



# Seven Hills

A Senior Golf Community in Hemet, California

## Newsletter



DON'T FORGET OUR  
COMMUNITY GARAGE SALE!

MAY 9TH AND 10TH  
SEE FORM ON PAGE 16

SEVEN HILLS PROPERTY OWNERS ASSOCIATION

MAY 2025

### COME JOIN US FOR A HAWAIIAN LUAU

WEDNESDAY, JUNE 18<sup>TH</sup> – FROM 5:00 - 8:00

YOUR \$15 TICKET INCLUDES:

- ✿ CATERED HAWAIIAN DINNER
- ✿ MUSIC BY DJ DIESAL
- ✿ AUTHENTIC HAWAIIAN ENTERTAINMENT  
BY PUAHI'S POLYNESIAN DANCERS
- ✿ PHOTO OPS, RAFFLE PRIZES, AND MORE!

TICKETS ON SALE AT SEVEN HILLS CLUBHOUSE  
MON - SAT FROM 10:00AM - 1:00PM UNTIL JUNE 4TH  
GET TICKETS NOW TO RESERVE YOUR SPOT!

SPONSORED JOINTLY BY SEVEN HILLS MEMBERS CLUB  
AND SEVEN HILLS PROPERTY OWNERS ASSOCIATION

TROPICAL ATTIRE WELCOME!

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

- |  |       |   |                   |
|--|-------|---|-------------------|
| • Board of Directors Info .....                | 3     | • What's Happening In Our Community ..... | 22-32             |
| • President and Vice-President's Message ..... | 4-5   | • Seven Hills Bargain Spot .....          | 33                |
| • Board of Directors Minutes .....             | 6-7   | • Number & Word Games .....               | 34-36             |
| • Treasurer's Report & Financials .....        | 8-10  | • Services Offered .....                  | 37-68             |
| • Important Info / Committee Reports .....     | 10-17 | • Newsletter Ad Info .....                | Inside Back Cover |
| • Official Forms .....                         | 18-21 |   |                   |

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

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

# UPCOMING COMMUNITY EVENTS

**May 7th – Board of Directors/Membership Meeting at 3:30 pm**  
**Guest Speaker: Benigno (Ben) Sandoval, Economic Development Manager**

**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**

**July 16th from 5pm - 8pm Patriotic night**  
**American Made Band will be performing**



## FUN TRIVIA QUIZ



1. In which country did table tennis originate?  
a) China   b) England   c) USA   d) India
2. What is the only fruit that has its seeds on the outside?  
a) Kiwi   b) Peach   c) Strawberry   d) Plum
3. Which bird is often associated with delivering babies in folklore?  
a) Eagle   b) Owl   c) Stork   d) Robin
4. What musical instrument is Ringo Starr famous for playing?  
a) Guitar   b) Drums   c) Piano   d) Violin
5. Which planet is known as the "Red Planet"?  
a) Earth   b) Venus   c) Jupiter   d) Mars
6. What do you call a male bee that mates with the queen?  
a) Drone   b) King bee   c) Worker   d) Guard
7. What kind of tree do acorns come from?  
a) Pine   b) Oak   c) Maple   d) Birch
8. What is the term for a baby kangaroo?  
a) Joey   b) Cub   c) Calf   d) Fawn
9. What is Sheldon Cooper's favorite number in "The Big Bang Theory"?  
a) 27   b) 42   c) 73   d) 94
10. What do you call a fear of heights?  
a) Acrophobia   b) Arachnophobia  
c) Agoraphobia   d) Claustrophobia
11. According to Guinness World Records, how many hot dogs did Joey Chestnut eat in 2020 in 10 minutes?  
a) 60   b) 75   c) 50   d) 100

Answers: 1b, 2c, 3c, 4b, 5d, 6a, 7b, 8a, 9c, 10a, 11b.



# 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	Position 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, May 7th, 2025 .....3:30 p.m.

June – August .....DARK

Wednesday, September 3rd, 2025 .....3:30 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,

Aren't we fortunate to live in such a beautiful community? I'll never forget the first time I drove into Seven Hills. It felt like a breath of fresh air compared to other places I was considering. Coming from Virginia Beach, Hemet wasn't even

on my radar, but I'm so happy my husband and I made the move. And now that I've claimed Hemet as my own, I hope you will join us at this month's Seven Hills Bi-annual Membership Meeting on Wednesday, May 7, at 3:30 to hear Benigno (Ben) Sandoval, Economic Development Manager, speak about the financial health of our city. I'm sure you are as curious as I am to hear what he has to share.

The bi-annual meeting is run differently from monthly meetings. It is actually run as two separate meetings back to back. The first meeting is a Board of Directors (BOD) meeting. It is much the same way as a City Council meeting operates. We both run under parliamentary procedure, often implementing what's known as Robert's Rules of Order. Robert's rules prescribe the way in which the meeting flows so that it is efficient and everyone is afforded professional courtesy.

Our meetings employ the elements of Robert's Rules, although we are not as strict with the orders as we could be. Basically, the president runs the meeting. The meeting begins with an opening like the Pledge of Allegiance followed by roll call. Next are the "Directors Reports" which always includes presenting previous meeting minutes by the Secretary and a financial update presented by the Treasurer. Then the other board members take their turns making announcements pertaining to their specific positions.

Following the reports, the meeting continues by addressing "Unfinished Business". This is usually presented by the president and addresses the ongoing concerns brought to the attention of the Board or new information that will shed light on an ongoing issue. After Unfinished Business comes "New Business" which can include a wide range of topics the BOD feels the need to bring to light. It can involve areas that need attention to work on through research or building new communities to work on bringing about a solution.

If the BOD needs to vote, it will take place during Unfinished or New Business. It must follow a very specific procedure in order to become "legal". First, a motion is called to be made by the president. A Board Member makes the motion, for example, "I move that the new time for our meetings begins at 3:30 pm instead of 6:30 pm." A different Board Member (not the president) indicates support for the movement to go forward with a "second", which is the simple statement, "I second the motion."

It is only AFTER a motion is made and seconded that discussion is permitted to ensue among board members only. Discussion begins with a simple question raised by the president, "Is there any discussion?" Questions are asked and exchanges are made. In time, the president asks, "Is there any further discussion?" When there is no further discussion, the president calls for a vote by repeating the motion and asking for those in favor to respond one way (usually "yay") and those opposed to respond in another way (usually "nay").

Once Board business has been completed, our meetings have set aside dedicated time for "Member Comments." This can be handled in a couple of different ways. Usually members are asked to submit comments or questions in writing ahead of time. The president usually runs what will happen next. Either the member will be invited to address the room on a time limit (usually no longer than 3 minutes) or the comment is read aloud by the president. It is the president's prerogative to decide whether or not a question is answered immediately or if it is addressed at the next meeting. If it goes to the next meeting, it returns as "unfinished business".

When "Members Comments" conclude, the meeting is very nearly over. The rest of the meeting is dedicated to announcements and guest speakers before it is officially adjourned.

Members are not always clear on their part of a meeting which is running under parliamentary procedure. That's because the meetings are not structured for public participation. They are structured for the leadership of the governing body to conduct their business; in our case the Seven Hills Property Owners Association Board of Directors. So, unlike a town hall where there is a back and forth exchange between the body and the leadership, this is not the case in BOD Meetings. In this case, the only

CONTINUED ON NEXT PAGE ➤



obligation the BOD has to a member is the opportunity to voice their comment.

However, there are two exceptions to this rule. They are the 2 meetings held biannually which are named accordingly, The Members Meeting. This is not a BOD meeting. While the May meeting literally belongs to the members, it is still run by the president and follows certain guidelines so that order and courtesy are maintained.

So, when you come to the May 7th meeting, bring a prepared statement if you wish. Bring questions you feel have not been answered. Bring what you feel may need to be heard.

Ground rules:

1. Turns will be taken at the microphone and only one turn will be permitted.
2. Comments will be respectfully shared and respectfully received.
3. Comments will be relevant.
4. No personal attacks will be permitted.
5. You will be given a 3 minute time limit.

See you at the meeting!

Questions, comments, or suggestions?

Feel free to contact me!

President@sevenhillspoaofhemet.com

Mauria Ganther

(844) 474-4557 ext. 700



The **Seven Hills POA** is excited to partner with the **Seven Hills Members Club** to host a **LUAU on June 18<sup>th</sup>, 5:00PM-8:00PM**. **Jane Broe** and her talented committee, along with **Dasha** have a fun evening planned, **delicious** food, and **GREAT ENTERTAINMENT**. Tickets will be sold at the members club starting **APRIL 28<sup>th</sup>**, during their regular business hours for **\$15.00**. You do not have to be a member of the members club, just a resident of **Seven Hills POA**. Join us to find out what other surprises are in store. **DON'T** miss out on this fun time! The **CUT OFF DATE** to purchase tickets is **JUNE 4<sup>th</sup>**. Sorry, there will be no exceptions.

