



# Seven Hills

A Senior Golf Community in Hemet, California

## Newsletter



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

FEBRUARY 2026



# Happy Valentine's Day!



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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

## SAVE THESE UPCOMING EVENT DATES!

SATURDAY, APRIL 18<sup>TH</sup>

### 6<sup>TH</sup> ANNUAL SHREDDING EVENT

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

### 4<sup>TH</sup> ANNUAL ELECTRONIC WASTE RECYCLING EVENT

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



## FUN TRIVIA QUIZ



- In which country is Machu Picchu located?**  
a) Brazil      b) Peru      c) Mexico
- What is the tallest building in the world?**  
a) The Burj Khalifa, UAE  
b) Shanghai Tower, China  
c) Merdeka 118, Malaysia
- Where was The Lord Of The Rings movie trilogy filmed?**  
a) Ireland      b) New Zealand      c) Greenland
- Who directed Kill Bill?**  
a) Guillermo Del Toro      b) Christopher Nolan  
c) Quentin Tarantino
- In Legally Blonde, what was Elle's dog's name?**  
a) Blanche      b) Bruiser      c) Lizzy
- What is the highest-grossing film of all time?**  
a) Avatar      b) Avengers: Endgame  
c) Star Wars: The Force Awakens
- In Frozen, what is the name of the reindeer?**  
a) Kristoff      b) Olaf      c) Sven
- What year was Henry Ford's Model T introduced?**  
a) 1908      b) 1910      c) 1912
- Who developed the first successful printing press?**  
a) Thomas Edison      b) Nikola Tesla  
c) Johannes Gutenberg
- Which country was first to use paper currency?**  
a) China      b) Italy      c) Turkey

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

# 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	Bill McBroom	(760) 822-4251	vp@sevenhillspoaofhemet.com
	Secretary	Doug Bailey	(503) 580-8391	secretary@sevenhillspoaofhemet.com
	Treasurer	Phyllis Oliveri	(951) 306-6202	treasurer@sevenhillspoaofhemet.com
	Architectural	Mike Norman	(858) 349-4593	arch@sevenhillspoaofhemet.com
	CC&R's	Les Bonneau	(951) 390-8619	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 2026

Wednesday, February 4th, 2026 .....3:30 p.m.  
 Wednesday, March 4th, 2026 .....3:30 p.m.  
 Wednesday, April 1st, 2026 .....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,

Happy New Year, and I hope 2026 brings you good health, and new adventures to make lasting happy memories.

So, it looks like you are stuck with me for a while, as your Seven Hills POA Board President. I can guarantee I will not be what you have been used to for all these years.

I do not always use correct grammar or punctuation, forgive me. If you read my bio, you will understand. I never set out to be president, it was never on my bucket list, but life happens, and the Lord has more adventures for me – when will I learn not to say the **NEVER!** I will try my best, but my best may not always be good enough. I will make mistakes, but my goal has always been, and will continue to be, to serve you the residents of Seven Hills and to continue to help make Seven Hills a premier senior community, along with Phyllis Oliveri, Treasurer, Bob Fisk, Safety Monitor and Bill McBroom, Vice President.

I want to give a big thanks to our Administrator, Sandra Allbright and Editor, Gary Bieber, they both go above and beyond what they are paid for their duties to help our community. THANK YOU!

An email/text BLAST accidentally went out on 1/10/26 – this was strictly a TEST done by Gary Bieber and I had NO knowledge of it, nor did Sandra Allbright. Mistakes happen and that is how we learn from them. The email/text blast is truly important to be able to notify residents when there is an EMERGENCY. If you want your information added to the list, please email our administrator at: [sevenhillsmembership@gmail.com](mailto:sevenhillsmembership@gmail.com).

Weren't the Christmas Decorations wonderful this year? So many people put up lights and decorated, Patty, Vince, Bob, and myself drove around, having the challenge of picking the 8 winners! They were: 1760 Almond Tree, 1889 Almond Tree, 1861 Balsawood, 1324 Brentwood, 1685 Brentwood, 1756 Cashew Tree, 2591 Chamise Way, and 2845 Maple. Each home received a \$25.00 Gift Card to various businesses in town.

As many of you know, we are shy three POA Board members: Secretary, CC&R and Architecture Director. We are having an Executive Session meeting on January 15th to interview three residents who are interested in serving the community.

There has been concern regarding the board openings – life happens, please be understanding and patient. I am confident we will find the perfect people to fill these positions very soon. Please note, if you would be interested in serving on the SHPOA Board, please let me know. Again, life happens, you never know when one of our board members might have to suddenly resign.

A reminder, that the Newsletter is the only way the Board communicates with you. I encourage you to read the articles written by the board members and administrator. It is important to know. For instance, when the board is thinking about adding or changing a rule – we do listen to your input before we vote on the change or addition.

If you would prefer to receive the newsletter in your email, please let Gary Bieber know at “sevenhillseitor@gmail.com” so he can make that change, it's beautiful, plus, the newsletter is in color.

Please make sure the Administrator has your CURRENT contact phone number. Can not STRESS enough how important this is.

Please take note, and FILL OUT The Neighborhood Awareness Form that you will find in the newsletter. It is very wise to share this information with your neighbors so if/when there is an emergency you will have someone to contact.

Plus, if you do not know your neighbors it is a fantastic way to get to meet them.

If you are experiencing loud music, excessive dogs barking, or any kind of non-life emergency, please call the HPD non-emergency number at: (951) 765-2400.

A reminder, that Christmas decorations, including any colored lights, need to be taken down by January 25th. You are welcome to have plain (no snowflakes etc.) white lights, but no blinking or flashing lights please.

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Welcome to the weed season.....the natural weed killing recipe is: combine 1 gallon of white vinegar with 1 cup table salt or you can substitute 16 oz lemon juice for salt, and 1 tablespoon of Dawn dish detergent. Put in a spray bottle and spray on a warm, sunny day. Do not let the spray touch anything you do not want to kill. As soon as the weeds have died, please remove them.

