

Seven Hills

A Senior Golf Community in Hemet, California

Newsletter



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

APRIL 2025

HAPPY EASTER



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 16



WHAT'S INSIDE OUR NEWSLETTER THIS MONTH

- Board of Directors Info3
- President and Vice-President's Message4-5
- Board of Directors Minutes6-7
- Treasurer's Report & Financials.....8-10
- Important Info / Committee Reports10-17
- Official Forms18-21
- What's Happening In Our Community.....22-32
- Seven Hills Bargain Spot33
- Number & Word Games34-36
- Services Offered 37-68
- 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

April 2nd – Board of Directors Meeting at 3:30 pm
Featuring Guest Speaker Ken Graff on "History of Hemet Aviation"

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. What animal is known for its ability to regenerate lost limbs?
a) Snake b) Crab c) Starfish d) Frog
2. What is the function of the uvula, the little dangly thing at the back of the throat?
a) Speech articulation b) Swallowing control
c) Taste detection d) Decor
3. What does the slang term "lit" mean?
a) On fire b) Very bright
c) Exciting or excellent d) Slightly warm
4. Which animal is notorious for constantly trying to sneak a "nibble" on food even with full cheeks?
a) Squirrel b) Chipmunk c) Rabbit d) Dog
5. What do honey bees collect and use to create honey?
a) Sugar b) Nectar c) Water d) Pollen
6. Which fruit is known as the "king of fruits"?
a) Apple b) Pineapple c) Banana d) Mango
7. What common vegetable is also known as a courgette?
a) Carrot b) Potato c) Zucchini d) Peas
8. What is the tiny piece of plastic at the end of a shoelace called?
a) Tag b) Aglet c) Bracket d) Loop
9. What is the main ingredient of the traditional Japanese drink sake?
a) Rice b) Barley c) Wheat d) Corn
9. What is the largest type of bear?
a) Grizzly Bear b) Polar Bear
c) Panda Bear d) Black Bear

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

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, April 2nd, 2025 (Guest Speaker Ken Graff)3:30 p.m.

Wednesday, May 7th, 20253:30 p.m.

June – AugustDARK



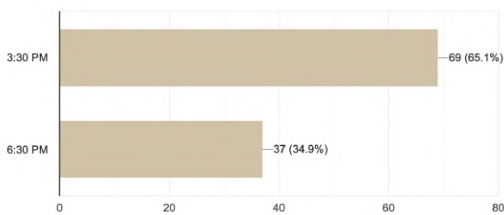
All meetings are held at the Seven Hills Member's Club • 3050 Jacaranda Way, Hemet, CA

Dear Neighbors,

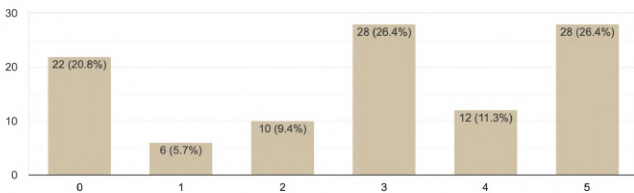
It was great seeing such a good turnout at the March Board of Directors meeting! Last month we conducted an interest survey to get some feedback on our meetings. In response to the survey and going forward, we will continue to meet at 3:30 PM. The service of hot beverages and cookies seems to be a big hit thanks to our FABULOUS Events Committee under the leadership of Jane Broe. Also, the raffle appears to be a welcome change. Congratulations to Doug Bailey for winning our raffle at the March meeting. Enjoy a Chipotle meal on us!

The results of the SHPOA MEETING SURVEY:

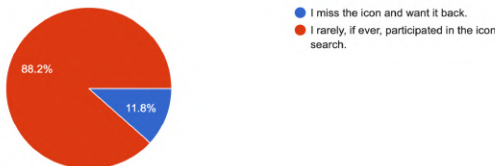
Which meeting time would you prefer to attend going forward? Please choose one.
106 responses



Hot beverages and cookies were served. On a scale of 1-5, how likely are you to partake in these refreshments?
106 responses



The Newsletter icon has been suspended in favor of giving raffle tickets to those who attend meetings. Please indicate your opinion below.
102 responses



There were many interesting comments left for us to ponder as well. The survey indicated a strong interest in safety and history. Other comments showed a strong interest in Hemet city news and planning. Your Board is



engaging in discussions and plans for the future that include presentations covering all these areas. Your response has been invaluable. Thank you! That’s why we have a new survey for you! We are looking for interactive ways of engaging more with members of the community. Please share with us something about yourself by taking our new survey, SHPOA TALENT SURVEY. You can go to our website and click the link on the home page (<https://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.

IS THERE A LESS ACCUSATORY WAY TO ISSUE A VIOLATION?

I recently read a response from a resident to a violation the person had received. It is very disheartening to become a target of aggression after reminders and warnings have been issued. A fine is not a threat. It is the *final* result of ignoring our requests to come into compliance with our governing documents.

I’ve watched your SHPOA Board of Directors work in a most compassionate and fair manner over and over. Please know that we seek first to understand. Our duty is to hold up the guard rails.

THANK YOU!

I would like to acknowledge Ian Davidson for a special service he provides our community. We have him to thank for all the shiny new mail clips he’s installed on our mailboxes. Not a small task! THANK YOU, IAN!

Questions, comments, or suggestions?

Feel free to contact me!

President@sevenhillspoaofhemet.com

Mauria Ganther

(844) 474-4557 ext. 700





The annual **SHREDDING EVENT** will be on **Saturday, April 19th, from 8:AM - Noon.**

I am **happy** to announce that Patti Courtois has volunteered to be the Chairperson for the **SHPOA BOOK CLUB.** Email or give me a call if you would like to know where and when the **April** meeting will be. In March, we read **The Measure by Nikki Erlick.**

SAVE the date **June 18th, 5:00-8:00 PM** for the **Seven Hills Luau**, to be held at the members club. You **will not** have to be a member of the clubhouse to attend. Cost and dates to purchase tickets to be announced.

I will **NO** longer be addressing the **Seven Hills Golf Course TREE** concerns. Residents will need to address the concerns themselves. For information on who to contact give me a call or email.

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

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



THE SEVEN HILLS EVENTS COMMITTEE
is looking for

HELPING HANDS

To set up and take down exciting events planned this year!

CONTACT JANE BROE
951-704-0436 janebroe@gmail.com

Able-bodied
Men and
Women

fun, low commitment
way to serve -
NO MEETINGS!



BOARD MEETING MINUTES

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

Board of Directors Minutes of March 5, 2025 Meeting

Mauria Ganther, President of the Board of Directors called the meeting to order at 3:36 p.m.

announced that she no longer has access to the Golf Course manager for tree concerns.

The Pledge of Allegiance was led by Vince Oliveri

Safety Monitor Report:

Directors roll call:

Present:

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

Robert Fisk reported on the progress of the probable adoption of a new broadcasting system that will replace the use of the current Email blast to announce information. Next steps will continue at the next meeting.

Director's Reports

Architectural Report:

Secretary Report:

The Minutes of the Board of Directors Meeting held on February 5, 2025, were emailed to the Executive Board of Directors, and were published in the March Newsletter. The minutes of the Executive Session held on February 27, 2025, were likewise emailed to the Executive Board of Directors. Minutes were approved as published by general consent.

Vince Oliveri reminded everyone to fill out the consent form for approval when considering changes to the exterior of your house.

CC&R Report: (no report)

Treasurer Report:

A current budget report will be filed for audit.

UNFINISHED BUSINESS

Members were given this outline as a guide to the next steps that will be taken in implementing a new broadcasting system for Seven Hills POA members.

1. New email sent through email blast
2. Survey link indicating preferences
3. Gathering exact emails and updated phone numbers
4. Abandon "Email Blast" and Replace

Vice-President Report:

Linda Wilcox thanked the Event Committee for the coffee and cookies served at the meeting. 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 March 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

NEW BUSINESS

- Liens

A motion was made by Linda Wilcox, was put to a vote stating, "That the Board of Directors for Seven Hills Property Owners Association proceed with having Legal Counsel file a CC&R violation assessment Lien as allowed under Article 4.9 & 4.10 in our CC&R's against the following property with an

Assessor Parcel Number also known as APN # 464-082-022 voted by the Board of Directors following an Executive Session Meeting on February 27, 2025, for the unpaid assessment and any other cost or expenses.” The motion was seconded and the vote carried.

