



Seven Hills

A Senior Golf Community in Hemet, California

Newsletter



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

FEBRUARY 2025



*Happy
Valentine's Day!*

WHAT'S INSIDE OUR NEWSLETTER THIS MONTH

- Board of Directors Info3
- President and Vice-President's Message4-5
- Board of Directors Minutes6
- Treasurer's Report & Financials7
- Important Info / Committee Reports8-13
- Official Forms14-17
- What's Happening In Our Community 18-24
- Seven Hills Bargain Spot25
- Quizzes, Number & Word Games26-27
- Services Offered 28-56
- Newsletter Ad Info..... Inside Back Cover

Visit Our Website at: www.sevenhillspoaofhemet.com

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

UPCOMING COMMUNITY EVENTS

COMMUNITY SHREDDING EVENTS!

SATURDAY, APRIL 19TH

6TH ANNUAL SHREDDING EVENT

CORNER OF BRENTWOOD WAY & PEACH TREE ST. ♦ 8:AM TO 12:PM

4TH ANNUAL ELECTRONIC WASTE RECYCLING EVENT

CORNER OF BRENTWOOD WAY & PEACH TREE ST. ♦ 8:AM TO 12:PM



FUN TRIVIA QUIZ



1. What animal is known for its ability to regenerate lost limbs?
a) Snake b) Crab c) Starfish d) Frog

2. What quirky name do Americans call a sudden heavy rainstorm?
a) Cloud hospital b) Gully-washer
c) Water raid d) Drip bomb

3. Which animals typically laugh to show submission and communication between pack members?
a) Dogs b) Wolves c) Hyenas d) Foxes

4. What is a common name for a group of flamingos?
a) A gaggle b) A parade
c) A crop d) An alliance

5. Which animal's fingerprints are almost identical to human fingerprints?
a) Crow b) Dolphin c) Koala d) Lizard

6. What does it mean if someone says they have been "ghosted"?
a) They got scared
b) They lost internet connection
c) They've lost their keys
d) They've been ignored or avoided

7. Why might giving your partner a cactus as a gift be interpreted positively?
a) Shows you are prickly
b) Symbolizes care and adversity
c) Shows you are forgetful
d) It's trendy

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

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	Mauria Ganther	(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	Patti Courtois	(844) 474-4557	703	treasurer@sevenhillspoaofhemet.com
	Architectural	Vincent Oliveri	(844) 474-4557	704	arch@sevenhillspoaofhemet.com
	CC&R's	Rosa Navarro	(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, February 5th, 20253:30 p.m.

Wednesday, March 5th, 20253:30 p.m.

Wednesday, April 2nd, 20256:30 p.m.



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

Important Message From Your Board President



Reflections from a new president.

When a person begins a new venture, there is always that in-between time that lingers between what was and what might be. I find myself in that space allowing my thoughts to percolate as I begin to take my first steps in my new role as your president.

Strong leadership is what upholds a fine community. We have been fortunate to have been served with such compassion in the past. Having served as your CC&R Director, I am aware of the demands necessary for maintaining the premier status our community enjoys. It is not lost on me the profound responsibility your board has to continue to make sure that happens.

Have you seen the medical drama series, *New Amsterdam*? I feel a little like the lead character. Dr. Max Goodwin takes on the role of becoming medical director of one of the United States oldest public hospitals aiming to tear up the bureaucracy that prevents exceptional care. Anyone with compassion for a leadership role can relate to this dilemma.

Seven Hills could not be a lovelier community to thrive. Therefore, like Max, I'm planting my feet firmly forward and asking, "How can I help?"

Questions, comments, or suggestions?
Feel free to contact me!

*Mauria Ganther, President
SHPOA Board of Directors
(844) 474-4557 ext. 700*



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. If you do wish to pay online, the Association will need your email address to provide you with a payment link.

THESE MAJOR 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.



A big **THANK YOU** to everyone who decorated their homes for the holidays. It was also great to see the Seven Hills Members Club decorated this year.

The SHPOA Board had a very difficult time in narrowing down the **8 winners** of each receiving a \$25.00 gift card to Stater Brothers. The winners in street alphabetical order were:

- 1889 Almond Tree St.
- 2500 Apple Tree St.
- 1324 Brentwood Way
- 1756 Cashew Tree St.
- 1786 Cashew Tree St.
- 2591 Chamise Way
- 2085 Flame Tree Way
- 2842 Silver Oak Way

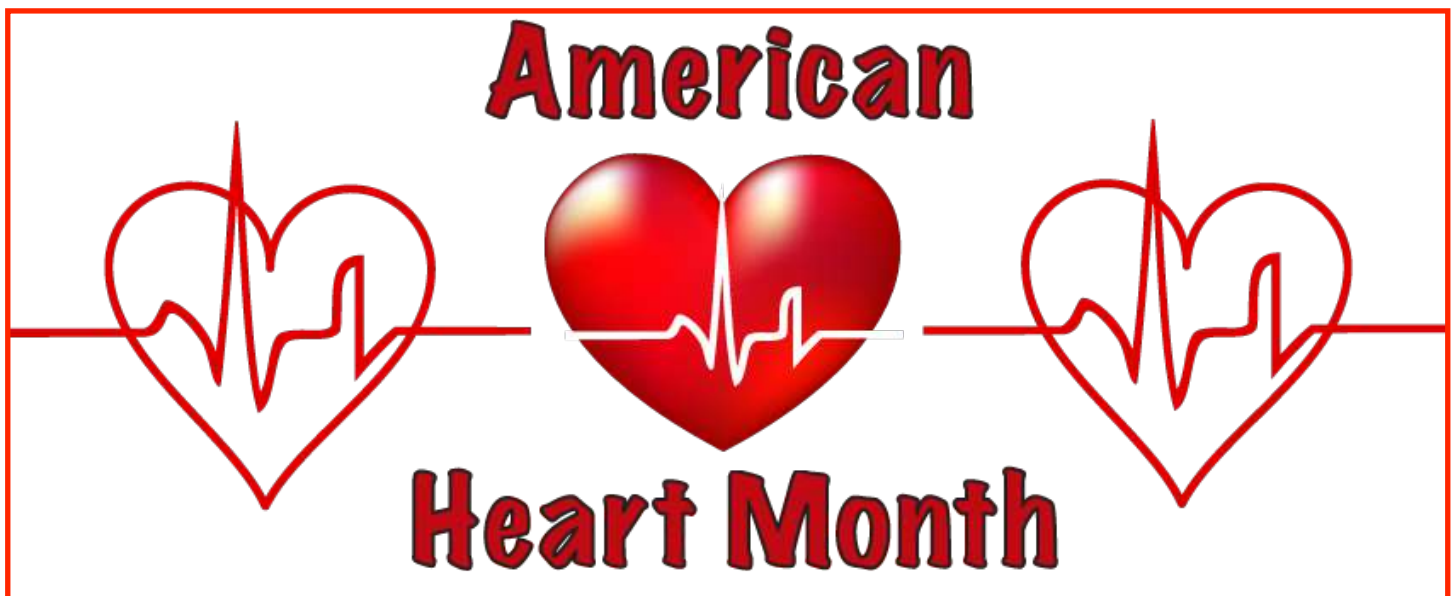
If you are having a concern regarding a **GOLF COURSE TREE** right behind your house that you feel needs to be pruned for fear of the branches or tree falling onto your property, please contact me and I will contact my source, sharing your concern. Please note, this only applies to a golf course trees located behind your property. Unfortunately, I cannot address any other random trees or golf course concerns.