**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 **3<sup>rd</sup> 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. So to avoid it happening to anyone else, **each residence** is 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

We are **allowed** to have **fire pits** to burn only **wood**. We are not allowed to burn **trash**.

To sign up for **no burn day alerts** and **other important information**, go to [www.aqmd.gov](http://www.aqmd.gov).

If you would like to know what **MAIL** will be delivered each day, sign up at [www.usps.com/manage/informed-delivery.htm](http://www.usps.com/manage/informed-delivery.htm).

If you are interested in checking out the Seven Hills **BOOK CLUB**, contact me for the date and location of the next meeting in **MAY**. We will be reading "**Let Us March On**" by **Shara Moon**.

**TRESPASSERS** walking on the **Seven Hills Golf Course**, **BEWARE** of the **gopher holes**!

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



# BOARD MEETING MINUTES

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

### *Board of Directors* Minutes of April 2, 2025 Meeting

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Mauria Ganther, President of the Board of Directors called the meeting to order at 3:34 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:**

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

The minutes of the Board of Directors meeting held on March 5, 2025 were posted in the March newsletter. The minutes of the Executive Board of Directors meeting held on March 27, 2025 were emailed to the board. Minutes were approved as published by general consent.

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

A current budget report will be filed for audit.

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

Ms. Wilcox announced that she no longer has access to the manager of the Seven Hills Golf Course regarding tree concerns. The Hawaiian themed event will be held on June 18, 2025 at the Members Club, and tickets will be on sale when the May newsletter goes out. Jane Broe (Event Chairman) was asked by Ms. Wilcox to elaborate on details of the event. The Book Club Meeting will be on April 21 at 2:00 pm.

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

Robert Fisk had nothing to report.

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

Vince Oliveri reminded everyone to fill out the architectural request form for approval when considering changes to the exterior of your house. He further explained that you may or may not be able to paint your house the same existing color if that color is not on the approved exterior color chart for Seven Hills. The colors on the chart are from Valspar but homeowners can use any paint manufacturer that is a match or close comparison.

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

Mauria Ganther (acting as substitute) announced a new rule had been written addressing the concern for the many cars located at any one address. The rule was announced and will be posted in the newsletter under 7.10.4.

#### ***Parking Restrictions***

- *Each residence is permitted no more than three (3) **registered** vehicles (matching the address of the owner) to be parked in the driveway or adjacent property.*



## **UNFINISHED BUSINESS**

It was announced that the new Broadcasting system had been launched. A “test” message was sent via text, so if anyone did not receive a test message, it was because their number was either incorrect or was a landline. In the future, the Board will be working to update the roster and post a survey to collect member preference for default methods of communication: text, voicemail, or email.

The subject of raising dues was discussed and the president read the board’s current stand,

“The BOD has discussed the question of raising dues in the past two (2) consecutive executive meetings. There seems to be much more that needs to be researched than we first thought. For now, the information we have for you is that we will be meeting with our accountant in an effort that we may gain more insight into exactly what our options are before making a decision. In the meantime, we will do our best to keep you informed of our progress.”

A question by a resident was brought up at last month’s meeting concerning the administrator’s salary. The president made a comparison between what our administrator’s salary and what it would cost, on average, to hire a management company to do the same job.

## **NEW BUSINESS**

- An invitation was made to the members to consider joining the board since we are down two Directors.
- Member Comments
  - A member requested clarification on the new procedure of CC&R notices being posted on mailboxes.
  - A member asked about fire pit regulations and restrictions.
  - A question about Lake Maybe was brought up but was overlooked and needs to be addressed.
  - A member made a plea to the Board to contact the Fire Department about the hydrants in our neighbor to be inspected. Spark arrestors are required to be installed on chimneys that burn solid fuel.
- Guest Speaker
  - Our guest speaker was Ken Graff. He gave a PowerPoint presentation about the rich history of Ryan Air Field, our local Hemet aviation hub.

## **ANNOUNCEMENTS**

- An announcement was made reminding members of the protocol for the way in which our meetings are to be conducted. It does not follow protocol when our meetings are interactive like a town hall.
- Our raffle winner was Karrie Armstrong
- Our next Board of Directors meeting is May 7, 2025 at 3:30.
- Hot beverages and cookies will be served following our meeting.

The meeting was adjourned at 4:43 pm.

Respectfully Submitted by:  
Mauria Ganther, president



# TREASURER'S REPORT AND FINANCIALS

AS OF MARCH 31, 2025  
BY: PATTI COURTOIS, TREASURER



## OPERATING REVENUE

Total Revenue (Income)	\$11,406.12
Total Expenditures	\$17,046.11

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<b>NET OPERATING REVENUE</b>	<b>-\$5,639.99</b>
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## ASSETS

### Current Assets

#### Bank Accounts

1000 Bank of Hemet, Checking	\$24,126.90
1010 Bank of Hemet, Savings	\$38,050.59
1020 Treasury I-Bonds *	\$233,437.20

<b>Total Bank Accounts</b>	<b>\$295,614.69</b>
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#### Other Current Assets

Payments to Deposit	\$2,152.36
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<b>Total Other Current Assets</b>	<b>\$2,152.36</b>
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<b>Total Current Assets</b>	<b>\$297,767.05</b>
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<b>TOTAL ASSETS</b>	<b>\$297,767.05</b>
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## LIABILITIES AND EQUITY

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Liabilities	\$0.00
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<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>
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### Equity

Opening Balance equity	\$224,614.54
Retained Earnings	\$69,387.27
Net Revenue	\$3,765.24

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<b>TOTAL EQUITY</b>	<b>\$297,767.05</b>
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<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$297,767.05</b>
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\* Includes \$566.00 interest

**\* FULL FINANCIAL REPORT AVAILABLE UPON REQUEST \***



# Safety Monitor Report

FOR MAY 2025

BY: BOB FISK



## REPORTED INCIDENTS

03/13/2025 TO 04/11/2025

**3/13/2025** – a resident on Banyon Tree Lane called to report a solicitor coming to his door.

**4/4/2025** – a resident living on Sequoia Drive reported that a young woman came to the door and began asking questions that intruded into the resident's privacy. The woman also knew their last name. After being turned away, the woman went next door.

Subsequently another solicitor came to the door, also asking prying questions. He was seen continuing down the street to other residents' houses.

**4/11/2025** – a resident on Jasmine called and reported that a traffic accident between two vehicles had just occurred at the intersection of Jasmine and Manzanita. The accident occurred somewhere around 2 pm. Injuries were sustained and ambulances were called.

## Lessons This Month

### Driving Defensively

I doubt if any of us would want to have been part of the accident scenario described above, yet we witness drivers in our community violating safe driving rules all the time. The most common violation is exceeding the 25 mph speed limit.

I really don't want to sound like a curmudgeon, but I believe in following the rules, as they usually have a sound basis for protecting us and the people around us. Driving over the speed limit in Seven Hills endangers pedestrians and golfers seeking to cross the road.

One or both of the drivers involved in the accident on Friday must've violated at least two basic rules of safe driving: exceeding the speed limit and approaching an intersection without paying close attention. That intersection is very close to where my mother lives, so I often encounter it – and it makes me cringe every time because there are no Yield or Stop signs going either way. I have talked to people in Seven Hills about this at times and have received the opinion that "drivers can see the traffic well enough to avoid a collision." Obviously not.

Whether or not we pursue having signs put up at the intersection is an open question. The fact is, signs or not, the accident was entirely preventable.

### Duties of the Safety Monitor

Each of us on the Board have specific tasks that we – as volunteers – are assigned. Mine are the duties defined for the Safety Monitor. I regularly receive calls from residents that pertain to tasks that are not on my duty list. This is not a terminal situation for the call, as I merely forward it to the Board member responsible for that area. Other Board members who receive a call that pertains to my area will do the same. However, it does delay any action we might need to take.

My responsibilities are really concerned with problems that non-residents create in Seven Hills. I receive reports from residents who experience events that create a hazard for those of us who live in Seven Hills. I then write these up as a dated list in my column so that residents may learn from them and avoid the hazard in the future. As you know, I also offer advice to residents related to these incidents.

CONTINUED ON NEXT PAGE ➤

In addition to this, I create plans and recommendations along with the members of the Emergency Committee to help residents deal with emergent situations of all kinds. Also, I am responsible for searching the video recordings from our cameras to find evidence related to hazardous situations that arise in Seven Hills.

You can see that much of my job depends heavily upon reports that are made by residents to me. If I don't receive a report, it does not appear in my column.

NOTE: I am not responsible for receiving reports from residents regarding violations of the CC&R Rules. Those go to the CC&R Officer.

One final thing: The Board members are not enforcement police. We do investigate and attempt to redress violations of the CC&Rs, but our only tool is a drawn-out process that may take months. If you observe someone breaking the law, call the police, not us! *Then* report the incident to me so that I may include it in my column.

Have a great Easter!

