



# Seven Hills

A Senior Golf Community in Hemet, California

## Newsletter



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

DECEMBER 2025



### LET'S CELEBRATE

### OUR 2<sup>ND</sup> ANNUAL GOLF CART CHRISTMAS PARADE!

DECEMBER 8<sup>TH</sup> - SEE PAGE 24 FOR MORE DETAILS



# Merry Christmas

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

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

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

# UPCOMING COMMUNITY EVENTS

## December Board of Directors Meeting ..... DARK

**December 8<sup>th</sup> – 2nd Annual Golf Cart Christmas Parade**  
**Get More Details on Page 24**

**December 31<sup>st</sup> – New Year's Eve Party – 6:00 pm - 10:00 pm**  
**All POA Residents Are Welcome – See More Information on Page 27**



## FUN TRIVIA QUIZ



1. Which of the following is one of Santa's reindeer?  
a) Comet      b) Lancer      c) Blixem
2. What is Jack Frost doing in The Christmas Song?  
a) Melting at your toes      b) Nipping at your nose  
c) Dancing around
3. The 25th of December was originally a Roman holiday to what God?  
a) The Sun      b) Zeus      c) Poseidon
4. In the 12 days of Christmas, what does my love give me on the 9th day?  
a) Swans a-swimming      b) Lord a-leaping  
c) Ladies dancing
5. Which of the following was one of the Wise Men?  
a) Balthazar      b) Ezequiel      c) Malachi
6. Children in what country refer to Santa Claus as Babbo Natale?  
a) France      b) Italy      c) Spain
7. In what country did the tradition of putting up a Christmas tree begin?  
a) Germany      b) England      c) Canada
8. Which of the following is NOT a name for the 26th of December?  
a) Boxing Day      b) Saint Stephen's Day  
c) Little Christmas

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

# SEVEN HILLS BOARD OF DIRECTORS AND CONTRIBUTOR CONTACT INFO

	Title	Name	Phone #	Email Address
B O A R D  M E M B E R S	President	Linda Wilcox	(949) 402-3686	president@sevenhillspoaofhemet.com
	Vice-President	Vacant	N/A	vp@sevenhillspoaofhemet.com
	Secretary	Vacant	N/A	secretary@sevenhillspoaofhemet.com
	Treasurer	Vacant	N/A	treasurer@sevenhillspoaofhemet.com
	Architectural	Vincent Oliveri	(951) 599-9711	arch@sevenhillspoaofhemet.com
	CC&R's	Patti Courtois	(951) 374-0825	ccrs@sevenhillspoaofhemet.com
	Safety Monitor	Bob Fisk	(925) 450-2046	safetymonitor@sevenhillspoaofhemet.com
O T H E R S	Administration	Sandra Allbright	(951) 658-6178 (951) 305-3092	sevenhillsmembership@gmail.com
	Advertising	Sandra Allbright	(951) 658-6178	sevenhillsmembership@gmail.com
	Referral Services	Sandra Allbright	(951) 658-6178	referrals@sevenhillspoaofhemet.com
	Newsletter Dist.	Marta Miner	(702) 376-1681	newsdelivery@sevenhillspoaofhemet.com
	Newsletter Editor	Gary Bieber	(951) 305-0783	sevenhillseditor@gmail.com

## SEVEN HILLS PROPERTY OWNERS ASSOCIATION MONTHLY MEETING SCHEDULE FOR 2025

December .....DARK  
 Wednesday, January 7th, 2025 .....3:30 p.m.  
 Wednesday, February 4th, 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***



Greetings,

I hope you and yours had a very Happy Thanksgiving.

On November 2nd the board of directors received an email from Mauria, that for personal reasons it had become necessary for her to resign as President of SHPOA. On behalf of the board and the Seven Hills residents, a huge thank you to Mauria for all your dedication to helping keep Seven Hills a premier senior community. We look forward, when the time is right, to see Mauria becoming involved in the community once again.

I will be serving as interim president till January 7, 2026.

The 2nd Annual Ice Cream Social and Classic Car Display was put together by Jane Broe and her dedicated Events Committee, Maria Garcia, Linda Newstead, Phyllis Oliveri, and Mary Veal. Gary Bieber helped with the coordination of the event and did an amazing job with the music, a fun slideshow, and the Music Challenge game. The event would not have been the success it was without the help of our volunteers, Doug & Linda Bailey, Kevin Brewer, Ed Broe, Patti Courtois, Sheri Devault, Fernando Garcia, Gloria Hurley, Vince Oliveri, Michele Rodriguez, Jenny Storey, and Dasha McCuller. Thanks to each of you for helping to make this Ice Cream Social a fun and memorable event for our residents.

### **Classic Cars Displayed and Winners:**

- 1st place winner – 1923 Ford Model T  
Dennis Jenison
- 2nd place winner – 1957 Chevy Truck  
Georgia & Gerald Kennedy
- 3rd place winner – 1931 Ford Model A  
Ruth Jenison
- 2001 Corvette – Daryll Grangaard
- 1986 F 250 4x4 – Steve Priest
- Tesla Model Y – James Rapp
- 1993 Camaro Official Pace Car for the Indy 500  
Dan Russell

### **General Raffle Winners were:**

Kathie Christensen, \$25.00 Walmart Gift Card, Elvira Palm, \$25.00 Starbucks Gift Card, Francisco Rivas, \$75.00 Polly's Pies gift card, Gladys Verdejo, \$75.00 Sprouts gift card, and Ed Broe, \$100.00 Stater Bros gift card.

### **Music Challenge game winners:**

Linda Bailey, Barbara Corso, Glenn Jones, Kim Watson, and Mike Watson.

### **SHPOA Board Election results:**

Linda Wilcox 281 votes, Bill McBroom 250 votes, Phyllis Oliveri 93 votes, Lisa Kiss 86 votes. Thank you Kathy Fiser and Monique Markles for counting 359 Ballots.

November 11th – Jane Broe and the AMAZING Events Committee put on a very successful Veterans Day Tribute Event honoring our Seven Hills POA Veterans. The decor was outstanding and the lunch was wonderful. The event featured The West Valley High School NJROTC and the American Legion San Jacinto, Post 848 Honor Guard from Riverside National Cemetery for Presentation of Colors and Folding of the Flag. A special thanks to our guest speaker, Vietnam Veteran, Sgt. Mac McClain. Sgt. McClain is Team Captain and President of Semper fi #1 Memorial Honor Detail. Thank you to Ken Kidby for his recommendation.

Thank you to our own veteran, Phyllis Oliveri, for a stellar job as MC for the event!

Thank you Gary Bieber for the music and video production, and for the outstanding and very moving POA Veterans slideshow featuring pictures of our veterans in uniform during the time that they served our country. If you would like to view that slideshow, go to <https://sevenhillspoaofhomet.com/wp-content/uploads/2025/11/Veterans-Slide-Show.mov>.

The folded flag was presented to Dick Whisner, our oldest veteran at 100 years of age. Thank you Sandra Allbright for getting Dick to the clubhouse and to Vince Oliveri for making a beautiful plaque which was presented to Dick.

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Thank you to the Events Committee members, Gary Bieber, and the following volunteers: Doug & Linda Bailey, Ed Broe, Sheri Devault, Bob Fisk, Ken Graff, Dash McCuller, and Vince Oliveri.

Seven Hills will be having once again the annual Christmas Golf Cart Parade, December 8th. Meet at the clubhouse at 4:30pm with your decorated golf cart or vehicle. They will be taking off at 5:00pm. If you do not have a golf cart, go outside to watch them go by, throwing candy along the way. See the November and December newsletter for the parade route and approximate times.

The SHPOA Board will be out driving around looking at all the decorated houses – gifts cards to the winners.

The Book Club is currently reading **The Devil in the Blue Dress: An Easy Rawlins Mystery by Walter Mosley**. If you are interested in checking out the Seven Hills BOOK CLUB, contact me for the date and location of the next meeting in December. Thank you to our wonderful chairperson, Patti Courtois.

**WISHING YOU A BLESSED HOLIDAY SEASON  
AND A HAPPY, HEALTHY NEW YEARS**

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

**“WHEN IN DOUBT FILL IT OUT”**

## **BOARD MEETING MINUTES**

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

***BOARD OF DIRECTORS MEETING  
Minutes from Wednesday, October 1, 2025***

The Board of Directors meeting held on October 1<sup>st</sup>, 2025, was called to order at 3:30 p.m. by President Mauria Ganther.

**Attendance:** 27 Members present.  
Pledge of Allegiance led by Vince Oliveri

**Board of Directors Roll Call:** Mauria Ganther, Linda Wilcox, Vince Oliveri, Bob Fisk & Patti Courtois  
Excused Ruth Hern

**Secretary Report: By Linda Wilcox:** The Minutes of the Board of Directors meeting held on September 3<sup>rd</sup>, 2025, were distributed via email to the Executive Board and subsequently published in October 2025 Newsletter and the minutes of the Executive Session Meeting held on September 25, 2025 were emailed to the Executive Board of Directors. With no corrections noted, the minutes have been approved by general consent.

**Treasurer Report – by Patti Courtois:** Balance as of October 31, 2025, is \$266,479.70. Income: \$9,876.16. Expenses: \$(13,131.64), Checking Account: \$10,982.28, Money Market Account: \$18,063.42 and I Bonds: \$237,434.00 including interest for September 2025.

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**New Business:**

**Robert Fisk - Safety Monitor**

**Stop Signs** – Bob provided an explanation regarding the timing and locations for the installation of stop signs. A resident raised a question concerning the Association's liability in installing stop signs without prior approval from the City.