If you would like to be on the **E-MAIL BLAST** list for POA meetings and POA events, please send me an email at: vp@sevenhillspoaofhomet.com.

We also have an **EMERGENCY E-MAIL BLAST** list, if you want your name on that list please contact Sandra Allbright by sending an email to sevenhillsmembership@gmail.com and you will be added to the list.

We are excited to report that the **Book Club** picked out their first book to read at our last meeting, **“THE FROZEN RIVER”** by **Ariel Lawhon**. Our next meeting to share and discuss the book will be on **FEBRUARY 24TH AT 2:00 pm**. The group decided for now to meet at a home in Seven Hills – for the location of the meeting please **CONTACT ME**. The hostess will not be providing snacks or drinks, we are trying to keep this simple by not getting food involved – each person is bringing their own drink. Come and join this **friendly** group....men you are welcome!

*With joy to serve,
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 Meeting Minutes of January 8, 2025

Mauria Ganther, President of the Board of Directors called the meeting to order at 3:30 p.m.

The Pledge of Allegiance was led by Vince Oliveri.

Directors Roll Call

Present: Vince Oliveri, Linda Wilcox, Patti Courtois
Rosa Navarro-Gray, Mauria Ganther

Absent: Bob Fisk

Director's Reports

Secretary Report:

The Minutes of the Board of Directors held on November 16, 2024 were emailed to the Executive Board of Directors, and were published in the December newsletter. The minutes of the Executive Session held on November 11, 2024 & December 18, 2024, were emailed to the Board of Directors. The minutes were approved by as published by general consent.

Treasurer Report:

Current Assets:

Checking Account.....	\$11,593.92
Savings Account.....	\$38,041.21
Treasury I-Bonds.....	\$231,587.60
Payment to Deposit.....	\$10,660.72
Total Assets.....	\$291,883.45

New Business

The new Seven Hills Board of Directors was officially announced and stands as follows:

- President - Mauria Ganther
- Vice President - Linda Wilcox
- Secretary -
- Treasurer - Patti Courtois
- Architectural Chairperson - Vince Oliveri
- Safety Monitor - Bob Fisk
- CC&R Director - Rosa Navarro

Unfinished Business

- A yearly budget needs to be created and approved

Member Comments

A member stepped forward to inquire about the transfer fee of \$500 when selling a home in Seven Hills. This question will be addressed at our next meeting.

Comments & Announcements

- New committees need to be formed and volunteer names submitted to Board by February.
- If you want to be on the blast, email **SevenHillsMembership@gmail.com**
- Dues
 - Due on Jan1 but not late until after March 31st
 - Dues will increase next year
- Upcoming Meetings
 - A raffle will be conducted at each meeting going forward in lieu of the newsletter icon.
 - Cookies & coffee will be served at the the next meeting.
 - New time change will continue during daylight savings time.
 - February 5, 3:30 pm
 - March 5, 3:30 pm

The meeting was adjourned at 3:46 p.m.

Residents present: 19


*Respectfully Submitted by:
Mauria Ganther, President
SHPOA Board of Directors*



**TREASURER'S REPORT
AND FINANCIALS
FOR DECEMBER 2024
BY: PATTI COURTOIS, TREASURER**



	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Bank of Hemet, Checking	11,593.92
1010 Bank of Hemet, Savings	38,041.21
1020 Treasury I-Bonds	231,587.60
Total Bank Accounts	\$281,222.73
Other Current Assets	
Payments to deposit	10,660.72
Total Other Current Assets	\$10,660.72
Total Current Assets	\$291,883.45
TOTAL ASSETS	\$291,883.45
LIABILITIES AND EQUITY	
Liabilities	.00
Total Liabilities	.00
Equity	
Opening balance equity	224,614.54
Retained Earnings	25,871.62
Net Revenue	41,397.29
Total Equity	\$291,883.45
TOTAL LIABILITIES AND EQUITY	\$291,883.45



Loving Prayers

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

**SENDING GOOD THOUGHTS AND PRAYERS TO:
HAROLD FUNKHOUSER, AND EVERYONE IN OUR SEVEN HILLS COMMUNITY**

**SYMPATHIES & CONDOLENCES:
FOR THE PASSING OF: GERTRUDE ROBERSON AND DOLORES E. MITCHELL**

Safety Monitor Report

FOR FEBRUARY 2025

BY: BOB FISK



REPORTED INCIDENTS 12/15/2024 TO 01/13/2025

12/15/2024 – a resident on Brentwood Way reported that his mailbox had been opened and the door left open the previous night. He does not have a mailbox with a secure compartment.

12/17/2024 – a resident on Jasmine Way reported that their Toyota Rav4 was ransacked sometime between midnight and dawn the previous Sunday night (December 15). They had accidentally left the car unlocked, so no window was broken. The resident was uncertain if anything was taken.

12/17/2024 – a resident on Beech Tree Street reported that two young men had come to their door after dark wanting to discuss Christmas. They were walking and had no car. The resident did not open the door.

12/17/2024 – another resident on Beech Tree Street reported that two young men, presumably the two from the previous report, came to his door. He told them he wasn't interested and asked them to leave.

12/18/2024 – yet another resident on Beech Tree Street reported two young men, possibly the same as in the previous report, came to their door after dark wanting to discuss Christmas. The young men were told there was no interest. The resident called the HPD non-emergency number to report this incident.

12/23/2024 – a resident on Pecan Tree Lane reported that someone had rummaged through their trash bin that had been set out for collection and removed several bags. The contents of one of the bags had been dumped out and had to be cleaned up (see picture below).



12/23/2024 – a resident on Balsawood Way reported that he came outside to find a roughly-dressed individual going through all of his trash bins that had been set out for collection. He asked the man what he was doing and the individual responded haltingly that he was looking for cigarettes. The man moved on to the next bins on the block.

1/10/2025 – a resident reported that a large number of mailboxes on Brentwood had been opened the previous night and left open.

1/13/2025 – a resident on Pepper Tree Drive reported that a solicitor had come to their door the previous Saturday. The resident did not open the door.

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Lessons Learned This Month

Locking Up – most, if not all of us, would like to feel so safe in Seven Hills that we could ignore making certain houses and cars are locked. Even though crime in Seven Hills is rare, it still occurs and consistent locking of doors insures that even occasional burgling incidents are avoided. I recall a relative of mine saying “If you lock it every time, it’s always locked at the right time,” and I have followed that advice since.