For the month of January, the Book Club is reading "Theo of Golden by Allen Levi". Come and join us at the next meeting on January 29th at 2PM. In February, we will be reading "The Correspondent by Virginia Evans". Give me a call for the date and location of the gathering.

Make sure you mark your calendar for the next SHPOA BOARD MEETING, February 4th at 3:30 PM at the members club. Come meet your neighbors – you will get a free raffle ticket to be entered into the drawing that evening. The lucky winner will receive a \$25.00 gift card. The winner last month was Bruni Adams.

Please adhere to the 25mph speed limit – the life you save could be your neighbors!

The SHPOA Board would like to welcome and introduce the new board members taking on the following positions to serve you. You will find their phone numbers and email addresses on page 3 in the newsletter:

Doug Bailey Secretary  
Less Bonneau CC&R Director  
Mike Norman Architecture Director

Would you like to meet your neighbors? Are you bored? Would you like to get involved in your community? Please, consider joining the Seven Hills Members Club. For more information, contact Dasha at 951-658-2234.

Lastly, you are welcome to call or email me with your comments and concerns.

*With joy to serve you,  
Linda Wilcox*



**WHEN IN DOUBT - FILL IT OUT**

## A Note From The Editor



On January 10th, I prematurely sent out a "TEST" alert, so the administration could update their call list. The call stated "This is a test of your Seven Hills emergency alert system. This test is to filter out any non-used or bad phone numbers. If you have changed your phone number recently, please contact our administrator to update our current list. Thank you for your cooperation."

Unfortunately, in my haste to get the message out, I neglected to inform the president and administrator before I sent out the test alert, and I sincerely apologize for that.

As the message stated above, please contact the administrator at: (951) 658-6178 or email to: [sevenhillsmembership@gmail.com](mailto:sevenhillsmembership@gmail.com) if you have recently changed, or obtained a new cell phone number. Since the alerts will be sent out as text messages in the future, please contact us with any changes or new cell phone numbers. Thank you.



*Sincerely,  
Gary Bieber, Editor*

## 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, January 7, 2026*

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The Board of Directors meeting held on January 7, 2026, was called to order at 3:30 p.m. by President Linda Wilcox.

**Attendance:** 25 Members present.

Pledge of Allegiance led by Phyllis Oliveri

**Board of Directors Roll Call:** Linda Wilcox, Bill McBroom, Phyllis Oliveri, and Bob Fisk

**Secretary Report: By Linda Wilcox:** The Minutes of the Board of Directors meeting held on November 5, 2025, were distributed via email to the Executive Board and subsequently published in December 2025 Newsletter – with no corrections noted, the minutes have been approved by general consent.

**Treasurer Report – by Phyllis Oliveri:** Balance as of December 31, 2025, is \$261,250.77. Income: \$6,034.34. Expenses: (\$10,759.20), Checking Account: \$11,053.67, Money Market Account: \$10,066.90 and I Bonds: \$239,787.20 including interest for December 2025.

### **New Business:**

The Board elected officer for the upcoming year Linda Wilcox – President, Bill McBroom – Vice-President, Phyllis Oliveri – Treasurer and Bob Fisk will continue in his role as Safety Monitor.

**A motion was made to approve the officers and their respective positions. The motion was second and passed.**

### **Old Business :**

The following two rules were published in the November Newsletter for a 30-day review period.

#### **ARTICLE 2.4.2 Lease Requirements**

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

**RULE:** .... *The Seven Hills Property Owners Association requires compliance with all City regulations and will keep on file copies of each annual renewal and the one-time rental registration for each address. It is the property owner's responsibility to contact the City in order to comply. Failure to submit copies of the annual renewal of the business license by the deadline date of March 31st of each year will result in a fine of \$500*

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*and will result in the property being removed from the approved list of homes to be considered one 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, change 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, require new or additional regulations, the Seven Hills Property Owners Association requires compliance with copies of any licenses/registrations to be on file.*

**A motion to approve the rules as written was made, seconded, and subsequently approved.**

**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.*

**A motion to approve the rules as written was made, seconded, and subsequently approved.**

The Administrator provided an update regarding the inquiry about the Fire Hydrants raised at the previous meeting. The following represents the findings.

**Fire Hydrants** – On November 29, 2025, I received a call from Mr. Jeremy Blacketner of Public Works regarding the condition and inspection frequency of fire hydrants in our community.

- The inquiry was about how often the hydrants are checked and which department is responsible for these inspections. During a recent meeting, concerns were raised due to the absence of visible inspections, particularly considering the increased risk of fires.
- Although it is commonly assumed that the fire department manages hydrant inspections, Mr. Blackener clarified that responsibility falls to Public Works. Dedicated technicians within various departments conduct operational checks, including opening valves and ensuring optimal function. While hydrant flushing has become less frequent due to California's ongoing drought conditions, routine inspections remain scheduled at least every five years, often occurring more regularly.
- A random review of five hydrants in the area showed that all but one had been inspected within the last two years; the exception was serviced in 2019.
- Additionally, teams in the Hemet and San Jacinto regions inspect approximately 500 hydrants annually, while other divisions manage thousands each year.
- Regarding maintenance of areas surrounding hydrants, such as brush or weeds, Public Works Department is responsible solely for the hydrants themselves. Landscaping concerns are typically outside their purview unless access is impeded; in such cases, the fire department may intervene if necessary. Access must be maintained, but regulation of landscaping by the agency is limited.

In summary, all fire hydrants in our jurisdiction are functioning properly, with no outstanding issues reported.

**Escrow:**

As of December 31, 2025, a total of 74 houses had been sold in Seven Hills.

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## Questions:

- A question was raised about the fire hydrants, which we believe was addressed.
- Another inquiry concerned inviting someone from the Water Department or Fire Department to attend a meeting to discuss safety. The Board will look into this, and if a speaker can be arranged, an update will be provided in the newsletter.
- Questions have arisen about Board Vacancy compliance, the length of time vacancies remain open, and adherence to the 55+ requirement. The information below is intended to address these concerns. When a board meant to have seven members only has four positions filled, the primary issue will be meeting the **quorum requirements** necessary to conduct official business. **Quorum is the Key Issue:** A quorum is the minimum number of members required to hold a legal meeting and vote. Article 6.5 addresses quorum in our bylaws. **6.5 Quorum.** A majority of the directors then in office, not counting vacancies, shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by a majority of the required quorum for that meeting.