A second motion was made by Linda Wilcox was put to a vote stating, “I move That the Board of Directors for Seven Hills Property Owners Association proceed with having Legal Counsel file a CC&R violation assessment Lien as allowed under Article 4.9 & 4.10 in our CC&R’s against the following property with an Assessor Parcel Number also known as APN # 464-051-019 voted by the Board of Directors following an Executive Session Meeting on February 27, 2025, for the unpaid assessment and any other cost or expenses.” The motion was seconded and the vote carried.

- Survey
 - Results from a recent SHPOA Meeting Survey were discussed resulting in the change of the usual meeting time to begin at the new time of 3:30 from now on.
- Member Comments
 - A member requested more information about a recent advertisement that was posted by an outside vendor on resident mailboxes.
 - A member submitted a question

requesting information about the SHPOA Administrator’s salary and why dues might be raised. This topic will be covered during April’s meeting.

- An invitation was extended for members to attend the Hemet Heritage Foundation History monthly meeting on Monday, March 10 at 6:30.

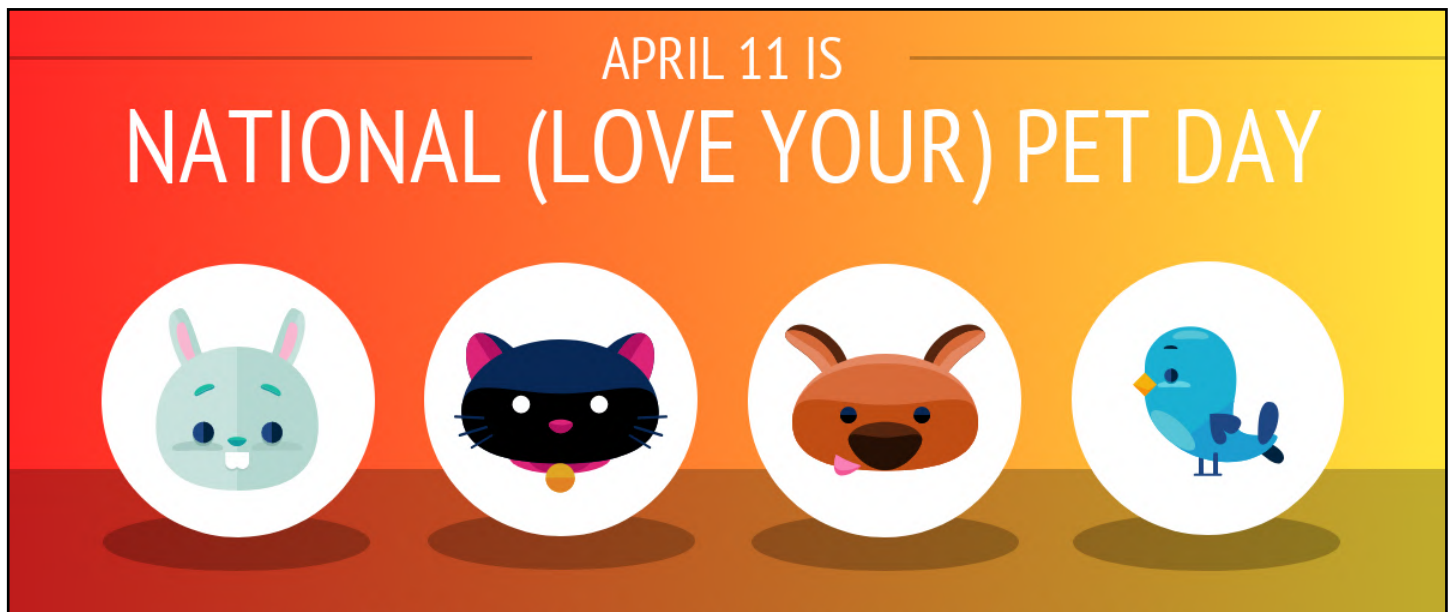
- Guest Speaker
 - Our guest speaker was Bob Chaparro from the Hemet Heritage Foundation. He presented a powerpoint titled, “HEMET’S RAILROADS & DEPOTS Through Three Centuries”

ANNOUNCEMENTS

- Our raffle winner was Doug Bailey who won a \$25 gift certificate to Chipotle.
- Our next Board of Directors meeting is April 2, 2025 at 3:30.
- Hot beverages and cookies will be served following our meeting.

The meeting was adjourned at 4:43 p.m.
Households represented: Thirty (30).

*Respectfully Submitted by:
Mauria Ganther, president*





TREASURER'S REPORT AND FINANCIALS

AS OF FEBRUARY 2025
BY: PATTI COURTOIS, TREASURER



OPERATING REVENUE

| | |
|------------------------|-------------|
| Total Revenue (Income) | \$9,383.83 |
| Total Expenditures | \$11,199.48 |

NET OPERATING REVENUE **-\$1,815.65**

ASSETS

Current Assets

Bank Accounts

| | |
|------------------------------|--------------|
| 1000 Bank of Hemet, Checking | \$29,810.40 |
| 1010 Bank of Hemet, Savings | \$38,047.36 |
| 1020 Treasury I-Bonds * | \$232,871.20 |

Total Bank Accounts **\$300,728.96**

Other Current Assets

| | |
|---------------------|------------|
| Payments to Deposit | \$1,816.08 |
|---------------------|------------|

Total Other Current Assets **\$1,816.08****Total Current Assets** **\$302,545.04**

TOTAL ASSETS **\$302,545.04**

LIABILITIES AND EQUITY

| | |
|-------------|--------|
| Liabilities | \$0.00 |
|-------------|--------|

TOTAL LIABILITIES **\$0.00**

Equity

| | |
|------------------------|--------------|
| Opening Balance Equity | \$224,614.54 |
|------------------------|--------------|

| | |
|------------------|-------------|
| Retained Earnigs | \$69,387.27 |
|------------------|-------------|

| | |
|-------------|------------|
| Net Revenue | \$8,543.23 |
|-------------|------------|

TOTAL EQUITY **\$302,545.04**

TOTAL LIABILITIES AND EQUITY **\$302,545.04**

* includes \$622.00 of interest earned in February

Safety Monitor Report

FOR APRIL 2025

BY: BOB FISK



REPORTED INCIDENTS 02/19/2025 TO 03/13/2025

2/18/2025 – a resident on Tamarack Lane emailed that a young man wearing a shirt with a logo came to the door around 8 pm, apparently arriving on a hover board. The resident did not answer the door and the man left. The next day (2/19/2025) an older man came to the door wearing a shirt with the same logo. He represented Vivint Home Security. The resident informed him that this was a non-solicitation community and the salesman replied that he did not know that. Having been turned away, the salesman went to the house next door and continued to solicit.

2/20/2025 – a resident on Willowleaf Drive called to report that a young man from Vivint Home Security had come to her door peddling security systems. The man was informed that this was a non-solicitation community and he responded that he didn't know that, that his manager dropped him off in Seven Hills.

2/23/2025 – a resident out walking noticed that the garage light was on at a house on Cherry Drive that was unoccupied. The next afternoon the light was still on and the resident emailed a report. The individual responsible for the property was contacted.

2/25/2025 – a resident on Ailanthus Drive called to report that he detected a stranger opening his mailbox on his security camera as it was occurring and called the HPD. The next day he found that the other mailboxes on Ailanthus Drive had been opened and were left open.

3/13/2025 – a Seven Hills resident called to report that someone is dumping trash in the field at the end of Seven Hills Drive. The resident called the city to report this.

3/13/2025 – a resident on Pepper Tree Drive reported that a solicitor from a solar company came to the door and said

he had been sent to this address. He wanted the resident to verify the last name. He was asked to leave, which he did.

Lessons This Month:

Persona (Solicitors) Non Grata

We still receive reports of solicitors in the Seven Hills community. Most of our residents do not want to be called to the door needlessly for a solicitation and the appearance of some salespeople after dusk scares some, as well.

