



Seven Hills

A Senior Golf Community in Hemet, California

Newsletter



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

MARCH 2025



Happy St. Patrick's Day - March 17th

UPCOMING SCHEDULED 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

MARK YOUR CALENDARS!

FOR THE 21ST ANNUAL SEVEN HILLS COMMUNITY GARAGE SALE

FRIDAY & SATURDAY, MAY 9TH & 10TH

SEE FORM ON PAGE 20

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Visit Our Website at: www.sevenhillspoaofhemet.com

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

UPCOMING COMMUNITY EVENTS

March 19th – from 5pm - 8pm – Mardi Gras Night
Michelle Lundeen will be performing

April 15th – from 5pm - 8pm – Country/Western Night
DJ Garcia will be performing

May 21st – from 5pm - 8pm – Cinco De Mayo Night
Mariachi Band will be performing

June 18th – from 5pm - 8pm – Summer Luau Night
DJ Diesel will be performing



FUN TRIVIA QUIZ



1. In what country can you take a selfie with a wild Quokka, known as the happiest animal on earth?
a) USA b) France c) Australia d) South Africa
2. Cats show they love you by doing what strange behavior?
a) Ignoring you b) Bringing dead animals home
c) Licking your face d) Barking like dogs
3. What unexpected dance step is known for being a bit of a workout?
a) The Sprung b) The Flop
c) The Floss d) The Jiggle
4. What is the funniest-sounding phobia that means the fear of long words?
a) Arachnophobia b) Acrophobia c) Glossophobia
d) Hippopotomonstrosesquipedaliophobia
5. How many taste buds does an average human have?
a) 50 b) 200 c) 10,000 d) Infinite
6. What phenomenon describes animals oddly predicting the weather?
a) Animal magnetism b) Bioclimatology
c) Weather wizards d) Predictive behaviors
7. Why do flamingos stand on one leg?
a) To nap b) To stay cool
c) To balance food d) To signal danger
8. What type of cloud is fluffy and looks like cotton candy in the sky?
a) Stratus b) Cumulus
c) Nimbus d) Cirrus

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

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	Postion Open	(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	Sandra Allbright	(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, March 5th, 20253:30 p.m.

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

Wednesday, May 7th, 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



Dear Neighbors,

Thank you to so many who came out and joined us for our February Board meeting! We really appreciate the addition of cookies and hot beverages (thanks to our Events Committee) because it created a bit of a hang-out session for people afterward. It's always soul soothing when we can visit with neighbors. We're looking forward to keeping up the momentum and finding fresh ways to make our time together purposeful. As a matter of fact, we're looking for your feedback so we can accomplish that goal. Have you found the digital survey sent in a recent email blast? If you haven't yet participated, please dedicate a few minutes by clicking on the SHPOA MEETING SURVEY link that can be found in your email blast and the home page of our website sevenhillspoaofhemet.com. You can also scan this QR Code by opening up your camera as if to take a picture. Point and click the yellow bar at the bottom of the screen.



WHAT LOWERS PROPERTY VALUE?

Like you, I moved to Seven Hills for peace and quiet. I worked long and hard hours for many years to be able to afford a home where I felt I could live out my sunset years (as they say). But I also had an ulterior motive. I bet you did, too. At this stage in my life, I have very little wiggle room financially, so I knew I had to buy smart. I knew that purchasing a home in an HOA (or in our case, a POA) would be an investment because it was protected by regulations. Sure, regulations come at a bit of a sacrifice. You have to abide by rules that ultimately restrict certain behaviors. However, living in California has opened my eyes to how quickly a neighborhood or community can succumb to the negative forces outside the boundaries that threaten to choke its value.

Where some might say that living under the rules of CC&Rs is prestigious and maybe even haughty, I think of it as a matter of preservation; like carrying a shield with which to battle the enemy of lowered property valuation. There are certainly many factors that influence the price of a home, such as interior renovations, environmental concerns, crime rate, and local amenities. Let's take a look together at some

ways that lower property value that we work together as neighbors to uphold.

1) Neighborhood Aesthetics

When driving through a neighborhood, what do you see? Buyers look for vibrant neighborhoods that look safe and are well maintained. Nearby homes falling into disrepair or properties that show a lack of exterior maintenance (such as cracking foundations or roof damage) lead to lower offers and sluggish timelines on the market.

2) Sloppy Home Improvements

Sure, a DIY project may save money, but poorly done, may not stand up to the test of time or reveal shoddy work, leaving behind undesirable effects like "uneven", "crooked", "gaps", "exposed", etc.

3) Poor Curb Appeal

Curb appeal encompasses any number of things that give an onlooker their first impression. This includes the most mundane considerations like overgrown lawns, poor landscaping, and old house paint. In addition, the overall negative appeal of a home comes down to things like exposed landscaping fabric, cluttered lawns/porches and even too many cars parked in driveways, as we go up and down neighborhood streets.

Enough said. I'm sure you can see any number of our rules and regulations addressed in the points above. I'm inspired by the way our regulations impose the beauty that lines street after street of the Seven Hills community. The way in which I keep my property affects the value of my neighbor's. It's important, not just because it's good for me – It's good for you, too.

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

President@sevenhillspoaofhemet.com
Mauria Ganther
(844) 474-4557 ext. 700

March Is Red Cross
Month  **American Red Cross**



The **Seven Hills annual SHREDDING EVENT** will be on **Saturday, April 19th, from 8:00 AM – Noon. Please remove all large paper clips** from bundles of paper to be shredded as they are harmful to the machines.

SAVE the date – **JUNE 18th** for a **LUAU**, a shared event with the Seven Hills Members Club. This will be exclusively for Seven Hills POA residents. Great news! You **DO NOT** have to be a member of the Seven Hills Members Club to attend.

DID YOU KNOW that you **do not** have to be a member of the members club to attend the **dinner/music** event held on the **3rd Wednesday** of each month from 5PM – 8PM? The cost of a ticket is only **\$12.00**. For more information contact Dasha at 951-658-2234.

Recently, we had an unfortunate circumstance come up regarding trash service. So as to avoid it happening to anyone else, **each residence** is required to have **TRASH** service with **CR&R**. Their phone number is 1-800-755-8112. Trash service is **NOT** part of the annual \$43.00 dues.

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 tree located behind your property. Unfortunately, I cannot address any other random trees or golf course concerns.

If you would like to be on the **EMAIL BLAST** list for POA meetings and events, please send me an email to vp@sevenhillspoaofhmet.com.

We also have an **EMERGENCY EMAIL 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.

If you would like to get alerts for **NO BURN DAYS** sign up at www.AirAlerts.org

If you would like to know each day what mail will be delivered, sign up at informedelivery.usps.com.

If you are interested in checking out the Seven Hills **BOOK CLUB**, contact me for the date and location of the next meeting in **MARCH**.

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



DAYLIGHT SAVINGS TIME BEGINS – SET YOUR CLOCK AHEAD ONE HOUR



DON'T FORGET TO
SPRING FORWARD
MARCH 9TH

FIRST DAY OF SPRING



March 20th

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 February 5, 2025

Mauria Ganther, President of the Board of Directors called the meeting to order at 3:31 p.m.

The Pledge of Allegiance was led by Vince Oliveri

Directors roll call:

Present:

Mauria Ganther, Linda Wilcox, Vince Oliveri, Robert Fisk, & Patricia Courtois.

Director's Reports

Secretar'y Report:

The Minutes of the Board of Directors Meeting held on January 8th, 2025, were emailed to the Executive Board of Directors, and were published in the February Newsletter. The minutes of the Executive Session held on January 8th and January 30th, 2025, were likewise emailed to the Executive Board of Directors. Minutes were approved as published by general consent.

Treasurer's Report:

A detailed treasurer report is on pages 8-9. The report will be filed for an audit.

The Actuals Report for the year ending December 31, 2024, is on pages 12-13. The Budget Report is on pages 10-11. The Board of Directors approved the budget unanimously.

Vice-President's Report:

Linda Wilcox thanked the Event Committee for the coffee and cookies served at the meeting. She reported that the Salvation Army event held on Saturday, January 18, 2025, was very successful. Ms. Wilcox informed the attendees about the Shredding and E-Waste Event on April 19, 2025, from 8-12. The Book Club Meeting will be on February 24 at 2:00 pm. The first event of the Event Committee will be held on June 18, 2025, at the Members Club. Ms. Wilcox mentions the Golf Course is not for you to walk your pets.

Safety Monitor's Report:

Robert Fisk reported on the Chambers fire and the conversation he had with Deputy Chief Ryan Webb. Please read his report on pages 14-15.

Architectural Report:

Vince Oliveri informed the attendees, if you need to put a new roof on your house, you will need an architectural request form. If you have a tile roof and only need to change the membrane, no architectural approval is needed.

CC&R's Report:

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

Unfinished Business

A report was given by Sandra Allbright in response to a Member Request collected at the previous meeting, "Why is there a \$500 transfer fee?" The transfer fee is the amount the Association charges the owner for transferring all association information to the new owner. When an Escrow Officer requests information from the Association, there are Civil Codes that need to be followed. It is necessary to mail several forms including Age Certification, Assessment, Architectural Regulation, Senior Community, Balance sheet, Dues requirements, etc. New buyers get copies of the rules, CC&R Bylaws, and newsletter, etc. These forms need to be mailed back to use. The Association's only income comes from resident dues, which is the \$43.00 and the \$500 for transfer fee. The dues and

transfer fee pays for all the Association expenses including annual events, legal fees, CPA, etc. Last year we sold two (2) homes with a large assessment. Ms. Allbright stated that she did not foresee this occurring in the upcoming year.