As we continue our search for new board members, we are actively working to fill positions as they become available. Occasionally, board members have resigned due to unforeseen personal circumstances. We remain optimistic about having a fully staffed Board in the near future. The Board is committed to working collaboratively and responding promptly to reports of underage individuals. Such situations are the only circumstance that could jeopardize our 55+ status. Therefore, we encourage you to report any concerns immediately to the Board. Please note, that underage visitors are permitted for up to 60 days within a calendar year.

**Raffle Winner:** Bruni Adams is the winner of the raffle; she received a \$25.00 Applebee's gift card. Congratulations!

As there were no additional items for consideration, the meeting was officially adjourned at 3:52 p.m.

*Respectfully Submitted,  
Sandra Albright, Administrator*



*Happy  
Valentine's Day!*



# TREASURER'S REPORT AND FINANCIALS

AS OF DECEMBER 31, 2025

BY: PHYLLIS OLIVERI, TREASURER



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**OPERATING REVENUE**

Total Revenue (Income)	\$6,034.34
Total Other Revenue	\$119.94
Total Expenses	\$10,759.20

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**NET OPERATING REVENUE**

**\$4,604.92**

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**ASSETS**

Bank Accounts	
1000 Bank of Hemet, Checking	\$11,053.67
1010 Bank of Hemet, Savings	\$10,066.90
1020 Treasury I-Bonds *	\$239,787.20

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**Total Bank Accounts** **\$260,907.77**

Other Current Assets	
Payments to deposit	\$343.00

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**Total Other Current Assets** **\$343.00**

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**Total Current Assets** **\$261,250.77**

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**TOTAL ASSETS** **\$261,250.77**

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**LIABILITIES AND EQUITY**

## Liabilities

**Total Liabilities**

Equity	
Opening balance equity	\$224,614.54
Retained Earnings	\$69,004.05
Net Revenue	<b>-\$32,367.82</b>

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**Total Equity** **\$261,250.77**

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**TOTAL LIABILITIES AND EQUITY** **\$261,250.77**

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\* includes \$805.60-Interest earned in December

\* FULL FINANCIAL REPORT AVAILABLE UPON REQUEST \*

# A NOTE FROM THE ADMINISTRATOR

## UPDATE

As noted in my previous message, the invoice was scheduled to be sent during the first week of January 2026. However, unforeseen printer issues prevented me from fulfilling this commitment. I apologize for any inconvenience caused. I anticipate that you will receive your invoice by the end of the month; if not, please feel free to contact me.

You have until March 31, 2026, to pay your dues – please ensure payment is received before that date. Any payments received after March 31, 2026, will result in a late fee.

If we have your email on file, your invoice has been sent to you via email. For those who do not have an email address on record and would like to receive invoices by email in the future, please submit your email using the Resident Information form. A Resident Information form was included with your invoice; please return it with your payment. It is very important for the Board of Directors to have up-to-date emergency contact information in case of emergencies. We kindly ask that you do list relatives or friends as your emergency contact; if you are together, we would require an alternative person to reach out to on your behalf.

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 at [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 FEBRUARY 2026

BY: BOB FISK



## Reported Incidents from 12/16/2025 to 1/12/2026

**12/18/2025**—a resident on Jasmine Way reported that she received an unrequested call from a company offering home inspection. She refused the offer, but an inspector showed up anyway. She did not open the door and the individual left.

**12/29/2025**—a resident on Willow Leaf reported that several items were taken from her yard.

**1/13/2026**—a resident reported a burglary in a neighbor’s house on Maple Drive. While the garage door and door to the house were found open, further investigation determined that entry initially occurred through a patio door. Several small items were found to be missing. The HPD was contacted and the crime was formally reported.

## Reflections on Events in the Past Month

Scamming Events are on the rise again, and it is important to be on guard for people asking for personal information or entry into your home unless you have made previous arrangements initiated by you. The home inspection offer described may have been legitimate, but it might not have. Unrequested solicitations over the phone or email are the typical route of access to you. Honest companies need to think their procedures through to insure that a resident never fears that they might be scammed.

A quick tip for everyone, is to never betray any private information to a caller or email prompt. Protect this information if asked for it.

*Bob Fisk*  
Safety Monitor  
SHPOA Board of Directors  
[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 ~**



Gary Bieber, Editor

## COYOTES ARE ON THE LOOSE AGAIN

There have been more sightings of coyotes, in and around Lake Maybe.

Please be careful and mindful while walking your dogs. An adult male coyote can weigh up to 46 pounds, and can run up to 43 MPH while in pursuit of their prey. For your own pet’s safety, please keep them on a leash and close by you when walking them.

**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

**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


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## **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
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## 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:**

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**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:

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

Home Color:   Trim Color:   Siding Color:

Shutter Color:   Front Door Color:   Security Door Color:

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

Other:

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# Architectural Request Form

Please note that it is the goal of the Architectural Director to work with every homeowner to ensure the structural soundness of the improvement being proposed is adequate and that the safety of the homeowner and neighboring property owners will be protected. Every attempt will be made by the Committee to review the plans and supporting documents submitted to it as quickly as possible to avoid unnecessary delays with your project.

## ARTICLE VIII ARCHITECTURAL CONTROL

**8.1 Improvements and Changes Require Prior Approval.** No Improvement of any kind shall be commenced, erected or maintained within the Property by an Owner, nor shall any exterior addition to or change or alteration be made in or to any Lot by an Owner until the plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same shall have been submitted to and approved in writing by the Board as to quality of workmanship and materials, harmony of external design and location in relation to surrounding structures, setback lines, topography and finish grade elevation. Prior to submittal of plans and specifications to the Board as provided in Section 8.2 of these CC&Rs, the Owner shall obtain a building permit from the City for the Improvements and comply with all City requirements set forth in the City Municipal Code and other applicable laws.

