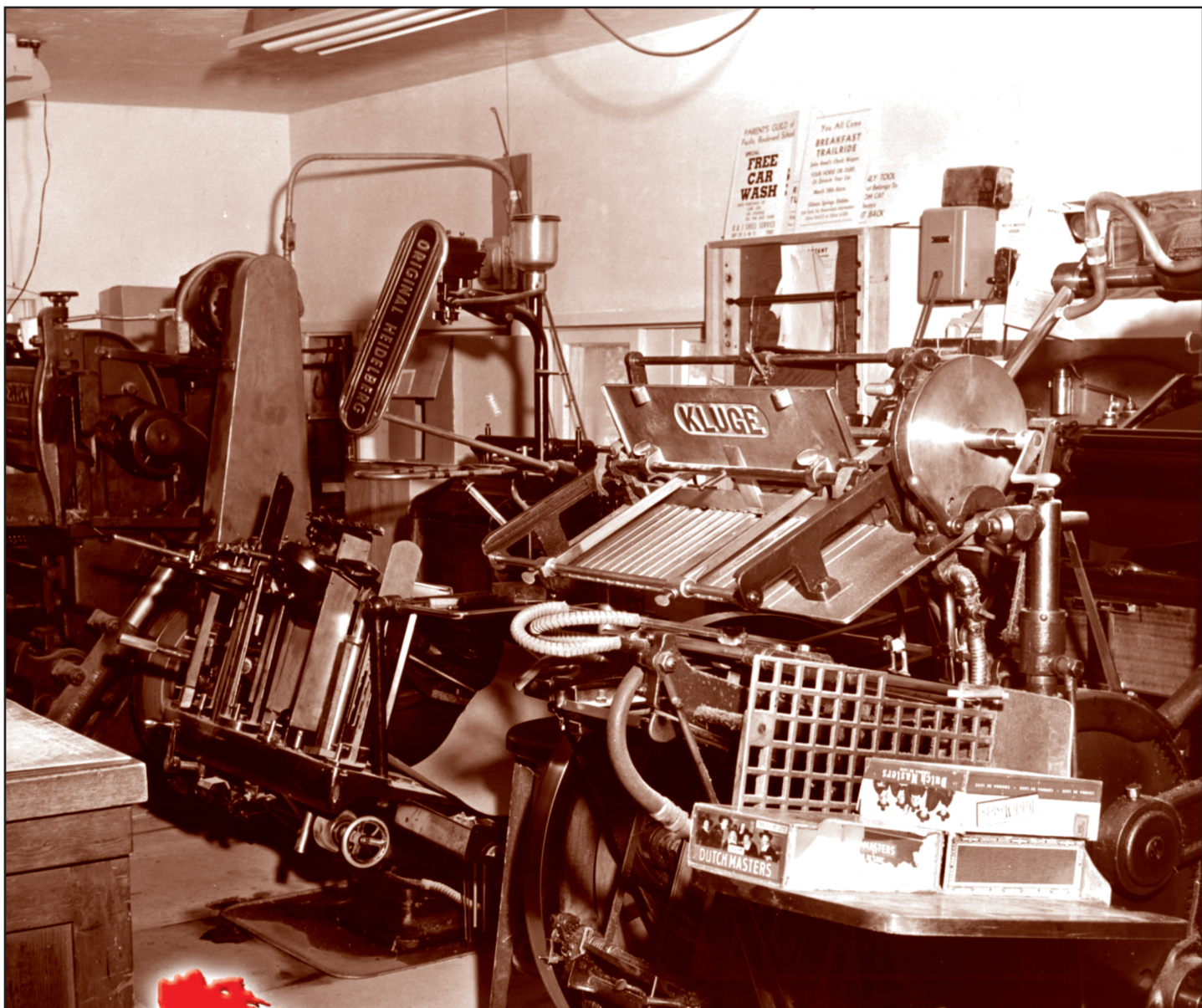
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