Solicitors – I have never before received so many reports of soliciting in such a narrow period of time. One resident sent me a Ring Doorbell camera video of the two young men who were involved. They appear to be clean-cut, nicely-dressed, non-threatening individuals. Aside from the fact that they were going door-to-door in the non-solicitation community, they did this after dark. Clearly, this alarmed more than a few people. Elderly people in general feel vulnerable, and I think their timing was a real mistake. If they were trying to get people to talk about the meaning of the Christmas Story, it seems to me that their efforts were counterproductive.

Mailboxes – there has been a large number of mailboxes opened during the night and left open. I’ve always wondered why the people who are searching mailboxes leave them open, as it provides a warning that this is going on. I suspect that many times the mailbox doors are closed and we have no indication that this is going on. As I said in a previous column, I think the mailbox searchers are looking to see what houses are vacant as much as anything else. So, if you know of a neighbor’s mailbox that has an accumulation of mail, let me know and I will look into it.

Fires Around Hemet – I wanted to repeat something I talked about in the October newsletter. Most residents are concerned about the wild-land fires now raging in southern California, and have asked how to access current information about them. Residents also would like to receive an alert if a local wild-land fire arises. The HFD suggested a phone app called Watch Duty. You will need to install this app to use it, as it is not a Web site. This app provides a map of all fires in California, including those local to us. It also provides information about the fires, including amount of containment, acres burned, evacuation orders, etc. I have been using this app since October and really like it.

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

*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 FEBRUARY 2025

BY: VINCENT OLIVERI



Decorating for the holidays makes everything more festive and fun! However, after the holidays have passed, putting everything away can feel like a logistical nightmare. Not only is it always a struggle to find enough room, but it's important to keep everything organized, so it's easy to decorate again next year.

Knowing how to store outdoor Christmas decorations will help you put everything safely away without turning it into a major project! Follow these smart Christmas decoration storage tips, and you'll be back indoors relaxing before you know it.

Porch & Yard Décor

While those light-up reindeer and holiday snowmen might look great in your front yard, figuring out how to put them safely away is one of the biggest Christmas decoration storage challenges. The first step is to figure out what you should box up and what's better left out on its own.

While outdoor décor is built to withstand the elements, you'll still need to protect them when they're not on display. To store inflatables, carefully fold them up, wind up their electrical cords, and put them together inside a weatherproof box. Clear plastic storage boxes with tight-fitting lids are one of the best options. They'll keep out dust and moisture and allow you to see what's inside.

Larger porch and yard decorations are often safest if they're left out and placed in a safe corner of your garage. If the decoration has a power cord, wrap it up and use a piece of twine to attach it directly to the figure. This will save you the hassle of searching for the right cords next year. If you can, try to store your figures up off the ground, so they're not exposed to excess moisture.

Artificial Trees

Whether you use artificial trees inside, outdoors, or both, storing them presents a challenge. Since learning how to store outdoor Christmas decorations is mostly about maximizing space, the key is to make your artificial trees as small as possible.

While you could take each tree apart and put it back in its respective box, this is a major effort. Not only that, but

artificial trees rarely fit back in their original boxes after they've been opened and spread out.

Instead, leave your trees assembled, leave the lights on, and wrap them up with shrink wrap. Then, you can stand them up a few inches away from the wall, where they'll take up very little space. Next year, you can cut the shrink wrap, fluff the branches back up, and plug them in.

If you're not quite comfortable with this solution, you can look for a store-bought heavy-duty storage bag. You'll have to disassemble your tree to use this method, but you can be sure it will keep your tree safe until you're ready to use it again.

Another option is to place your artificial trees inside concrete tubing. Not only is this a strong and durable solution, but you can also easily roll them in or out of your garage.

Ornaments & Bulbs

While outdoor ornaments and bulbs are often more durable than their indoor counterparts, you'll still want to store them with care. An egg carton is the perfect storage solution for smaller bulbs. Also, start saving the cardboard drink holders you get from the drive-thru. These are great for safely storing larger ornaments. Use these to separate your ornaments, then stack them carefully inside a sturdy plastic container. This way, they won't bang together while you're transporting them in and out of storage.

Outdoor Wreaths

When storing your outdoor wreaths, it's a good idea to remove any large decorations and put them in a separate box so they don't get damaged while in storage. Just make sure you take a picture before you do, so you'll know exactly how to put it back together next year.

If you think you'll store your wreaths on a shelf, consider purchasing a store-bought, crush-proof case. This is an easy and cost-effective solution that will protect it from damage. You can also hang your wreaths on hangers and put them inside a garment bag for protection.

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Outdoor Lights

If you've ever tried to untangle a mess of string lights, you know how important it is to put them away correctly. There are many ways to do this. The right option for you will depend in part on how many lights you need to store and on your personal preference.

If you don't have a large volume of string lights, you can keep them from tangling by wrapping them around a washed coffee can. Cut a slit in the can's plastic lid and push the plug inside. Then wrap the rest of the string along the outside. You can do something similar using box tops or scraps of cardboard instead.

Not a fan of DIY? Purchase a store-bought plastic wheel that's specifically made for light storage. This is an inexpensive solution that will work well year after year.

If you have tons of outdoor string lights or ones with large bulbs, you may want to invest in some small traffic cones. Secure the end of one strand of lights to the bottom of one traffic cone, then wrap the strings of lights around them in a figure-eight pattern. Plug the end of the next strand into the wrapped one and continue until you've used up all the space or you've stored all your lights.

Maximizing Your Storage Space

Up until now, we've talked about ways to keep your holiday décor safe while it's in storage. However, even if you implement everything you learn about how to store outdoor Christmas decorations, you may still find that space is an issue. The following tips will help you get creative and make the best use of the space you have available.

Raise Your Items Up

If you're already storing tons of outdoor Christmas décor, artificial trees, and other items, you may find that you quickly start running out of space on the floor and shelves. You can give yourself even more room by installing heavy-duty ceiling racks in your garage. This can be the perfect place to store your artificial trees and other large items that you want to put out of the way.

Install Some Coat Racks

Placing a coat rack along the wall of your garage will give you even more organizational options! The rack will allow you to hang items, like wreaths, without taking up extra room inside your closets.

You can also store your wreath decorations in labeled boxes and place them on your coat rack's side or bottom shelves. This will help you maximize your storage space while also keeping everything up off the ground so it doesn't get ruined by moisture.

Tips for Staying Organized

The more holiday décor you have, the more important it is to stay organized while planning your Christmas decoration storage. Use clear plastic containers so you can easily see inside them. However, sometimes this isn't enough. Using a label maker to label each box clearly will save you from wasting time digging through one box after another looking for the item you need.

When putting your boxes away, it's also smart to place the items you'll need first upfront. Pay attention to the order in which you usually put up your decorations, and put them away in the opposite order. This way, you won't have to shuffle things around when you're ready to start decorating next year. Before you take everything apart, it's also a good idea to take photos of each holiday display. This way, you'll know exactly how to get that perfect look next time the holidays roll around.

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

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

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

*Vincent Oliveri,
Architectural Chairperson
SHPOA Board of Directors*

CC&RS REPORT FOR FEBRUARY 2025



Thank you fellow Seven Hills Community members for electing me to the Seven Hills Property Owners Association Board, where I will be serving as the new CC&R Director. I am pleased and honored to have this opportunity and trust that with your support, together we can create an exemplary and harmonious environment and make a greater difference in our community.