*Bob Fisk*

*Safety Monitor*

*SHPOA Board of Directors*

[safetymonitor@sevenhillspoaofhemet.com](mailto:safetymonitor@sevenhillspoaofhemet.com)

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

(844) 474-4557 ext. 706

**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 ~**

**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](mailto:janebroe@gmail.com)

Able-bodied  
Men and  
Women

fun, low commitment  
way to serve -  
**NO MEETINGS!**







# ARCHITECTURAL COMMITTEE REPORT FOR MAY 2025

BY: VINCENT OLIVERI



May 2025 is knocking, and with summer around the corner, it's time to dust off those architectural plans – think new

decks, fresh paint, or a gazebo to enjoy the sunny months ahead. The weather's cooperating, contractors are booking up, and your POA's architectural committee is waiting. May's the sweet spot: submit now, clear the review hurdle, and break ground by June. Here's how to get your summer project rolling without tripping over POA rules.

## Section 1: Projects to Kick Off in May

Summer's prime for these POA classics—start planning now:

- **Decks or Patios:** Expand your backyard for barbecues. Wood or composite, keep it simple. May's mild days are perfect for measuring up.
- **Exterior Paint:** Refresh that faded siding before July's heat bakes it in. Stick to approved color lists which can be found on the website [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com). Pick swatches now, test in May's light.
- **Additions:** A patio or sunroom's big, but doable. May gives you time to draft plans – think square footage and rooflines that match the neighborhood vibe. Submit by mid-May, and you're set for a summer payoff.

## Section 2: Cracking the POA CC&R's and Rules

No shortcuts here – POA approval's the gatekeeper. Nail it like this:

1. **Read the Fine Print:** CC&Rs and Rules call the shots. Dig in now; May's quiet lets you double-check.
2. **Pitch It Right:** Hand over detailed plans – sketches, materials (e.g., composite wood for the deck), and a timeline. Incomplete submissions get bounced; May's your chance to polish.
3. **Beat the Rush:** Reviews take 3-5 days. File in mid to late May, and you're swinging a hammer by June. Start early? Fines will hit harder than a nail gun.

Heads-up: Some POAs want neighbor sign-offs, such as modifying shared fences – knock on doors now, your neighbor will appreciate you contacting them ahead of time.

## Section 3: Pushback Power – Your Move

If the committee says “no,” don't just shrug:

- **Why'd They Balk?** They've got to stick to the rules – random “nope” isn't legit. If it's shaky (e.g., deck denied but half the street's got one), you've got leverage.
- **May Prep:** Use this month to build your case – snap pics of similar projects or quote the CC&Rs they're ignoring.
- **Fight Smart:** Ask for a hearing (your right) or nudge the board to explain. May's timing keeps you cool-headed for the win.

## Section 4: Sample Pitch – A Deck Done Right

Here's a May-ready pitch for a backyard deck:

- **The Plan:** “I'm proposing a 10x12-foot wood deck off the rear patio, stained dark brown, with a 42-inch railing per city codes. It's under the size cap and matches existing homes.”
- **The Docs:** Include a site sketch (deck hugging the house), wood sample, and note it's invisible from the street.
- **The Ask:** “Please review by June 1 – I'll start post-approval for a July finish.”  
Drop it in the mailbox by the front door to the members clubhouse and you're grilling by summer's peak.

## Closing

May 2025's your shot – plan sharp, pitch clean, and enjoy a summer upgrade. Don't forget to check with the City of Hemet building department for projects that require permits. Got questions? Don't hesitate to call. Let's build something solid.

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.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com).

CONTINUED ON NEXT PAGE ➤

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 arranged or you're welcome to come to my house to see the color board charts.

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

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

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

Vincent Oliveri,  
Architectural Chairperson  
SHPOA Board of Directors



## *4th of July* **GOLF CART PARADE!**



***CALLING ALL GOLF CARTS, CLASSIC CARS,  
MOTORCYCLES, AND OTHER FUN VEHICLES!***

***DECORATE YOUR RIDE AND LET'S CELEBRATE OUR NATION'S  
BIRTHDAY WITH A PARADE THROUGH OUR COMMUNITY!***

***JULY 4TH FROM 10 AM TO 12:30 PM STARTING  
AT THE CLUBHOUSE PARKING LOT***

***ENJOY A GRILLED HOT DOG AND BAG OF  
CHIPS AFTER THE PARADE.***



# CC&RS REPORT FOR MAY 2025

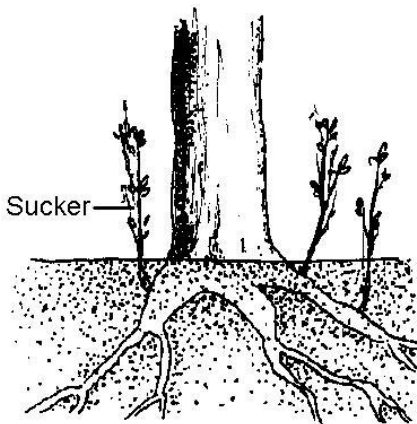


## THEY'RE EVERYWHERE! THEY'RE EVERYWHERE!

How can you avoid a fine? Keep your lawn maintained and free of weeds! This includes the “verge” in front of your property.



Contrary to the popular belief that the verge belongs to the city, it does not. The trees in the verge are city trees and are not permitted by residents to trim. However, the maintenance in the verge is the protect owner’s to maintain, which includes treatment for weeds and removing any suckers around city trees that give it an unkempt look.



**We need to know how you would like to receive emergency contact information! GO TO [sevenhillspoaofhemet.com](https://sevenhillspoaofhemet.com), scroll down and click on SURVEY or use this QR Code:**



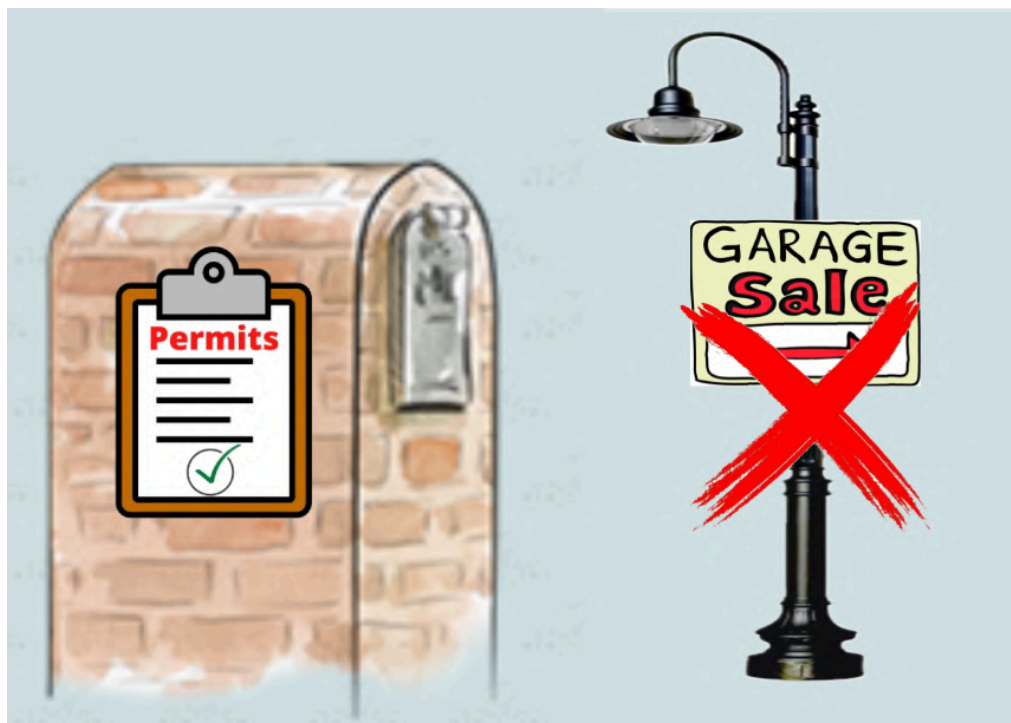
**6.1 Owner’s Obligation to Maintain and Repair.** Each Lot Owner shall, at his or her sole cost and expense, maintain and repair his or her Lot and all improvements thereon, including landscaping, keeping the same in good condition and in conformance with any specified standards for maintenance of the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

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## GARAGE SALE PERMITS

How can you avoid a fine? Make sure you have a garage sale permit from the city and it gets clipped to your mailbox. Keep in mind it is against city code to post any sign to a city pole.