Members Comments: Ken Graff thanked the Board for a well-run informative meeting.

Raffle Winner – Barbara Jones won a \$25.00 Gift Card for Buffalo Wild Wings.

The meeting was adjourned at 4:30 p.m.
Residents present: Thirty (30).

Respectfully Submitted by:
Sandra Allbright, Administrator



We 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.



TREASURER'S REPORT AND FINANCIALS

AS OF JANUARY 2025
BY: PATTI COURTOIS, TREASURER



OPERATING REVENUE

Total Revenue (Income)	\$21,462.68
Total Expenditures	\$12,222.16

NET OPERATING REVENUE	\$9,240.52
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ASSETS

Current Assets

Bank Accounts

1000 Bank of Hemet, Checking	\$32,463.69
1010 Bank of Hemet, Savings	\$38,044.44
1020 Treasury I-Bonds	\$232,249.20

Total Bank Accounts	\$302,757.33
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Other Current Assets

Payments to Deposit	\$399.00
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Total Other Current Assets	\$399.00
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Total Current Assets	\$303,156.33
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TOTAL ASSETS	\$303,156.33
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LIABILITIES AND EQUITY

Liabilities	\$0.00
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TOTAL LIABILITIES	\$0.00
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Equity

Opening Balance equity	\$224,614.54
Retained Earnings	\$69,301.27
Net Revenue	\$9,240.52

TOTAL EQUITY	\$303,156.33
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TOTAL LIABILITIES AND EQUITY	\$303,156.33
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Seven Hills Property Owners Association, Inc.

Profit and Loss Statement

January 2025

	TOTAL
Revenue	
4000 Members Association Dues	
2024 Members Due	347.08
2025 Members Due	15,558.06
Total 4000 Members Association Dues	15,905.14
4001 Late Fees	124.40
4005 CC&R Assessment Collected	57.00
4008 Bank Correction Credit	12.00
4015 Escrow / Transfer Fee	1,600.01
4020 Interest Earned	665.01
4030 Newsletter Advertising	2,490.03
Credit Card Processing Fee Revenue	490.73
Unapplied Cash Payment Revenue	118.36
Total Revenue	\$21,482.68
GROSS PROFIT	\$21,482.68
Expenditures	
5000 Seven Hills Community Events	258.34
5042 Volunteer Appreciation Dinner	13.40
Total 5000 Seven Hills Community Events	271.74
5005 Accounting Fees	80.00
5017 Membership Services	4,375.00
5020 Editor	600.00
5030 Property Maintenance	610.00
5048 Storage Rental	1,692.00
5050 Safety & Security	
5050-1 Internet	179.98
5011 Surveillance Cameras	270.00
Total 5050-1 Internet	449.98
Total 5050 Safety & Security	449.98
5053 Webmaster	350.00
5605 Continuing Education	300.00
Advertising & Marketing	
5021 Newsletter	1,968.30
5021-1 Newsletter Discounts given	309.00
Total 5021 Newsletter	2,277.30
Total Advertising & Marketing	2,277.30
Office expenses	
5023 Office Supplies	196.21
5024 Operating Expense	
5059 QuickBooks Subscription/Fees	285.00
5059-1 Merchant Account Fees	124.00
Total 5059 QuickBooks Subscription/Fees	409.00
Total 5024 Operating Expense	409.00
5025 Phone-Fax-Internet	39.99
5049 Printer Ink	59.80
Shipping & postage	
5027 Postage	511.14
Total Shipping & postage	511.14
Total Office expenses	1,216.14
Total Expenditures	\$12,222.16
NET OPERATING REVENUE	\$9,240.52
NET REVENUE	\$9,240.52

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SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC.
2025 Annual Budget
Approved by the Board of Directors February 5, 2025

Accounts	2025 Budget
REVENUE	
4000 Members Association Dues	\$48,892.00
4001 Late Fee	\$500.00
4005 CC&R Assessment Collected	\$2,500.00
4015 Escrow / Transfer Fee	\$40,000.00
4020 Interest Earned	\$11,000.00
4030 Newsletter Advertising	\$36,000.00
4035 Property Maintenance Recovered	\$1,000.00
4040 Annual Events:4041 Social Events	\$1,000.00
5041 Legal Fees Recovered	\$1,000.00
Credit Card Processing Fee Revenue	\$0.00
Sales of Product Revenue	\$100.00
Unapplied Cash Payment Revenue	\$15,000.00
TOTAL REVENUE	\$156,992.00
EXPENDITURES	
5000 SEVEN HILLS COMMUNITY EVENTS	\$12,500.00
5026 POA Executive Meetings	\$300.00
5031 Holiday Events	\$0.00
5033 Shredding Event	\$1,100.00
Social Event:Ice Cream Social	\$0.00
5038 BOD Gift Cards	\$400.00
Icon Gift Card	\$0.00
5042 Volunteer Appreciation Dinner	\$0.00
5043 Social Events	\$0.00
5045 Executive Meetings (see 5026)	\$0.00
Total 5000 Seven Hills Community Events	\$14,300.00
5005 Accounting Fees	\$5,000.00
5014 Insurance	\$1,900.00
5015 Legal fees	\$8,000.00
5017 Membership Services (Administrator)	\$52,500.00
5020 Editor	\$7,200.00
5030 Property Maintenance	\$8,500.00
5032 Surveillance Camera (see 5011)	\$0.00
5034 Website Maintenance	\$500.00
5048 Storage Rental	\$1,812.00
5050 SAFETY & SECURITY	
5050-1 Internet	\$2,500.00
5009 Signage	\$1,200.00
5011 Surveillance Cameras	\$7,100.00
5053 Webmaster	\$4,200.00

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SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC.
2025 Annual Budget
Approved by the Board of Directors February 5, 2025

5054 Seven Hills Membership Rental	\$3,000.00
5600 WEBSITE HOSTING	
5601 Grasshopper	\$450.00
5602 Bluehost	\$850.00
Total 5600 Website Hosting	\$1,300.00
5605 Continuing Education	\$500.00
ADVERTISING & MARKETING	
5021 Newsletter	\$24,000.00
5021-1 Newsletter Discounts given	\$0.00
Total 5021 Newsletter	\$24,000.00
CONTRACT & PROFESSIONAL FEES	
5051 Secretary of State	\$243.00
Total 5051 Contract & Professional Fees	\$243.00
EQUIPMENT RENTAL	
5046 Meter Rental	\$500.00
Total Equipment Rental	\$500.00
OFFICE EXPENSES	
5022 Office Equipment	\$1,200.00
5023 Office Supplies	\$1,550.00
5024 OPERATING EXPENSE	
5059 QuickBooks Subscription / Fees	\$1,600.00
5059-1 Merchant Account Fees	\$0.00
5025 Phone-Fax-Internet	\$500.00
5028 Printing & Photocopying	\$2,000.00
5044 Envelopes & Print	\$1,800.00
5047 PC Software Services	\$0.00
5049 Printer Ink	\$800.00
5055 Microsoft 365	\$70.00
5040 Bad Debts	\$0.00
5006 Bank Fees & Service Charges	\$100.00
5027 Postage	\$2,200.00
5018 Mileage	\$100.00
TOTAL EXPENDITURES	\$156,175.00
TOTAL NET INCOME	\$817.00

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SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC.

2025 Annual Budget (2024 Expenditures)

Accounts	2024 Actuals
REVENUE	
4000 Members Association Dues	\$50,813.82
2020 Members Dues	
4005 CC&R Assessment Collected	\$59,277.14
4015 Escrow / Transfer Fee	\$44,831.85
4020 Interest Earned	\$10,017.47
4030 Newsletter Advertising	\$35,341.69
4035 Property Maintenance Recovered	\$740.00
4040 Annual Events:4041 Social Events	\$330.49
5041 Legal Fees Recovered	\$10,640.32
Credit Card Processing Fee Revenue	\$117.80
Sales of Product Revenue	\$50.00
Unapplied Cash Payment Revneue	\$61.36
TOTAL REVENUE	\$213,476.27
EXPENDITURES	
5000 SEVEN HILLS COMMUNITY EVENTS	
5026 POA Executive Meetings	\$0.00
5031 Holiday Events	\$559.76
5033 Shredding Event	\$900.00
Social Event:Ice Cream Social	\$3,913.02
5038 BOD Gift Cards	
Icon Gift Card	\$275.00
5042 Volunteer Appreciation Dinner	\$7,254.67
5043 Social Events	\$0.00
5045 Executive Meetings (see 5026)	\$556.46
Total 5000 Seven Hills Community Events	\$13,458.91
5005 Accounting Fees	\$5,070.00
5007 CC&R Assessment	\$0.00
5015 Legal fees	\$13,049.51
5017 Membership Services (Administrator)	\$49,500.00
5020 Editor	\$7,200.00
5030 Property Maintenance	\$10,205.00
5032 Surveillance Camera (see 5011)	\$0.00
5034 Website Maintenance	\$437.88
5048 Storage Rental	\$1,512.00
5050 SAFETY & SECURITY	\$194.66
5050-1 Internet	\$2,375.23
5009 Signage	\$6,040.57
5011 Surveillance Cameras	\$6,272.41
5053 Webmaster	\$4,200.00
5054 Seven Hills Membership Rental	\$2,775.00
5600 WEBSITE HOSTING	
5601 Grasshopper	\$401.93