**Vince Oliveri – Architectural Director**

**Patti Courtois – CC&R Director**

**Rules Revisions**

8.1 - Rationale: Asphalt is considered to be an obsolete material for ground cover. In order to update to more current standards, this rule would ensure a gradual turnover in keeping with current architectural practices.

**ARTICLE 8.1 Improvements and Changes Require Prior Approval.**

**RULE:**

*Property owners repairing and renewing asphalt must get approval in order to preserve conformance and standards in maintenance. Where homes currently have asphalt installed as landscape, it must be replaced with material approved by the Architectural Chairperson when the property changes ownership.*

2.4.2 -Rationale **Room Rental:** Allowing homeowners to rent a room in their home will afford seniors more financial and social options.

**Business License:** In order to reduce the man hours and written communication between property owners who rent their homes and their responsibility to the POA, additional requirements have been added to the existing rule.

**ARTICLE 2.4.2 Lease Requirements.**

**RULE:**

*Failure to submit copies of the annual renewal of the business license by the deadline date of March*

*31<sup>st</sup> of each year will result in a fine of \$500.00 and will result in the property being removed from the approved list of homes to be considered of the 135 homes allowed: thus, causing the property owner to be in violation of the CC&R's. Should the City of Hemet, California, changes the city issued rental registration regulations or need for a city issued business license, the Association will notify all property owners leasing property of this change. Should the City of Hemet, California, .....*

**Linda Wilcox – Vice-President**

Linda Wilcox announced the upcoming events: the Ice Cream Social will be held on October 16th, followed by the Veteran’s Day celebration on November 11th.

The Board election is on November 5th, with candidates Linda Wilcox (incumbent), Bill McBroom, Phyllis Oliveri, and Lisa Kiss running.

There were numerous comments from residents concerning the allowance of room rentals. Some homeowners expressed opposition, stating that the Board was not considering the best interests of the community. Several homeowners inquired about how to contact the Board, noting that only Linda Wilcox has responded to phone calls. One resident mentioned that they had reached out to a Board member but have yet to receive a reply. Residents have expressed concerns, indicating that they believe the Board may not be fulfilling its responsibilities.

Bobbi Hanna is the winner of the raffle; she received a \$25.00 Lowe’s gift card. Congratulations!

As there were no additional items for consideration, the meeting was officially adjourned at 4:18 p.m.

*Respectfully Submitted  
By Sandra Allbright - Administrator*

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

***BOARD OF DIRECTORS MEETING***  
***Minutes from November 5, 2025***

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The Board of Directors meeting held on November 5<sup>th</sup>, 2025, was called to order at 3:30 p.m. by President Linda Wilcox.

**Attendance:** 27 Members present.

Pledge of Allegiance led by Vince Oliveri

**Board of Directors Roll Call:** Linda Wilcox, Vince Oliveri, Bob Fisk & Patti Courtois

**Update from Linda Wilcox:** Over the weekend, Mauria Ganther, President, resigned from the Board of Directors. We extend our best wishes for her future endeavors.

Linda Wilcox will serve as president until our next Board of Directors meeting on January 7, 2026. At that meeting, the Board will handle organizational matters, elect new officers, and conduct additional business.

**Secretary Report:** The minutes of the Executive Board meeting held on October 30, 2025, were distributed via email to all members of the Executive Board of Directors. With no corrections noted, the minutes have been approved by general consent.

**Treasurer Report – by Patti Courtois:** Balance as of October 31, 2025, is \$265,661.92. Income: \$9,767.50, Payment to Deposit: \$1,141.36, Expenses: \$(12,600.00), Checking Account: \$8,247.59, Money Market Account: \$18,064.97 and I Bonds: \$238,208.00 including interest for October 2025.

**New Business:**

**Linda Wilcox**

\*The PCN bank scam talk was cancelled but will be rescheduled next year.

**Robert Fisk**

1. Vacant homes often attract squatters, theft, and burglary, making security a concern. We have the authority to clean and secure these properties. To recover the expenses incurred from securing a home, we can place a Lien on the property.
2. The cameras have been in use for five years and their reliability is becoming a concern. We are considering upgrading them and installing license plate readers in the coming year.
3. Speeding in Seven Hills has become a concern. The speed limit is 25 MPH. Please adhere to the posted speed limit, as our community includes pedestrians, individuals using walkers, electric scooters, and golf carts, all of whom rely on safe driving practices within our neighborhood streets.

**Vince Oliveri**

1. We have experienced a lot of homeless people in the city street.
2. Y.A.N.A. – Many older adults experience concerns about isolation or a lack of support. To address these needs and enhance safety for elderly and disabled residents, the Hemet Police Department offers Y.A.N.A. (You Are Not Alone) program at no cost. Through this initiative, Hemet Police Volunteers engage with participants via scheduled telephone calls and, when appropriate, conduct home visits. The program's primary objective is to foster a sense of security for Hemet residents

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living independently and provide reassurance to their families. This service is particularly beneficial for individuals who wish to maintain their independence but may not have family or friends nearby. It is important to note that while the program offers increased safety and support, it does not include medical assistance.

**Patti Courtois**

1. Kindly adhere to the established guidelines regarding holiday decorations. Holiday lights may be displayed from November 25, 2025, through January 25, 2026. All holiday lighting must be removed by January 26, 2026.

**Lien: By Patti Courtois**

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 # 464-082-007 voted by the Board of Directors following an Executive Session Meeting on October 30, 2025, for the unpaid assessment and any other cost or expenses. Second by Vince Oliveri. Motion passed unanimously.

As there were no additional items for consideration, the meeting was officially adjourned at 3:50 p.m.

*Respectfully Submitted*  
*By Sandra Allbright - Administrator*

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**SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC.**  
**P.O. BOX 177, HEMET, CA 92546**  
**OFFICE (951) 658-6178**  
***MINUTES OF THE ANNUAL MEMBERS MEETING***  
***Minutes from November 5, 2025***

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The Board of Directors meeting held on November 5<sup>th</sup>, 2025, was called to order at 3:50 P.M. by President Linda Wilcox.

**Attendance:** 27 Members present.

**New Business:**

**Elections:**

**Linda Wilcox**

1. A quorum is required by the Governing documents, each ballot received by the inspector of election shall be treated as a members present at the meeting for the purpose of establishing a quorum. Bylaws 2.2 & 3.5
2. A total of 1,039 ballots were distributed. Ninety-eight (98) ballots were not sent due to

issues regarding intelligibility or members not being in good standing. Three hundred fifty-nine (359) ballots were returned, of which nine (9) were deemed invalid because they did not comply with the specified instructions. Linda Wilcox received 281 votes, Bill McBroom received 250 votes, Phyllis Oliveri received ninety-three (93) votes, and Lisa Kiss received eighty-six (86) votes. There were three (3) write-in candidates totaling three (3) votes. A motion to approve the votes was duly moved and seconded; the motion was carried.

3. The Seven Hills Annual Assessments (dues) for the year 2026 will remain unchanged.

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4. The proposed rule to Article 2.4.2 and 8.1, which were published in the November newsletter, will be voted on at the Board of Directors Meeting on January 7<sup>th</sup>, 2026, giving residents plenty of time to share their feedback.
5. At the Board of Directors meeting in October regarding room rentals in Seven Hills, the Board unanimously agreed to table the proposed rule.
6. Our attorney has advised that, as Seven Hills POA is not classified as a common interest development (CID), the Davis-Stirling Common Interest Development Act does not apply to our association. Consequently, the Fine Cap provisions of the new law are not applicable.
7. Linda Newstead is the winner of the raffle; she received a \$25.00 Stater Brother gift card. Congratulations!

#### Members Comments

1. A member stated : I would like to discuss our finances, especially for the last 8 months or so. For most of this year, we have been “In deficit,” or in the red – and it has been snowballing from month to month. We currently have a deficit of over \$34,300.00. Article IX of our Bylaws states, in short, that the Board of Directors of the Association shall review the following on a quarterly basis:
  - A current reconciliation of the Association's operating and reserve accounts.
  - On expenses compared to the current year's budget.
  - The latest account statements prepared by the financial institutions

where the Association has its operating and reserves accounts.

- An income and expense statement for the Association's operating and reserve accounts, and
- A reserve study annually and consider and implement necessary adjustments to the Board's analysis of the reserve account requirements as a result of that review.

In leu of the above statement, “I make a motion that the Board of Directors adhere to all of Article IX of our Bylaws, and report their findings to the membership, in the form of a report, quarterly, in our monthly newsletter.” After several discussions from other members and the Board of Directors. Motion was made second and passed unanimously.

2. A question was raised regarding I bonds and whether they can be utilized to address the deficit.
3. A question was raised regarding quorum. The President responded reading Article 2.2 of the Bylaws
4. A resident inquired about the frequency of fire hydrant maintenance, another resident noted that, to the best of his recollection, the last service occurred six years ago. The Board will inquire regarding the fire hydrant maintenance in Seven Hills.

As there were no additional items for consideration, the meeting was officially adjourned at 4:44 p.m.