The legal basis barring solicitors is vague at best. Our attorney has advised us against confronting a solicitor, since that risks having a harassment charge filed against the Seven Hills Board. What is clear is that if anyone posts a sign on their property that solicitation is unwelcome, that is a specific "no trespassing" warning to solicitors. We have had such a sign aside our walkway for several years and have never had a solicitor at our door since the sign went up. The solicitor reported last month on Tamarack Lane never came to our front entrance.

One thing we now do is to call a solicitor's supervisor and inform them of our Seven Hills policy. Please get a business card from any solicitor and provide us with the phone number.

Gene Hackman Case

Most, if not all of you, are now familiar with the last days and death of the actor Gene Hackman and his wife Betsy, indeed a sad end for two people who desired privacy. For those of you who don't know, he was preceded in death by his wife who collapsed and died from accumulation of fluid in her lungs. Unaware of this because of dementia, he wandered around the house for a week before he collapsed and died of a heart condition. This scenario was completely unnecessary. If he and/or his wife had made daily contact with neighbors or relatives, both of them likely would have been saved from their lonely end.

CONTINUED ON NEXT PAGE ►

There is a lesson here for all of us. As we grow older, we sometimes pull away from contact with others. This can be a distinct danger, especially if we live alone.

The National Institute Health on Aging, in fact, lists death on a long list of associated outcomes for not staying connected. Here are some other ideas to help you stay connected in a way that would prevent a Gene Hackman scenario:

1. Find an activity that you enjoy, restart an old hobby, or take a class to learn something new.
2. Schedule time each day to stay in touch with family, friends, and neighbors in person, by email, social media, voice call, or text. Sending letters or cards is another good way to keep up friendships.
3. Use communication technologies such as video chat or smart speakers to help keep you engaged and connected.
4. Introduce yourself to your neighbors and anyone new in the neighborhood.

#4 is really crucial, but something that is often not done when moving in here. Pushing this further, some neighbors set something that can be viewed from the outside indicating that they are all right. For example, neighbors might establish that they always raise a particular window shade in the morning and lower it at night.

Expanding on #3, consider subscribing to an in-home medical alert system. These systems provide a device that you wear as a pendant or wrist band that can be activated if you find yourself in trouble, as in the case of severe chest pains. These systems usually range about \$30 to \$50/month.

Another thing you might consider is a cheap wifi camera installed in a living area. This provides a monitoring device that your loved ones can check throughout the day. If some problem occurs, responders can be sent to investigate.

HFD Access to Your House

At the last Board meeting on March 5, a resident asked me about obtaining a lockbox from the HFD, which has access to it. The idea is that you place your house key in this, and if the fire department needs to access your house in an emergency, they can obtain the key and get in without damaging your property. I have looked into this option and it is indeed available for around \$250. If you are interested in obtaining one, go to the HFD office at 510 E. Florida and obtain a form to request one.

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

Blood Pressure Categories

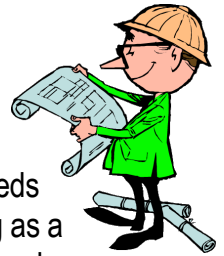


| BLOOD PRESSURE CATEGORY | SYSTOLIC mm Hg (upper number) | | DIASTOLIC mm Hg (lower number) |
|--------------------------------------------------------------|-------------------------------|---------------|--------------------------------|
| NORMAL | LESS THAN 120 | and | LESS THAN 80 |
| ELEVATED | 120 – 129 | and | LESS THAN 80 |
| HIGH BLOOD PRESSURE (HYPERTENSION) STAGE 1 | 130 – 139 | or | 80 – 89 |
| HIGH BLOOD PRESSURE (HYPERTENSION) STAGE 2 | 140 OR HIGHER | or | 90 OR HIGHER |
| HYPERTENSIVE CRISIS (consult your doctor immediately) | HIGHER THAN 180 | and/or | HIGHER THAN 120 |



ARCHITECTURAL COMMITTEE REPORT FOR APRIL 2025

BY: VINCENT OLIVERI



Raised garden beds offer several advantages over traditional in-ground gardens, depending on your gardening goals, location, and physical needs. Here's a breakdown:

1. Improved Soil Control: With a raised bed, you can customize the soil mix from the start, ensuring ideal drainage, fertility, and texture for your plants. In-ground gardens rely on existing soil, which might be rocky, clay-heavy, or nutrient-poor, requiring more amendment.

2. Better Drainage: The elevation helps excess water drain more effectively, reducing the risk of root rot or overly soggy soil. In-ground beds can struggle with this, especially in areas with poor natural drainage or heavy rainfall.

3. Warmer Soil Earlier in the Season: Raised beds heat up faster in spring because the soil is above ground level and often contained by materials like wood or metal that absorb heat. This extends the growing season compared to in-ground beds, where soil stays cooler longer.

4. Easier Access: The height of raised beds (typically 6-12 inches or more) reduces bending and kneeling, making gardening more comfortable, especially for older folks or those with mobility issues. In-ground beds require more physical effort to tend.

5. Fewer Weeds and Pests: Raised beds can be filled with weed-free soil and are easier to cover with mulch or barriers. Their height also deters some ground-dwelling pests like slugs or rabbits. In-ground gardens are more exposed to weed seeds and critters already in the soil.

6. Space Efficiency: You can pack plants closer together in a raised bed (intensive planting) because you don't need walking paths between rows like in-ground setups. This maximizes yield in small spaces.

7. Aesthetic Appeal: Raised beds look tidy and organized, often doubling as a design feature in yards. In-ground gardens can feel more haphazard unless meticulously planned.

That said, in-ground gardens have their own perks – like lower setup costs, less need for added materials, and suitability for large-scale planting. But if you're dealing with poor soil, limited space, or physical strain, raised beds usually win out. What's your gardening situation like? I can tailor this more if you've got specifics in mind.

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

I want to thank those of you that fill out the architectural applications and get approval before starting any work. Please note if you have any doubts about house color selections you can visit the Seven Hills website for a complete pallet of pre-approved colors for any part of your home at www.sevenhillspoaofhemt.com. Please be sure and submit the color number or chip that you are selecting before starting any work. You can paint your home the existing color if it is one of the approved colors found on the website. If you have any questions, please do not hesitate to contact me and I can help you through the process or answer any questions you may have.

If you would like me to visit your residence prior to the start of any work or bring the color chart to you to view next to the house in the sun or shade that can certainly be arraigned or you're welcome to come to my house to see the color board charts.

If you have any other questions about other potential improvements such as house painting, landscaping,

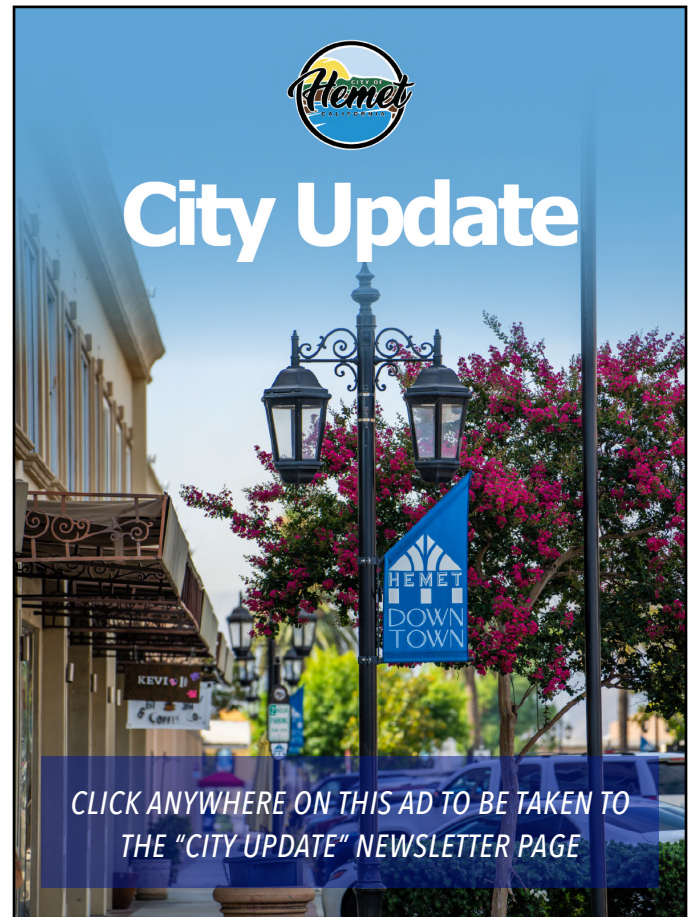
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roofing, fencing, storage sheds, or gates, please do not hesitate to call or email me, and I will get back to you as soon as possible. Please note: You can only re-paint your home the existing color if it is one of the approved colors found on the 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*