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5602 Bluehost	\$0.00
Total 5600 Website Hosting	\$401.93
5605 Continuing Education	\$60.00
ADVERTISING & MARKETING	
5021 Newsletter	\$25,050.58
5021-1 Newsletter Discounts given	\$3,428.50
Contract & Professional fees	
CONTRACT & PROFESSIONAL FEES	
5051 Secretary of State	\$243.00
5052 Tax Reporting	\$0.00
EQUIPMENT RENTAL	
5046 Meter Rental	\$593.39
Interest paid	\$0.00
OFFICE EXPENSES	
5022 Office Equipment	\$4,034.06
5023 Office Supplies	\$1,537.77
5024 OPERATING EXPENSE	
5059 QuickBooks Subscription/Fees	\$1,597.63
5059-1 Merchant Account Fees	\$298.92
5025 Phone-Fax-Internet	\$494.87
5028 Printing & Photocopying	\$2,123.32
5044 Envelopes & Print	\$1,755.23
5047 PC Software Services	\$100.98
5049 Printer Ink	\$789.09
5055 Microsoft 365	\$0.00
5019 Misc Expenses	\$0.00
BANK FEES & SERVICE CHARGES	
5006 Bank Fees & Service Charges	\$129.00
5006-1 Returned Check	\$0.00
SHIPPING & POSTAGE	
5027 Postage	\$3,442.65
Small tools & equipment	\$0.00
TRAVEL	
5018 Mileage	\$54.89
Unapplied Cash Bill Payment Expenditure	\$0.00
TOTAL EXPENDITURES	\$170,242.98
TOTAL NET INCOME	\$43,233.29

Safety Monitor Report

FOR MARCH 2025

BY: BOB FISK



REPORTED INCIDENTS 01/19/2025 TO 02/12/2025

1/20/2025 – a resident on Willow Leaf Drive called at 6:07 pm to report a wildland fire in the area south of Chambers Street. More on this below.

1/25/2025 – a resident on Flame Tree called to report that 3 young men appeared to be attempting a break-in on a vacant house. The males fled when the resident approached. The HPD was called. An investigation disclosed that all doors and windows were secured.

1/26/2025 – a member of the Willowalk Board called to report that a tree limb had come down from a tree on property in Seven Hills. On the Willowalk side this is Stattice Court. The alert Seven Hills resident who owns the property immediately had the limb removed.

2/2/2025 – a resident on Beech Tree called to report solicitors working the street.

Conclusions:

The Chambers Fire and Seven Hills

I spoke with Ryan Webb, the Deputy Chief for the Hemet Fire Department, several days after the fire to get his account of what went on.

On January 20th, at around 6 pm, a fire was called in to the authorities. CalFire was the responding agency, but the HFD assumed a defensive role in case the fire came close to any structures. Seven Hills was one of those areas, and the HPD assumed a preparatory defense posture on the south end of Seven Hills

I received the first alert on the *Watch Duty* app at 6:09 pm. I located the fire on the map to see what was the likelihood it would reach Seven Hills. My wife and I plus another family member and 2 dogs opted to evacuate, since we

had many family and health issues to deal with. For us, the early warning was a blessing.

According to Deputy Chief Webb, the fire at this time was driven toward the west, Lyon Avenue. Two engines were requested by CalFire. Five minutes later, an additional 3 engines plus a water tender were requested.

By 6:30 pm the strong wind had shifted to out of the north and was driving the fire south toward Domenigoni Parkway. At 7:06 pm the forward progress of the fire was declared stopped and the fire was extinguished.

I asked Deputy Chief Webb several questions that were of concern to Seven Hills residents.

Why was there no general alarm to the community?

The answer was that the fire danger never reached the threshold for a general alarm and evacuation. Instead, HPD did alert residents on the east side of Seven Hills (Pepper Tree Drive, Terrace at Seven Hills, etc.) as these areas would be evacuated first if need be. He also mentioned that residents could receive warnings from Alert RivCo and the *Watch Duty* phone app if they sign up. These are described below.

What defense does the HFD put up for a wildland fire that approaches residential areas?

Deputy Chief Webb described a two-engine defense group that would be set up on fire hydrants in critical areas. In fact, several of these were set up in Seven Hills. These groups act to defend homes against an oncoming fire and give residents enough time to evacuate.

What happens if there is an evacuation for those residents who are wheelchair-bound or use walkers?

The Deputy Chief told me that they will dispatch help to anyone who needs it in the event of an evacuation. But they need to be contacted at the time. In this case, reporting a need at the roadblock at Seven Hills and Maple would have been appropriate.

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As an aside, he told me that they are now implementing software that will allow residents to enter important information into a database that the HFD can access at the time of an evacuation or other emergent situation. This information could regard pets on the premises, the status of residents with mobility issues, etc. This software will be announced soon.

Warning Systems

Deputy Chief Webb defined 3 ways that evacuations are announced. First, Alert RivCo provides both a phone and email alert in the case of an emergency in the community. Go to <https://rivcoready.org/alert-rivco> to sign up for this.

The City of Hemet also has a community alert system, and it is advisable to sign up for this as well. Go to <https://www.smart911.com/smart911/ref/reg.action?pa=hemetca> to receive alerts from this source.

Second, for wildland fire alerts, *Watch Duty* is the best choice. To join, go to <https://www.watchduty.org/>. This app will provide a warning and fire status before any official alerts from the city or county. For alert purposes, the phone app is the most effective, but they also have a desktop app which provides a much larger map.

Third, the HPD will travel through the community in the event of danger and alert via their PA systems.

The BugOut or GoBag

There seems to be a terminology battle between a bug-out bag and a go-bag. Suffice it to say, that what I mean is a bag of essential items for a stay away from home of 3 days that is ready in event of evacuation.

My intent here is to get everyone thinking about what you need to have in your bug-out bag and then put it together. First, what is considered the minimum? Go to CalFire's site for this, which I consider to be very straightforward and simple: <https://readyforwildfire.org/prepare-for-wildfire/emergency-supply-kit/>. You will need to add any personal items that are not on this list, prescription medications or medical equipment, for instance.

There are a host of videos on YouTube that go through the kind of bag you might consider, using the least expensive materials, etc.

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 ~



Working
SMOKE ALARMS
SAVE LIVES

Change Your Clock, Change Your Battery

"Dedicated To Life Safety"





ARCHITECTURAL COMMITTEE REPORT FOR MARCH 2025

BY: VINCENT OLIVERI



Decomposed Granite, often called DG, is a versatile material used in landscaping that can transform your outdoor space. DG is essentially the tiny pieces of weathered granite, broken down into gravel-sized particles or even as fine as sand. It's durable, attractive, and environmentally friendly, making it an excellent choice for pathways, driveways, or garden trails.

The cost of decomposed granite varies, with prices typically ranging from \$0.50 to \$1.50 per square foot for the raw material. Installation costs can add another \$4 to \$6 per square foot if done by a contractor, or you can save on labor by opting for a DIY project.

You might wonder why DG is so popular among landscapers. Well, it's not just about looks, though the natural, earthy tones of DG can beautifully complement almost any garden design. It's also functional. Because of its fine, stable particles, DG provides better drainage and keeps your plants warmer during colder months.

Maintaining DG is a breeze. Regular sweeping or using a leaf blower can keep your decomposed granite pathways looking immaculate, ensuring that debris and leaves don't mar their appearance. This minimal maintenance need is one more reason why DG remains a favorite for both amateur gardeners and professional landscapers alike.

Understanding DG In Landscaping

Decomposed granite, or DG, is a versatile option for your garden. It comes in different types and offers many benefits like low maintenance and natural beauty.

Definition Of DG

DG stands for decomposed granite. It's a form of granite rock that has broken down into smaller particles over time. Unlike regular gravel, DG is finer and more stable. These tiny pieces can be as small as grains of sand, including very fine rock dust particles. When used in landscaping, DG provides a firm surface that's soft underfoot. It's great for pathways, driveways, and even around plants because it blends in naturally with the environment.

Types Of Decomposed Granite

There are several types of DG you might consider for your garden:

- 1. Natural DG:** This is the most basic form and doesn't have any additives.
- 2. Stabilized DG:** Mixed with a stabilizer, it forms a stronger, more durable surface ideal for high-traffic areas like driveways, pathways, patios, and trails. Stabilized decomposed granite has the look and feel of an asphalt surface, is more absorbent, and offers more durability and less susceptibility to erosion. It is the best choice for creating pathways or replacing asphalt driveways due to the added stabilizers.
- 3. Resin-Coated DG:** This type is mixed with resin, making it more secure and less likely to erode over time. Resin-coated DG provides a solid, stable surface that is perfect for areas requiring a more permanent solution.

Each type has its benefits, so picking one depends on where and how you plan to use it.

Benefits Of Using DG In Landscaping

Using DG in your landscaping projects comes with several advantages:

- **Low Maintenance:** DG requires minimal upkeep. Just sweep or blow away debris to keep it looking good.
- **Permeability:** It allows water to pass through, reducing runoff and promoting healthy soil. This makes it a great option for creating a permeable surface.
- **Eco-Friendly:** DG is a natural material that doesn't harm the environment.
- **Versatility:** You can use it in various areas like pathways, patios, and garden beds. Its popularity as a landscaping material highlights its adaptability.
- **Natural Aesthetic:** It offers a rustic, earthy look that fits seamlessly into most landscapes.