## NEW PROCEDURE FOR NON-COMPLIANCE

<p>DATE: _____ ADDRESS: _____</p> <p><b>REMINDER</b></p> <p><b>6.1 Maintain and Repair.</b> 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, leaving 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><b>7.1.2 Trees and Shrubs.</b> It looks like your lawn is in need of maintenance due to: — weeds — leaves — overgrown shrubs — watering — dead palm fronds(s) — overhanging limbs Other: _____</p>	<p>DATE: _____ ADDRESS: _____</p> <p><b>REMINDER</b></p> <p><b>7.6 STORAGE: Trash Receptacles</b> Trash receptacles may be set out for collection the afternoon prior to a scheduled pickup and returned to storage before dark after collection. If you have a side gate, trash receptacles are to be placed behind it.</p> <p><b>Please return your trash cans to storage within the required.</b></p> <p></p>	<p>DATE: _____ ADDRESS: _____</p> <p><b>REMINDER</b></p> <p><b>7.5 Holiday Decorations</b> Holiday decorations or lights for any publicly observed holiday may be displayed thirty (30) days prior to the holiday.</p> <p><b>If it is after January 25th and you have Christmas decorations up, please TAKE THEM DOWN</b></p> <p></p>
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STEP 1. Reminder notice clipped to your mailbox giving 10 days to bring into compliance.

STEP 2. Written notice which is stored in the owner's file asking the owner to call with an explanation.

STEP 3. Notice of violation and Show Cause Hearing resulting in the possibility of fines.

## NEW RULE!

**Article V\_5.1.1 Review and Comment Period.** Prior to enacting rules, **the Association shall provide Owners with a thirty (30) day advance notice of a rule adoption or change**, which shall include a copy of the proposed rule and a description of the purpose and effect of the proposed rule, and allow Owners to provide comments to the Board regarding the proposed rule. After the thirty (30) day comment period has expired, the Board shall meet to discuss any comments received, and decide whether to

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proceed with adoption of the proposed rule. If the rule is adopted, the Board shall provide notice to the Owners of the rule adoption within thirty (30) days of adopting the rule.

**Rationale:** An increasing number of cars are being parked in driveways and in front of residences giving a cluttered look that impacts the perception of the neighborhood that could affect market value. Vehicles parked in the street longer than 72 hours is considered “storing” and is against city code.

#### **7.10.4 Parking Regulations**

The streets in the Community are public streets which are owned, maintained and operated by the City. This CC&Rs does not encumber such public streets, nor does the Association have the right to regulate the public streets in the Community.

#### ***RULE:***

##### ***Commercial Vehicle Parking Restriction.***

*In order to maintain the residential neighborhood atmosphere within the Seven Hills community (Property Owners Association) and in the interest of public safety and welfare, commercial vehicles, utility trucks, commercial trucks, box trucks or truck tractors are prohibited from parking on any streets or driveways in Seven Hills including no overnight parking.*

*Commercial vehicle means a vehicle of a type required to be registered under the State Vehicle Code used or maintained for the transportation of persons for hire, compensation or profit or designed, used, or maintained primarily for the transportation of property. Commercial vehicles are allowed to park in the community when making deliveries and conducting contractor business.*

##### ***Vehicle Maintenance/Repairs***

*Parking of any, and only one vehicle at a time, for maintenance/repair in driveways is limited to seventy-two (72) hours within a calendar month. Permitted vehicle repairs in driveway or garage (only): Residents of a subject property may make repairs on a vehicle registered to a member of the household of the same property, provided all repairs are completed within not more than seven-two (72) hours of initiation.*

The new rule would be added after “Vehicle Maintenance/Repairs as follows:

##### ***Parking Restrictions***

- ***Each residence is permitted no more than three (3) registered vehicles (matching the address of the owner) to be parked in the driveway or adjacent property.***

If you have questions or comments, please 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](http://www.sevenhillspoaofhemet.com).  
**Please include your email address(es).**

### RESIDENT FORM:

Name of Resident:  Address:

Email Address(es):  Date:

### EMERGENCY CONTACT INFORMATION:

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

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

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

☐ Own ☐ Rent

Landlord:  Address:  Phone:

List all Residents (attach list if needed).

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

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

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

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

WEDDING ANNIVERSARY: MO.  DAY

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

LIST PHONE #? ☐ YES ☐ NO



## Architectural Request Form

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

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

Name:	<input type="text"/>	Date:	<input type="text"/>
Address:	<input type="text"/>		
Phone Numbers:	<input type="text"/>	E-mail:	<input type="text"/>
Proposed Start Date:	<input type="text"/>	Completion Date:	<input type="text"/>

**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**.

<input type="checkbox"/> Re-Roof with Shingles – Color: <input type="text"/>	<input type="checkbox"/> Re-Roof with Tiles – Color: <input type="text"/>					
<input type="checkbox"/> Walls	<input type="checkbox"/> Fence	<input type="checkbox"/> Gates	<input type="checkbox"/> Security Doors	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Patio	<input type="checkbox"/> Deck
<input type="checkbox"/> Other:	<input type="text"/>					

**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.

<input type="checkbox"/> Home Color: <input type="text"/>	<input type="checkbox"/> Trim Color: <input type="text"/>	<input type="checkbox"/> Siding Color: <input type="text"/>
<input type="checkbox"/> Shutter Color: <input type="text"/>	<input type="checkbox"/> Front Door Color: <input type="text"/>	<input type="checkbox"/> Security Door Color: <input type="text"/>
<input type="checkbox"/> Garage Door Color: <input type="text"/>	<input type="checkbox"/> Gates/Fence Color: <input type="text"/>	<input type="checkbox"/> Awning Color: <input type="text"/>
<input type="checkbox"/> Other:	<input type="text"/>	

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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.

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

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

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

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

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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: \_\_\_\_\_

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\_\_\_\_\_ (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