I first became acquainted with Seven Hills in 2017, and was so impressed with the beauty and tranquility of the surroundings, that I vowed to someday reside in this community. My desire became a reality when I moved here two years ago, come February 1st of this year. I can honestly say that almost immediately I discovered some of the friendliest and most helpful neighbors and other residents, now cherished friends.

It will be my pleasure to now serve each of you in my capacity as CC&R Director, and help resolve any concerns or clarify any questions you may have regarding the Covenants, Conditions and Restrictions, as presently set forth by the Seven Hills Property Owners Association Board of Directors.

Your interest and involvement in the monthly Board Meetings and other community activities, is very much encouraged and welcomed. As your elected Board of Directors we want to see you and hear your voice, as each of you can contribute greatly to the success of our Seven Hills community and its continued reputation as a premier place to reside.

I hope to soon get to know more of you individually, as we meet each other in various capacities and situations, and look forward to hearing any comments and/or concerns that you may have.

I believe in unity, fairness and strength in numbers, and, as previously stated, in joining together to make a difference!

How well do you know your neighbors? Have you ever wondered what became of the person(s) who lived there

before, or who it is that resides there now? Is there something about the residents habits, presence, or lack of property upkeep that irritates you? Do annoying circumstances bother you to the point of resentment and anger? Is your first inclination to complain to the SHPOA Board demanding that something be done immediately?

Well, while many complaints may be more than justified, before you pass judgement, have you ever considered becoming better acquainted with the offending party? It's amazing what you may discover.

55+ communities generally have a fair share of older seniors, many single, or widowed men and women, perhaps even disabled, ill, with limited financial means, or few, if any, close family members available to assist them. This may preclude them from being more visible, or capable of maintaining property upkeep. What can you do to help? Perhaps just being a friend and lending a listening ear or providing needed direction to sources of help will be gladly received. If all else fails you can make the Board aware of the circumstances and/or ask for their suggestions.

What about the new neighbor with loud music, excessive noise at all hours of the day or night, and other offensive habits? Direct communication with the offending party can go a long way if first presented in a polite manner before going to the Board. Maybe the offending party is hard of hearing or isn't aware of whatever it is that is bothering you. Try giving that person a chance to rectify the situation. If your overture is rejected or the situation continues, then you can feel justified in notifying the Board of the offense(s).

However, before writing a complaint letter to the property owners association board, you the homeowner, should provide evidence that backs up the complaint by first carefully checking the CC&R rules yourself. This can serve to support not only your clear understanding of the specifically referenced violation but can lend your complaint or dispute more credibility.

Please note that your monthly Seven Hills Newsletter contains a copy of the SHPOA CC&R Violation Contact Form that you can fill out and submit, in place of a formal letter of complaint.

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Keep in mind that in whatever format you choose to use, you must identify yourself, provide your contact information, clearly state the nature of the complaint or dispute, and provide clear evidence of a violation by giving specific details. Do not forget to sign the document.

Regardless of what the problem is, please remember that the tone of your statements needs to be civil, using persuasive language to make your case, instead of accusatory, abusive language. Any personal verbal attacks, or threats against association members, will not be tolerated and should never be included in your submission.

Also, in writing your complaints please consider that they are often more productive when you include a suggestion on how the problem might be resolved.

Share the Bounty!

In driving around the Seven Hills community, I have noticed an abundance of citrus trees heavily laden with fresh crops of fruit, some starting to over-ripen and fall to the ground, only to litter and rot away or become a virtual banquet to a host of wild animals. Many of these critters

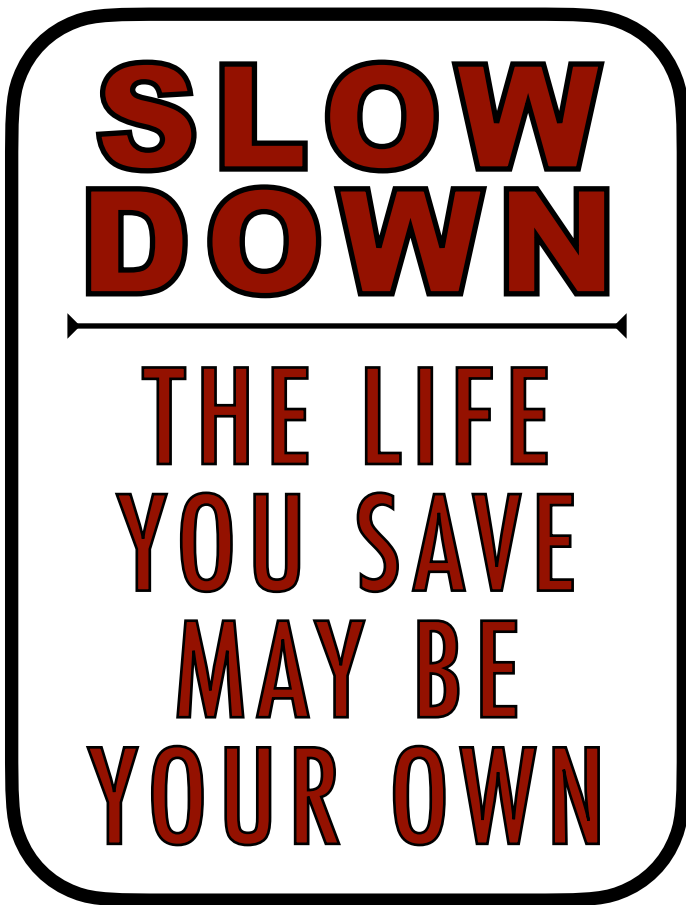
we consider pests, often dangerous and some possibly carrying harmful disease.

Instead of having to clean up the waste of fruit or exposing yourself and others to danger, consider sharing of your excess fruit. Here are a few suggestions on how to accomplish this:

- Offer them to your neighbors (Who knows, someone may bake you a lemon meringue pie!).
- Take a basketful of oranges or lemons to your church meetings, or other social gatherings.
- Carry a bagful of oranges in your car on your errands and offer some to the homeless people you see.
- Call the Rescue Mission or Food Bank and ask to have someone go by and pick the fruit they can use and distribute.

With so many people homeless or on very limited budgets, it is a shame to waste what others can use. Bless others with your bounty and I assure you that you too will be blessed.

*Most Sincerely,
Rosa M. Navarro, CC&R Director
SHPOA Board of Directors*



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*

OFFICIAL FORMS

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

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

RESIDENT FORM:

Name of Resident: Address:

Email Address(es): Date:

EMERGENCY CONTACT INFORMATION:

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

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

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

Own Rent

Landlord: Address: Phone:

List all Residents (attach list if needed).