CONTINUED ON NEXT PAGE ►

These benefits make DG a practical and attractive choice for enhancing your outdoor space.

Designing With Decomposed Granite

Decomposed granite (DG) is versatile in landscape design. It's great for creating durable pathways, stylish patios, and neat garden beds. The design choices decomposed granite offers are extensive, with a variety of colors and shades available. You can mix multiple shades and colors to create unique and dynamic color combinations for your exterior design.

Pathways And Walkways With Stabilized Decomposed Granite

Using decomposed granite for pathways and walkways is a popular choice. It provides a natural look that blends well with gardens and other landscaping elements. DG is easy to install and maintain, making it perfect for walkways where foot traffic is light to moderate. To keep your pathways looking pristine, you can periodically sweep or use a leaf blower to remove debris.

When installing DG, it is crucial to spread the decomposed granite evenly to ensure a stable and level surface. You can also combine DG with pavers to create interesting patterns. This adds visual interest and provides a more solid walking surface. Since DG packs down tightly, it helps prevent weed growth and erosion. For the best results, use a stabilizer with your DG to help it stay in place.

Patios And Outdoor Living Spaces

Decomposed granite is a fantastic material for patios and other outdoor living spaces. Its natural, earthy tones give a relaxed and elegant feel. One of the biggest advantages of using DG for patios is its low cost compared to other materials like concrete or pavers.

DG, a granular stone surfacing material, consists of various particle sizes which provide strength, space filling, and binding characteristics when wet and compacted. DG is also cooler underfoot, making it a comfortable choice for summer months. It's vital to properly compact the granite and use a stabilizer to ensure the surface remains solid and level. A well-installed DG patio requires minimal maintenance. Just sweep occasionally and reapply stabilizer as needed to maintain its appearance.

Garden Beds And Edging

Gardeners love using decomposed granite for garden beds and edging. DG helps control weeds and retains

moisture, promoting healthier plants. You can add it around shrubs, trees, and other plants to create tidy, defined spaces. Unlike mulch, DG doesn't decompose, so it lasts longer and requires less frequent replacement. DG outlasts wood mulch and deters animals from disturbing garden beds.

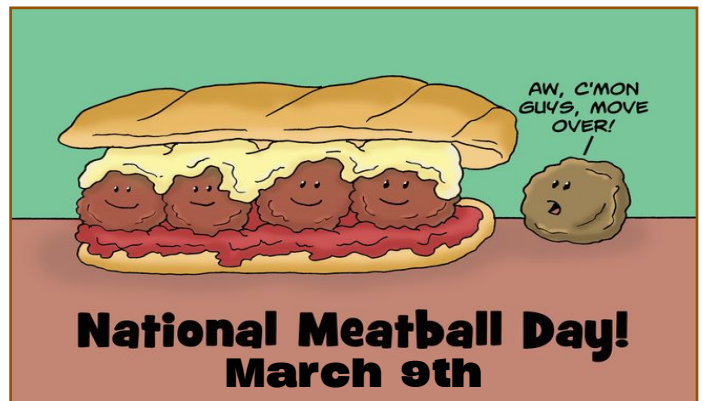
For edging, DG creates clear, attractive borders that keep soil and mulch in place. It can also be used to outline walkways and patios, providing a polished look. When laying DG for garden beds or edging, ensure the area is well-drained to prevent issues with standing water. Brighten up your garden with the natural beauty of DG.

If you have any other questions about other potential improvements such as house painting, 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. Please note: You can only re-paint your home the existing color if it is one of the approved colors found on the website.

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 MARCH 2025



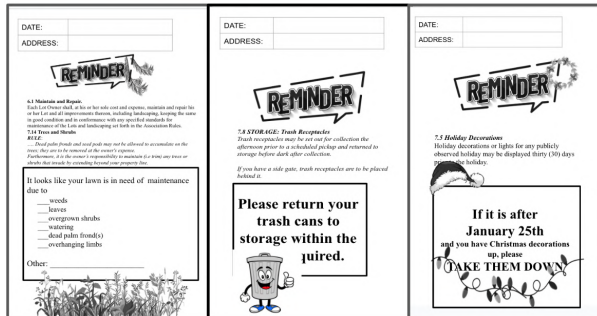
← REMINDERS →



NEW PROCEDURE!

Monitoring and notifying people in our community about the rules is a multi-step, tedious, and time consuming task. We're trying something new to see if we can't streamline the procedure a bit. Rather than

being sent a letter to remind people of the rules, when you are not complying, we will tag you by clipping a folded note to your mail clip. This note will serve as a reminder and your first warning that something needs to be corrected. If by the next week, you are found to still be noncompliant, then you will receive a Violation Notice. This notice is more serious and advises you what next steps you can take to avoid a fine.



The CC&R Team is working very hard to help ensure that Seven Hills remains a premier community and appreciates all you do to maintain your property and peace in your neighborhood.

With regard to water...

Our lawns are dusty and our shrubs are thirsty while we all wonder, *will it ever rain again?* FYI, your CC&R team is trying to give grace to those who are suffering through what the wake of a drought leaves behind and turn a blind eye to the unattractive choking of what was once green. <sigh>



There seemed to have been a UT (Unattached Trailer) Festival recently that we didn't know about! Several folks needed to be reminded that **our rules do not allow utility trailers to**

be stored in our driveways or in our streets.

7.8 Storage. No...utility trailer ...may be stored (covered or not) on any front, side or rear yard of any Lot.



Is it me or are the number of cars in this community growing faster than the rate of occupancy? The Seven Hills community Garage Sale is coming up. It may be time to **clean out that garage** so that at

least one car can be parked inside overnight.

7.10.5 Garage Use

RULE:

Each owner shall at all times ensure that the garage accommodates at least one of the number of Authorized Vehicles for which it was originally constructed by Declarant.



The Seven Hills Golf Course is NOT a dog park. Please respect the **NO TRESPASSING SIGNS** particularly when walking your dog. Residents

who live along the golf course are complaining.

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

RULE:

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

ALL GOVERNING DOCUMENTS ARE LOCATED ON WEBSITE AT

www.sevenhillspoaofhemet.com

Questions or comments? Feel free to contact me!

Mauria Ganther

(844) 474-4557 ext. 700

CONTINUED ON NEXT PAGE ►

Hello Fellow Seven Hills Neighbors!

It is with a sad heart that I inform you that I will no longer be serving as the SHPOA CC&R Director. Short-lived as it was, I had been looking forward to assisting and getting to know more of you. Unfortunately, due to health issues and under advice of my physician, I have to rescind acceptance of this position. I appreciate the confidence and support that I received and thank you for your understanding.

I encourage you to take an active and vocal part in SHPOA issues that matter to you, by attending the monthly meetings and supporting those activities meant to foster unity and sociability amongst Seven Hills residents. Remember that you too can make a difference in your Seven Hills Community and its continued success as a great place to reside!

On a side note, some of you asked about who to contact to donate excess fruit from your tree crops. Here are the numbers to a few organizations that you can call:

Valley Community Pantry
191 Columbia Street
Hemet 92544
(951) 929-1101

Feeding Our Community
281 Val Monte Drive
Hemet 92543
(951) 907-0325

Bread Basket Food Bank
2385 South San Jacinto Avenue
San Jacinto 92583
(951) 392-2647

Salvation Army
1779 East Florida
Hemet 92544
(951) 378-7362



Thank you again and I hope to still get to know you at the various Seven Hills activities!

Rosa M. Navarro-Gray

It's time! Fri. & Sat. May 9th & 10th

The 21st Annual Seven Hills Community Garage Sale



Sponsored by:
Dodie & Tony O'Neal
951-533-0363
Century 21 Masters



DRE #01392777
DRE #01433401



Upon receipt of your \$20.00 check made payable to "City of Hemet" and your signature on the clip-off below. We'll obtain your permit from the city and then deliver it to you on May 6th or 7th

The permit is good for 3 consecutive days (We are not responsible for any fees incurred if you don't obtain a city permit.)

We'll provide everything listed below for your sale:

- Seven Hills POA Newsletter, Social Media,
- Press Enterprise
- Home delivery ad to all Seven Hills residents
- Banner placement at the entrance to Seven Hills
- Day of sales at Entrance fliers w/addresses of all garage sales & maps of Seven Hills
- We will deliver a "Green Bag" w/your "City of Hemet Permit" & "Garage Sale Here" to hang on your mail box to invite folks to your sale on May 6th or 7th

**Counterfeit Bill
Detector Pen Provided
to each Seller**

Your sale will be in your garage, driveway, patio etc.

On Fri. &/or Sat, May 9th & 10th, from 7:00 am up to 1:00 pm

Join in the \$\$\$ fun now!

To participate in the 7 Hills Garage Sale, simply clip or mail this form and a check for \$20.00, made payable to "City of Hemet" to Dodie & Tony's mail box at 1480 Brentwood way - by April 30th

Printed Name: _____ Signature _____

Address: _____ E-mail _____

Circle the Date/s of Your sale: May 9th, May 10th Phone #: _____

Short Summary of Items to sell: _____

OFFICIAL FORMS

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

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

RESIDENT FORM:

Name of Resident: Address:

Email Address(es): Date:

EMERGENCY CONTACT INFORMATION:

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

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

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

Own Rent

Landlord: Address: Phone:

List all Residents (attach list if needed).