*Respectfully Submitted*  
*By Sandra Allbright - Administrator*



# TREASURER'S REPORT AND FINANCIALS

AS OF OCTOBER 31, 2025

BY: PATTI COURTOIS

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## OPERATING REVENUE

Total Revenue (Income)	\$6,273.00
Total Other Revenue	\$3,494.50
Total Expenditures	\$12,600.00

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<b>NET OPERATING REVENUE</b>	<b>-\$2,832.50</b>
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## ASSETS

Bank Accounts	
1000 Bank of Hemet, Checking	\$8,247.59
1010 Bank of Hemet, Savings	\$18,064.97
1020 Treasury I-Bonds *	\$238,208.00
<b>Total Bank Accounts</b>	<b>\$264,520.56</b>

Other Current Assets	
Payments to Deposit	\$1,141.36
Other Revenue	
<b>Total Other Current Assets</b>	<b>\$1,141.36</b>
<b>Total Current Assets</b>	<b>\$265,661.92</b>

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<b>TOTAL ASSETS</b>	<b>\$265,661.92</b>
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## LIABILITIES AND EQUITY

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
Unrestricted Net Assets	\$68,961.05
Net Revenue	-\$27,913.67

<b>TOTAL EQUITY</b>	<b>\$265,661.92</b>
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<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$265,661.92</b>
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\* includes \$774.00-interest earned in October

\* FULL FINANCIAL REPORT AVAILABLE UPON REQUEST \*

# A NOTE FROM THE ADMINISTRATOR

## UPDATE

On October 30, 2025, the Board convened in Executive Session and unanimously resolved to change the due date for Annual Assessments (Dues) to the first day of February each year. This adjustment aligns with the Association fiscal year.

**4.5 Payment of Assessments** Annual Assessments levied against each Owner and his or her Lot shall be due and payable in advance to the Association in a single installation on the first day of January of each year or **on such other date or dates as may be established from time to time by the Board.**

The invoice for your 2026 dues will be distributed in the first week of January 2026. Please ensure payment is made to the Association in full by February 1st, 2026. Any payments received after March 31, 2026, will incur a late fee.

Accepted payment methods include check, money order, or credit card; please note that a 3.99% processing fee applies to all credit and debit card transactions. A link can be sent to you by email if you wish to make payment by credit card.

You can mail your payment to Seven Hills POA at P.O. BOX 177, Hemet CA 92546, or drop it off in the black mailbox at the Members Club labeled “Seven Hills POA”. Be sure to clearly include your address so your account is properly credited.

Should you require any additional information, please feel free to contact the office at 951-658-6178 or emailing, [sevenhillsmembership@gmail.com](mailto:sevenhillsmembership@gmail.com)



**Please Remember!**

**Seven Hills Property Owners Association does NOT have an office in the clubhouse, and is not associated with the Members Club. Please contact our Administrator at: (951) 658-6178 for assistance.**

# Safety Monitor Report

FOR DECEMBER 2025

BY: BOB FISK



## Reported Incidents from 10/16/2025 to 11/10/2025

**10/16/2025**—a resident on Willow Leaf Dr. reported that a tall thin man with no shirt on was walking past their back yard on the golf course frequently. This person is not a golfer. Another resident, on Blue Spruce Dr., reported seeing the same individual. Repeated subsequent attempts to locate this man have been unsuccessful.

**10/21/2025**—a resident reported a suspicious car parked on Basswood Way with a person seated inside and covered up, suggesting that he was sleeping in the car. A subsequent investigation proved that the car had left.

**10/21/2025**—a resident on Cherry Drive reported suspicious activity in the house next door, which is vacant. The owners of the house were called and they came the next day to investigate. No evidence of squatters was found. The owner subsequently set up an alarm system.

**10/25/2025**—a resident reported a rattlesnake on the pavement at the intersection of Cashew and Almond Tree. Subsequent investigation showed that the snake had moved on.

**10/26/2025**—several residents reported that an accident had taken place on Seven Hills Drive. The accident actually occurred on October 25 at about 9 pm. The driver left the road, crashed his truck through a brick mailbox, obliterated an aluminum fence and then hit a palm tree in the front yard of the house next door. The vehicle was totaled and had to be towed away. The Hemet police and fire department arrived

to deal with the immediate situation. The driver walked away.

**10/27/2025**—several residents on Seven Hills Dr., Redwood Dr., Aspen Dr., and Cherry Dr. reported that mailboxes had been opened the night before. In some cases, the secured lower box was pried open.

**10/27/2025**—a resident on Aspen called to complain that vehicular traffic has increased significantly since the residential development to the east of Lyon was completed. He suggested that some residents of those houses turn down Seven Hills Drive to avoid traffic on Stetson, then turn down Aspen Drive to get home. This is understandable, but many of these drivers speed above 25 mph and also drive through the STOP sign without stopping.

**10/27/2025**—a resident on Brentwood heard Ring alarms on several nights, indicating that someone was walking up and down the street after dark. Examination of the Ring video recording disclosed that someone was carrying musical instruments up the street toward Silver Oak Drive.

**11/3/2025**—a resident on Aleppo Court observed two people in separate cars parking near her house and soliciting. She talked to them and found out they represented the Jehovah’s Witnesses. They are not married so cannot travel together in the same car without a chaperone.

**11/10/2025**—a resident on Blue Spruce Dr. reported that water was spurting from a pipe in a yard up the street. The resident said that the owners were away so would not be aware of the issue. Investigation disclosed that a pipe had corroded and broken at the cutoff valve into the house and had separated.

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The water to the house was turned off at the curb stop, ending the immediate problem. A note was left for the owner, explaining the situation and what was done to stop the water.

**11/15/2025**—a resident on Pinyon Court reported that he discovered a pile of garbage in the street in front of his house when he went out to get the paper.

### Lessons of the Month

**Driving in Seven Hills**—another topic I have been pushing for a while is the Seven Hills speed limit. I wouldn't repeat this so soon except that an excellent example of what can happen occurred on October 25th, when a vehicle driving on Seven Hills Drive left the road and damaged structures in the yards of two homes. The police who investigated this incident stated that the car must've been traveling at a speed of 35 to 45 miles per hour. While the excessive speed may not have caused the accident, it certainly increased the amount of damage.

**Seven Hills Camera System**—as I reported at the last monthly meeting, we are having an increasing number of problems with the camera system. This is not surprising since we were told when the system was installed that the life of the batteries and other equipment was about 5 years. Some of the components are still in good shape, but we are in the midst of obtaining competitive bids for replacements on equipment that is no longer working. In particular, the batteries that power the equipment are no longer storing the solar energy appropriately. In addition to this, the accident just described damaged an enclosure, as did a hit-and-run accident last New

Year's Eve that damaged the enclosure at Seven Hills and Silver Oak. Also, we are considering adding cameras at the 3 exits to read and record license plate numbers, something that is needed if we ever hope to catch perpetrators.

**New Foot and Car Traffic**—I've had a number of emails complaining about an increase in car traffic and people, especially teenagers, on the sidewalks in Seven Hills. At least some of this is due to non-residents using Seven Hills to get home to the new homes to the east of us. It isn't surprising that people seek a shorter route or avoid traffic on Stetson. There is nothing wrong going on here, just a change for some areas of Seven Hills. As you would expect, the area most affected is Seven Hills Drive from the north entrance to Aspen, then Pepper Tree past the golf course to Lyon.

**Neighbor Awareness**—I have been banging the drum for awareness of your neighbors over many months now, at least since the Gene Hackman case. I have no idea how many of you have made a better connection with your neighbors, but we now have something to help with this. Attached on the page after this column is a form you can use to record the very information you need to know regarding your neighbors. Also, note the questions asked in this form.

*Bob Fisk*  
Safety Monitor  
SHPOA Board of Directors  
925-450-2046  
[shpoasafety@gmail.com](mailto:shpoasafety@gmail.com)



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



# NEIGHBORHOOD AWARENESS FORM



## Ask yourself these important questions:

- Do you know who your neighbors are?
- Do they live alone? • Do YOU live alone?
- Have you seen any activity around their house lately?
- Do you know if they are on vacation or out of town?
- Have there been any flyers or one of our newsletters in their clip for a long time and nobody is picking it up? • Do your neighbors know who YOU are?
- What would happen if you suddenly fell ill and there was no-one to check on you?

If you answered "NO" or "DON'T KNOW" to some of the questions above, maybe you should introduce yourself to your neighbors. Below is a little form you can fill out and keep handy.

**IMMEDIATE NEIGHBOR – ACROSS FROM YOU**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Phone # \_\_\_\_\_

**IMMEDIATE NEIGHBOR – BEHIND YOU**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Phone # \_\_\_\_\_

**IMMEDIATE NEIGHBOR – TO YOUR RIGHT**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Phone # \_\_\_\_\_

**IMMEDIATE NEIGHBOR – TO YOUR LEFT**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Phone # \_\_\_\_\_



# ARCHITECTURAL COMMITTEE REPORT FOR DECEMBER 2025

BY: VINCENT OLIVERI



In California, permits for modifications (like roof replacement) on manufactured homes are typically handled by the state Department of Housing and Community Development (HCD) if the home is in a mobile home park or the local jurisdiction hasn't assumed enforcement responsibility. However, Hemet is an incorporated city in Riverside County, and based on local building codes, the **City of Hemet Building & Safety Division** issues building permits for roof replacements on manufactured homes within city limits. This ensures compliance with local ordinances, the California Building Code, and any POA rules. If your home is outside city limits (unincorporated Riverside County), contact Riverside County TLMA Building & Safety instead.

## Steps to Get Your Permit

**1. Confirm Requirements:** Roof replacement generally requires a permit to verify structural integrity, materials, and code compliance (e.g., wind resistance in Hemet's climate). No permit may lead to fines or insurance issues.

### 2. Gather Documents:

- Completed permit application form (available on the city's website).
- Site plan or sketch of the home and roof area.
- Manufacturer's specifications for the new roofing materials.
- Contractor details (if using one; they must be licensed, preferably C-47 for manufactured homes).
- Proof of ownership or registration (e.g., HCD MH 433 form if applicable).
- Engineered plans if the modification affects the home's structure (check with the city for your case).