**ARTICLE 8.1 Architectural Changes - Start and completion of work:** Prior to submittal of improvements and changes homeowners must have a timeline of completion. Architectural Committee should have an approximate beginning date and completion date subject to permissible delays. All Improvements and changes approved by the Architectural Chairperson must be commenced within 3 days following the date of approval and must be completed within 30 days of the approval date. Any work not completed within the time frame will be deemed unapproved, requiring the homeowner to resubmit the application for approval before undertaking the project. Rule Approved by Board of Directors 3/7/18.

**8.6.4 Roofing.** Replacement roofing shall conform to the roofing being replaced. Homeowners may make a request to the Board in writing with samples of other types of roofing, including asphalt. Samples of material and colors to conform and perform to quality of existing roofing material and blend with roofing colors of adjacent buildings. Extreme color variations shall not be permitted. All changes shall be reviewed by the Board and permission, or denial be given in writing to Owner.

### Agreement and Signature

**By submitting this application, I understand that I must receive approval from the Architectural Committee Chairperson in order to proceed. I understand that prior to submittal of plans and specification to the Architectural Committee, I shall obtain a building permit from the City for the improvement (if needed) and comply with all City requirements. I agree to complete improvement promptly after receiving approval.**

Name (Please Print)

Signature \_\_\_\_\_

Date

OR

### YOU MAY SIGN ELECTRONICALLY BELOW

#### Electronic Signature Agreement

By checking this box, you are signing this Form/Agreement electronically. You agree your electronic signature is the legal equivalent of your manual/handwritten signature on this Form/Agreement. You consent to the legally binding terms and conditions of this Form/Agreement. You further agree that your signature on this document (hereafter referred to as your "E-Signature") is as valid as if you signed the document in writing. You also agree that no certification authority or other third party verification is necessary to validate your E-Signature, and that the lack of such certification or third party verification will not in any way affect the enforceability of your E-Signature or any resulting agreement between you and Seven Hills Property Owner's Association.



# 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 # \_\_\_\_\_



# February Birthdays



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

# HAPPY ANNIVERSARY

## February Anniversaries

**5**  
Dan & Marilyn Chaisongkram  
Ronald & Sandra Melton

**8**  
Robert & Janice Urick

**9**  
Mike & Sandra Madrid  
Terry & Gail Sampson

**10**  
Scott & Cindy Tring

**13**  
Gil & Toni Acuna/Miller

**14**  
Fred & Mickie Barrett  
Dennis & Judy Clardson  
Gregory & April Flores  
Robert & Cathy Hernandez/Seaborn  
Mark & Melanee Lay  
Rays & Pinella, James Roorda  
Don & Doris Silva  
Larry & Deborah Smith

**16**  
Scott & Linda Compton

**17**  
Todd & Joanne Chevis  
Juan & Rosemary Perez

**22**  
Brad & Marianne Greer

**26**  
Bob & Betty Von Frankenberg

**29**  
Samuel & Maria Lucero



## 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:**  
JANE BROE, LINDA NEWSTEAD, RAY ROORDA, JAMES SPINELLA  
AND EVERYONE IN OUR SEVEN HILLS COMMUNITY

**SYMPATHIES & CONDOLENCES:**  
FOR THE PASSING OF: PATRICIA "PAT" WAY, JEROME GREGORY, JUDY PENCE,  
JAMES PENCE, GARY MARSH, JIM TRACE, AND DON KRITZER.

**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**

## **NEW OFFICE HOURS**

**Thursday, Friday, & Saturday  
10AM - 1PM  
Dec.1st - April 1st**

## **MEMBERSHIP**

**\$40 One Person  
\$65 Household of two**

Reach us at: 951-658-2234 or email  
[sevenhillsmembersclub@gmail.com](mailto:sevenhillsmembersclub@gmail.com)

## **Clubhouse News**

**SUPERBOWL Potluck SUNDAY: Sunday Feb. 8<sup>th</sup>**

**Come join us at the clubhouse starting at 1pm as we start to gather & talk football. We will also have a football Poll come early to sign up. Beverages will be provided, or you can bring your choice of beverage**

**April 15<sup>th</sup> Karaoke / Birthday Celebration for  
Fall & Winter 2025**

**May 1<sup>st</sup> Pool Open for Summer Season**

**July 15<sup>th</sup> American Made Band**

**Save the dates! Events in planning stages.  
More information to follow**

# Did You Know



The lawn is GREEN!

carpets in card room  
got cleaned



decorated for the  
holidays



We know have yard  
maintenance every two  
weeks





# ALL FEBRUARY 2026 SENIORS FREE

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



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



# Happy Spunky Old Broads Day

February 1st.

## BLOOD PRESSURE CHART FOR SENIORS

Blood Pressure	Systolic mm Hg	Diastolic mm Hg
Low Blood Pressure	90 or lower	60 or lower
Normal Blood Pressure	Lower than 120	Lower than 80
Elevated Blood Pressure	120 - 129	Lower than 80
High Blood Pressure Stage 1	130 - 139	80 - 89
High Blood Pressure Stage 2	140 or higher	90 or higher
High Blood Pressure Crisis – see your doctor immediately	180 or higher	120 or higher
For seniors that have an elevated blood pressure that is still lower than 130/80, the lifestyle changes mentioned at right can help to regulate it.	The good news is that there are ways to reduce your blood pressure and prevent hypertension with simple lifestyle changes. Increasing physical activity, eating a balanced diet, limit alcohol, and reducing stress levels are a great place to start.	If you live in an assisted living community, ask about exercise programs and meal options that are low in sodium. Keep the line of communication open with your doctor, though. If lifestyle changes don't help your blood pressure, prescription medications may be required to lower blood pressure.



### Alzheimer's Registration



The Hemet Police Department offers an Alzheimer's Registration program for City of Hemet residents.

The Registry gives police quick access to critical information about a registered person with Alzheimer's. The Registry provides police with emergency contact information, detailed physical descriptions, known routines, favorite attractions and a picture of the individual who is registered. This information can assist officers in locating and communicating with the registered individual.

You may contact me and I will come to your home or facility and complete the registration for you. You can also go to the Police Station or any of the 3 Sub Stations.