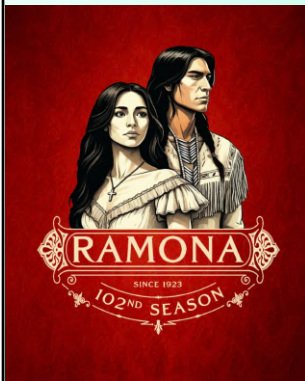


The image shows a street scene in Hemet, North Carolina, with a blue banner hanging from a lamppost that reads "HEMET DOWN TOWN". The Hemet logo is in the top left corner. The text "City Update" is prominently displayed in the upper right. At the bottom, there is a call to action: "CLICK ANYWHERE ON THIS AD TO BE TAKEN TO THE 'CITY UPDATE' NEWSLETTER PAGE".

THE RAMONA BOWL AMPHITHEATRE IS LOOKING FOR DONATIONS OF WORKING SEWING MACHINES TO USE ON COSTUMES FOR THE RAMONA PLAY.



SEWING MACHINES NEEDED



PLEASE CALL MAURIA GANTHER WITH YOUR DONATIONS AT: 844-474-4557, EXT. 700

***OR EMAIL HER AT:
PRESIDENT@SEVENHILLSPOAOFHEMET.COM***

NEW PROCEDURE!

We're trying something new. Rather than being sent a letter to remind people of the rules, we will tag you by attaching 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 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.



RECIPE FOR WEED REMOVAL

INGREDIENTS

1 gal white vinegar
1 c table salt (or substitute 16 oz lemon juice)

1 T Dawn dish detergent

DIRECTIONS

Combine ingredients and spray on a sunny warm day. Do NOT spray on anything you don't want to kill.



6.1 Owner's Obligation to Maintain and Repair.

Each Lot Owner shall, at his or her sole cost and expense, maintain and repair his or her Lot and all improvements thereon, including landscaping, keeping the same in good condition and in conformance with any specified standards for maintenance of the Lots and landscaping set forth in the Association Rules.

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>DATE: _____ ADDRESS: _____</p> <p>REMINDER</p> <p>6.1 Maintain and Repair. Each Lot Owner shall, at his or her sole cost and expense, maintain and repair the lot and all improvements thereon, including landscaping, keeping the same in good condition and in conformance with any specified standards for maintenance of the Lot and landscaping set forth in the Association Rules.</p> <p>7.4.2 Pets and Waste. Dog waste, feces and soil may not be allowed to accumulate on the lawn. It is the owner's responsibility to maintain a clean, dry area or deposit the waste in a recycling bin or garbage bin.</p> <p>It looks like your lawn is in need of maintenance due to:</p> <ul style="list-style-type: none"> _____ weeds _____ leaves _____ overgrown shrubs _____ watering _____ dead palm (fronds) _____ overhanging limbs <p>Other: _____</p> | <p>DATE: _____ ADDRESS: _____</p> <p>REMINDER</p> <p>7.4 STORAGE: Trash Receptacles Trash receptacles may be set out for collection the afternoon prior to a scheduled pickup and returned to storage before dark after collection.</p> <p>If you have a side gate, trash receptacles are to be placed behind it.</p> <p>Please return your trash cans to storage within the juired.</p> | <p>DATE: _____ ADDRESS: _____</p> <p>REMINDER</p> <p>7.5 Holiday Decorations Holiday decorations or lights for any publicly observed holiday may be displayed thirty (30) days prior to the holiday.</p> <p>If it is after January 25th and you have Christmas decorations up, please TAKE THEM DOWN</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

GET READY FOR ANNUAL GARAGE SALE!

The Community Garage Sale will be held May 9th and 10th. Now is a great time to declutter so that your garage accommodates at least one vehicle.

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 garages shall be used for parking of vehicles and storage of personal property only...

REMINDEERS

ARE YOU SELLING YOUR HOME?

You may not be aware that it is a rule and that YOU are responsible to let your realtor know to attach a **55+** sign to the sale sign in your yard.

7.5 Signs. RULE: For Sale/Rent "For Sale" or "For Rent" signs must be accompanied by a "55+" or "Senior Only" sign of a minimum size of 17" x 5".



DOGS! DOGS! DOGS!

We love our dogs, but please remember to pick up and carry your dog's waste to YOUR trash can. Barking dogs are a nuisance to neighbors. Please bring your dog inside when barking continuously. No matter how well behaved your dog may be, they **MUST** be leashed at all times.

FREE YOGA!



Bend over and pick up your pet waste. Call it **Downward Dog.**

7.4.2 Leash Requirements, 7.4.3 Pet Waste, 7.4.7 Pets COnstituting a Nuisance

Questions or comments? Feel free to contact me!
Mauria Ganther
(844) 474-4557 ext. 700

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: _____ Phone #: _____

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

Short Summary of Items to sell: _____



Do You Love Living in Seven Hills?

The members of the Seven Hills Property Association Board do!

We know you do, too!

How about joining us?

We are looking for two volunteers to join us in helping to keep Seven Hills attractive and a great place to live.

What's involved?

- 2 meetings per month (none in summer)
- basic computer skills
- positive professional demeanor
- willingness to represent Seven Hills

Submitted by Board of Directors
SEVEN HILLS PROPERTY OWNERS ASSOCIATION

OFFICIAL FORMS

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

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



April Birthdays

1

Rita Bullard
Gregory Gardner
Joanie Zeigler

2

Steve Clayton
Laura Eiring
Janet Estrada

Gregg Wilder

3

Robert Butler
Lester Davidson
Karen Norman

5

Russell Duncan
Anita White

6

Dennis Wheaton
Dennis Wheaton

7

Basilio Austran
Michael Bresnahan
Javier Garcia
Barbara Winslow

8

Virginia Jones
Robert Ragen
Sharon Rodriguez

8

Dawna Zimmermann

9

Curtis Eirew
Dave Muro
Thomas Tereau

10

Gerald Cunningham
Charles Walker
Loretta Wine

11

Steven Bolton
Joe Garcia
Hector Mercado

12

Robert Bailey
Larry Smith

13

Terral Metheny
Michael Napolitano
Bill Reams

15

John Harris
Francoise Kennedy
Francisco Perez
Ann Wright

16

Timothy Berletich
Dan Chaisongkram
Jason Priest

17

Susan Caraveau
Joseph S. Segal

18

Suzanne Gaches
Linda Gomez
Jonze Roberts

19

Joyce Scudder
Donna Street

20

Martha Ortega
Nanci Sevigny

21

Lynne Cornell
Linda Griffith
Rick Whisner

22

Lucretia Fiore

23

Sandra Melton
Diana Meteny

24

Ana Cosio

24

Don Dismukes
Naran Gami
Norma Kiltbau
Liz Long
Pat Reams
Irma Sanchez
Rosalind Smith

25

Les Bonneau
Brian Fabun
Kevin Johnson
John Lewis
Ronald Wade

26

Isidra Chavez
Lynn Coon
Linda Shields

28

Josie Bellis
Ted Kotoff
Maria Scoglio

29

Kevin Isaac
Juan Jimenez
Sharon Mc Cullough
Robert Poirier

30

Howard Storey

HAPPY ANNIVERSARY

April Anniversaries

| | | |
|----------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------|
| 1 Humbert & Yolanda Camacho | 8 Roger & Nancy Overholt | 22 Steven & Janet Bolton |
| 2 Roland & Madeline Gregoire | 9 Terry & Debra Esary | 23 James & Virginia Jones Larry & Rita Neisler |
| 3 Michael & Shellie Rausch | 15 Lawyer & Carrie Baxter John & Lea Harris | 26 William & Lynecia Rogers |
| 5 Yang Joo & Anna Lee Kweon | 17 Randolph & Pauline Arciniega Gary & Kathleen Sanford | 27 Bruce & Kathy Triplett |
| 6 Bill & Gail Savage | | 30 Philip & Francoise Kennedy |