### 3. Submit Application:

- **Online:** Licensed contractors can use the Community Development Web Portal at [hemetca.gov](http://hemetca.gov) to apply, track status, and pay fees.
- **Email:** Send the form and docs to [bldgstaff@hemetca.gov](mailto:bldgstaff@hemetca.gov).
- **In-Person:** Bring to City Hall at 445 E. Florida Ave., Hemet, CA 92543 (Mon-Fri, 7:30 AM - 5:30 PM).
- **Fees:** Vary by project scope (e.g., \$200–\$500+ for roof work; call to confirm).

**4. Review and Approval:** Expect 1–2 weeks for over-the-counter or simple permits; more for complex reviews. Pay fees upon approval to receive your permit.

**5. Inspections:** Schedule via the city after starting work (rough and final inspections required).

## Contact Info

- **Phone:** (951) 765-2440 (Building & Safety Division)
- **Email:** [bldgstaff@hemetca.gov](mailto:bldgstaff@hemetca.gov)
- **Website:** [www.hemetca.gov/68/Building-Safety](http://www.hemetca.gov/68/Building-Safety) (forms and portal here)
- **If Unsure:** Call first to confirm if HCD involvement is needed (e.g., for title/registration changes): HCD at (800) 952-8356 or [hcd.ca.gov](http://hcd.ca.gov).

Start with the city—they handle most local residential permits efficiently.

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

CONTINUED ON NEXT PAGE ►

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 approved exterior 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.

It has been my honor to serve as the Architectural Chairperson for the past 5 years and I greatly appreciate all of the positive complements from many, many homeowners and many thanks for the countless hours

given by volunteers on the Architectural committee that help maintain the architectural standards for Seven Hills.

My phone number is (951) 599-9711. 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*



# OFFICIAL FORMS

**SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC.**  
**PO Box 177, Hemet, CA 92546 • (951) 658-6178 Office**  
**Email: [sevenhillsmembership@gmail.com](mailto:sevenhillsmembership@gmail.com) • Website: <https://sevenhillspoaofhemet.com>**

## RESIDENT FORM

**THIS RESIDENT FORM** must be submitted each year along with your annual payment.  
 Pursuant to California Civil Code Section 4041, it is required to provide emergency contact information.  
 This form is used to update personal information, including phone numbers and emergency contact names or phone numbers.  
 You will find this form included in each monthly newsletter or on the website. **Please include your email address(es).**

### RESIDENT(S) INFORMATION

Last Name	First Name	Middle Initial	Email Address	
Last Name	First Name	Middle Initial	Email Address	
Address Number	Street Name	City	State	Zip Code
<input type="checkbox"/> Owner Occupied	Home Phone No.	Cell Phone No.	Date	
<input type="checkbox"/> Lease				
Landlord Address Number	Street Name	City	State	Zip Code
Lease Beginning Date:	Lease Ending Date:	Landlord(s) Name	Landlord(s) Phone Number	
Property Management Information		City	State	Zip Code
Contact Agent	Office Number	Agent Phone Number	Agent Phone Number	

### ADDITIONAL OCCUPANT(S) IF APPLY

List of all individuals residing at the property other than the homeowner


CONTINUED ON BACK PAGE ►

## **EMERGENCY INFORMATION**

**This information will be treated as personal and confidential and will be used solely for emergency purposes.  
This information will be made available to law enforcement, medical professionals,  
or other relevant authorities in the event of an emergency.**

**Please provide name(s), address, phone numbers and relationship  
(next of kin, closest relative, neighbor, friend) for your emergency contact(s).**

In Case of Emergency, Notify:	Address	Phone and/or Email	Relationship

## **BIRTHDAY**

Please provide this information only if you wish to have it included in the monthly newsletter.

Last Name	First Name	Birthday (Month / Day )

## **WEDDING ANNIVERSARY**

Please provide this information only if you wish to have it included in the monthly newsletter.

Month	Day
-------	-----

## 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**  
(1<sup>ST</sup> WEDNESDAY OF EACH MONTH - 6:30 AT SEVEN HILLS MEMBERS CLUB)

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

YOUR SIGNATURE \_\_\_\_\_

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

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

My Name \_\_\_\_\_ Phone # \_\_\_\_\_ /\_\_\_\_\_/\_\_\_\_ Date

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

Reason for complaint: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (Please attach more pages if needed)

Your Signature \_\_\_\_\_

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



# December Birthdays



<p><b>1</b> Meredith Allums Cynthia Jackson-Ferguson John P. Lherault James Pence Charmy Sorem</p> <p><b>2</b> Alicia Arriola Bob Blackamore Irma Escalante Jose G. Franco Rod Parr</p> <p><b>3</b> Charles Holden</p> <p><b>4</b> Gildardo Angulo Alan Sorem Cassy Whiting</p> <p><b>6</b> Guadalupe De Leon Alvertina Fles-Golston Belem Gonzalez</p> <p><b>7</b> Cynthia Richter</p> <p><b>8</b> Tim Cornell Maria Guillen</p>	<p><b>8</b> Eduardo Rodriguez</p> <p><b>9</b> Annette Temple</p> <p><b>10</b> Theodora Hazel Nancy Prause</p> <p><b>11</b> April Bogart Lee Moler</p> <p><b>12</b> Maria G. Gonzalez Diane Pearson Del Serrano</p> <p><b>13</b> Raul Cosio Harlan Hancock Diane Luzzi Jo Ann Oneill</p> <p><b>15</b> Linda Avila Graciela Barba Steve Devry Richard Hunter</p> <p><b>16</b> Sharon Brewer Jose R. Lopez</p>	<p><b>16</b> Orpah Stanford</p> <p><b>17</b> Mark Landry Doug Mueller Stan Prause</p> <p><b>18</b> Patricia Courtois Iola Lundy</p> <p><b>19</b> Tom Clayton Terry Lawless</p> <p><b>20</b> Lee Beidleman Humbert Camacho Brian Fisher Janet Oberman Star E. Starr</p> <p><b>21</b> Manuel Garcia Darrell Street</p> <p><b>22</b> Christine Benson James Bentley</p> <p><b>23</b> Bill Hunsaker Carol St. George</p>	<p><b>24</b> Gail Cadwallader Rosemary Perez</p> <p><b>25</b> Everette Harbison Lynn Rogers Steve Wilkinson</p> <p><b>26</b> Carrie Baxter</p> <p><b>28</b> Mary Parker</p> <p><b>29</b> Kimber Prior-Renfroe Tammy Wright</p> <p><b>30</b> Steph Blakely Susie Baker Brenda Jackson Michael Shafor</p> <p><b>31</b> Helen Chang Nina Jenke Mike Watson Maria Webster</p>
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# HAPPY ANNIVERSARY

## December Anniversaries

1

Donald & Joan Lerch  
Francisco & Peggy Perez

4

Don & Freda Dismukes

6

Ashely & Joan Gilpin  
Stephen & Brattin, Pamela Hatch

10

Gregg & Robyn Wilder

11

Harold & Laura Wherry

15

Nick & Neva Pessagno

16

Celestino & Deborah Sagalongos

21

Eduardo & Fannie Rodriguez

24

David & Grace Vanbuskirk

27

Robert & Rita Bullard

28

John & Karen Fleck  
Victor & Maria Paz  
Frank & Jo Ann Serna

29

Jim & Lidia Burton  
Gary & Barbie Klopp  
David & Ly-Thi-Le Woodruff

30

Luverne & Joan Randa



## Loving Prayers

If you have a family member, friend or neighbor who is need of some loving prayers, please call Gary Bieber at: (951) 305-0783 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:**  
IAN DAVIDSON AND EVERYONE IN OUR SEVEN HILLS COMMUNITY

**SYMPATHIES & CONDOLENCES:**  
FOR THE PASSING OF: BETTY NEWMAN.



**DISCLAIMER: THE CONTENT WITHIN THE FOLLOWING PAGES DO NOT REFLECT THE ENDORSEMENT OR OPINIONS OF THE SEVEN HILLS PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS, COMMITTEE MEMBERS, ITS ADMINISTRATION, AND/OR ANY INDEPENDENT CONTRACTORS ASSOCIATED WITH THE SHPOA.**

# CLUBHOUSE



## at Seven Hills

**Winter Office Hours will be  
10am -1pm only on**

**Thursday, Friday & Saturday**

**Reach us at 951-658-2234**

**email:**

**7hillsmembersclub@gmail.com**

## **Membership**

### **Costs:**

**\$40 a month for Single**

**\$65 household of two**

## **Clubhouse Update**

**Projects:** We are continuing on landscaping, removing weeds, and getting grass growing. Sprinklers are back on a timer. Continuing Removal of gym equipment. We are giving away some gym equipment to make room for updated equipment. If you're interested in making a donation of any equipment, let Dasha know. Working on upgrading the parking lot lights, and decorating for the holidays. If you haven't already done so, stop by the clubhouse and check out this seasons yard decorations.