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

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

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

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

WEDDING ANNIVERSARY: MO. DAY

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

LIST PHONE #? YES NO

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
(1ST WEDNESDAY OF EACH MONTH - 6:30 AT SEVEN HILLS MEMBERS CLUB)

NAME _____ / ____ / ____ DATE

ADDRESS _____ PHONE

WHAT WOULD YOU LIKE TO DISCUSS? _____

YOUR SIGNATURE _____

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

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

My Name _____ Phone # _____ / ____ / ____ Date

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

Reason for complaint: _____

_____ (Please attach more pages if needed)

Your Signature _____

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



February Birthdays

1		8		14		22
Jimmy Denton		Charles Fisk		Laurie Haymon		Sue Purchis
Arthur Verre		Raksha Gami		Leonard Hodges		Melinda Salcedo
2		Charlene Peterson		Marion Roehm-Bailon		23
Christina Morreale		Douglas Rowland		15		Juan Armenta
Patricia Orozco		Marc Searl		Christine Ainer		Betty Dvorak
3		Lisana Taylor		Ken Graff		24
Marla Gallegos		Kim Watson		John Ross		Dan Delancy
Verna Swizek		9		16		Gale Storie
Lucy Walker		Deborah Fox		Diane Boss		Marvin Williams
4		Donald Macphail		Jack Cook		25
Lee Bailey		Gerald Whelan		Deborah Eaglin		Vera Fabun
Marleah Fox		10		Ana Sandoval		Michael Jones
Kenneth Mc Curdy		Stanley Cadwallader		Paulette Williams		Mildred McCormick
Susan Valderrama		Freda Dismukes		18		Evelyn Pickering
Raymond Walker		11		Leo Doiron		Martha Saldana
5		Dick Glynn		Irma Garcia		Aline Searl
Mary Jo Shelton		Trina Mattingly		Harlene Harbison		26
6		Shelli Sullivan		Kathleen Sanford		Melissa Napolitano
Robert Crowther		12		19		27
Gene Pomiak		Susan Bailey		Arcelia Chavez		Bruce Johnson
Theresa Spears		Robert Hernandez		Fannie Rodriguez		28
William Wood		Mike Tesar		20		Dianne Arthur
7		Barbara Wessel		Susan Baker		Gary Hockenberry
Martin Feste		13		Dennis Clarkson		Carl Martin
Marta Lastrapes		Linda Bailey		22		Roger Overholt
Timothy Schoenbaum		Eliud Bresnahan		Robert Coon		Punkin Ramas
		Diana Roper		Fernando Garcia		

HAPPY ANNIVERSARY

February Anniversaries

1
Steve & Lee Anne Mcpherson

5
Dan & Marilyn Chaisongkram
Ronald & Sandra Melton

8
Robert & Janice Urick

9
Mike & Sandra Madrid
Terry & Gail Sampson

13
Gil & Toni Acuna/Miller

14
Fred & Mickie Barrett
Dennis & Judy Clardson
Gregory & April Flores
Robert & Cathy Hernandez/Seaborn
Mark & Melanee Lay
Ray & James Roorda/Spinella
Don & Doris Silva

14
Larry & Deborah Smith
Dick & Pat Way

16
Scott & Linda Compton

17
Todd & Joanne Chevis

22
Brad & Marianne Greer
Dennis & Donna O'brien



Hemet Police Department
Recruitment Coordinator
450 E. Latham Ave.
Hemet, CA 92544
EMAIL: pdvolunteer@hemetca.gov



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!



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

Julia's Hot Breakfast & Music by Marshall

wil be held on Saturday, March 8th from 9am - 11am

All POA Residents are welcome to attend. Pleae RSVP by 3/3/25

Sunday NFL Ticket ! Come on down to the clubhouse and watch all your favorite games, and have a beer on us . Games are also availble to watch on Monday & Thursday night.

We will be hosting a Superbowl Party on February 9th

February 19th 5pm - 8pm Dinner / Band

EJ Adams & Band will be performing

Tickets are \$12.00

Upcoming:

March 19th 5pm -8pm Dinner/Band

Mardigras performance featuring madame Leroux & Krewe

Tickets are \$12.00

April 16th 5pm-8pm Dinner/Band

Country/Western Theme

Tickets are \$12.00

The Clubhouse at Seven Hills

February 2025

Sunday		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
							1 10 - 1:00 Office Open
2 OFFICE CLOSED	3 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	4 10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot	5 10 - 1:00 Office Open 9:00 Chair Exercise 1:00 women's club meeting	6 10 - 1:00 Office Open	7 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	8 10 - 1:00 Office Open	
9 OFFICE CLOSED SUPERBOWL 1pm Gathering 3:30pm Kickoff	10 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	11 10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 6pm Bunco \$7	12 10 - 1:00 Office Open 9:00 Chair Exercise 12:00 WC Luncheon 6:30pm POA meeting	13 10 - 1:00 Office Open 6pm SCAT	14 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise	15 10 - 1:00 Office Open	
16 OFFICE CLOSED	17 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	18 10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 6pm Bingo \$7	19 10 - 1:00 Office Open 9:00 Chair Exercise 9:00 Sweet Pea 5:00 Dinner & Band	20 10 - 1:00 Office Open	21 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	22 10 - 1:00 Office Open	
23 OFFICE CLOSED 5pm Karaoke Hosted by DJ Diseal	24 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Billiards 12:00 Bridge	25 10 - 1:00 Office Open 9:00 Gym Exercise 9:00 Valley Quilters 12-3:00 Hand & Foot 6pm Card Bingo \$5	26 10 - 1:00 Office Open 9:00 Chair Exercise	27 10 - 1:00 Office Open 6pm SCAT	28 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 5pm Sunsetter Dinner		
Notes:							



***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.

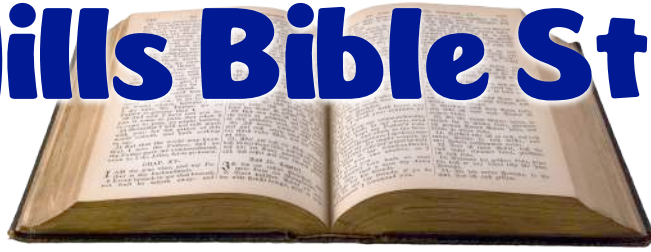
BYOB and an Hors d'oeuvre, chips/salsa, etc. to share. Come join us on Thursday, March 20th, at the Members Club, 3050 Jacaranda Way. Hours are 2-4 p.m.

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. “CLICK” anywhere on this page for a special treat.

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

ALL WOMEN OF THE SEVEN HILLS COMMUNITY ARE INVITED

7 Hills Bible Study



Is Jesus God?

That is a very controversial question, isn't it? The bible tells us when Jesus came into the district of Caesarea Philippi, he asked his disciples, "Who do people say that the Son of Man is?" One replied John the Baptist while another said Elijah. Some said He was Jeremiah or one of the other prophets. I asked one of my Seven Hills golf buddies that same question, and he said he didn't care because he was a Buddhist.

Why is it important that Jesus is God? Because as God, Jesus can satisfy God's wrath for our sins and secure for us true righteousness that gives us eternal life with Him in Gods kingdom.