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

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

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

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

WEDDING ANNIVERSARY: MO. DAY

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

LIST PHONE #? YES NO

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

NAME _____ /_____/____ DATE

ADDRESS _____ PHONE

WHAT WOULD YOU LIKE TO DISCUSS? _____

YOUR SIGNATURE _____

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

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

My Name _____ Phone # _____ /_____/____ Date

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

Reason for complaint: _____

_____ (Please attach more pages if needed)

Your Signature _____

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

Architectural Request Form

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

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

Name: Date:

Address:

Phone Numbers: E-mail:

Proposed Start Date: **Completion Date:**

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

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

Walls Fence Gates Security Doors Solar Panels Patio Deck

Other:

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

Home Color: Trim Color: Siding Color:

Shutter Color: Front Door Color: Security Door Color:

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

Other:

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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.



March Birthdays

2
 Evangeline Crowther
 Samuel Robinson

3
 Rosemary Macphail

5
 Victoria Garcia
 Sandy Garner
 Dave Hoffmann
 Maria Miller

6
 Edward Adams
 Mary Bradshaw

7
 Doris Eckel
 Thomas Martinez
 Jim Roberson
 Ken Tong
 Connie Yohe

8
 Adela Estrada

9
 Tanya Dudukian
 Gregorio Munoz

10
 Lorenzo Avila

10
 Joseph Miller

11
 Elvira Ponce

12
 Jerry Johson
 Ralph June
 Kyle Selden
 Ed Silva

13
 Margie Denne

14
 Wang Chan
 Mark Double

15
 Janet Hancock
 Ron Hudson

16
 Irma Bushnell
 Linda Hodges
 Ernest Valdes

17
 Azizi Azarnoosh
 Delores Eirew
 Kathleen O'neil

18
 Marla Stier
 Herb Younker

20
 Ramona Flamenco
 Donna Flemens
 Frank Rodarte
 Michael Shafor

21
 Lawyer Baxter
 Venida Rodgers

22
 Jim Bustamante
 Kathie Christensen

23
 Pamela Flumerfelt
 Trish Hainey
 David Hopkins
 Barbara Jones
 Larry Neisler
 Cindy Tring
 Robyn Wilder

24
 Gracie Angulo
 Sylvia Walker

25
 Renee Johnson
 Rosalie Peterson
 Warren L. Simonek

26
 Helen Brechtel
 Harvey Peterson
 Betty Subang
 Leana Wilson

27
 Debbie Lewis
 George Pasos

28
 Clyde Farren
 Saint St Jean
 Thomas Unwin

29
 Toby Carr
 Ev Clayton
 Michael McCormick

30
 Jan Bolton

31
 Lorraine Egge
 Mauria Ganther

HAPPY ANNIVERSARY

March Anniversaries

1

Tom & Penny Feeney

2

Ken & Kathy Fiser
Tony & Dodie O'neal

7

Les & Donna Bonneau/Taylor

10

Bob & Joann Henderson
Jack & Evelyn Pickering

14

Tony & Beverly Baker
William & Patricia Reams
Michael & Paula Tyler

16

Dennis & Debra Leoncini
Jerry & June Mc Carty

17

Jerry & Sandra Floyd
Stephen & Elvira Lux-Ponce
Saint & Linda St. Jean

20

Robert & Vera Fabun

21

Jerry & Piyanuch Williams
Curtis & Deborah Wilson

25

Alex & Sharon Rodriguez

31

Timothy & Sandria Schoenbaum

ATTENTION NEIGHBORS!

There are some super fun events being planned for OUR community this year!

THE SEVEN HILLS EVENTS COMMITTEE

is looking for some able bodied men and women who are willing to help out
as needed on the various event days

This is a fun, yet low-commitment community volunteer job--no boring meetings, no stress,
no weekly or monthly obligations!

If you would like to be on a "Helping Hands" list of men and women who serve on event day,
please contact Jane Broe at 951-704-0436 or janebroe@gmail.com.

We appreciate you so much and we're looking forward to working together
on some fun events for our beautiful community.

"Alone, we can do so little. Together, we can do so much" --Helen Keller

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.**

**Monthly Dinner & Band: Mark your calendars: All POA
residents are invited to attend . Tickets \$12.00 each**

March 19th: Artist Michele Lundeen featuring Madame Leroux

& Krewe "Mardi Gras show

April 16th: Country Western Show performed by DJ Garica

May 21st : In celebration of "Cinco de Mayo" month

we will have a Mariachi Band perform

March 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 10 - 1:00 Office Open 2:00 Gratitude Meeting
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 9:00 Hot Breakfast 2:00 Gratitude meeting
9 OFFICE CLOSED	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 \$6.00	12 10 - 1:00 Office Open 9:00 Chair Exercise 12:00 WC Luncheon	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 2:00 Gratitude meeting
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	19 10 - 1:00 Office Open 9:00 Chair Exercise 9:00 Sweet Pea	20 10 - 1:00 Office Open 6pm SCAT	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 2:00 Gratitude Meeting
23 OFFICE CLOSED	24 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	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:

ONLY THE MONTHLY DINNER/BAND ARE OPEN TO ALL POA RESIDENTS. .
 ALL OTHER ACTIVITIES ARE FOR CLUBHOUSE MEMBERS
 WANT TO BECOME A MEMBER? HAVE QUESTIONS? CALL US AT 951-658-2234

Julia's Hot Breakfast & Music by: Marshall



In Loving Memory of Julia, we will continue to host the Hot Breakfast and music she started. Please join us on Saturday, March 8th 9am - 11am. Sign up sheet in office so we have a head count how much to cook.

Come Join us in the main room for a hot breakfast while listening to music by Marshall.

Menu: Coffee and Orange juice
Scrambled eggs, sausage, bacon,
pancakes, and hashbrowns.

NO CHARGE! just sign up so we know how much to prepare. Come out meet your neighbors enjoy a morning with a healthy breakfast while listening to Marshall play on his guitar.

**Sign up sheet in the the office
so we know how much to cook for.**

COME JOIN US FOR OUR

6TH ANNUAL SHREDDING EVENT AND OUR 4TH ANNUAL ELECTRONIC WASTE RECYCLING EVENT

**SATURDAY, APRIL 19TH - FROM: 8:AM TO 12:PM
AT THE CORNER OF BRENTWOOD WAY & PEACH TREE ST.
YOUR DOCUMENTS SHREDDED WHILE YOU WAIT!**

Accepted Electronics: Audio, Visual, Computer, Cords & Cables

Audio

Cassette Recorders
CD Players
Cell Phones
Digital Music Players
Electronic Piano Keyboards
Office Phones
Speakers
Stereos

Visual

Monitors
Televisions
Cable Boxes
Cameras
DVD Players
VCRS
Projectors

Computer

Circuit Boards
Cords and Cables
Keyboards and Mice
FAX Machines
Laptops/Mainframes
Printers/Scanners
Servers/Tablets/Modems
Video Game Consoles

Non Accepted Items:

Air Conditioners
Alkaline Batteries
Bulbs
Ceiling Fans

Large Household Appliances
Microwave Ovens
Fire Extinguishers
Furniture

Refrigerators
Small Household Appliances
Smoke and Fire Detectors
Treadmills



SEVEN HILLS SENIOR SINGLES



March 2025 – News & Information

By: *Lori Gastelum*

The Singles group enjoyed lunch at Tacos and Beer Mi Lindo Mexico on February 8. We were a small group but its great to be introduced to a nearby local restaurant. I recommend the street taco plate, not cheap but worth it. That's how I started with the Singles group, I was new to the area and wanted to try the restaurants in Hemet.

The Seven Hills Singles group is comprised mostly of women with a smattering of the male persuasion. I encourage the ladies to attend the re-started "Girls Just Wanna Have Fun" group scheduled for March 20th. Check your Newsletter for more details.

Our next meeting will be held on February 26th, 10am – noon, at the Clubhouse, in the room directly across from the office.

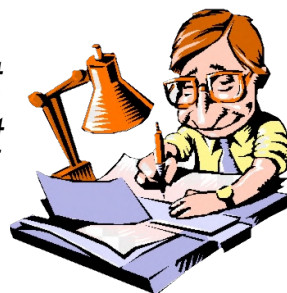
February and March birthdays:

Marla Gallegos - Feb. 3	Gwen Lute - Feb. 18
Jackie Burdsall - Feb. 25	Doris Eckel - March 7
Renee Johnson - March 25	

See you then.
Lori Gastelum
310-780-3027

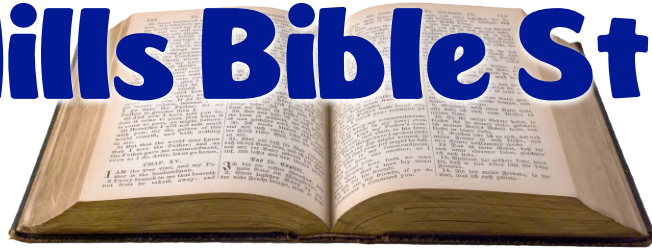
A Note From The Editor

*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*

7 Hills Bible Study



THE HAND THAT BEARS OUR NAME

In Isaiah 49:16 God says, “See, I have engraved you on The palm of My hands.” In John 20:27, Jesus says to Thomas, “Behold my hands; for in those hands, love was ingrained.” When Jesus was pinned to the cross for you and me, He nailed down our eternal state. The price was paid for any sin and every sin. That’s why He was able to say, “your name is permanently engraved in the palm of my hands and no man shall pluck you out”.