### **December 31,2025**

**Come join us in our 2nd Annual New Year's Eve Party**

**DJ Alex will be performing**

**Catering by Chef Gregg**

**Menu: Herb Garlic Chicken or Prime Rib,  
mash potatoes casserole, vegetable medley, salad, & dessert**

**Cost: \$35.00**

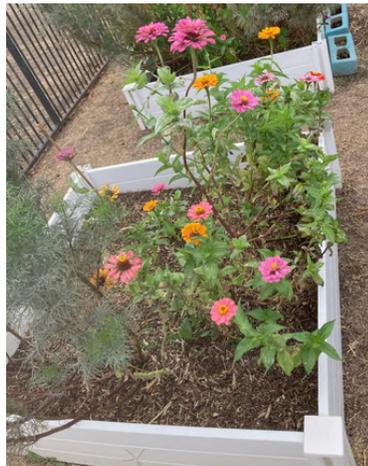
# DID YOU KNOW

updates made at the clubhouse

**Carpet Cleaning**  
will continue carpet cleaning  
quarterly in both card rooms



**Garden**  
continues to flourish

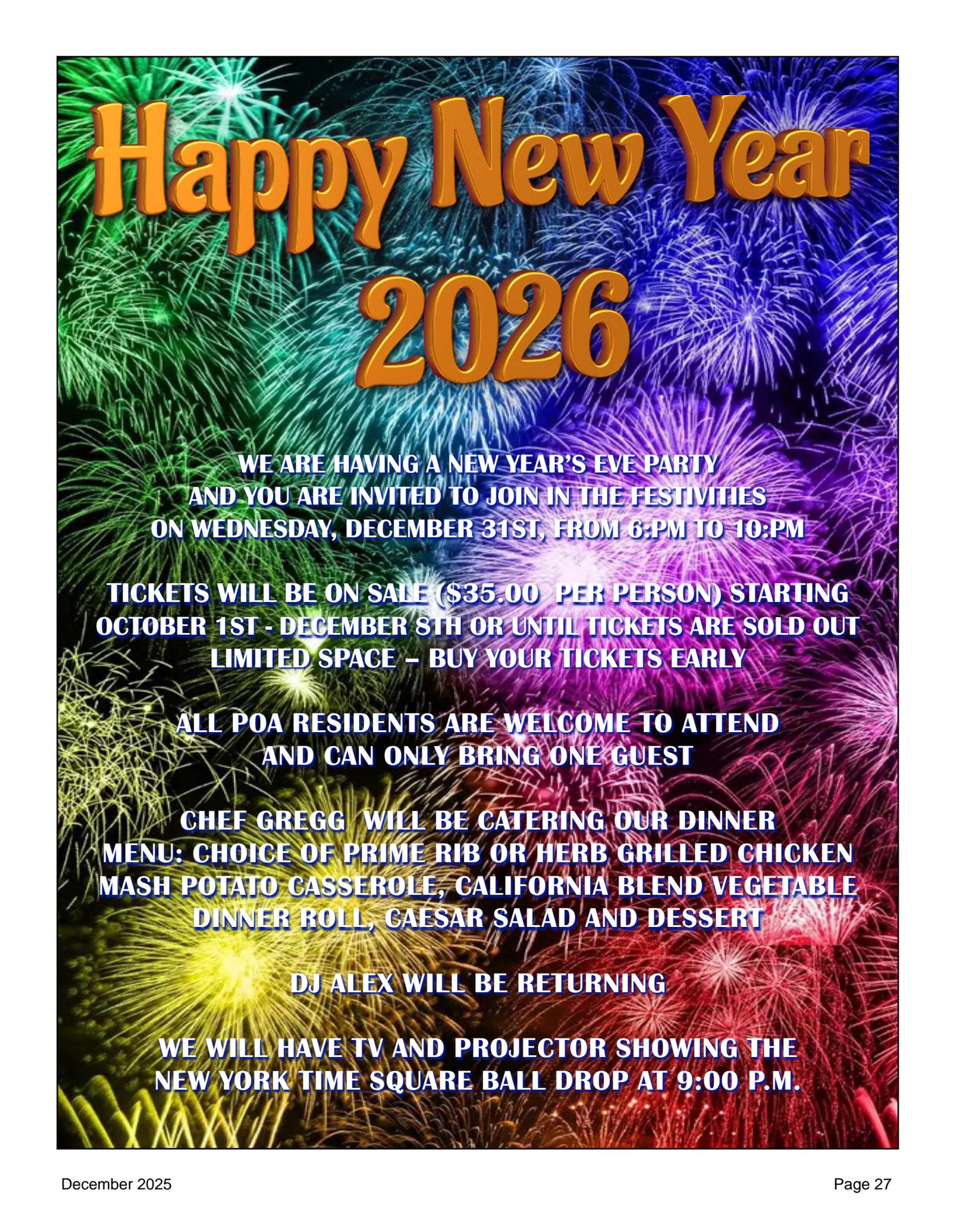


**continuing to remove  
equipment so we can  
start gym remodel.**

projects in progress:  
landscaping yard &  
repairing SPA deck floor,  
and parking lights



**Spa floor decking**



# Happy New Year 2026

**WE ARE HAVING A NEW YEAR'S EVE PARTY  
AND YOU ARE INVITED TO JOIN IN THE FESTIVITIES  
ON WEDNESDAY, DECEMBER 31ST, FROM 6:PM TO 10:PM**

**TICKETS WILL BE ON SALE (\$35.00 PER PERSON) STARTING  
OCTOBER 1ST - DECEMBER 8TH OR UNTIL TICKETS ARE SOLD OUT  
LIMITED SPACE – BUY YOUR TICKETS EARLY**

**ALL POA RESIDENTS ARE WELCOME TO ATTEND  
AND CAN ONLY BRING ONE GUEST**

**CHEF GREGG WILL BE CATERING OUR DINNER  
MENU: CHOICE OF PRIME RIB OR HERB GRILLED CHICKEN  
MASH POTATO CASSEROLE, CALIFORNIA BLEND VEGETABLE  
DINNER ROLL, CAESAR SALAD AND DESSERT**

**DJ ALEX WILL BE RETURNING**

**WE WILL HAVE TV AND PROJECTOR SHOWING THE  
NEW YORK TIME SQUARE BALL DROP AT 9:00 P.M.**



# Seven Hills POA Ice Cream Social and Classic Car Display Photos from October 16, 2025

The Events Committee would like to thank the POA Board members and their spouses for all their hard work in making this event so successful!

**\* CLICK ANYWHERE ON THESE 4 PAGES TO SEE ALL THE PHOTOS FROM THIS EVENT \***





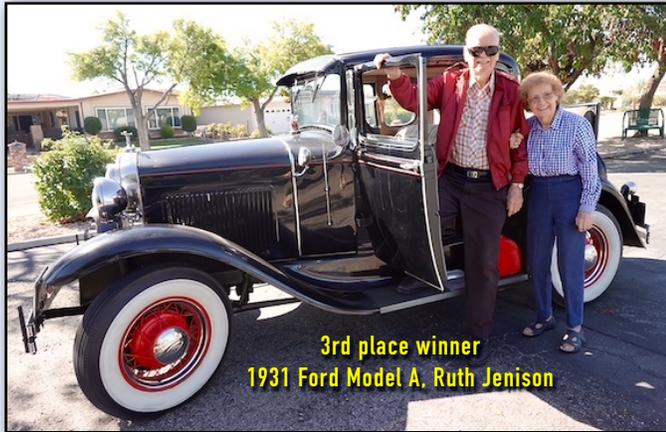




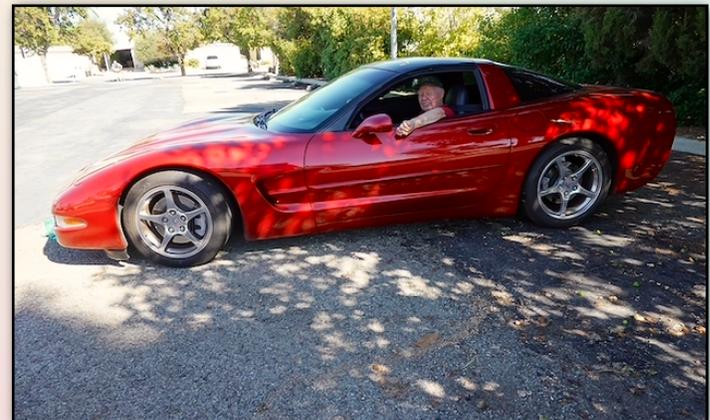
1st place winner  
1923 Ford Model T, Dennis Jenison



2nd place winner  
1957 Chevy Truck, Georgia & Gerald Kennedy



3rd place winner  
1931 Ford Model A, Ruth Jenison





# Balance Sheet of Life

Birth is your opening stock.

What comes to you is credit.

What goes from you is debit.

Death is your closing stock.

Your ideas are your assets.

Your bad habits are your liabilities.

Your happiness is your profit.

Your sorrow is your loss.

Your soul is your goodwill.

Your heart is your fixed assets.

Your character is your capital.

Your knowledge is your investment.

Your age is your depreciation.

And Finally:

Always remember, God is your auditor

have a nice balance sheet of life.



## You Are Not Alone (Y.A.N.A) Hemet Police Department Program

Many older adults worry about feeling isolated or being left without help. To bring reassurance and safety to older and disabled residents, the Hemet Police Department offers a free program called ("You Are Not Alone" (Y.A.N.A)).

Through this program, Hemet Police Volunteers regularly connect with participants, usually with scheduled phone calls, and when needed, through a home visit. The mission of the program is to promote security for the City of Hemet Residents living alone and peace of mind for their families. This service is especially valuable for individuals who wish to remain independent but may not have family or friends nearby to check in on them.

**Please note: We do NOT provide medical assistance, but rather a measure of security.**

### How the Program Works

- Hemet Police Volunteers contact the participant via telephone at scheduled times.
- If the participant does not answer the phone call at the prearranged time, family, friends and neighbors are contacted.
- If the participant does not answer after several attempts at contact, a series of steps are followed to ensure the participant's safety and well-being. This may include a home visit by a Hemet Police Officer / Volunteer.