Prescription medication no longer being used, may be dropped off at the Hemet police Department for proper disposal.

**For more information or to make an appointment please call: HPD Volunteer Mike Madrid at:  
(951) 652-0924 or (951) 929-8855**



## 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:

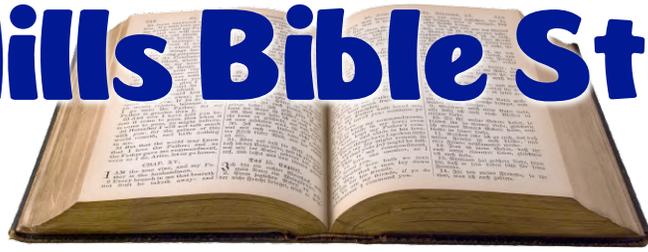
- Live within the City of Hemet limits. (The City of Hemet's jurisdiction is limited to addresses that have three or four digits in the street number. For example, 445 E. Florida Avenue or 1111 N. Smith Street are within the city limits.)
- Complete and sign a registration form (unsigned forms will not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

I remember 40 years ago my father-in-law flew me to Redding California to pick up my 2 daughters. I remember taking off at 6am from Hemet/Ryan airport and arriving in Redding at 12:30 that same day. After refueling and a quick lunch, the girls and I jumped into the backseat of the plane and with my father-in-law at the wheel, we took off for the return trip back to Hemet. After about an hour in the air, the girls and I fell asleep. I woke up 30 minutes later with a weird feeling. It seemed like we were drifting off course. I looked up and spotted my father-in-law asleep at the wheel. I yelled DAD and he suddenly woke up and got us back on course.

Human pilots may snooze in mid-flight, but we can rest assured God never falls asleep.

This is the comfort offered us in the words of Psalm 121. In 8 verses, we're reminded that God is all-knowing about our lives, present throughout our day and all powerful to protect us. The Psalmist declares that our help comes from God. He is our keeper and He guards us from evil while preserving our soul.

The Psalmist declares God never gets tired. "He will not let your foot slip.... He watches over you and will not slumber". "The Lord will watch over your coming and going", "both now and forevermore".



When you think God has fallen asleep or forgotten you, you can rest assured that He's at the wheel. He's always awake and watching over those in His care.

We invite you to join us on Tuesdays at 3 to study Gods word as we learn how God never sleeps, and how He comforts us in all that we are experiencing in life.

For more information, call Joe, Joanie or April Zeigler at 951-658-7610. Gods Blessings to all of you!



## Seven Hills Community

### Exciting No-Cost Energy Savings Opportunity!

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

#### About Synergy Companies:

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

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

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

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

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

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

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

For more information or to schedule an appointment, contact:

**David Acosta**

Synergy Energy Specialist

☎ **951-210-8189**



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



**Contribute To Your City!**

*Are you looking for a positive change in your life? Do you have 16 hours/month to share?*

On any given day, Hemet police volunteers will provide the following services.

- Direct traffic & assist at traffic collisions
- Issue traffic citations for handicap parking violations, expired registration tags, parking in a red zone, etc.
- Vacation checks on citizen's homes
- Provide crime scene perimeter security
- Report Graffiti
- Patrol parking lots, parks and neighborhoods showing an active police presence
- Being the extra set of eyes and ears on the streets with immediate access to police dispatch
- Maintain substations
- Vehicle Management Team

- Call outs 24/7
- Child Care at main station
- Traffic & Crowd control for special events
- Court Runs, delivering documents to District Attorney offices
- Work DUI Checkpoints
- Participate in Neighborhood Watch Programs



If you are a team player, have a positive attitude with a willingness to help, we want to talk to you. There is an application process including background check and interviews, along with additional requirements for duty.

*By the way, we ARE NOT police officers and we DO NOT carry any weapons.*

*Thank You For Your Consideration!*

**PETS!**



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

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

27727 Jefferson Ave., Temecula

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

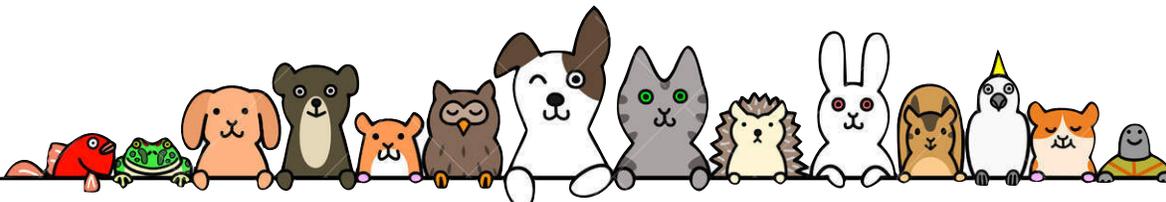
Website: <https://epicvets.com>

**VCA California Veterinary Specialists**

39809 Avenida Acacias, Suite E, Murrieta

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

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





**Call: (800) 491-7123  
FOR HELP**

## **Elder and Dependent Adult Abuse**

### **ADULT SERVICES DIVISION**

Every year, thousands of at-risk adults are victims of abuse and/or neglect. This is unacceptable. Adult Protective Services (APS) is here to fight for you and your loved ones.

Starting January 1st, 2022, Riverside County Adult Protective Services will serve clients 60 years of age and older, as well as dependent adults ages 18-59. We intervene and assist

elder or dependent adults to alleviate physical, sexual, and financial abuse, neglect, isolation, abandonment, abduction, and mental suffering.

If you suspect an older or dependent adult is being abused or neglected, call APS' 24-hour, 7-day a week hotline at (800) 491-7123. APS social workers respond to reports of elder and dependent adult abuse. Our in-person response system is available anytime.

(CLICK ANYWHERE ON THIS AD FOR MORE INFORMATION AND RESOURCES)



**Care-A-Van Transit Inc. is a non-profit, founded to meet the transportation needs of the elderly and disabled. The project provides curb to curb transportation services to those most in need.**

Care-A-Van's mission statement "Transportation with A Heart" helps bring independence, care, and compassion to seniors, disabled and truly needy.