**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

CLUBHOUSE

at Seven Hills

OFFICE HOURS 10am -1pm

7-days a week

Reach us at 951-658-2234

email 7hillsmembersclub@gmail.com

NEW SIMPLE PRICING:

\$30 / MONTH PER PERSON

SECOND PERSON 50% OFF



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

April 16th Country Western Show
performed by DJ Garcia

May 21st in celebration of "Cinco de May"
we will have a Mariachi band perform

June 19th Summer Luau party
with DJ Alex

July 16th American Made Band

April 2025

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| | | | | | | 1 10 - 1:00 Office Open |
| 2 10-1:00 Office Open | 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 Pool Exercise 12 - 3:00 Hand & Foot 6pm Bingo \$7 | 5 10 - 1:00 Office Open 9:00 Chair Exercise 1:00 women's club mtg 6:00 POA Meeting | 6 10 - 1:00 Office Open 2:00 Happiness Club Mtg | 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 10-1:00 Office Open | 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 Pool Exercise 12 - 3:00 Hand & Foot 2:00 Gratitude meeting 6pm Bunco \$6.00 | 12 10 - 1:00 Office Open 9:00 Chair Exercise 12:00 WC Luncheon | 13 10 - 1:00 Office Open 2:00 Happiness Club Mtg 6pm SCAT | 14 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise | 15 10 - 1:00 Office Open 10:00 Garden Club Mtg |
| 16 10-1:00 Office Open | 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 pool exercise 12 - 3:00 Hand & Foot 6pm Bingo \$7 | 19 10 - 1:00 Office Open 9:00 Chair Exercise 9:00 Sweet Pea | 20 10 - 1:00 Office Open 2:00 Happiness Club Mtg | 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 10-1:00 Office Open 5pm Karaoke & April birthdays | 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 pool 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 | 29 10-1:00 Office Open |

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

MONTHLY DINNER & BAND

Wednesday, April 16th

from 5pm - 8pm



Country Night music by DJ Garcia
Come out and enjoy your night of country fun!

**Menu: Pulled Pork served on a bun with
coleslaw , vegetable , & Pudding for Dessert.**

Tickets on Sale Cost” \$12.00
Deadline to purchase April 14th



**All POA Residents are
welcome to attend
Come get your tickets today!**

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



April 2025 – News & Information

By: Lori Gastelum

Reminder: Singles group will meet at clubhouse March 26th.

*See you then.
Lori Gastelum
310-780-3027*



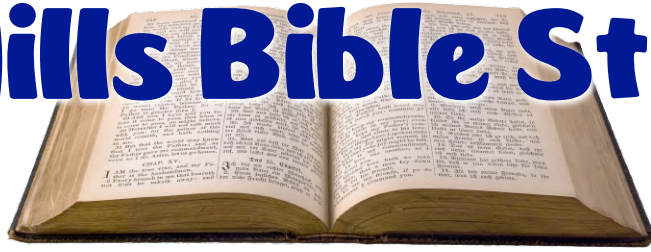
Loving Prayers

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**

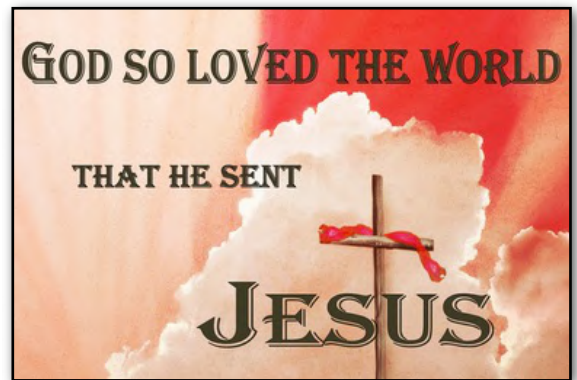
**SYMPATHIES & CONDOLENCES:
FOR THE PASSING OF: CHARLES FISK AND JOHN OLER**

7 Hills Bible Study



The Gospel of the Cross

We all have sinned and rebelled against God. God then raised up a deliverer, Jesus Christ, who was lifted up on the cross for us to look to in faith in order to be healed of our sin and live eternally in His kingdom. Why would God even care about us? There is absolutely nothing we can do to merit eternal life with God. We are sinful by nature. But we can rejoice in the good news: “God so loved the world, that He gave His only Son, that whoever believes in Him should not perish but have eternal life. (John 3:16)



Hebrews 12:2 reminds us, “looking to Jesus, the founder and perfecter of our faith, who for the joy that was set before Him endured the cross and is seated at the right hand at the throne of God.”

Lord, help us to keep our eyes ever focused on you and your great sacrifice for us on the cross.

What a great gift as we come to this Easter day celebration.

We wish all of you a blessed Easter.

We invite you to our weekly bible study every Tuesday afternoon at 3. For more information, call Joe, Joanie or April Zeigler at 951-658-7610.



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**

EMERGENCY PET INTENSIVE CARE (EPIC VETS)

27727 Jefferson Ave., Temecula

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

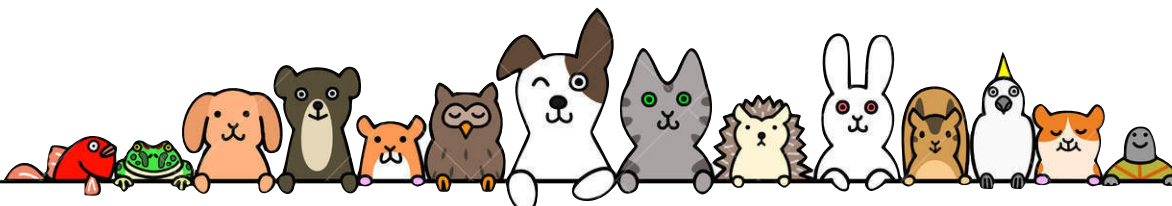
Website: <https://epicvets.com>

VCA California Veterinary Specialists

39809 Avenida Acacias, Suite E, Murrieta

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

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





**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:

Three captains chairs, in good cond. All they need is a coat of chalk paint to look good as new. \$1 each. Call: (304) 661-9906 or email: sheridevault@gmail.com.

FOR SALE:

I have an oak table with four chairs. \$75 for all. 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.



**FREE TAX PREPARATION
THURSDAYS**

**OUR LADY OF THE VALLEY
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A Note From The Editor

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



*Sincerely,
Gary Bieber, Editor*



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

The solution to these grids are on page #66

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

1sudoku.com

n° 122428 - Level Easy

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

1sudoku.com

n° 16200 - Level Easy



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

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

WORDS OF EASTER

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

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

WORD LIST

APRIL
 BASKET
 BLESS
 BONNET
 BOUQUET
 BUNNY
 CANDY
 CARROT
 CELEBRATION
 CHICK
 CHILDREN
 CHOCOLATE
 CHURCH
 CROSS
 CROWN
 CRUCIFY
 DECORATE
 DYE
 EASTER
 EGG
 EGG HUNT
 FAITH
 FAMILY
 GLORY
 GOSPEL
 GRACE
 GRASS
 HAM
 HIDE
 HOLY
 HYMN
 JESUS
 LOVE
 PARADE
 PEACE
 PRAYER
 RABBIT
 RESURRECTION
 RISEN
 SACRIFICE