That’s eternal life assurance. And John 3:16 assures us that whosoever believes in Jesus, God’s only begotten son, will not perish but have that everlasting life. That’s why we should marvel at what Jesus declared, “you’re in the Father’s hand and you’re in my hand”. Therefore, you’re not only in the good hands – you’re in the BEST hands. Our Saviors’ hands forever.

Come join us on Tuesdays at 3 p.m. 1865 Pinyon Ct. Please call Joe, Joanie or April at (951) 658-7610 if you have any questions or prayer requests.



**COME JOIN US FOR
“GIRLS JUST WANNA HAVE FUN”
- 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, April 17th, 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 ad for a special treat.

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



Seven Hills Community

Exciting No-Cost Energy Savings Opportunity!

We are pleased to inform you that our local utility companies, in partnership with **Synergy Companies**, are offering a **no-cost energy-saving program** to help residents improve energy efficiency and reduce utility costs.

About Synergy Companies:

Synergy Companies is a trusted leader in energy conservation with a strong track record of helping households lower energy consumption and enhance home comfort. Through this program, they are providing the following **complimentary** services:

✓ **Duct Testing & Sealing** – Ensures your home’s ductwork is properly sealed for maximum efficiency.

✓ **Smart Thermostat Installation** – Upgrades your home with smart thermostats for better energy management and control.

✓ **Crossover Replacement Assessment** (*For eligible double-wide manufactured homes floor systems only*) – An assessment will be conducted under the home to replace the crossover ducting, ensuring even air distribution.

✓ **AC Tune-Up** – Includes an inspection of the air conditioning system, coil cleaning, and freon refill if needed.

This **free program** is available for both **site-built residential homes and manufactured homes** to promote energy conservation within our community.

A representative from **Synergy Companies** will be available to provide more details and answer any questions. For your security, all representatives will wear company-branded attire and identification badges—please feel free to ask for identification.

For more information or to schedule an appointment, contact:

David Acosta

Synergy Energy Specialist

📞 **951-210-8189**



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!

PETS!



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

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27727 Jefferson Ave., Temecula

Office Number: **(951) 695-5044**

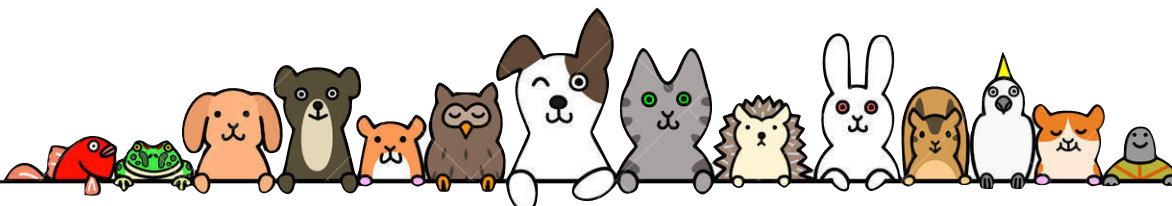
Website: <https://epicvets.com>

VCA California Veterinary Specialists

39809 Avenida Acacias, Suite E, Murrieta

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

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





**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. 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:

2001 Toyota Echo, 2 door, 30,000 miles. Very good to excellent condition. New tires, non-smoker, clean title history. Smogged. \$3800. Call: (951) 658-9958.

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:

2-piece beige sofa, very good condition, \$150.00. 6-drawer black bedroom dresser with 2 matching night stands, \$100.00. 5-drawer high boy light wood dresser, \$50.00. Call: (626) 297-4640, before 7:00 pm.

FOR SALE:

2 reclining loveseats in great shape. \$225 O.B.O. Futon \$25. Call: (951) 537-7680.

WANTED

Looking to evaluate and purchase coin collections. Please call or text: (951) 491-1891.

Looking for a gently used SUV or Van. Please call or text (951) 992-7577 with details if you have one for sale.

Vintage guitars and instrument amplifiers: guitars, amplifiers and effects pedals – whether a single piece or an entire collection. Call: Harold at (310) 259-0714.



Loving Prayers

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

SENDING GOOD THOUGHTS AND PRAYERS TO:

EVERYONE IN OUR SEVEN HILLS COMMUNITY

SYMPATHIES & CONDOLENCES:

FOR THE PASSING OF: ERIC GIBERSON



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 #68

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

1sudoku.com

n° 13701 - Level Easy

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

1sudoku.com

n° 111957 - Level Easy



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

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

ST. PATRICK'S DAY SEARCH

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

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

BAG PIPES
BLARNEY STONE
BLESSINGS
CATHEDRAL
CELTIC
CHARM

CLOVER
CORNED BEEF
DUBLIN
GREEN
HORSE SHOE
IRELAND

IRISH
JIG
LEPRECHAUN
LITTLE PEOPLE
LUCKY
MARCH

PARADE
PINCH
POT OF GOLD
RAINBOW
SEVENTEENTH
SHAMROCK

SHENANIGANS
SHILLELAGH
ST PATRICK
TOP O' THE MORNING
TRADITION
WISHES

PUZZLE SOLUTION ON PAGE #68

CROSSWORD PUZZLE FOR MARCH

SEE SOLUTION ON PAGE #65

Across	
1	Monopolist's portion
4	Half-moon tide
8	Dog bowl bits
12	Place to hibernate
14	It parallels the radius
15	Extreme danger
17	Like some put-downs
19	Happening place
20	Radiant
21	Mr. Potato Head piece
23	Thousand __, Calif.
24	Word before "I told you so!"
25	In accordance with
27	Approaches
29	Certain palms giving powdery starch
31	Spacecraft part
34	Word in French restaurant names
36	Pitchfork wielder
38	Alternative to a Maxwell
39	Hilariously funny thing
40	Article of faith
41	Ivy League team
42	It's bottled in Cannes
43	Witchy woman
44	Member of a largely pastoral Islamic group
45	Murder victim's next-to-last address
47	Unlawful firing?
49	Avarice
51	Last word of "America, the Beautiful"
52	French friend
55	Cuba libre ingredient
57	Absorb, with "up"
59	Pleased as punch
61	Mojave plant
63	Take apart
65	Hem again
66	Aunt Bee's charge
67	Keep __ on (watch)
68	Feudal worker
69	Fax button
70	Backstabber

Down

- 1 Also known as
- 2 "Tootsie" Oscar winner
- 3 Fine thread
- 4 Spice tree
- 5 High priest at Shiloh
- 6 Green Gables girl
- 7 Heathen
- 8 Saturn's wife
- 9 Con's past
- 10 Financial officer
- 11 Bath fixture
- 13 Parisian way
- 16 Bandleader Brown
- 18 Two-mile-high capital
- 22 Invoice word
- 26 Bull riding venue
- 28 Big screen letters
- 29 Harden
- 30 Styptic weed
- 32 __ a hand
- 33 Ages and ages
- 34 Aloha, in Venice
- 35 Timepiece
- 37 Takes a turn?
- 39 Sleep stage
- 40 They have trunks
- 41 Wordplay
- 43 Pool tool
- 44 Tailless Australian arboreal marsupial
- 46 Kind of image
- 48 Appeared to be
- 50 Grounded birds, once
- 52 Fragrant oil
- 53 Kind of toast
- 54 That is, in Latin
- 55 One for the road
- 56 Arch type
- 58 Snowman prop
- 60 Hill dweller
- 62 Farm female
- 64 Sermon subject

1	2	3		4	5	6	7		8	9	10	11	
12			13	14					15				16
17				18					19				
20						21		22		23			
24				25	26		27		28				
			29			30		31				32	33
	34	35			36		37			38			
39				40					41				
42				43					44				
45			46			47		48					
		49			50		51			52	53	54	
55	56				57		58		59	60			
61				62		63		64					
65						66				67			
	68					69					70		

- SERVICES OFFERED -

WHERE TO LOOK FOR YOUR SERVICE

Auto and RV Sales & Services.....	40
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Roofing Services	66-68
Back Page	Featured Ad

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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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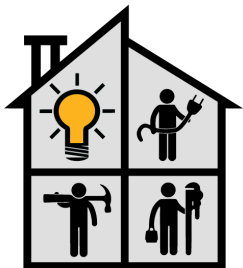
SHPOA **REFERRAL** Services

The Seven Hills POA 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 Sandra at:
(951) 658-6178**



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

PURPLE DAY

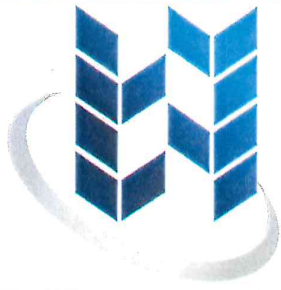
For Epilepsy
March 26

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(951) 205-4165**



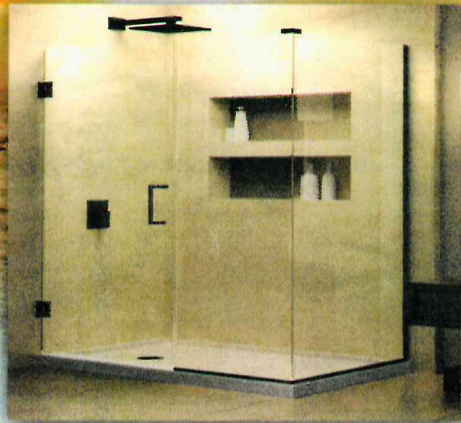
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 GLAZING CONTRACTOR
 LICENSE NO. 964294