But isn't it hard to believe that God came down to earth to be born as a man so He could suffer and die and pay the price for our sins? Don't feel alone. Even John the Baptist had doubts Jesus was the Messiah. That's why he sent his disciples to ask Jesus if He was the one they had been expecting. How did Jesus respond? He told them to go back and tell John everything that they had seen Jesus do: Healing the sick. Giving sight to the blind. Feeding the hungry, and giving new life to those who believed in Him. Only God could do things like that.

In this new year, wouldn't you like to have the hope and assurance of eternal life in heaven? Today's world seems to be a time where there is no truth. Jesus said He was the truth and that those who believed in Him would have the gift of eternal life. You can have that gift by believing Jesus is God and has the power to forgive your sins and give you new life. My hope and prayer my Seven Hills neighbors is that you will accept God's gift of salvation and eternal life with Him in heaven.

We invite you to come to our weekly Seven Hills Bible study that meets on Tuesday afternoons at 3PM. For more information call Joe, Joanie or April Zeigler at 951-658-7610.

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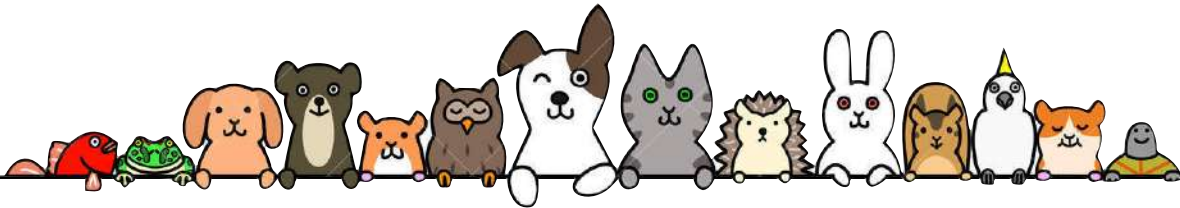
Website: <https://epicvets.com>

VCA California Veterinary Specialists

39809 Avenida Acacias, Suite E, Murrieta

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

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



ALL FEBRUARY 2025 SENIORS FREE

During the month of February, all visitors age 65 and older receive free admission to the Safari Park. Enjoy the sights on an Africa Tram, see the platypuses and other Aussie species at Walkabout Australia, wander through Tiger Trail, take a stroll around Mombasa Lagoon, and relax with refreshments on the patio at Kijamii Overlook. There's a world of sights to see—all at the Safari Park!



Seniors 65+ must present valid photo ID at turnstiles for free entry. Parking: \$20.00

Seven Hills Bargain Spot

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



FOR SALE:

2002 Ford Excursion 8 passengers, 4x4, 7.3 international diesel, 275,000 miles, good condition, front and rear receivers. Rear air bags for load leveling. Asking \$15,500.
Call: (951) 314-7570.

FOR SALE:

Girls Huffy bicycle, almost like new, with helmet and tire pump. \$100.
Call: (714) 805-2300.

FOR SALE:

Chickering Baby Grand Piano with matching bench. \$5,500.
Call or text (626) 319-0105 for more info.

FOR SALE:

EZGO turbo golf cart. Good condition, with charger. \$3300 or best offer.
Call: (951) 312-9242.

FOR SALE:

Complete set of 8 collectible porcelain plates. Pride of America's Indians by Gregory Perillo. Excellent condition. \$50.00 O.B.O.
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Vintage guitars and instrument amplifiers: guitars, amplifiers and effects pedals – whether a single piece or an entire collection.
Call: Harold at (310) 259-0714.

Happy Valentines Day

A Note From The Editor

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



*Sincerely,
Gary Bieber, Editor*



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

The solution to these grids are on page #54

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

1sudoku.com

n° 125240 - Level Easy

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

1sudoku.com

n° 127049 - Level Easy



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

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

VALENTINE'S DAY

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

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

ADORE

AFFECTION

ARROW

BE MINE

BELOVED

BOYFRIEND

CANDY

CHAMPAGNE

CHERUB

CHOCOLATE

CUPID

DARLING

DEAREST

FLOWERS

GIFTS

GIRLFRIEND

HEARTS

HUG

I LOVE YOU

KISS

LOVE

PINK

POEM

RED

ROMANCE

ROSES

SWEETHEART

VALENTINE

PUZZLE SOLUTION ON PAGE #54

- SERVICES OFFERED -

WHERE TO LOOK FOR YOUR SERVICE

Auto and RV Sales & Services..... 28
 Contractor Services..... 29-36
 Food, Fun & Instruction 36
 Health & Beauty..... 37
 Home Sales / Real Estate 38-48
 Home Care & Pet Services..... 48-49
 Insurance & Finance 50
 Landscaping 50-51
 Legal / Tax Service 48
 Miscellaneous Ads 50
 Pest Control N/A
 Roofing Services 52-54
 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.

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(714) 273-1380





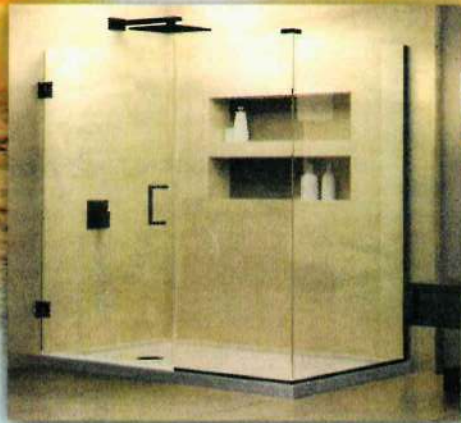
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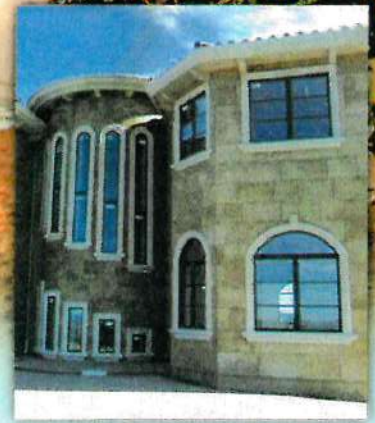
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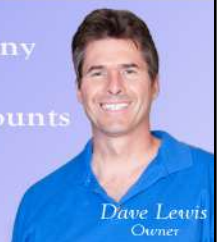


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January 2025
Hemet, CA

Inside This Issue...

Do The Math: How Much Money You Need To Retire...Page 1

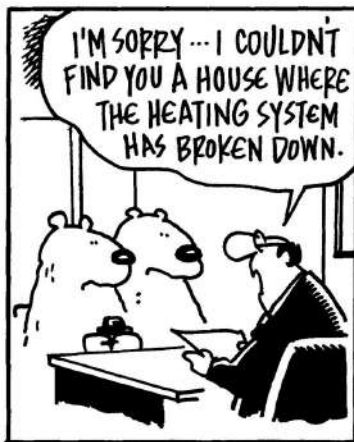
How To Choose A Fence ...Page 2

Netiquette For Everyone...Page 2

Dealing With Sundown Syndrome ...Page 3

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

If I Get Multiple Offers On My House, How Do I Decide Which To Accept?...Page 4



What Do You Need To Retire?