## May Birthdays



**1**  
Scott Ashley  
Francisco Campos  
Luis Guillen  
Nancy Wright

**2**  
Joe Ramirez  
Michael Zepeda

**3**  
Shirley Berkner  
Mark Couden  
Lori Milam  
Jack Pickering  
Sharon Shaw  
Sandy Smith  
Gil Zadow

**4**  
James Edgar  
Debra Esary  
Michael Griffith  
Linda Haas  
Bruce Triplett

**5**  
Robert Fabun  
Michael Jenson  
Nancy Mestas

**6**  
Margaret Jackson  
Charlie Souratha

**7**  
Greg Griffiths  
Dennis Haryung

**8**  
Roland Garland  
Todd Richter  
★ Dick Whisner ★  
Ed Wyatt

**9**  
Gerald Bell  
Sandrea Metzger

**10**  
Sandy Anderson  
Mary Denton  
Jennifer Mueller  
John O'neil  
Tony Perez  
Thomas Pugh

**11**  
Curtis Wilson

**12**  
Patricia Lewis  
Margot Oliveira  
Eva Wyatt

**13**  
Keith Cox  
Debra Leoncini  
Betty Pravecek

**14**  
Donna Devine

**14**  
Amphorm Simard  
Jerry Uzzi

**15**  
Hector Gonzalez  
Ana Vahle

**16**  
Gertrude Roberson

**17**  
Gil Acuna  
Roxanne Bennett  
Joanne Chevis  
Margo Hamilton  
Lisa Ireton

**18**  
Norma Fontenot  
Norman Greene  
Joseph Hegquist  
Donna L. Martinez

**19**  
Linda Manley  
Sarah Mccalister  
Jennie Modica  
Mark Perkins  
Steve Priest  
Laurie Wade

**20**  
Judy Garvin

**21**  
Scott Tring

**22**  
Kimberly Dreyer  
Lea Harris  
Dori Leachman  
Gloria Saporito  
Dick Simpson  
Gary Wilson

**23**  
Rita Neisler  
Teresa Souratha

**24**  
Myra Cannon  
Maria Younker

**25**  
Donald Lerch

**26**  
Marlita Jimena  
Georgia Kennedy

**27**  
Joan Gilpin

**28**  
Neva Pessagno  
James Robertson

**29**  
Cheryl Gollnick

**30**  
Alex Turner

# Congratulations!

**TO DICK WHISNER, WHO WILL BE 100 YEARS YOUNG ON MAY 8TH**



# HAPPY ANNIVERSARY

## May Anniversaries

3

Lee & Susan Bailey  
Ernie & Irma Sanchez

4

Harlan & Janet Hancock

5

Don & Mary Lou Froman

6

John & Lilly Ibrahim

14

Roger & Marion Herron

15

Roger & Lori Milam  
Robert & Joyce Scudder

17

Michael & Maria Webster

23

Mac & Marilyn McCall

25

Gildardo & Gracie Angulo

30

Tony & Pam Perez



## Loving Prayers

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

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

**SYMPATHIES & CONDOLENCES:**  
FOR THE PASSING OF: BILL MARSH

# CLUBHOUSE



## at Seven Hills

**OFFICE HOURS 10am -1pm**

**6-days a week- closed on Sunday**

**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**

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

**June 18th** Summer Luau party  
with DJ Diesel & Hawaiian Dancers  
catered by B&L Specialty Catering

**July 16th** American Made Band

**August 20<sup>th</sup>** Rainbow Cottage Duo

May 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
we are planning a Game Day on Sundays in the new Renovated room more details to follow				<b>1</b> 10 - 1:00 Office Open 2:00 Happiness Meeting	<b>2</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 9:00 Water Exercise 6:00 Left-Center-Right 18 Quarters 6 One Dollars Bills	<b>3</b> 10 - 1:00 Office Open
<b>4</b> OFFICE CLOSED	<b>5</b> 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental 12:00 Bridge 12:00 Billiards	<b>6</b> 10 - 1:00 Office Open 9:00 Water Exercise 12-3:00 Hand & Foot	<b>7</b> 10 - 1:00 Office Open 9:00 Chair Exercise 1:00 Women's Club	<b>8</b> 10 - 1:00 Office Open 2:00 Happiness Meeting 4-6:00 pm Private	<b>9</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 9:00 Water Exercise	<b>10</b> 10 - 1:00 Office Open 3:00 Billiard 3:00 Billiard
<b>11</b> OFFICE CLOSED	<b>12</b> 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental 12:00 Bridge 12:00 Billiards	<b>13</b> 10 - 1:00 Office Open 9:00 Pool Exercise 12 - 3:00 Hand & Foot	<b>14</b> 10 - 1:00 Office Open 9:00 Chair Exercise 12:00 WC Luncheon	<b>15</b> 10 - 1:00 Office Open 2:00 Girls Just Wanna Have Fun 2:00 Happiness Meeting	<b>16</b> <b>9:00 Water Exercise</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 6:00 Left-Center-Right 18 Quarters 6 One Dollar Bills	<b>17</b> 10 - 1:00 Office Open 10:00 Garden Club Mtg
<b>18</b> OFFICE CLOSED	<b>19</b> 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental 12:00 Bridge 12:00 Billiards 2:00 Book Club	<b>20</b> 10 - 1:00 Office Open 9:00 pool exercise 9:00 Valley Quilters 12 - 3:00 Hand & Foot	<b>21</b> 10 - 1:00 Office Open 9:00 Chair Exercise	<b>22</b> 10 - 1:00 Office Open 2:00 Happiness Meeting	<b>23</b> 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 9:00 Water Exercise 5pm Sunsetter Dinner	<b>24</b> 10 - 1:00 Office Open 3:00 Billiard
<b>25</b> OFFICE CLOSED Karaoke & May 4pm - 6pm	<b>26</b> 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental 12:00 Billiards	<b>27</b> 10 - 1:00 Office Open 9:00 pool exercise 9:00 Valley Quilters 12-3:00 Hand & Foot 6pm Card Bingo \$7	<b>28</b> 10 - 1:00 Office Open 9:00 Chair Exercise	<b>29</b> 10-1:00 Office Open 9-5 Billiard Room Closed 2:00 Happiness Meeting	<b>30</b> 10-1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 9:00 Water exercise	<b>31</b> 10-1:00 Office Open
Notes: <b>ONLY THE MONTHLY DINNER/BAND ARE OPEN TO ALL POA RESIDENTS. .</b> ALL OTHER ACTIVITIES ARE FOR CLUBHOUSE MEMBERS WANT TO BECOME A MEMBER? HAVE QUESTIONS? CALL US AT 951-658-2234						

# **MONTHLY DINNER & BAND**

**May, 21st  
from 5pm - 8pm**



## **Celebrating Cinco de Mayo Night**

**Come out and enjoy the mariachi band !**

**Menu: Burritos, Rice, Beans, Chips & Salas**

(no meat burritos will be available  
by request at time of ticket purchase)

**Tickets on Sale Cost: \$12.00**

**Deadline to purchase May19th**





# SEVEN HILLS SENIOR SINGLES



## May 2025 – News & Information

By: Lori Gastelum

The Seven Hills Singles Group will be meeting on Wednesday, April 30, 10:00am at the Clubhouse.

On the agenda: Merging into "Girls Just Wanna Have Fun" group or choosing a new coordinator.

Hope to see you there.

Lori Gastelum  
310-780-3027



## **We Accept Credit Cards!**

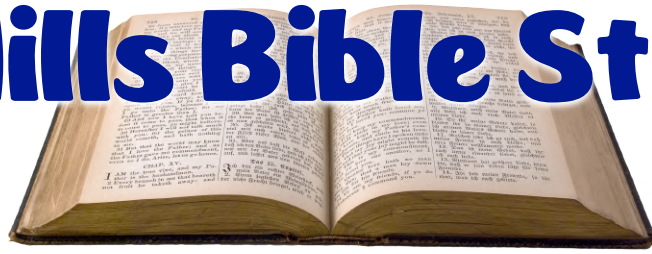
**Seven Hills Property Owners Association is proud to announce that we are now able to accept major credit cards for payment of association dues and advertising in our monthly newsletter. If you wish to pay online, you must call the administrator at: (951) 658-6178 and request a link for payment.**

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.

# 7 Hills Bible Study



## IMPORTANT LIFE QUESTION

**We've been studying the book of 1st Peter in our weekly Seven Hills bible study. The apostle Peter tells us that we should expect injustice, suffering, pain and times of trials in this world we live in. This past February, 70 Christians were rounded up in the republic of Congo, marched into their church and beheaded because of their Christian faith. While none of us want to suffer that type of injustice, Peter tells us that we are all going to die sometime. Whether it's from this type of suffering, or cancer or natural circumstances, we all have a date when we will take our last breath here on earth.**

**Here's the important question: when that time comes, will you die alone in your sins and be banished to hell, or will Jesus be there to take you home where He has prepared a place for you in eternity. How can you be sure if Jesus will be there to take you home? The bible tells us that anyone who wants to inherit God's kingdom, needs to repent of their sins and accept Jesus as their Lord and savior. Have you done that?**



**What an awesome God we have, that would love us so much that He would send His only Son into our sinful world to die for us and save us from our sins. We urge you to ask Jesus to come into your life so that you can have the assurance of eternal life with God.**

**We invite you to our weekly Seven Hills bible study on Tuesday's at 3 O'clock. For more information, call Joe, Joanie or April 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](mailto:pdvolunteer@hemetca.gov)

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CHANGE**

**VOLUNTEER &  
MAKE THE DIFFERENCE**



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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!*



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**EMERGENCY PET INTENSIVE CARE (EPIC VETS)**

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

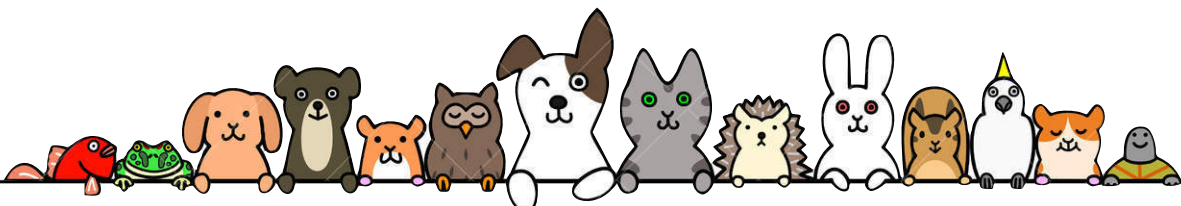
Website: <https://epicvets.com>

**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](mailto:sevenhillseditor@gmail.com). You may also place your ad on our website, under the "Forms" drop down menu. The deadline to place your ad is the 12th of each month. Ads will run for 2 issues. The editor reserves the right to edit ads for grammar, content, and length.



## FOR SALE:

Large dog metal crate, car ramp, and beautiful wood crate, walnut color. Large, 41" long, 28" high, 28" wide. Best offer.  
Call: Mary Ellen at (951) 775-7136.

## 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](mailto:sheridevault@gmail.com).

## FOR SALE:

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

Vintage guitars and instrument amplifiers: Guitars, Amplifiers and Effects Pedals. Whether a single piece or an entire collection.  
Call: (310) 259-0714.