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 Hemet, CA 92543**

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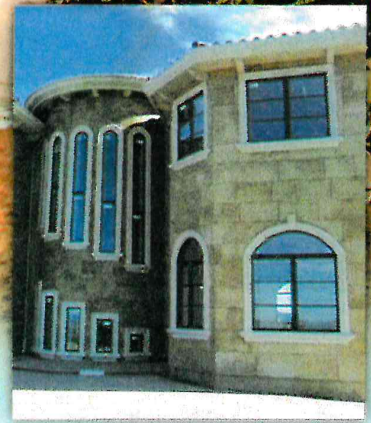
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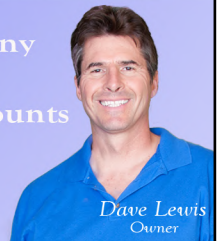


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After



Before



After

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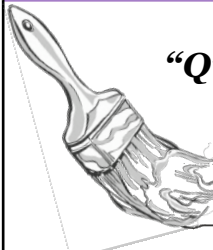
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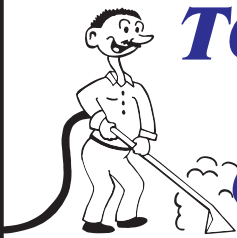
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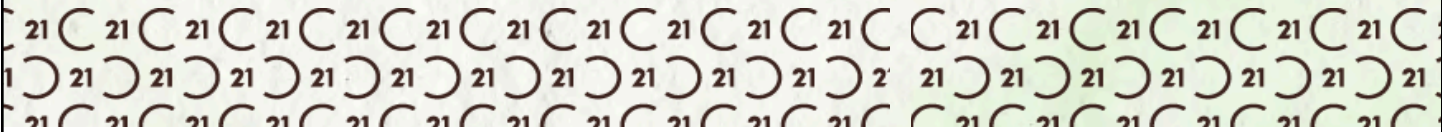
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February 2025
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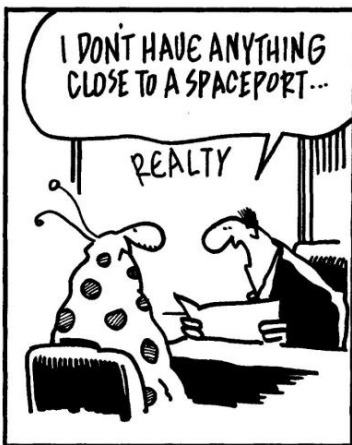
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A Clean Set Of Wheels

Just like when our hair looks perfect, or we're wearing one of our favorite outfits, there's something about driving a really clean car. Sure, you can hire someone to detail your vehicle, or head to one of the automatic carwashes that are popping up all around town, but if you have the time, why not do it yourself? These car cleaning tips will have your ride looking and feeling like new in no time.

Wash This Way – Use two buckets when washing your car – one for the suds, the second for clean water to rinse in between. And when you wash, use straight lines or a Z-motion instead of circles to avoid creating superfine scratches that can be difficult to repair.

Keep Bugs Away – Before heading out on a road trip, take a can of vegetable spray from the kitchen and spray it onto your bumper, grill and hood. Any casualties from the drive will wash away easily, and the spray won't hurt the car's paint.

Drop The Droppings – When you park under a tree, chances are you'll find droppings on your car, whether from birds or trees. For tree sap, rub some mayonnaise over it. After a few minutes, gently rub it off with a soft cloth and then wash the car. Bird droppings can easily be removed by pouring some seltzer over them and letting it bubble up. Once the seltzer stops bubbling, wipe with a soft cloth.

Socks – Cup holders can easily get dirty without us noticing. The next time you're cleaning your car's interior, take an old sock, spray the toe with all-purpose cleaner and wrap around the bottom of a cup. Insert the cup into the cup holder and twist to remove dirt and grime.

Headlights – If the headlights on your car are becoming foggy, grab a tube of whitening toothpaste and a sponge. After applying a thick layer of toothpaste to the headlights, rub in a circular motion and soon they'll be looking like they just rolled off the showroom floor.

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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!)

fortnight (fourteen) noun

Meaning: 14 days, or two weeks

Sample Sentence: She will spend a fortnight decorating her new home.

The Story Behind Leap Year

Our next Leap Year isn't until 2028, but have you ever wondered why we have Leap Years in the first place? To keep our calendars on track. As it happens, it takes the Earth 365.25 days to fully rotate around the sun. Recognizing this, Julius Caesar introduced a solar calendar in 45 B.C.E. that adds a day to February every four years.

Super Bowl Stats

A few stats to share at your Super Bowl LIX party.

- The first Super Bowl was played January 15, 1967. The Green Bay Packers beat the Kansas City Chiefs.
- The lowest scoring Super Bowl was in 2019 – the New England Patriots beat the Los Angeles Rams 13-3.
- About 1.25 billion chicken wings are eaten on game day.
- Carol Channing was the first singer to perform at a Super Bowl Halftime Show in 1970.
- The very first Super Bowl ticket cost a whopping \$12.

Quotes To Live By...

"History has shown us that courage can be contagious, and hope can take on a life of its own."

– Michelle Obama, former First Lady

"The best way to predict the future is to create it."

– Peter Drucker,
management consultant

"He who is not courageous enough to take risks will accomplish nothing in life."

– Muhammad Ali, professional boxer

When To Buy Travel Insurance

Planning a trip is exciting – deciding where to go, for how long, and with whom. We never want to think anything will come between us and our dream trip, but things do happen, and a lot of time they're beyond our control. When booking travel, especially airfare or cruises, we're usually asked at checkout whether or not we want to add travel insurance to our trips.

Some reasons to consider the additional cost of travel insurance, which averages between 4 and 10% of the overall price of the trip, include:

- International travel where your health insurance is not valid.
- You're taking multiple flights or traveling to several destinations and delays or missed connections are a possibility.
- You've committed to pre-paid, non-refundable expenses.

Generally, travel insurance policies cover trip cancellation, delay, or interruption; delayed or lost baggage; and medical expenses and emergency evacuation. Many travel insurance agencies offer different levels of coverage at different rates, so travelers can find the policy that suits them best.

As far as travel insurance companies, three to consider are Allianz Travel Insurance (www.allianztravelinsurance.com), which offers single trip and annual plans; American Express Travel Insurance (www.americanexpress.com/en-us/insurance/travel), which is available to non-cardholders; and SquareMouth Travel Insurance (www.squaremouth.com), an aggregator that gathers quotes from multiple agencies. Whichever company you're considering, if you have questions about a policy the best course of action is to call and ask.

Before purchasing travel insurance, check the credit card you're using to see if the insurance is already covered. Travel credit cards like those offered by American Express, Capitol One and Chase often include travel insurance benefits that may be sufficient for your trip. Call the number on the back and ask if you aren't certain.

**Thank You! Thank You! Thank You!
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Thanks to all of my clients and friends who support my practice and graciously referred me to your friends and neighbors. Rather than pester people with unwanted calls and visits, I build my business based on the positive comments and referrals from people just like you. I couldn't do it without you!

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CONTINUED ON NEXT PAGE ►

Brain Teaser...

What is special about these words: job, polish, herb?

(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:

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Have a Laugh

When is the best day to wear a tutu?
February second...2/2

Keep Or Toss?

Food expiration dates can be a bit confusing. Do you really need to throw food out after the expiration date? Let's take a look at a handful of kitchen staples.

- Ground cinnamon: Keep 3 to 4 years after date of purchase.
- Milk: Toss after use-by date.
- Dry pasta: Keep stored in pantry 2 years after date of purchase, 1 year after opening.
- Eggs: Keep refrigerated 3 to 5 weeks after date of purchase.
- Ketchup: Keep 1 year in pantry from date of purchase, 6 months refrigerated after opening.
- Pasta sauce: Toss after use-by date.

Greeting Card Websites

These websites make it easy to create your own greeting cards. They can save you money, too.

www.canva.com – Create and print greeting cards with a free account.

www.greetingsisland.com/cards – Personalize birthday, get well, sympathy cards and more; print at home and send.

www.snapfish.com/cards – Design cards using your own photos to make them extra special.

Psoriasis Not Improving? What To Ask Your Doctor

According to the National Psoriasis Foundation, more than 8 million adults in the U.S. have psoriasis, an immune-mediated disease that causes inflammation. While the cause of psoriasis is unknown, doctors and scientists do know that triggers (which vary by person) can include stress, illness, weather and skin injuries like sunburn, bug bites and scratches.

Psoriasis treatments include topical creams, light therapy and oral medicines. If your psoriasis isn't improving with treatment, consider making some lifestyle changes. Omitting alcohol, nightshade vegetables like tomatoes and eggplant, dairy and gluten from your diet may help, as well as reducing stress through exercise, yoga, or spending time with a pet.

Still struggling with your psoriasis? It may be time to talk with your doctor about finding a new plan that will work best for you. Questions you may want to ask include:

- How long should I give my treatment to work?
- What are the benefits and risks of trying another treatment?
- What are my triggers?
- What lifestyle changes should I try?