### Y.A.N.A Benefits

- Offers comfort and reassurance for older or disabled residents living alone in the City of Hemet.
- Offers protection from scams and exploitation. Older adults who feel isolated may be more vulnerable to people who try to take advantage of them. Regular contact helps participants stay safer and more connected.
- Friendly check-ins help reduce isolation and the challenges that can come with it, including unhealthy habits. Volunteers provide connection and reassurance, making daily life feel safer and more supported.

### To be part of the Y.A.N.A program, participants must:

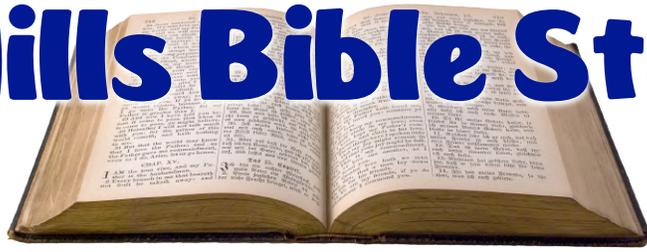
- Live within the City of Hemet limits. (The City of Hemet's jurisdiction is limited to addresses that have three or four digits in the street number. For example, 445 E. Florida Avenue or 1111 N. Smith Street are within the city limits.)
- Complete and sign a registration form (unsigned forms will not be accepted).
- Provide emergency contact information.

\*Participation is completely **free**. The only requirement is that participants are able to answer the phone and provide at least one emergency contact. Referrals may also be made by friends or family who know a Hemet resident who could benefit. In these cases, the participant's consent is required before enrollment.

To request more information, please email: [pdvolunteer@hemetca.gov](mailto:pdvolunteer@hemetca.gov)

Yana Participant Application Hemet Police Department, 3570 W. Florida Ave. Hemet, CA 92545 - (951) 765-2391

# 7 Hills Bible Study

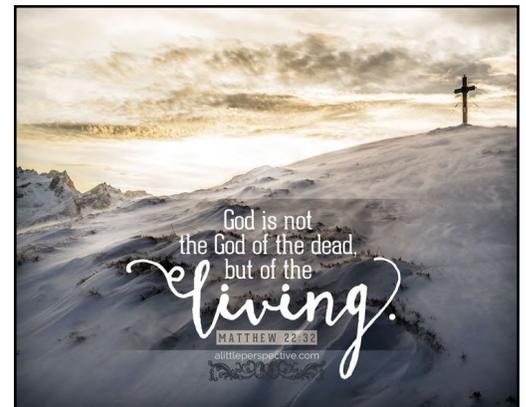


## **“God is a God for the living, not the dead”**

**While moving from the 7th hole this morning and crossing 7 Hills Drive to the 8th Tee, the daily occurrence of the morning ambulance and Fire truck came passing by. They are a constant reminder to me of how soon life comes to an end for all of us.**

**My daily devotional today read where Jesus said, “God is not a God of the dead”, but of a God of the Living for those who believe In Jesus as their Savior. He promises that a day is coming, perhaps even today, when Christ will come again and transform our bodies to be like His glorious body for all believers.**

**And He promises that nothing will separate us from His love. Despite all the ways we lose sight of Him, all the ways we lose track of what’s most important, He never loses sight of us. Neither life nor death nor anything in creation will separate from the love He has for us. This is a promise that God makes to you and I in His word.**



**Have you accepted Jesus as your savior? Through Jesus death on the cross and His resurrection to new life, He promises all those who repent and believe in Him (Jesus) will have new life and will not fear when we pass from this life to the next.**

**We wish you all Gods blessings as we celebrate this Holiday season and proclaim, Jesus is the reason for the season.**

**We invite you to join us on Tuesday afternoons at 3 where we study Gods word. For more information, call Joe, Joanie or April Zeigler at 951-658-7610.**

# Free Holiday Photo Opportunity

DEC. 5<sup>th</sup> - DEC. 26<sup>th</sup>

1889 Almond Tree St. Hemet, CA  
Sun-Thurs 10am-8pm  
Fri-Sat 10am-9pm

Donations of non-perishable food items for the Hemet Salvation Army Food Pantry are kindly accepted but not required

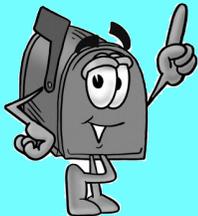


Happy Holidays from Ray & Wendy! Bring your own photographer!

Do You Need A Mailbox Clip?

**FREE SERVICE**

MAILBOX CLIP INSTALLATION

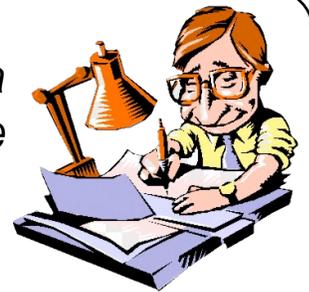


Call Ian Davidson  
(951) 205-4165



## 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



## 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!*

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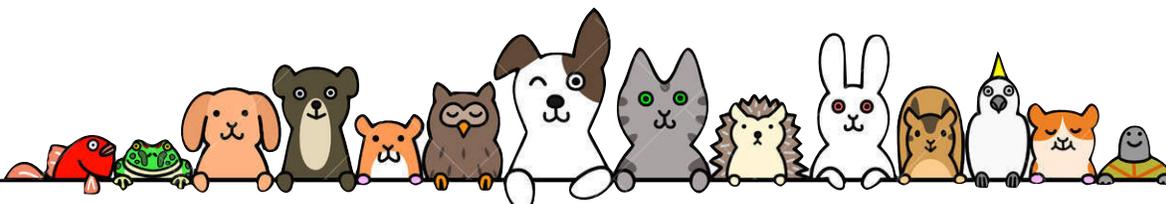
Website: <https://epicvets.com>

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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:

Yard tiller: Yard Machines brand, Briggs & Stratton 5 HP OHC, very gd. cond., \$150. 40 cardboard boxes, various sizes, \$5. Several utility closets, small-large, all in great shape, good for garage or inside home, free.  
Call: (951) 337-2221.

---

## FOR SALE:

2020 Hyundai Tucson SE, 37,250 miles. New battery. Good condition. \$17,000.  
Call: (951) 333-4433.

---

## 2 GOLF CARTS FOR SALE:

1 red E-Z-GO, \$2,000, and 1 beige Club Car, \$2,300. Both have batteries with less than 20 hours run time. The Club Car has a roof a/c and enclosed cover.  
Call Donna: (619) 857-7455.

---

## FOR SALE:

Hotpoint Electric Dryer. New, only used for a couple months. \$250 OBO  
Call: (909) 286-1735.

---

## FOR SALE:

2007 Mercury Marques, 81,00 miles. New brakes and tune-up. Clean inside and out. \$2,800.  
Call : (951) 652-7326.

---

## FOR SALE:

Oak dining set, 50"x 60" table, bench, and 3 chairs. Brown padding, comfy. \$80. Oak table, turned legs, 28" high x 50" wide x 18" deep. \$20.  
Call: (951) 392-2647.

---

## APPLIANCES FOR SALE:

Fridge, stainless steel, has 2 top doors, water/ice dispenser on door. Freezer on bottom. \$350. Whirlpool front load washer & dryer duet. \$300. Separate matching bases w/drawers for laundry supplies. \$250/pair.  
Call: (951) 536- 8222.

---

## FOR SALE:

Ryobi 40v brushless lawn mower with batteries, and Ryobi weed wacker. They both work great, don't need anymore. Good condition. \$280 for both.  
Call: (619) 335-3630.

---

## WANTED

Evaluate and purchase coins and jewelry.  
Call Mike: (951) 491-1891.

---

4 Golf cart wheels and tires, 4 lug about 17" tall tires.  
Call: Tony at (951) 533-0363.





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 #68

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

1sudoku.com

n° 220089 - Level Medium

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

1sudoku.com

n° 217285 - Level Medium



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

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

# CHRISTMAS CELEBRATION

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



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

## WORD LIST

ANGEL  
 APPLE CIDER  
 BAKING  
 BELLS  
 BETHLEHEM  
 BLESSINGS  
 BOW  
 CANDLE  
 CANDY CANE

CHESTNUTS  
 CHRISTMAS TREE  
 DECORATIONS  
 EGGNOG  
 EVERGREEN  
 FIREPLACE  
 FRANKINCENSE  
 GARLAND  
 GINGERBREAD

GOODWILL  
 GRINCH  
 HAM  
 JACK FROST  
 JINGLE BELLS  
 LIGHTS  
 MANGER  
 MISTLETOE  
 NUTCRACKER

PEACE  
 POINSETTIA  
 PUMPKIN PIE  
 REINDEER  
 SANTA CLAUS  
 SNOWMAN  
 WINTER

PUZZLE SOLUTION ON PAGE #68

## - SERVICES OFFERED -

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# 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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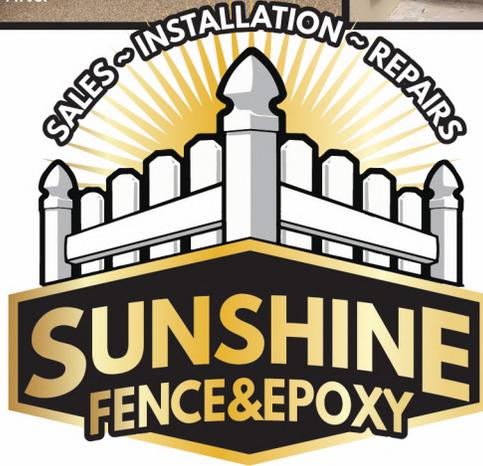
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*CST 2065410-40 Hemet City Lic. #14298*

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***previously called Camelot Theatre Palm Springs***  
***Feb 4, 2026 Tue 10:00 am - 5 pm \$98.00 p/p***  
*Hosted lunch at Rick's Restaurant & Bakery before the show.. [at a new location]*  
*A tribute to four musical legends*  
***BOBBY DARIN - LESLEY GORE -***  
***CONNIE FRANCIS & BOBBY RYDELL***  
*90 minutes of non stop music by 4 tribute artist using their own voices. No lip synching!!!*

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Thank you once again for the privilege and honor of trusting me to help you buy or sell your home in Seven Hills and the opportunity to meet and get to know some of the great people who live here. I look forward to working with you again in 2026 and wish you all a very happy and prosperous new year.