## A Note From The Editor

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

Sincerely,  
Gary Bieber, Editor





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

The solution to these grids are on page #66

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

1sudoku.com

n° 215786 - Level Medium

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

1sudoku.com

n° 23175 - Level Medium



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

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

# 7TH INNING STRETCH

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

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

BASE  
BAT  
BULLPEN  
BUNT  
CATCH  
CENTER  
CURVEBALL

DIAMOND  
DOUBLE  
DUGOUT  
FASTBALL  
FIELD  
FIRST  
FOUL

GEAR  
GROUND BALL  
HELMET  
HIT  
HOME  
INNING  
KNUCKLEBALL

LEAGUE  
LEFT  
LINEUP  
LOSE  
MITT  
MOUND  
PITCH

RBI  
RIGHT  
RUN  
SCORE  
SECOND  
SHORTSTOP  
SINGLE

SLIDE  
SLUGGER  
SPORT  
STADIUM  
STEAL  
STRIKE  
TAG

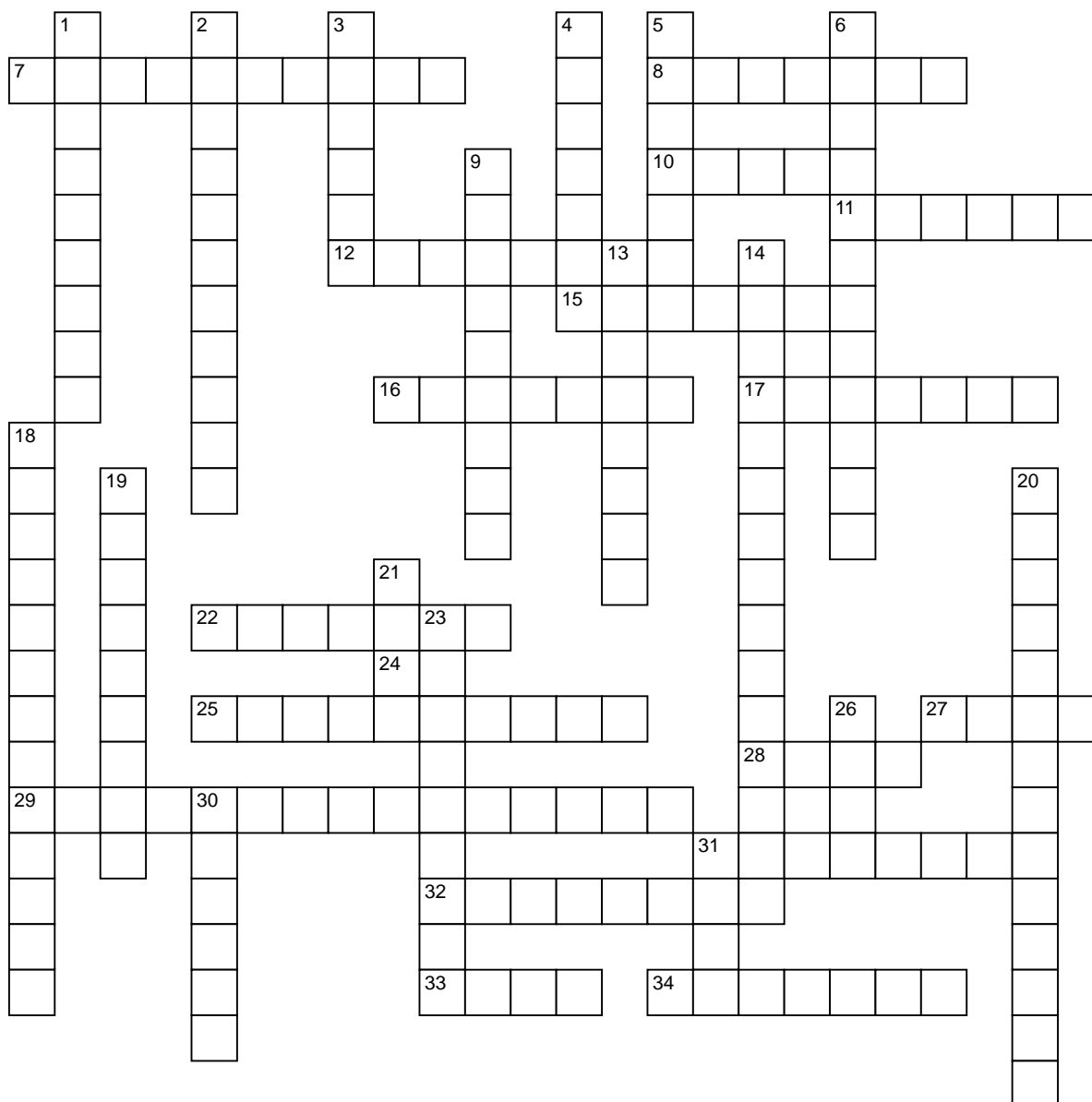
THIRD  
THROW  
TRIPLE  
UMPIRE  
WALK  
WIN

PUZZLE SOLUTION ON PAGE #66



# THE BEATLES CROSSWORD PUZZLE

SEE SOLUTION ON PAGE #63



## ACROSS

- 7) A fundamental change in a political organization.
- 8) Rocky \_\_\_\_.
- 10) There's a \_\_\_\_.
- 11) I owe money to.
- 12) I call \_\_\_\_.
- 15) Oh! \_\_\_\_.
- 16) Stepping behind.
- 17) Leave it alone.

22) Just \_\_\_\_.

- 24) Love Me \_\_\_\_.
- 25) Lending my automobile.
- 27) \_\_\_\_ (go to him).
- 28) \_\_\_\_ down.
- 29) A new bright day.
- 31) She \_\_\_\_.
- 32) Postscript \_\_\_\_.
- 33) Female. [GIRL]
- 34) She's \_\_\_\_ Home.

## DOWN

- 1) Before today.
- 2) "and I'll send \_\_\_\_ to you"
- 3) Anguish.
- 4) I'll Cry \_\_\_\_.
- 5) Day \_\_\_\_.
- 6) He got joo joo eyeball.
- 9) We Can \_\_\_\_.
- 13) Packaged tiny cars.
- 14) No I never heard it at all \_\_\_\_.

18) Something Sweet.

- 19) \_\_\_\_ singing in the dead of night.
- 20) Sweet dreams.
- 21) Hey \_\_\_\_.
- 23) \_\_\_\_ in the way she knows.
- 26) Fixing a \_\_\_\_.
- 30) All tied up.
- 31) It's only \_\_\_\_.

## - SERVICES OFFERED -

### WHERE TO LOOK FOR YOUR SERVICE

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



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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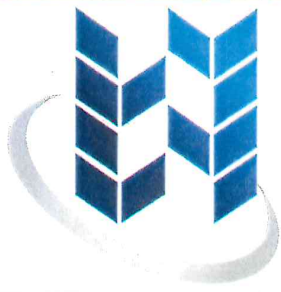
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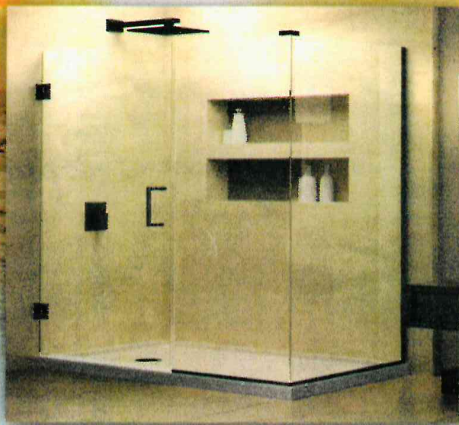
LICENSE NO. 964294

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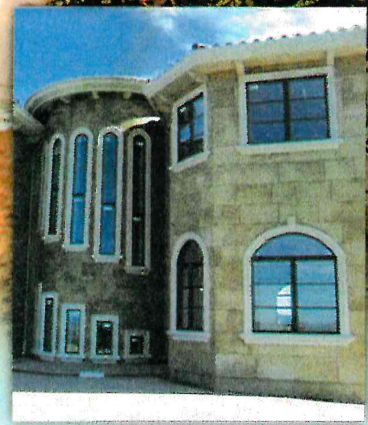
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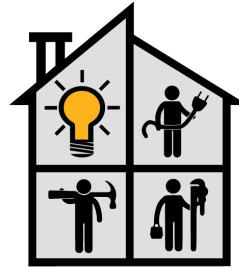
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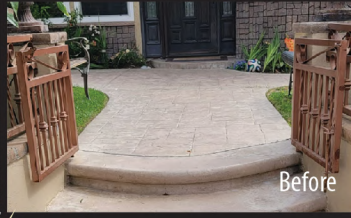


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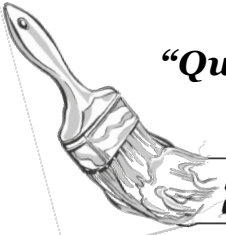
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**April 2025**  
**Hemet, CA**

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

**Do You Know What Your**  
**Homeowners Insurance**  
**Covers?...Page 1**

**4 Common Vacation Rental Scams**  
**And How To Avoid Them...Page 2**

**Lower Your Blood Pressure...Page 3**

**Create A Cleaning Routine, Part**  
**Two...Page 3**

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

**What Advice Can You Give To First-**  
**Time Homebuyers?...Page 4**



*IAN DAVIDSON PRESENTS...*

# **Service For Life!®**

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## **6 Surprising Things Homeowners Insurance May Cover**

Once upon a time, basic homeowners insurance only applied in the event of a house fire. Today, there are seemingly endless options for add-ons that may mean your homeowners insurance policy covers anything from sour milk to a slander lawsuit.

Here are some surprising things your homeowners insurance may cover—and if you're not sure, be sure to check with your insurance provider and read your policy carefully.

1. **Spoiled Food:** If you lose power for days with a full fridge, some policies may cover some of the expenses to replace spoiled food.
2. **Lodging Expenses:** If an event covered by your homeowners insurance causes damages that force you to live elsewhere for a time, some hotel and dining expenses are often covered.
3. **Wildlife Damage:** If your mountain cabin is damaged by a bear or some other wild animal, this should be covered. If it's a squirrel, though, it probably won't be.
4. **Personal Belongings Outside the Home:** If you're carrying some of your jewelry (for instance) outside your home and it's stolen or lost, it's likely still covered. This may also be true of your kids' personal belongings while they're living in a college dorm, depending on their ages.
5. **Legal Expenses:** If a neighbor's child gets hurt using your trampoline and the neighbor decides to sue, the liability coverage on some policies should cover this. Some even apply to slander and libel lawsuits.
6. **Identity Theft:** If your identity is stolen, some policies cover part of the expense needed to fix the situation and restore your credit.