PUZZLE SOLUTION ON PAGE #66

CROSSWORD PUZZLE FOR APRIL

SEE SOLUTION ON PAGE #63

| Across | |
|-------------------------------------------|---------------------------------|
| 1 Parts of a min. | 26 Source of iron |
| 5 Toast topping | 27 NASA concern |
| 9 Dwindles | 30 In the know |
| 13 Gateman's shout | 33 Make vanish |
| 14 Quaint dance | 37 Treasure of the Sierra Madre |
| 15 Space traveler, maybe | 38 Chip's partner |
| 17 Golden finish? | 39 Do penance |
| 18 Kind of hygiene | 40 Eye infection |
| 19 Old TV sidekick | 41 Trigger, for one |
| 20 Silo contents | 42 Thou-shalt-not |
| 22 Center of the diamond-cutting industry | 43 Pongid |
| 24 Ophidian | 44 Kind of climber |
| | 45 Cartridge contents |
| | 46 Russian chess master |
| | 48 Cry of surprise |
| | 49 Flatfish |
| | 54 Coiffure |
| | 59 Eliminate |
| | 60 Not perfectly round |
| | 61 Small buffalo of the Celebes |
| | 63 Cuckoopint, e.g. |
| | 64 Eeyore's creator |
| | 65 Macho-man |
| | 66 Door type |
| | 67 Exploit |
| | 68 Kind of list |
| | 69 Elvers |

Down

- 1 Catches flies
- 2 Tidal bore
- 3 Transparent
- 4 Vegas follower
- 5 Adept
- 6 Ventilate
- 7 Santa's reindeer, e.g.
- 8 Some wings
- 9 Greasy spoon
- 10 "Great Gatsby" actor Eric
- 11 Tough spot
- 12 Stalk of a moss capsule
- 16 ___ de guerre
- 21 Audacity
- 23 Ring figure
- 25 Her name back then
- 28 Jottings
- 29 Put to the test
- 30 Last name in spydom
- 31 "Born Free" lioness
- 32 "Avengers" name
- 33 Doctor Who villainess, with "the"
- 34 Berkshire school
- 35 Tony Shalhoub played him on TV
- 36 Singer Yoko
- 38 Disney dwarf
- 40 Place for sweaters?
- 41 Big name in games
- 43 Footless animal
- 44 Jamaican pop
- 46 Like under an awning
- 47 Hide from view
- 48 Offer one's two cents
- 50 About to explode
- 51 Vermont city
- 52 Like some suspects
- 53 Weatherman's predictions, in brief
- 54 When doubled, a decoration of sorts
- 55 Roman poet
- 56 Security concern
- 57 Hops kiln
- 58 Biblical preposition
- 62 Hubbub

| | | | | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 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 | | | |

- SERVICES OFFERED -

WHERE TO LOOK FOR YOUR SERVICE

Auto and RV Sales & Services..... 37
Contractor Services..... 38-46
Food, Fun & Instruction 46
Health & Beauty..... 47-48
Home Sales / Real Estate 49-59
Home Care & Pet Services..... 59-60
Insurance & Finance 61
Landscaping 62-63
Legal / Tax Service 61
Pest Control N/A
Roofing Services 64-66
Back Page Featured Ad



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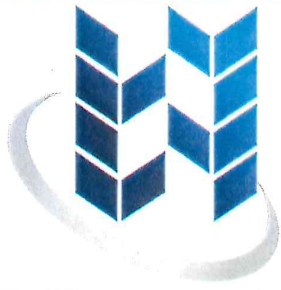
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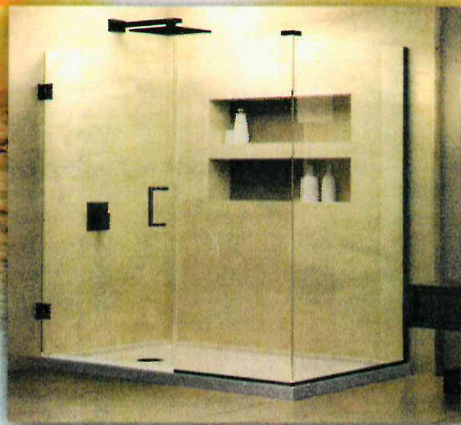
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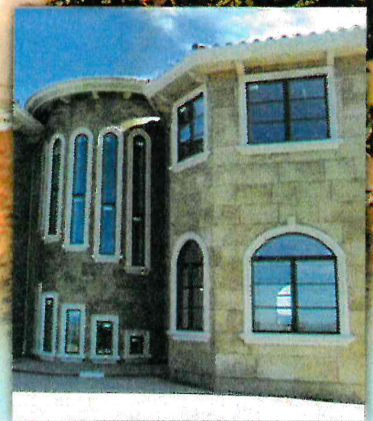
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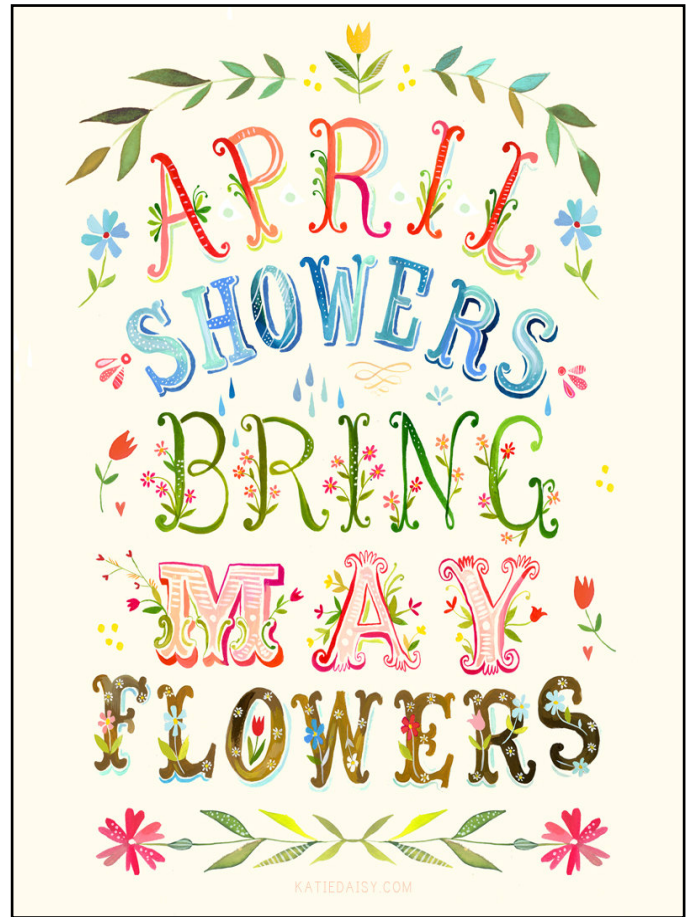
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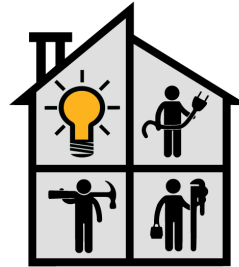
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March 2025
Hemet, CA

Inside This Issue...

Should You Get Your Tap Water Tested?...Page 1

4 Non-Monetary Ways To Help Adult Children With Finances...Page 2

Starting A Weekly House Cleaning Schedule...Page 2

Unexpected Uses For HSA Funds...Page 3

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

How Do I Make My Home Stand Out Without Spending A Lot Of Money?...Page 4



Is Your Tap Water Safe?

All tap water contains some impurities, but not all impurities make the water unsafe. Some minerals pose no threat at a low level, while a higher concentration of the same mineral may be unhealthy—and some contaminants are unsafe at even extremely low levels.

If your tap water has an unpleasant smell or taste, or if it's discolored, you should stop drinking it and get it tested as soon as possible. Even if your water looks and tastes fine, though, it's a good idea to test it once a year. The Environmental Protection Agency (EPA) also recommends testing your water if anyone in the house is pregnant or experiencing recurring stomach ailments, or if the house was built before 1986 and might still have some lead pipes. A full list of EPA recommendations for when to test your water are listed here: <https://www.epa.gov/ground-water-and-drinking-water/home-drinking-water-testing>

The most commonly available home water testing kits use paper strips or powder, but these DIY methods are somewhat limited. Home tests are usually less sensitive than a lab test, and they may not be able to detect all types of contaminants. The paper strips, for instance, can be useful for a general overview of what's in your water, but they don't necessarily provide enough detail to tell you how to fix it.