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**November 2025  
Hemet, CA**

## Inside This Issue...

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We've Been Thinking Of Hiring A  
REALTOR To List Our Property.  
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## Online Shopping, Made Better

The Internet has changed the way we live our lives in so many ways, from entertainment and streaming TV shows and movies, to keeping up with friends and family on social media platforms, to, of course, shopping. In addition to shopping more stores than ever before, online shopping gives us the chance to be sure we're getting the most bang for our buck.

Try some of these apps to help you get the best deal. These apps may be available to download from Apple Store and Google Play, as well as their individual websites.

- **BuyVia:** Popular household items, electronics, groceries, clothes and more are all featured on this website and app, along with local deals and coupons. Shopping alerts will let you know when prices drop on items you're watching. [www.buyvia.com](http://www.buyvia.com)
- **Flipp:** Rather than spending time collecting and flipping through grocery store sale flyers, download Flipp and let the app do the work for you. Like BuyVia, you can add items to a watch list and be alerted when prices drop. Another bonus here: store loyalty card info can easily be kept in one accessible place. <https://flipp.com/>
- **Price.com:** Find discounts and coupon codes for thousands of stores on this website and app. Three search options make it easy to use: type, barcode scan, or photo. Price alerts are available, too. [www.price.com](http://www.price.com)
- **ShopSavvy:** This website and app have been saving consumers money for more than 20 years, and it's easy, too. When you're out and about, simply scan a barcode with your phone to compare prices at local and online retailers. [www.shopsavvy.com](http://www.shopsavvy.com)

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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!)

**Undulant** (UN-juh-lunt) adjective

**Meaning:** things that rise and fall in waves

**Sample Sentence:** I easily became entranced watching the undulant sheets in the breeze.

## Did You Know?

There is a lot of science behind the reds, oranges and yellows of fall leaf color, but did you know that some colors depend on the amount of sugar in the leaves? The drier and sunnier the weather, the more sugar in the leaves, which makes them the vibrant reds and purples we all love to see.

## Get Grout Stains Out

Use this simple solution to gently yet effectively clean grout between your kitchen and bathroom tiles:

- Combine  $\frac{3}{4}$  cup baking soda,  $\frac{1}{4}$  cup hydrogen peroxide and 1 tablespoon dish soap; pour into a squeeze bottle.
- Apply cleaning solution to the grout; let stand 15 minutes.
- Wipe cleaning solution with a damp cloth. Do not scrub; that could lead to scratching the tile.

## Quotes To Live By...

"The best and most beautiful things in the world cannot be seen or even touched – they must be felt with the heart."

–Helen Keller, humanitarian

"Keep your face always toward the sunshine – and shadows will fall behind you."

–Walt Whitman, poet

"Try to be a rainbow in someone's cloud."

–Maya Angelou, poet

# Stay Safe Out There

Traveling can be a lot of fun: with exploring new places, discovering new cultures, and making memories to last a lifetime. It is easy to get so wrapped up in what we're doing that we can quickly forget to stay safe at the same time. These tips will make sure you're making the most of it all, safely.

- Before you leave home, use your smartphone to take photos of your driver's license, passport, and medical insurance card, just in case.
- Always make sure that someone who is not traveling with you knows your itinerary. Set a schedule to check in with them every once in a while.
- It's easy to be distracted by taking the perfect selfie, but just like at home, be aware of your surroundings. Don't fall and watch your belongings!
- If you are traveling internationally, check with the U.S. Department of State for any alerts that may impact your trip. Enrolling in the Smart Traveler Enrollment Program (STEP) ensures you're updated while traveling. <https://mytravel.state.gov/s/step>

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## Scrub-a-Dub-Dub

Let's be honest, there's nothing glamorous about cleaning the bathtub, but it's a chore that needs to be done. What to do, though, if there's a stain that you just can't seem to get rid of? This simple solution may just do the trick.

1. Mix a squirt of dish soap with warm water, then create a 50-50 mix with white vinegar in a bottle. Shake well. *Note: This mixture works well on all tub materials, but do not use vinegar on stone.*
2. Spray or apply the mixture onto the stain; let sit 5 to 10 minutes.
3. Scrub and rinse the area, repeating if necessary.

You can keep bathtub stains at bay by being proactive, too. Fill a spray bottle, half vinegar and half water, and spray down the tub each evening, leaving it overnight. Before using the next morning simply rinse and *voilà*, a clean tub in no time at all! Careful with vinegar on some fixture finishes, though, as it can corrode.

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CONTINUED ON NEXT PAGE ►

## Brain Teaser...

What comes once in a minute, twice in a moment, but never in a thousand years?

(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!

## Leave The Leaves

In recent years there has been a backyard movement to shed our rakes and leave leaves where they fall. Why? Not only do the leaves supply nutrients and act as natural fertilizers for lawns and gardens in the wintertime, but they also create habitats for small critters who make their homes here, including butterfly pupae, and worms and other soil aerators.

## Have a Laugh

Why do bees have sticky hair? *Because they use a honeycomb.*

## Interior Design Websites

Before you redecorate your home, use these websites to see how your ideas will look in reality.

**www.superdwell.co** – Choose an aesthetic and color palate that suit your taste, and watch your space come to life, complete with a shopping list.

**www.3dream.net** – Helpful tutorials will walk you through the design process.

**www.floorplanner.com** – See how your furniture will fit into place to make the most of your space.

# Making Sense Of Food Labels

One of the biggest aspects of healthy living is how we fuel our bodies, which can be a bit daunting. Food packaging provides a lot of information about what is in the items we're eating, but it can be confusing to decipher just what all the info means. Let's take a look.

- **Serving Size.** One of the first things to look at on food labels is the serving size. For example, it's easy to guzzle down an entire 24-ounce bottle of sports drink with a front label that reads 80 calories per 12 fluid ounces. Take a moment to spin the bottle to the back label and you'll find that there are actually about 2.5 servings per bottle, for a total caloric intake of 190 calories.
- **% Daily Value.** A good rule of thumb when looking at the % Daily Value in a food is 5% or less of a nutrient per serving of that item is low, while 20% or more is high. *Note: Daily Values are based on a diet of 2,000 calories a day.*
- **Fat and Sugar.** It can be tricky trying to determine the amounts of fat and sugar in food. Rather than focusing on the total amounts of each, take a look at the individual amounts. For example, saturated and trans fats: avoid trans fats as much as possible, and limit the amount of saturated fats. As for sugar, try to limit added sugars, which can be masked as syrups, fructose, and juice, to name just a few.
- **Beneficial Nutrients.** Food labels can also help us ensure we're getting enough beneficial nutrients each day, too, like calcium, iron, potassium, vitamin D and dietary fiber. To that end, the American Heart Association says adults need at least 25 – 35 grams of daily fiber to maintain good health.

## Thank You! Thank You! Thank You!

Thanks to all of my clients and friends who support my practice and graciously referred me to your friends and neighbors. I couldn't do it without you!

Bob Stratton, for fixing my furnace

Marta Minor

Lloyd and Libby Linton

**My thoughts and prayers are with**

Dave Miller ~ Don Cook

Kitty McCullough

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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:

The letter M.

### History of Birthstones

Chances are you know your birthstone, or the gem that corresponds with the month you were born. For example, November is topaz, and June is pearl. But when did this tradition start? According to the International Gem Society, people in 16<sup>th</sup> century Germany or Poland began wearing gemstones associated with their birth months. Fast forward to 1912, when the National Association of Jewelers formalized a list of American birthstones and the months they represent.

### Red Car Tickets?

People often say that red cars get pulled over the most, and some people even avoid buying cars that color because of this rumor! However, a recent report notes that WHITE cars are the vehicle most pulled over by police officers in the US. Why? Because it's the most popular color of car (25% of all vehicles in the country are white).

**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#0125799**  
**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

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

Guess who won last month’s Trivia Question? I’m pleased to announce the 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: **Carlos Gomez**

**What world-famous entertainer was such an animal lover that, at various points, they kept as pets a cheetah, a goat, and a pig?**

- a) Michael Jackson   b) Josephine Baker  
c) Betty White   d) Katherine Hepburn

The answer is b) Josephine Baker. Her cheetah, named Chiquita, was part of her act and sported a diamond-studded collar. So let’s move on to *this* month’s trivia question.