Like so many money matters, determining the amount of money you'll need to retire can be a little complicated. There is no single equation that works for everyone, nor a formula that won't need to be reevaluated from time to time. But there are some things to consider when you're trying to set financial goals that will set you up for a comfortable retirement.

At what age do you want to retire?

If you plan to retire at the full retirement age set by the government and you're in your 40s now, you have a couple decades to be strategic about investments to ensure you have adequate savings. And if you want to retire earlier, that means you'll need to have even more money set aside to pay for additional non-working years.

What do you want to do in your retirement?

Your desired retirement lifestyle plays a huge part in figuring out how much money you need to have saved. There's a big cost difference between traveling internationally every year or being a homebody and volunteering in your local community, and your retirement savings should reflect the life you plan to live.

Are there any big expenses coming up pre-retirement?

While it's a good idea to have a savings cushion for unexpected expenses that may come up, it's also critical to think about planned expenses like building or remodeling a house, college or grad school tuition, or starting a business. Experts across the board agree that the sooner you begin saving for retirement, the better, but there are different retirement calculators you can use to come up with an estimate based on your specific situation. Some (such as or www.aarp.org/retirement/retirement-calculator/) are fairly simple and can give you a ballpark figure, while others ask for more details and data points (like www.flexiblretirementplanner.com/). The best way to both understand your current financial picture and plan for your retirement, though, is by working directly with a financial advisor—and one of the best ways to find one is by asking friends and family for recommendations. You can also look for one at: www.napfa.org/find-an-advisor

Happy New Year!
Wishing you and your family Health,
Wealth, & Happiness

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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!)

gridiron (pronounced GRID-eye-urn)
noun

Meaning: 1. a metal rack for cooking over open flame; 2. a football field

Sample Sentence: In homes all over the country, watching football players on the gridiron is as much a part of Thanksgiving tradition as the turkey.

Throw A Steak On The Gridiron

Today, the word "gridiron" most commonly describes a football field, but it shares perhaps unexpected roots with the word "griddle."

In the 14th century, a gridiron was a metal grill used to broil food over an open flame. It became a nickname for football fields in the late 19th century, when the playing field was marked not with lines but with—you guessed it—a grid.

Have A Chuckle...

What's the difference between a hippo and a zippo?

One is really heavy, and the other's a little lighter.

Quotes To Live By...

"You need to let the little things that would ordinarily bore you suddenly thrill you."

– Andy Warhol, Artist

"Forty is the old age of youth; fifty the youth of old age."

– Victor Hugo, Author

"Life is what happens to us while we are making other plans."

– Allen Saunders, Writer

4 Fence-Finding Factors

When fencing your property, there's more to consider than style. Here are some of the factors to consider when choosing a fence.

- **Purpose:** Keeping the dog in the yard, creating a private backyard retreat, and protecting the garden from deer all present different fencing requirements.
- **Budget:** Fencing materials vary widely in terms of cost. Wood is generally the least expensive option to install, while materials like vinyl, metal, and composite tend to cost more up-front. Installing the fence yourself can save money, but materials like brick usually mean hiring a pro.
- **Upkeep:** This is about both the time and money of maintenance. Wood fences need to be stained or painted regularly. Some metal fences also need to be painted regularly to prevent rusting. Vinyl fencing needs to be cleaned to keep mold or mildew from staining it.
- **Regulations:** Even if you're not in an HOA, there may be local laws dictating things like fence heights. If you're installing a fence yourself, find out whether you need a city or county permit before you start. They can also help you determine property lines and identify underground utilities before you dig.

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Online Etiquette Tips

"Etiquette" may seem like an antiquated concept that only applies in period dramas and royal families, but it basically boils down to good manners—including online. The popular portmanteau for online or email activity is "netiquette," but many of these modern etiquette tips would still be recognizable to the doyenne of decorum herself, Emily Post.

- Think before you post: Things like humor and sarcasm don't often translate well online.
- Respect other peoples' privacy, like knowing when not to share photos of other people and how to use cc and bcc email fields properly (read this: www.microsoft.com/en-us/microsoft-365-life-hacks/organization/what-is-bcc-etiquette).
- Do some fact-checking before forwarding or posting something.
- Mute the microphone during video meetings when you're not speaking.
- Hit "reply all" on an email only when absolutely necessary. Think about who absolutely needs the information, and use that to determine who you reply to.

A good piece of "netiquette" advice to remember is it's good to behave on the internet as if online activity lives forever. Because it does.

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CONTINUED ON NEXT PAGE ➤

Brain Teaser...

I am a button that everyone has, but I cannot be buttoned or unbuttoned. 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!

Swiss Formula Dad Joke

Q: What's the best thing about Switzerland?

A: I don't know, but the flag's a big plus.

Websites To Help Reduce Food Waste

We all know what it's like to find that forgotten head of lettuce in the fridge, and that's just one part of food waste reduction these apps and websites are designed for.

SaveTheFood.com (part of the Natural Resources Defense Council) has tips for meal planning and food storage as well as handy tools to estimate how much food you'll need for a dinner party and find recipes with surprising uses for leftovers and even food scraps.

TooGoodToGo.com (free) connects people with local restaurants with excess food they're selling at a fraction of the original cost. You can choose "surprise bags" from restaurants, bakeries, delis, and grocery stores, all at a significant discount.

OlioApp.com (free; \$14.99/year for additional features) isn't just for food, but it's an easy way to share food extras with people in your neighborhood. It's a bit like your local Buy Nothing group, with the added option to buy and sell things locally.

How To Cope With Sundowning

Caring for a loved one who has Alzheimer's disease or dementia can be a challenge, especially when so many symptoms are readily recognized as disease-related but not well understood. One symptom some people experience is known as "sundowning," in which they get more confused, anxious, or agitated than usual. They may start pacing, following a caregiver from room to room, crying, shouting, or even hallucinating. This frequently happens as daylight fades, hence the name, but it can occur at any time of the day.

Doctors don't know what specifically causes sundowning, but experts do offer recommendations for caregivers to help reduce the likelihood of sundowning. This includes both things to avoid and tips for preventing it.

Things that can help reduce sundowning:

- ✓ Sticking to a daily routine
- ✓ Getting regular exposure to sunlight
- ✓ Supplementing lighting indoors and outdoors, especially in winter
- ✓ Engaging in some physical activity every day to promote healthy sleep
- ✓ Turning the TV volume down (or off)
- ✓ Keeping household activities and conversations calm

Things that can trigger sundowning:

- ✗ Getting inadequate sleep
- ✗ Consuming caffeine and sugar in the afternoon or evening
- ✗ Taking a nap late in the day
- ✗ Changes in diet or medications
- ✗ Being hungry, dehydrated, or in pain
- ✗ Spending time in an overstimulating environment

It's important to work closely with your loved one's doctor when it comes to sundowning or any other symptom of Alzheimer's disease or dementia in order to address their specific situation and needs.

Visit the National Institute on Aging for more information about coping with sundowning. (Search "sundowning" at www.nia.nih.gov).

Thank You! Thank You! Thank You!