For a more detailed and accurate analysis of what's in your tap water, you can collect a water sample and have it tested by a lab. The EPA recommends using a certified lab so that you'll be confident in the test results. There's an EPA lab in every state, and you can find one by searching the epa.gov site for: “**Certified Laboratories for Drinking Water.**” Once you have your results, you can make a plan to treat your water. Note that the EPA maintains safety standards for all tap water except well water—if you have a well or another private water source, you're responsible for the safety of that water. It might be even *more* important to test regularly if you have a private well.

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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!)...

willful (pronounced will-ful) adjective

Meaning: stubbornly obstinate or headstrong

Sample Sentence: Our willful child has the annoying habit of simply lying down in the store because he wants something we're not buying.

Bad Eggs?

There are a few ways to tell if the eggs in your fridge are still okay to crack open. The easiest is the float test:

- Fill a container with water enough to cover the egg.
- Place the egg in the container.
- If it sinks lying on its side, it's still fresh.
- If it sinks and sits upright, it's not as fresh but still okay to eat.
- If it floats, it could have gone bad and you should discard it.

For hard-boiled eggs, a strong odor or slimy texture are some of the signs of an egg gone bad.

Flex Your Little Mice

The word "muscle" is so familiar that you may not consider where it came from. But if you trace it all the way back to Latin, the word *musculus* translates as "little mouse." Ancient Romans apparently thought flexing biceps looked like mice moving under the skin. Ancient Greeks, too, used *mys* for both "mouse" and "muscle."

Quotes To Live By...

"Hope is patience with the lamp lit."
– Tertullian, Ancient Roman Author

"Always read something that will make you look good if you die in the middle of it."
– P.J. O'Rourke, Comedian

"Gardening is not a rational act."
– Margaret Atwood, Author

Helping Adult Kids With Money

Being supportive of adult children doesn't always involve writing a check. It can mean saying no to the "kid" who overspends and always asks for money. Here are some suggestions to help your adult children become financially sound without depleting your own savings (or damaging family relationships).

- **Talk to your financial advisor.** Get an accurate picture of what giving money to spendthrift kids means for your financial goals. Understanding that may help you set firmer money boundaries.
- **Help them create a budget.** You may be able to offer nonjudgmental budget planning guidance, including ongoing budgeting assistance to help them build a more stable financial future.
- **Make an appointment for them with a financial advisor.** Money can be a tough topic to broach with family—it may be best to hand that baton to professionals.
- **Find non-financial ways to ease their financial burden.** This could mean looking after their kids now and then to save on daycare, giving them your gently used sofa when you get a new one, or even letting them move back into their old room for a little while so they can pay off debt.

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Create A Cleaning Routine

Weekly cleaning schedules like this are merely suggestions. Adjust as needed to find the routine that works for you and you'll be much more likely to actually stick to it. *We'll cover Thursday-Sunday next month!*

- **Monday: Surfaces**
Clear the surfaces that tend to accumulate piles: the coffee table, nightstand, dining table, and coffee table. Return items to where they belong and wipe down the uncluttered surfaces.
- **Tuesday: Kitchen**
Focus on kitchen tasks that may not get done daily, such as cleaning food spills from the stove top, sticky spots from fridge doors, sauce splatter from the inside of the microwave, burnt bits on the oven floor, and crumb debris from the toaster.
- **Wednesday: Bathrooms**
Clear and clean bathroom counters, mirrors, and sinks (wipe off gooey drips from soap dispensers, too). Scrub toilet bowls and disinfect the exterior of the toilet. Scrub bathtubs and shower stalls, and launder shower curtains or clean shower doors as appropriate.

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CONTINUED ON NEXT PAGE ➤

Brain Teaser...

What's harder to catch the faster you run?

(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!

Alaska Superlatives

What's the northernmost state in the U.S.? That's easy, you say, it's Alaska.

But did you know Alaska is also the westernmost *and* easternmost state in the U.S., too? Not only is Alaska's Cape Wrangell located further west over the International Date Line than Hawaii, but the Aleutian Islands also stretch into the Eastern Hemisphere.

Medication Reminder Apps

These apps are great for medication reminders and tracking.

Medisafe (iOS and Android-free) is a popular medication management app that can handle even complicated medication schedules. You can add a family member to the app to get notified in case you miss a dose, and the app warns you about medication interactions.

MyTherapyApp.com (iOS and Android) offers its medication reminders in more than 15 languages to accommodate a wide range of users. It also has refill reminders and can track things like blood pressure.

DoseCast.com (2.99/month or \$27.99/year, iOS, Android, Amazon) includes not only medication and refill reminders, it syncs across unlimited devices—especially useful for caregivers to track someone else's health.

5 Surprising Uses For Your HSA

A Health Savings Account (HSA) is an excellent addition to an investment portfolio and medical benefits package for anyone with an HSA-eligible health insurance plan (often called a "High Deductible Health Plan"). The money in these accounts isn't taxed while it's in the HSA, and it's not taxed when you take it out, either, if it's used for eligible medical expenses. And there are probably dozens of "eligible medical expenses" that you don't know about. Here are just a few of them.

1. **Everyday medical supplies:** Many basic first-aid supplies are eligible purchases under an HSA, such as bandages, antibiotic ointments, over-the-counter medications, menstrual care products, and even medication organizers. Sunscreen is also HSA-eligible, if it's SPF 15 or more and has broad spectrum protection against UVA/UVB rays.
2. **Wigs:** When medical treatments lead to hair loss, and that leads to depression, your HSA can pay for wigs.
3. **Home improvements:** Modifications to your house that are required for medical reasons, like ramps for wheelchair users, may be reimbursed from an HSA. This includes removing lead-based paint in an older home.
4. **Alternative therapies:** Even if your health insurance doesn't cover things like massage, acupuncture, or chiropractic therapies, your HSA can.
5. **Service animals:** You can use your HSA funds to pay for not only the service animal itself, but also its veterinary care and food.

If having a long list of HSA-eligible purchases isn't appealing enough, here's another incentive to pay closer attention to your HSA: It can earn you tax-free income. Money in your HSA doesn't have to just sit there tax-free until you spend it on a qualified medical expense. You can keep it in an interest-bearing bank account or even invest some of it within the HSA, and your interest and investment earnings are *also* tax-free.

You can browse through a seemingly endless list of HSA-eligible health products on a site like [HSAstore.com](https://www.healthcare.gov/glossary/health-savings-account-hsa/) and learn more about things like HSA-eligible health plans, contribution limits, annual deductible amounts, and qualifying medical expenses here:

<https://www.healthcare.gov/glossary/health-savings-account-hsa/>

Thank You! Thank You! Thank You!

Jon Oler

Kathy & Martin Feste

Sandy & Mike Madrid

My thoughts and prayers are with

Eric Giberson Family

Loren Stone Family

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CONTINUED ON NEXT PAGE ►

Thanks For Thinking of Me!

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

Brain Teaser Answer:

Your breath

Blowing Smoke

A campfire may be cozy, but you don't want to smell it on your clothes later. The best way to get the smell of smoke out of your clothes is by adding a half-cup of baking soda or a cup of white vinegar to your laundry detergent, the sooner the better. If you won't be home for a while, fresh air and sunlight are your friends. Hang items in an area with lots of light and a breeze—and well away from the fire.

Crow Grudges

Do you think you know someone who can hold a grudge? A scientist at the University of Washington conducted an experiment that shows crows can hold grudges for about 17 years!

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: **Ron Hardin.**

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

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

The answer is a) 1847. A pharmacist who developed a lozenge cutter realized he could make candy with it, too. In 1866, phrases began being stamped onto the candy, and the heart shapes as we know them today came onto the market in 1901. So let's move on to *this* month's trivia question.

The first World Cup was held in 1930, but the current World Cup trophy wasn't introduced until 1974.

They needed a new one because the original was:

a) lost b) considered ugly c) awarded permanently d) damaged

**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. How do I make my home stand out in the market without spending a lot?