**What non-fruit plant are apples, peaches, cherries, pears, and strawberries all related to?**

- a) lichen   b) sunflower   c) ivy   d) rose

**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. We’ve been thinking of hiring a REALTOR to list our property. What should we look for in a qualified, competent agent?**

- A. Just because someone passed a state licensing examination doesn’t mean they are qualified to handle your needs. All agents are not the same. Here are a few things you should look for in a qualified agent.
1. First, determine if he/she specializes either in your area or type of home.
  2. Ask them how they helped clients overcome specific problems they encountered in a past transaction.
  3. Ask them specifically what they will do for you if they represent you. They should have a step-by-step plan of action.
  4. Ask them how long they’ve practiced real estate, and how many transactions they have under their belt.
  5. Ask them about their marketing skills. Most agents are trained to handle transactions and understand the law, but not all of them are trained in effective marketing.

Want to learn more? Ask for my Free Consumer Report called “**12 Questions You Should Ask Before Hiring a Real Estate Agent.**” I’ll send a copy right over to you. Do you have a real estate question you want answered? Feel free to call me at **951-205-4165**. Perhaps I’ll feature it in my next issue!

Get Free money-saving home tips at my web site: [www.IANDAVIDSONHOMES.com](http://www.IANDAVIDSONHOMES.com)



We wish you a  
**Merry** Christmas



Dodie & Tony O'Neal  
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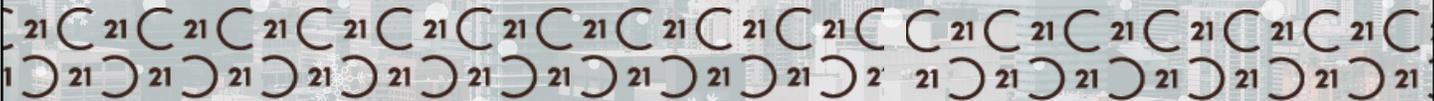
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- 11:30 a.m. Lunch Buffet

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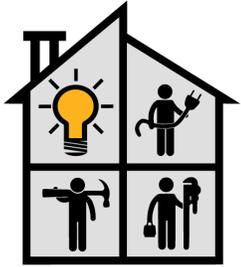
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If you have benefited from any services and would like to refer that person or company or you're in need of a service

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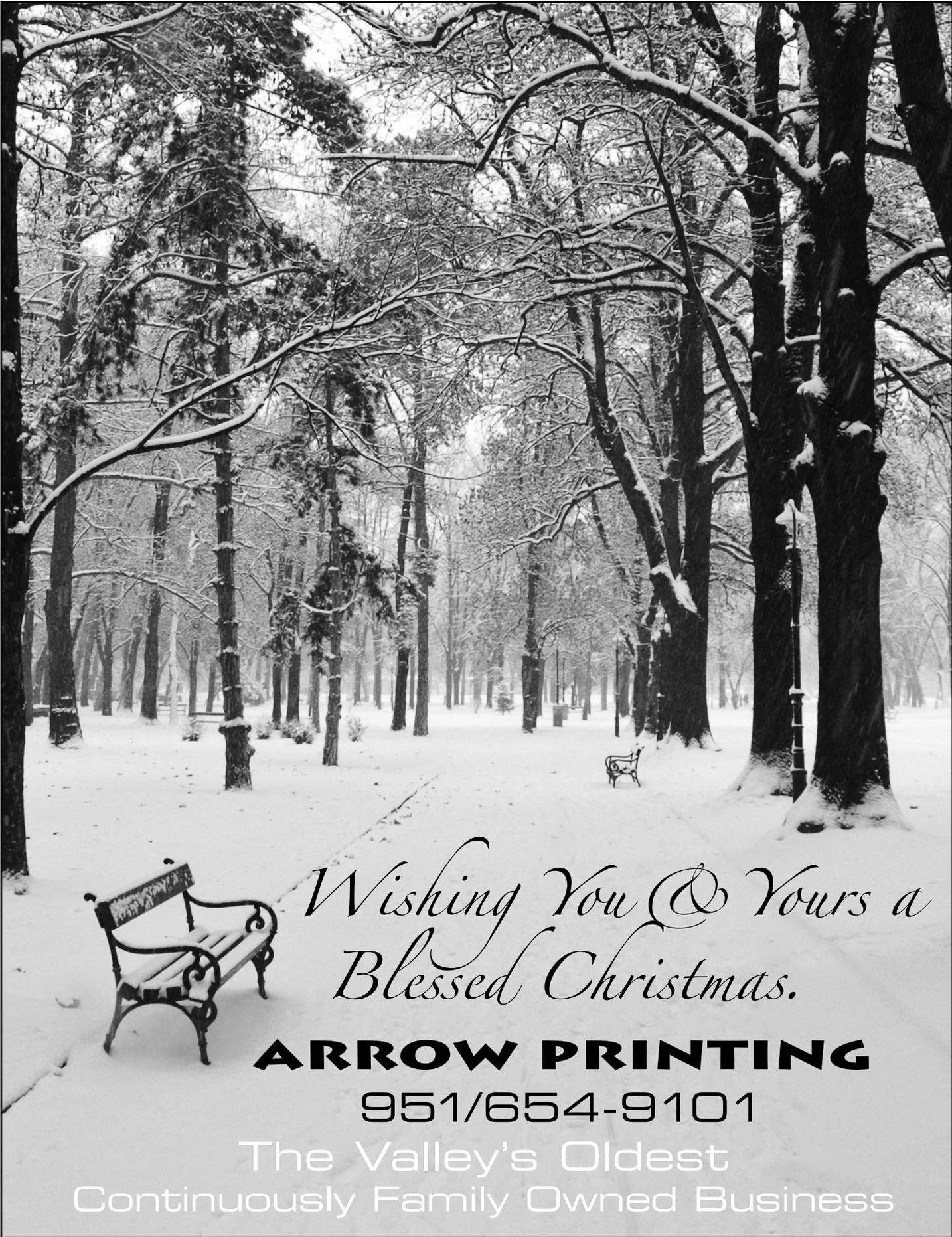
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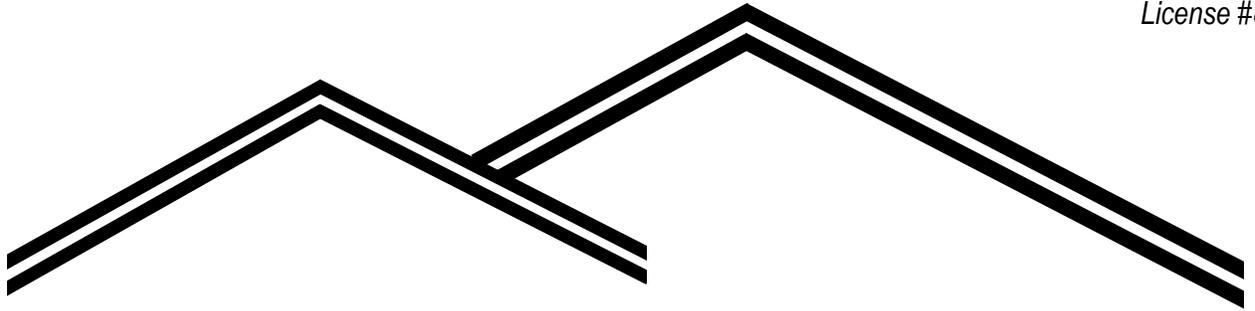
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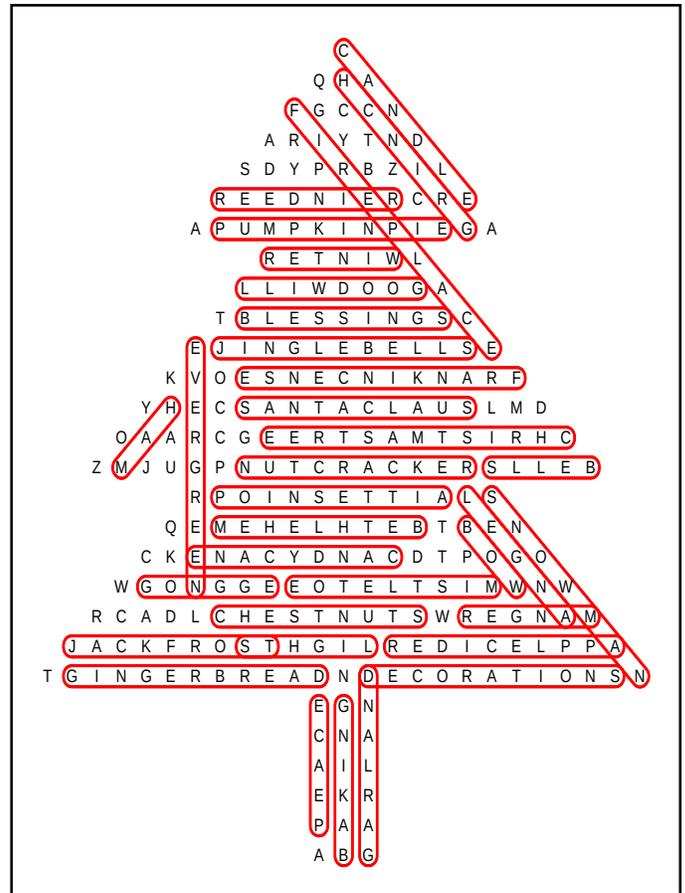
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Articles must be submitted to the Editor by the 12th of each month in order to be included in the next month's newsletter. Articles can be e-mailed directly to the Editor at: [sevenhillseeditor@gmail.com](mailto:sevenhillseeditor@gmail.com).

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

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

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

Sincerely,  
Gary Bieber, Editor  
(951) 305-0783

<p><i>For advertising information call:</i> Sandra Allbright at: (951) 658-6178 Email: <a href="mailto:sevenhillsmembership@gmail.com">sevenhillsmembership@gmail.com</a></p> <p><b>Advertising Rates for 2026</b></p>		
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