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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!)...

**hoodwink** (pronounced HOOD-wink)  
verb

**Meaning:** to trick, cheat, or swindle

**Sample Sentence:** Artificial intelligence can be extremely useful—and it can also be used for nefarious purposes like hoodwinking people into sending money to scammers.

## How To Clean A Front-Loading Washer

Housekeeping experts recommend washing your washing machine once a month or so to make sure clean clothes smell fresh. Here's how to clean a front-loading machine.

1. Wipe down all accessible surfaces, including drawers and doors. (You may need to remove the part of the drawer where the detergent goes for soaking.)
2. Mix ¼ c water and ¼ c baking soda and add this to the section of drawer where you put laundry detergent.
3. Run the machine at its hottest water setting.
4. When the cycle is complete, spray vinegar on the rubber gaskets around the door and leave it for a few minutes.
5. Wipe the gaskets thoroughly, making sure to push the rag into the folds of the rubber. (You may need to do steps 4-5 a few times.)

## Quotes To Live By...

"Truth is a letter from courage."  
— Zora Neale Hurston, Author

"Let me stay tender-hearted, despite  
despite despite."  
— Chen Chen, Poet

"Have no fear of perfection—you'll  
never reach it."  
— Salvador Dalí, Artist

# Avoiding Vacation Rental Scams

Sites like VRBO and Airbnb have made booking a vacation home extremely easy—which also means it's easier to get scammed.

Even if the service you're booking with is reputable, it's almost impossible for them to catch all potential scams in their listings. Here are some of the most common vacation rental scams, and how you can avoid them.

- **Fake Listings:** Many vacation properties are listed on multiple websites, so that fact alone isn't a red flag. A property that's listed on multiple sites with different host or contact information, however, is. This may be a scammer who has copied a legitimate listing from one site to lure travelers to their fake listing with a lower booking price. Check with the host directly or contact the site before you book to ask about the discrepancies.
- **Fake Hosts:** You ask about availability, the owner says that rental is booked, but they have another property. It's not listed yet, so they ask you to move to an external app for further discussion. This is a major red flag! The same goes for discounts offered if you pay using a different app. Always communicate and pay using the official site, so you at least have some recourse if you have problems with the property or the owner.
- **Fake Photos:** Pictures of the property you booked were gorgeous, but when you arrive the actual property looks nothing like those photos. It may be easy these days for scammers to use doctored photos to entice travelers, but it's also easy for travelers to look at Google Street View or do a reverse image search to make sure it's realistic.
- **Fake Reviews:** Glowing reviews are easy for a scammer to fake. Look at the reviews themselves, not just the overall star rating. Look for similar-sounding language or lots of positive reviews in a short period of time. You might even be able to cross-reference reviews for that property or with that host on other vacation rental sites.

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

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CONTINUED ON NEXT PAGE ➤



## Brain Teaser...

I am a room with no floor, walls, or ceiling. What am I?

(See page 4 for the answer.)

## What's My Home Worth?

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## A Bubbly Invention

Today, bubble wrap is a common protective packing material (not to mention an extremely satisfying fidget). But its inventors weren't trying to transform shipping—they were trying to make wallpaper.

A pair of inventors fused two plastic shower curtains in 1957 to make textured wallpaper. But when the result wasn't what they hoped for, they were still clever enough to patent the idea. It was first used as packing material by IBM in 1961.

## Dad Joke: Sleep Cycle

Why did the bicycle fall over?  
*Because it was two-tired!*

## Free Movie Websites

Hosting movie night doesn't necessarily mean subscribing to multiple costly streaming services. Here are a few freebies.

[Kanopy.com](https://www.kanopy.com) has a vast catalog of movies that are available for free through public libraries. With a library card, you get a certain number of "credits" to use each month to stream ad-free films on your TV or through the mobile app.

[HooplaDigital.com](https://www.hoopladigital.com) is another ad-free streaming service that's free through public libraries, and their catalog goes far beyond movies. You can also enjoy TV shows, music, ebooks, audiobooks, and even comics.

[TubiTV.com](https://www.tubitv.com)'s collection includes more than 250,000 movies and TV shows, including live TV and some original programs, that are free to stream—but they do have ads.

# Tips To Prevent Hypertension

High blood pressure, otherwise known as hypertension, is a common condition among adults in the U.S., but the good news is that there are some easy lifestyle modifications you can make to help reduce your risk factors.

- **Exercise:** Exercise has many benefits, including lowering blood pressure. And it only takes about 30 minutes daily of aerobic exercise.
- **Eat Healthy Food:** A heart-healthy diet focusing on veggies, fruits, whole grains, legumes, and meats like poultry (without the skin) or fish can help reduce blood pressure.
- **Limit Salt:** The Mayo Clinic says 1,500 mg of sodium per day is ideal for most adults. Try using different dried herbs and spices to add flavor to cooking without (or with just a pinch of) salt.
- **Quit Smoking:** When you quit smoking, your blood pressure starts to drop in as little as 20 minutes.

You may also want to invest in a home blood pressure monitor so you can track your blood pressure as you implement some of these changes. Learn how to choose and use a home blood pressure monitor from the American Heart Association: <https://www.heart.org/en/health-topics/high-blood-pressure/understanding-blood-pressure-readings/monitoring-your-blood-pressure-at-home>

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## Create A Cleaning Routine, Pt 2

We covered a house cleaning routine for Monday-Wednesday last month, so here's our suggested list for Thursday-Saturday—Sunday is your day to relax! Again, adjust as needed to find what works for you. You're more apt to stick with a schedule if it suits you.

- **Thursday: Floors**  
Clear floors of toys, shoes, and other clutter so you can sweep, vacuum, and mop thoroughly. This isn't a day for spot-cleaning or vacuuming around piles.
- **Friday: Bedrooms & Soft Furniture**  
Strip beds and change sheets, clear sofas and chairs of clutter, and vacuum soft furnishings for crumbs and other small debris. Fluff pillows as you go.
- **Saturday: Laundry**  
Gather and wash all the dirty laundry, including clothing and linens. Fold and put away everything when it's clean. This is also a good day to check laundry and cleaning supplies to resupply and organize as needed so you're ready to go on Monday.

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CONTINUED ON NEXT PAGE ➤

## Thanks For Thinking of Me!

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

### Brain Teaser Answer:

*A mushroom!*

### Vulture Veneration

It's easy to feel squeamish about a bird that feasts on carrion, but vultures deserve a lot of respect. A new body of research shows that by eating the bodies of dead animals, vultures reduce the emissions of greenhouse gases like methane and carbon dioxide that would otherwise be released if the carcasses were left to rot. One estimate is that vultures in the Americas remove as much CO<sub>2</sub> globally in a year as is produced by 2.6 million automobiles.

### This Side Up

Do you always plug in your USB cables the wrong way on the first try? Most of us do! But pick up a USB cable lying around your house- that little weird tree symbol on the cable actually shows the right way up.

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

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

**Ian Davidson**  
**DRE#01257998**  
**CENTURY 21**  
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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: **EVELYN PICKERING.**

**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

The answer is c) awarded permanently. When Brazil won its third World Cup title in 1970, they were given the trophy to keep. The new trophy was first awarded to West Germany in 1974. So let's move on to *this* month's trivia question.

**You may have honey in the cupboard, but you may not know all of its mysteries. Which of these honey claims is *not* true?**

- a) honey was an early chemical weapon b) honey is medicinal c) honey never goes bad d) only bees make honey

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**And You Could Be My Next Winner!**

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

## Real Estate Corner...

### Q. What advice can you give to first-time homebuyers?

**A.** The best advice is to learn from the mistakes of others. Here are three common examples:

- **Not knowing what you can afford.** Examine your budget, get a copy of your credit report, and sit down with a qualified lender to determine how much of a loan you can afford. Feel free to ask me for a list of lender recommendations, then make sure you comparison shop for a mortgage.
- **Forgetting to consider the overall costs of home ownership.** You can make the monthly payment, but remember to add in the cost for homeowners' insurance, property taxes, utility costs, plus maintenance.
- **Paying too much for a beautifully staged home.** The home looks *perfect*, but will it look that way when you move in *your* furniture?

If you're buying a home for the first time, you should have a copy of my Free Consumer Report called, **"Top 10 First-Time Homebuyer Mistakes To Avoid."** Call me and I'll send a copy out to you.

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

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M is for the Million things she gave us.  
O means Only that she's growing old.  
T is for the Tears she shed to save us.  
H is for her Heart of purest gold.  
E is for her Eyes, with love light shining.  
R means Right, and Right she'll always be.