A. If you want to get offers from buyers, make a great first impression by improving these potential turn-offs:

- **Messy Landscaping:** Buyers are looking for curb appeal. Take the time to clean up an overgrown yard.
- **Nasty Odors:** You may not smell some odors in your home because you've become desensitized to them. Ask your REALTOR[®] if there are odors (smoke, pet odors) and how you can get rid of them.
- **Too Much Clutter:** Pack away any items like excess furniture, personal pictures and nick-knacks. They make your rooms look smaller and distract the buyer from really seeing the house itself.
- **Old Paint:** A fresh coat of neutral-colored paint is a low-cost way to make your rooms look new and fresh.

You can learn more about these and 40 more tips in my Free Consumer Report called **“44 Money Making Tips For Preparing Your Home To Sell.”** Just ask me for a copy for yourself or a friend, and I'll send it right over. Do you have a question you want answered related to real estate or home ownership? Feel free to call me at **951-205-4165**. Perhaps I'll feature your question in my next issue!

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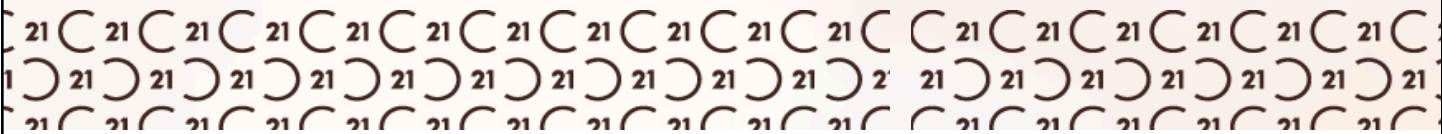


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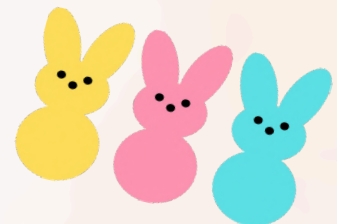
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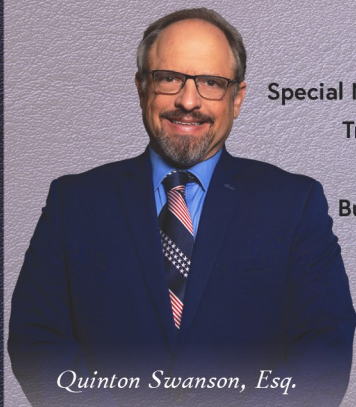
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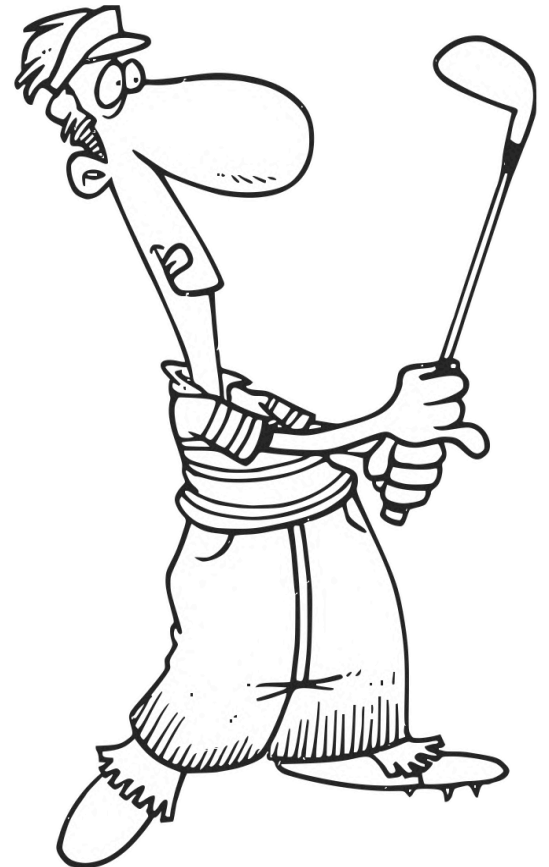
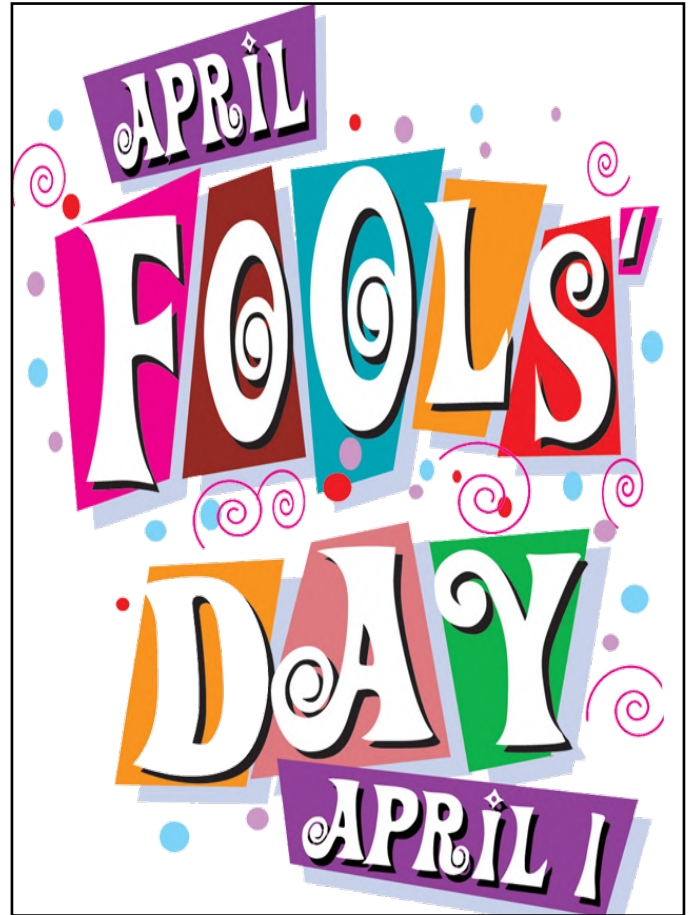


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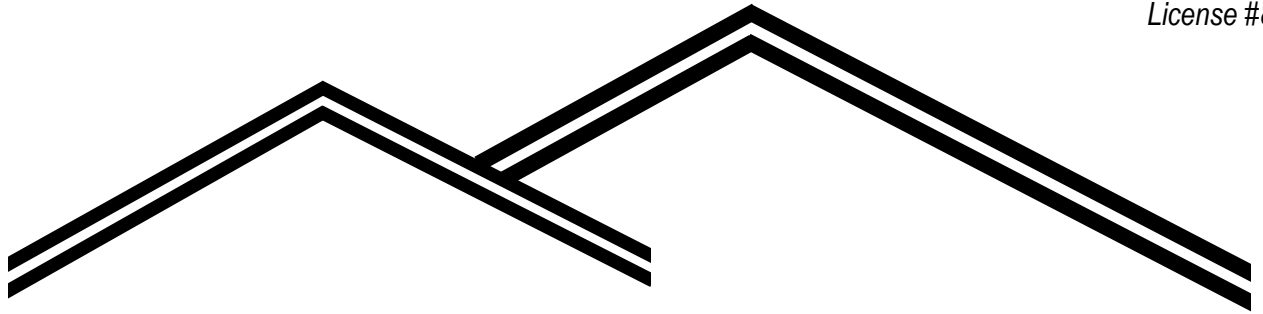
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Please present your articles, ads, photos, art, etc. in "PDF", "JPG" or "PNG" format (300 DPI) for best quality, and include your name and telephone number in case there are any questions regarding your submission.

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| Full Page | 7 1/2" Wide x 9 3/4" Tall | \$95.00 |
| Half Page | 7 1/2" Wide x 4 3/4" Tall | \$55.00 |
| Half Page | 3 1/2" Wide x 9 3/4" Tall | \$55.00 |
| Quarter Page | 3 1/2" Wide x 4 3/4" Tall | \$30.00 |
| ** Business Card | 3 1/2" Wide x 2 1/4" Tall | \$15.00 |

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

Advertisements are to be submitted to the editor by the 12th of each month to be included in the following month's newsletter.

All costs for the newsletter are provided by its advertisers.

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

**** 2 month minimum for business card ads**

Thank You Advertisers

DISCLAIMER

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

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