Mae Kramer
Kathy & Martin Feste

My thoughts and prayers are with
Rita Higgins

Get Well Soon
Jan Eischen

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CONTINUED ON NEXT PAGE ►

Thanks For Thinking of Me!

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

Brain Teaser Answer:

A bellybutton!

Winter Pruning

Some trees are best pruned in the winter months when they're dormant, including fruit trees.

Shrubs that flower in the summer, such as hydrangea and roses, should also be pruned in the winter. Evergreen trees and shrubs may not look any different during the winter, but they're also dormant during the coldest winter months and can be pruned. If you have sap-producing trees, however, hold off on pruning until the late summer or early autumn.

Find more detailed pruning tips on The Old Farmer's Almanac website:
www.almanac.com/when-prune-trees-and-shrubs

THANK YOU for reading my Service For Life,[®] personal newsletter. I wanted to produce a newsletter that has great content and is fun and valuable to you. Your constructive feedback is always welcome.

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

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

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

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

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

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

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

The answer is b) 1512. Italian artist Michelangelo spent four years painting his famous frescoes in the Sistine Chapel, from 1508 to 1512. A restoration project that removed centuries’ worth of dirt, smoke and varnish was completed in 1989. So let’s move on to *this* month’s trivia question.

A teenage scientist accidentally created what while working on a formula for a new medicine?

a) mouthwash b) synthetic dye c) artificial sweetener d) superglue

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. If I get multiple offers on my house, how do I decide which offer to accept?

A. Multiple offers are a good thing. Still, you can make a mistake if you don’t look at more than just the sales price being offered. Carefully weigh each buyer’s offer by considering these factors:

- ❖ **Is the buyer pre-approved?** Never take your home off the market without knowing for sure that the buyer is able to purchase your home.
- ❖ **When do they want possession?** When the buyer’s timing fits your preferences, it can make their offer more appealing.
- ❖ **What repairs does the buyer expect before closing?** Even if you are willing to make repairs, think about the time it will take before you accept.
- ❖ **What items does the buyer expect to remain in the house?** Buyers may request to keep appliances or wall-mounted televisions. Factor the cost of replacing these in your next home into the offer before accepting.

It is important to know all the facts before you respond to any offers. Ask for my Free Consumer Report called **“How to Avoid 7 Costly Mistakes When Selling Your Home”** to be informed and net more from your home sale.

If you have questions, or need capable and trustworthy representation, please call me at **951-205-4165**.

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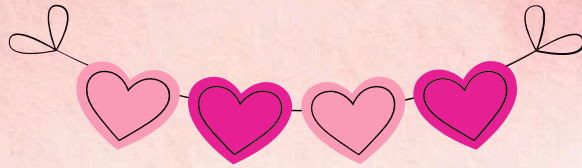
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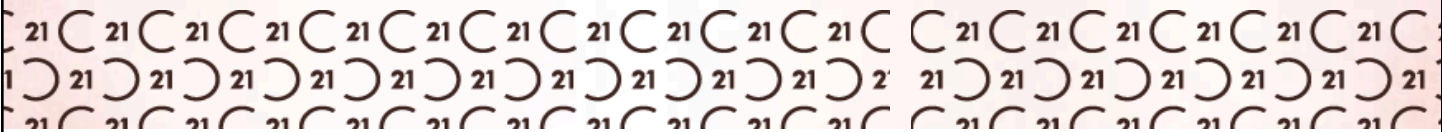
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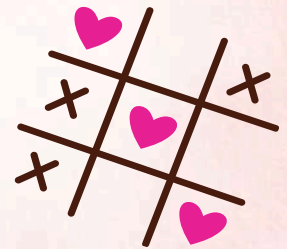
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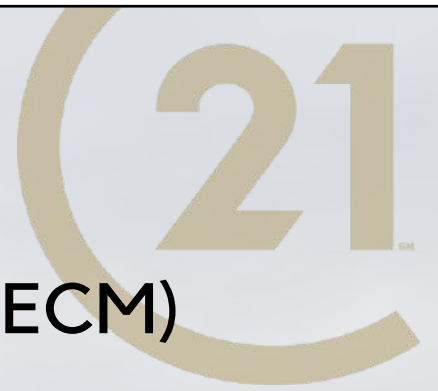


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A quick overview of Seven Hills sales in 2024 shows that there were a total of 78 properties that closed escrow last year:

- 2 were in the Villas
- 25 were manufactured homes
- 51 were traditional homes

It's too early to predict what 2025 will look like, but already the listing inventory is higher than it was this time last year. So, if you're thinking of making a move you might want to get started soon. Call me at (951) 205-9931 for a detailed analysis of what you can expect to get this year.



HAPPY VALENTINE'S DAY

NOTE: I still have a few 2025 calendars available, so if you'd like to have one, give me a call or text message and I'll get one out to you.



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Jennifer Venable and Quinton Swanson are presenting an overview of what to expect when you're starting your trust.

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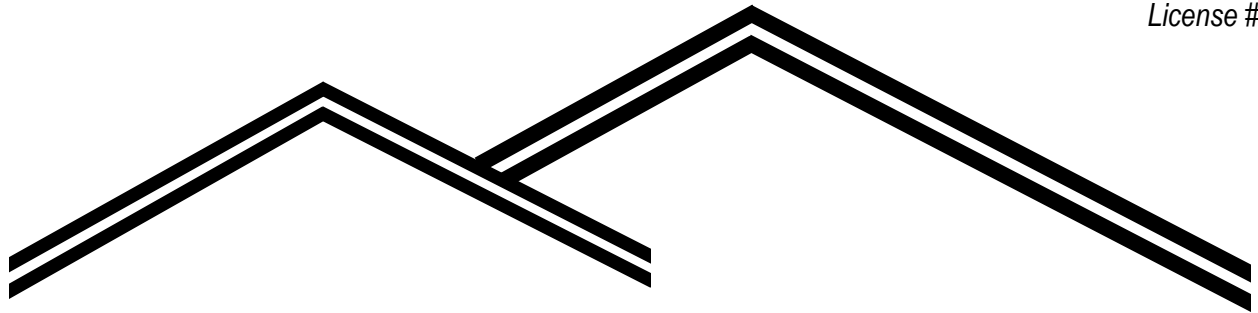
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4	6	1	7	5	2	9	8	3
1	5	9	8	4	7	3	6	2
8	2	6	9	3	5	1	7	4
3	4	7	6	2	1	5	9	8
9	1	3	5	7	8	2	4	6
5	8	2	1	6	4	7	3	9
6	7	4	2	9	3	8	5	1

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

SUDOKU GRID SOLUTION FROM PAGE #26

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

PUZZLE SOLUTION FROM PAGE #27

SEVEN HILLS P.O.A. NEWSLETTER INFORMATION

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

Gary & Jeannette Bieber	Ian Davidson	Susan Lucido
Ed & Jane Broe	Jim Edgar	Harold Funkhouser/Monique Markles
Les Bonneau & Donna Taylor	Gary & Gail Hockenberry	Marta Miner

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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.

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

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

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

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

For advertising information call:
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