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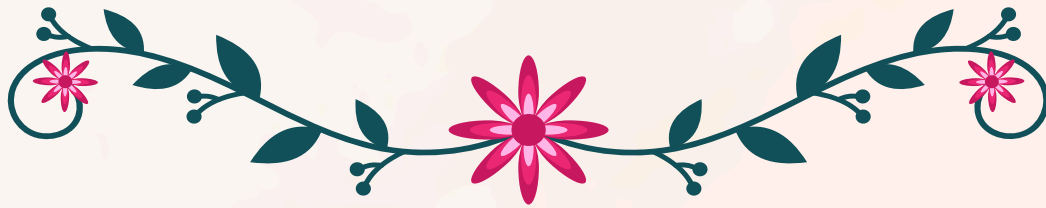
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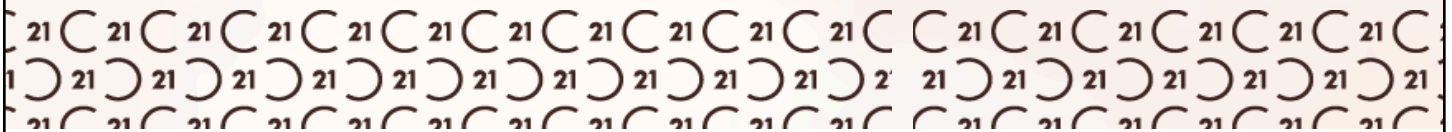


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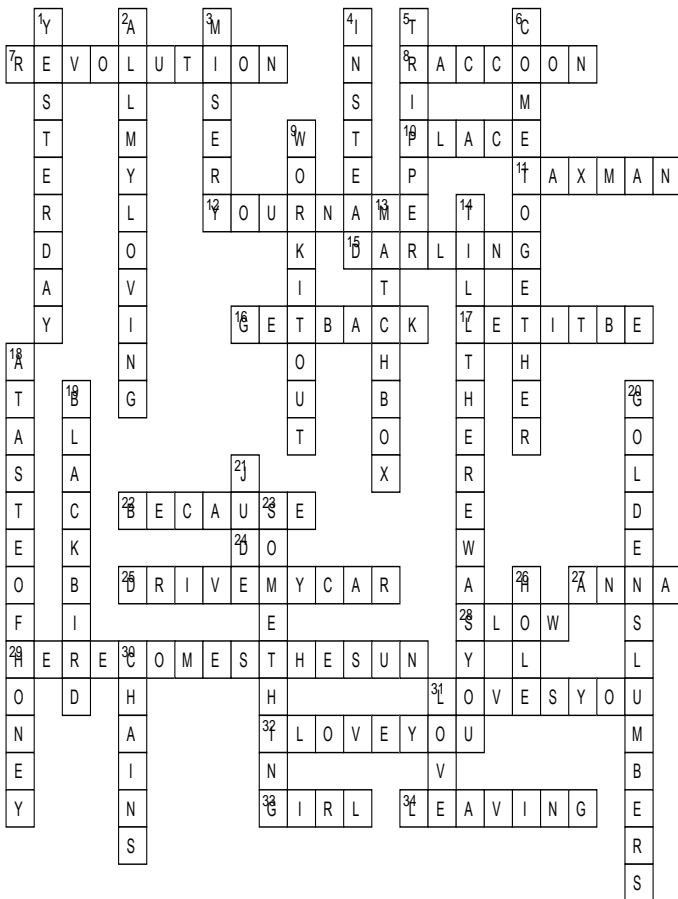
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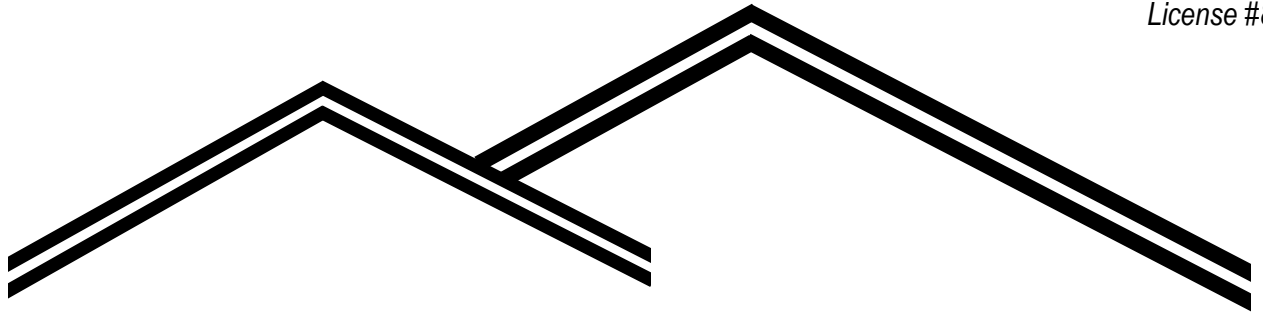
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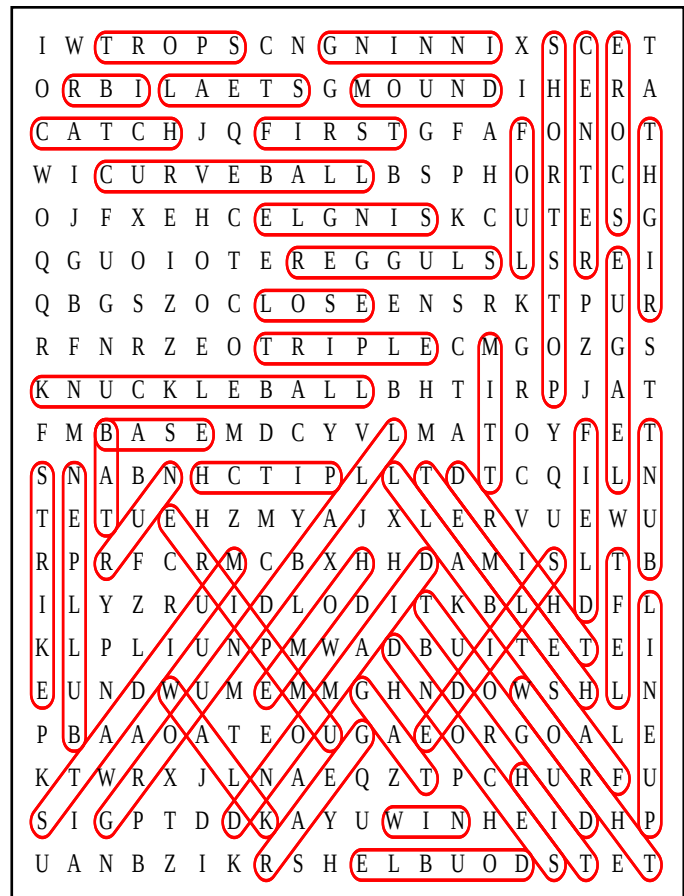
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1	9	7	5	6	2	3	8	4
4	2	6	8	3	1	9	5	7
5	8	3	9	4	7	1	2	6
8	6	1	3	2	4	7	9	5
9	5	2	6	7	8	4	1	3
3	7	4	1	9	5	2	6	8

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n° 23175 - Level Medium

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

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



## SEVEN HILLS P.O.A. NEWSLETTER INFORMATION

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

Gary & Jeannette Bieber

Ian Davidson

Harold Funkhouser/Monique Markles

Ed & Jane Broe

Jim Edgar

Marta Miner & Bobbi Hanna

Les Bonneau & Donna Taylor

Gary & Gail Hockenberry

**WE THANK YOU ALL FOR YOUR TIME**

**FOR DISTRIBUTION NEEDS, PLEASE CONTACT MARTA MINER AT: (844) 474-4557, EXT. 3**



Articles must be submitted to the Editor by the 12th of each month in order to be included in the next month's newsletter. Articles can be e-mailed directly to the Editor at: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@gmail.com).

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

By presenting an article you are conveying certain restricted rights to copy, print, publish and distribute your original material. Our newsletter is not a political forum. Therefore, no political statements, articles, or advertisements will be published. No articles or letters reflecting grievances or inflammatory remarks will be published.

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

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

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

*For advertising information call:*

Sandra Allbright at: (844) 474-4557, Ext. 0

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

### Advertising Rates

DESCRIPTION	DISPLAY SIZE	PRICE
* Full Back Page	7 1/2" Wide x 9 3/4" Tall	\$115.00
Full Page	7 1/2" Wide x 9 3/4" Tall	\$95.00
Half Page	7 1/2" Wide x 4 3/4" Tall	\$55.00
Half Page	3 1/2" Wide x 9 3/4" Tall	\$55.00
Quarter Page	3 1/2" Wide x 4 3/4" Tall	\$30.00
** Business Card	3 1/2" Wide x 2 1/4" Tall	\$15.00

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

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

All costs for the newsletter are provided by its advertisers.

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

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

*Thank You Advertisers*

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