Care-A-Van provides transportation to the following:

**DOCTOR, EYE, DENTIST AND OTHER MEDICAL APPOINTMENTS • PRESCRIPTIONS  
APPOINTMENTS FOR CANCER, ALZHEIMER'S, PARKINSON'S, KIDNEY, AND HEART PATIENTS  
SENIOR AND COMMUNITY EVENTS • GROCERY AND CLOTHING STORES, AND MORE  
WE ALSO TRANSPORT TO VA LOMA LINDA HOSPITAL AND MEDICAL CLINIC**

**We'd love to hear from you! For answers to all your questions or to set up an appointment, please phone us at: (951) 791-3572.**

**Care-A-Van's services are free. We request a \$3.00 donation each way. However, passengers are never turned away due to inability to pay.**

# Seven Hills Bargain Spot

Welcome to the Seven Hills Bargain Spot, where you can place 1 **FREE** classified ad up to 200 characters. **NO ADS FOR REAL PROPERTY.** Please email your ad to the editor at: [sevenhillseditor@gmail.com](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:

2006 Club Car Precedent. New tires, shocks, and ball joints. AM/FM/CD stereo, rooftop evaporative cooler. Lithium battery conversion in February 2025. Has brake lights, turn signals, and headlight, 28 mph. \$3995.  
Call: (951) 303-4224.

## FOR SALE:

Red mobility scooter with u-haul brand lift. Newer seat, battery and tires in great condition. \$989.00  
Call or text Tom: (951) 634-4982.

## WANTED

Looking for piano lessons for Granddaughter.  
Call: (951) 306-6888.

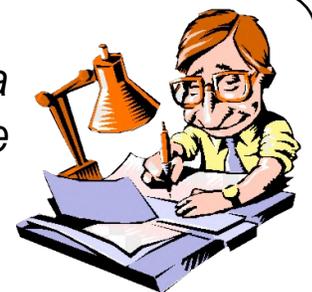
# American



# Heart Month

## 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 #56

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

1sudoku.com

n° 39693 - Level Hard

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

1sudoku.com

n° 314553 - Level Hard

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

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

# SAINT VALENTINE'S DAY

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

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

## WORD LIST

AFFECTION	DATE	GREETING CARD	PINK
BALLOONS	DECORATE	HEART	RED
BE MINE	DEVOTION	HUG	ROMANTIC
BOW AND ARROW	EMBRACE	INFATUATION	ROSE
BOX OF CHOCOLATES	FALL IN LOVE	KISS	SAINT VALENTINE
BOYFRIEND	FEBRUARY	LOVE	SWEETHEART
CANDY	FLOWERS	LOVEBIRDS	TRUE LOVE
COURTING	GIFT	MOONSTRUCK	TULIPS
CUPID	GIRLFRIEND	PASSION	

PUZZLE SOLUTION ON PAGE #56

## - 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.

## BOB'S TRAILER

SERVICE / SALES / PARTS

### LET US SELL IT FOR YOU!



**We have buyers waiting**

And best of all ...

**WE GET RESULTS!**

*We've owned our own secure lot for 32 years. Our overhead is low so our professional, experienced sales staff can sell for less.*

*Open 7 days a week*

- Free appraisal
- Free advertising
- We handle DMV & smog
- We take trades
- We obtain bank financing

MOTORHOMES • TRAILERS • 5TH WHEELS • PARK MODELS

**ALL THIS AT NO COST FOR YOU!**  
**FREE RV APPRAISAL BY PHONE**



**HELP! WE NEED YOUR RV! PAID FOR OR NOT**  
**(800) 446-1377 EXT. 1 • 44219 E. FLORIDA**  
**(3.5 MILES EAST OF SAN JACINTO ST.)**

## SEVEN HILLS RV STORAGE

Would you like to store your RV, trailer or boat right in the Seven Hills community?

PRICING BASED ON SIZE AND TYPE OF RV AND AVAILABILITY OF SPACES

**ENHANCED SECURITY/MONITORING OF THE STORAGE YARD HAS BEEN IMPLEMENTED**

**BRING YOUR RV CLOSER TO HOME!**

**FOR MORE INFORMATION CALL MIKE AT:**

**(714) 273-1380**





# ALL VENTURE GLASS

GLAZING CONTRACTOR



## COMMERCIAL

- Storefronts • Curtain Walls
- Glass Walls • Handrails • Sun Shades
- Bullet & Fire Resistant and much more...

## RESIDENTIAL

- Shower Doors • Mirrors
- Screens, Rescreens & Solar Screens
- Glass Replacement • Retro Fit Windows
- Table & Desktops and much more...

**BRINGING A HIGHER  
STANDARD OF  
GLAZING  
TO THE  
VALLEY!**

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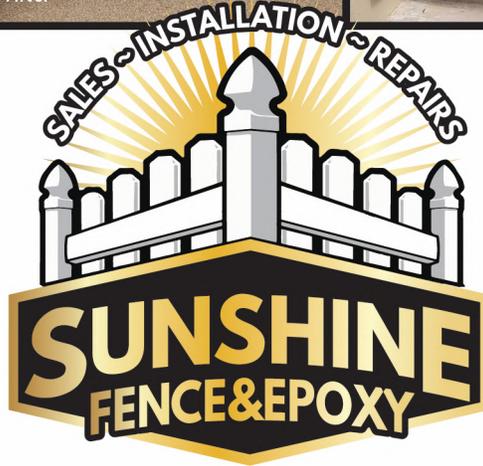


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January 2026  
 Hemet, CA

**Inside This Issue...**

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*IAN DAVIDSON PRESENTS...*

# Service For Life!®

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## Recall? No Problem!

From food to electronics, furniture, cars and even toys, at some point most of us will have something that has been recalled. Recalls are issued when something has been deemed unsafe, or in violation of a regulation, and the manufacturer asks consumers to return that item for replacement or a refund.

The website [recalls.gov](http://recalls.gov) is a good resource for the most current information regarding recalls. Additional resources include [SaferProducts.gov](http://SaferProducts.gov), maintained by the Consumer Product Safety Commission, and [FoodSafetyNews.com](http://FoodSafetyNews.com) for all food recalls.