Have Questions Regarding Loan Financing & Reverse Mortgages

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Avoid These Small Space Decorating Mistakes

Decorating a small space in your home can present some challenges, but it doesn't have to be that way. Here, mistakes to avoid and what to do instead.

- **Less Is More:** Rather than filling the space with too much furniture, choose a few key pieces that you really like. And if they're multifunctional, like an ottoman with storage or built-in shelves, even better.
- **Size Matters:** When it comes to the furniture in the room, choosing pieces that are too big can throw off the balance, while going too small can make it feel uncomfortable. Find the right fit by measuring the space you have to work with before you buy.
- **Lighten Up:** In lieu of heavy window coverings, opt instead for sheers or simple shutters or blinds to let the light in and brighten the room. If hanging curtains, go high to draw the eye up, opening the room even more.
- **Lighten Up, Again:** Darker colored walls will make a room appear smaller, while lighter colors will open it up.

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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:

They are pronounced differently when their first letters are capitalized.

The Easy Way To Clean Your Blinds

When it comes to cleaning the house, everything is pretty straightforward – vacuum, sweep and mop the floors; dust the furniture; scrub the bathroom.

When it comes to blinds, however, it's not that easy...until now. Use these tips to clean your blinds, without having to take them down.

- Close the blinds.
- Using an upholstery attachment, vacuum your blinds from top to bottom.
- Flip the blinds and re-vacuum.
- If the blinds are a bit dustier than expected, dampen a microfiber cloth with warm water and wipe them down.
- Be sure to sweep any fallen dust particles when finished.

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...

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“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: **Tim Schoenbaum.**

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

The answer is b) synthetic dye. In 1856, while attempting to make an artificial version of an anti-malarial drug, William Perkin created the first dye not made from a natural material: mauveine. The residue of his experiments left a purple-ish stain that soon became an enormous hit with the fashion world.

When were the conversation hearts associated with Valentine’s Day Invented?

- a) 1847 b) 1944 c) 1975 d) 1798

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Real Estate Corner...

Q. What homework should I do before I get a loan to buy a home?

A. Here are three big tips many people don’t consider when buying a home:

- Understand how much home you can afford. Calculate the two numbers bankers and mortgage lenders use to determine the how much they will loan to you: payment-to-income ratio and debt-to-income ratio.
- Understand the basics of home financing. Your ability to afford a home will be related to its price, your down payment (and the amount you’ll finance), the interest rate and points of your loan, the term and the type of your loan. Study these items and the relationship between them.
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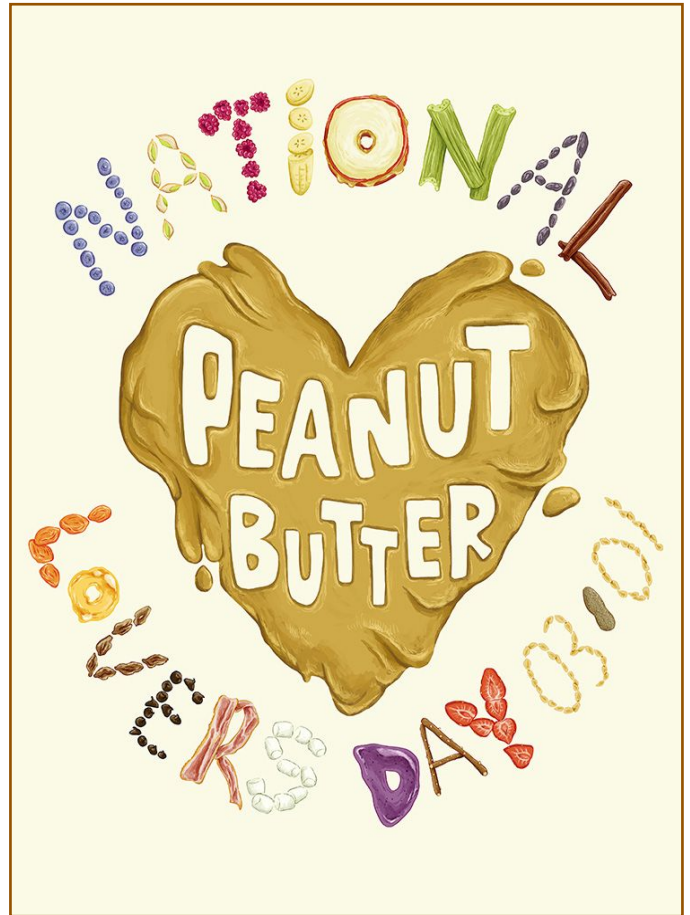
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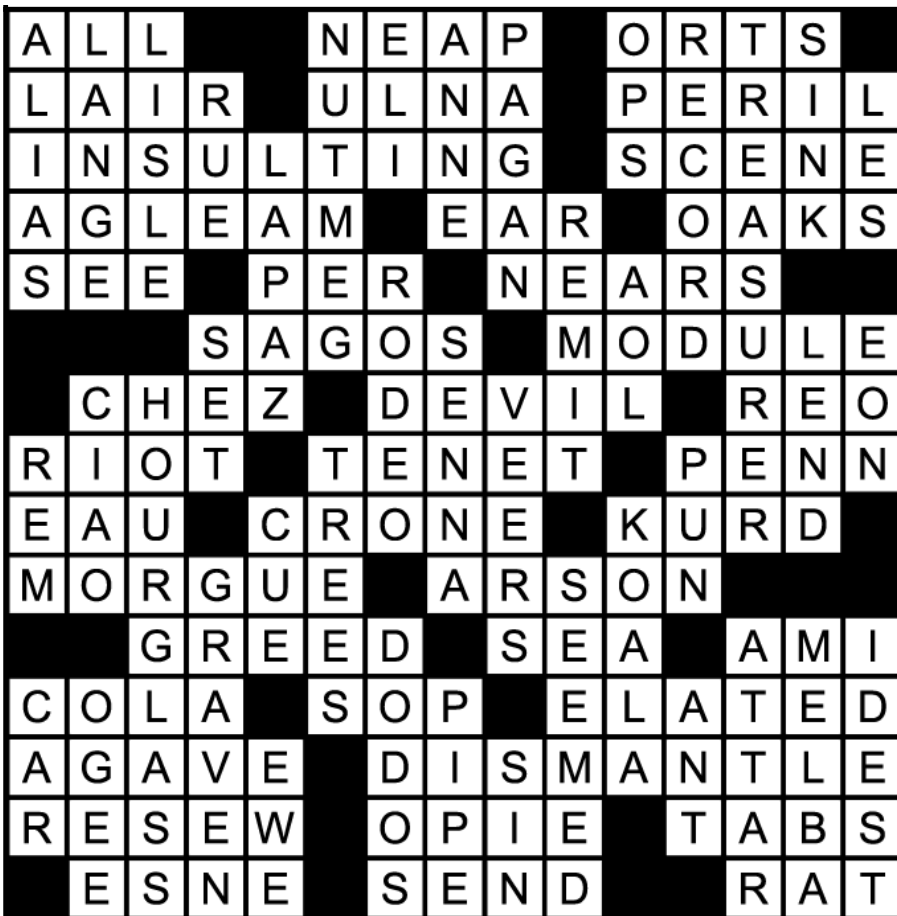
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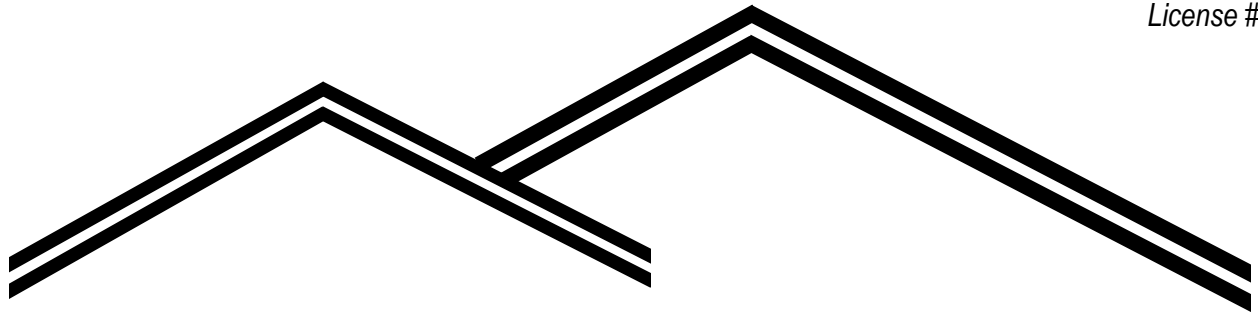
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7	6	9	2	5	1	3	4	8
1	2	8	5	6	4	9	3	7
6	9	4	7	3	2	8	1	5
5	3	7	1	8	9	6	2	4
8	7	1	4	2	3	5	6	9
3	4	6	9	7	5	2	8	1
9	5	2	8	1	6	4	7	3

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

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

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

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SEVEN HILLS P.O.A. NEWSLETTER INFORMATION

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

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Harold Funkhouser/Monique Markles

Ed & Jane Broe

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Marta Miner & Bobbi Hanna

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WE THANK YOU ALL FOR YOUR TIME

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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:
Sandra Allbright at: (844) 474-4557, Ext. 0
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DESCRIPTION	DISPLAY SIZE	PRICE
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