If something you own is recalled, what is the best way to deal with it? These tips will help guide you through the recall process, and what you may be entitled to.

- **Stop Using the Item:** If a food item is recalled, stop eating it immediately. Similarly, if a product is recalled, stop using it immediately.
- **Check for Compensation:** The recall notice should indicate whether the recalled item will be repaired, replaced, or if you will receive a refund. If it's not clear, a quick visit to the websites above should help you determine the facts.
- **Food Recall:** If a food item in your kitchen has been recalled, simply return it to the store where you bought it and ask for an exchange or a refund; in most cases, a receipt is not necessary. Of course, you can just toss it, too.
- **Product Recall:** Like food, you can take the item back to the store from which you bought it and ask for an exchange (for a non-recalled version) or a refund. You shouldn't need a receipt, but that depends on manufacturer.
- **Vehicle Recall:** Find your VIN number (it's on your dashboard near the driver's side of the window). If you received a mailed notice, it should tell you where you can check to see if your specific car is involved in the recall. If it is, take your vehicle to the dealership to have the recalled item resolved.

**If you would like or know someone that would like "Service for Life" delivered to email please send information to [c21ian@yahoo.com](mailto:c21ian@yahoo.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!)

**Winsome** (win-sum) adjective

**Meaning:** cheerful, lighthearted

**Sample Sentence:** Her winsome personality made her a joy to work with.

## Did You Know?

We know the old adage that no two snowflakes are alike, but did you know that each is made up of about 200 ice crystals and have six sides? And though they look like they effortlessly float through the sky, snowflakes actually fall at a rate of speed of 3 to 4 miles per hour.

## Have A Chuckle

What do you call a line of men waiting to get a haircut?  
*A barber-queue*

## How To Clean A Lampshade

No matter how often we clean the house, it's easy to overlook the lampshades scattered throughout. Here, easy ways to clean them quickly and effectively.

-Unplug the lamp, remove the shade and remember to wipe the lightbulb.

-Next, use a feather duster or microfiber cloth to gently lift the dust.

-Shades with pleats are easily cleaned using an electric duster or a new paintbrush.

## Quotes To Live By...

"The two most important days in your life are the day you are born... and the day you find out why."

—Mark Twain, writer

"Life's most persistent and urgent question is, 'What are you doing for others?'"

—Martin Luther King, Jr., activist

"You may encounter many defeats, but you must not be defeated."

—Maya Angelou, poet

# Surprising Reasons For Dry Skin

When the weather cools, many of us find ourselves slathering on the lotion to combat dry skin. Though colder temperatures and dry air do cause our skin to dry out, so do some surprising health conditions.

- A vitamin or mineral deficiency can cause extremely dry skin.
- Smoking ages our skin, which in turn causes it to become drier.
- Dry skin can sometimes be a sign of an underlying medical condition like diabetes, thyroid or kidney disease.
- Food allergies can also dry out our skin.
- Medications like statins (cholesterol), retinol (acne), or diuretics (high blood pressure) may cause dry skin.

If you notice your skin is drier than usual, keep an eye out for particularly dry areas, itchiness, or rough patches. It is also a good idea to talk with your doctor to see if there are any underlying health concerns that could be the root cause.

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# Friendships For Health

Henry Ford once said, "My best friend is the one who brings out the best in me." But our friendships do so much more; they're good for our health, too.

Research shows that healthy friendships – those that are positive, consistent and vulnerable – can lower our risks of many health issues, keep anxiety at bay, and protect us from the negative effects of stress. Meaningful friendships can also combat feelings of loneliness, which can manifest in headaches, fatigue and nausea. In fact, these friendships have been identified as one of the leading predictors of a long, healthy and satisfying life.

While experts say that most of us are happy with three to five very close friends, we also benefit from interactions with acquaintances and even strangers. So go ahead, have a quick chat with the barista at your local coffee shop. It's good for you!

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CONTINUED ON NEXT PAGE ►

## Brain Teaser...

What's something that belongs to you, but others seem to use it more than you?

*(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!

## Quickly De-Ice A Windshield

When it's cold outside, the last thing you want to do is stand out there scraping your car's windshield. Use these tips instead:

- Start the car and turn the heater on, and defrost setting on high.
- Mix 2/3 cup of rubbing alcohol and 1/3 cup of water in a spray bottle to store in the car; it won't freeze! For heavy ice built up, spray lightly, wait a moment and use the wipers to clear.

## New Sport?

Have you heard of the new sport called quiet tennis?

*It's like normal tennis but without the racket.*

## Sleep Wellness Websites

A good night's sleep boosts overall wellness. These websites can help make the most of your shut-eye.

[www.sleepfoundation.org](http://www.sleepfoundation.org) – Expert reviews of pillows, mattresses, bedding and more.

[www.thensf.org](http://www.thensf.org) – Easy to follow guidelines for better sleep.

[www.sleepeducation.org](http://www.sleepeducation.org) – Determine your ideal bedtime and keep a sleep diary.

# Get Fenced In, Without Breaking the Bank

Whether it's time to replace an existing fence or if you're starting fresh in your yard, you may be surprised when the quotes come rolling in. Just how much for sheets of vinyl or slabs of wood? Depending on the type of fence you have in mind, pricing can range from about \$1,500 to upwards of \$13,000, depending on materials, height and length, and any additional bells and whistles. Luckily, there are many options and you should be able to find one that fits your budget.

- **Split Rail:** If your idea for a fence is more about defining space than for privacy, consider installing a split rail fence. Not only does a split rail fence keep costs down, but it is not as restrictive and opens up sight lines.
- **Bamboo:** For a bit more privacy, a bamboo panel fence could be the solution. Sheets of bamboo can be attached to posts without too much fuss.
- **Pallet:** Scope out the delivery areas of your local stores to see if there are any discarded pallets you can repurpose for a fence. Not only are they an affordable alternative, they're trendy, too.
- **Lattice:** Another affordable DIY option is installing lattice work to act as a fence so long as you attach them to something sturdy.
- **Natural Fence:** If you do not need to keep animals or kids constrained, consider planning a natural fence using shrubs and bushes. Not only will you define your space, but you'll enjoy the greenery.

## 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!

Dennis & Mary Wheaton

Marta Minor & Sandra Allbright

Mary Franco

**My thoughts and prayers are with**

Dave Miller

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CONTINUED ON NEXT PAGE ►

## Thanks For Thinking of Me!

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

### Brain Teaser Answer:

Your name

### Old Year's Resolutions?

Traditionally, we make New Year's resolutions at the beginning of the year, intentions to better ourselves in some way. But when and where did that tradition begin? You may be surprised - as long as 4,000 years ago! In ancient times, the Babylonians "made promises to the gods to pay their debts and return any objects they had borrowed." If they kept their promises, they believed the gods would favor them throughout the year. The Romans began a similar tradition in 46 B.C.E.

### Long Fear

There are over 500 documented kinds of phobias, many with interesting names - all ending in *-phobia* which means 'fear' in Greek. Claustrophobia, fear of tight spaces, is a common one- but have you heard of hippopotomonstrosesquipedaliophobia? It's the fear of long words!

**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**  
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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

## "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: **Beverly Singleton.**

### What animal hibernates longest?

a) Bear b) Sloth c) Koala d) Snail

The answer is d) Snails can hibernate up to three years, and hibernate in both cold and hot weather. Bears, on the other hand, can hibernate in their distinct way for up to eight months, while koalas and sloths don't hibernate at all. So let's move on to *this* month's trivia question.

### What is the most common street name in the United States?

a) Main Street b) First Street c) Central Avenue d) Second Street

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## Real Estate Corner...

### Q: What Factors Do I Need To Consider When Selling A Home?

**A:** Finding the right price point is the first consideration. You don't want to price your home too high or too low. The balance of the home should be paid with the money from the sale and you'll want to make a profit to help with your next home purchase. Here are a few other factors to think about.

**Make sure you are ready.** You should be able to afford to get your house sale-ready as well as to make the move to a new home. The time of year can also make a difference in how quickly you can sell - spring and summer are better times to put your home on the market because people have more free time to look at houses and the nicer weather and longer days make showing easier.

**Consider the condition of the home.** You may need to make upgrades or repair cosmetic defects. Remember, many homebuyers may not be able to get past the look of your home if there are major issues. If your home is outdated, bringing in fresh appliances, new paint, and making exterior repairs can improve first impressions and increase the value of your home.

**Having great exposure is necessary for selling your home.** The right homebuyers must know about your property. Those buyers will want what your home has to offer and be able to afford the price. Your realtor will employ professional marketing tactics such as open houses, signage, MLS listings, and website exposure to ensure the perfect buyers see your home.

For definitions of these terms and more financing tips, ask for my Free Consumer Report called "**7 Costly Mistakes When Selling Your Home.**" I'll send a copy right to you. Do you have a real estate question you want answered? Feel free to call me at **951-205-4165.**

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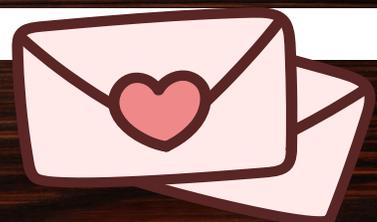


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Happy Valentine's Day

**NOTE: I still have a few 2026 calendars available, so if you'd like to have one, give me a call or text message and I'll drop one off to you.**

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- Judy



  
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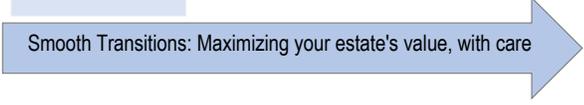
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## Estate Planning

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- Power of Attorney
- Probate
- Wills
- Advanced Healthcare Directive
- Guardianship
- Special Needs Trust
- Trust Administration
- Conservatorship

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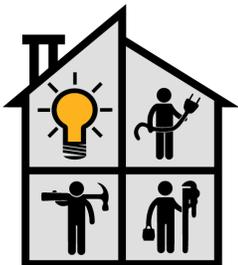


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Handyman • Other Services**

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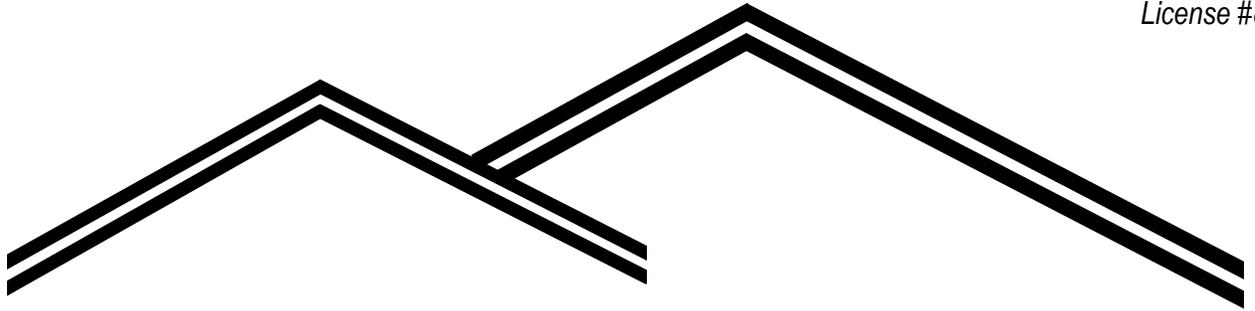
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9	8	6	7	5	4	2	3	1
7	2	3	1	8	9	6	4	5
1	5	4	3	2	6	9	8	7
5	4	2	6	9	7	3	1	8
8	3	9	5	4	1	7	2	6
6	1	7	8	3	2	4	5	9
3	9	1	2	7	5	8	6	4
4	6	8	9	1	3	5	7	2
2	7	5	4	6	8	1	9	3

1200ku.com #139693 - Level Hard

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

1200ku.com #1314553 - Level Hard

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

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

WORD SEARCH with words circled in red:

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

# SEVEN HILLS P.O.A. NEWSLETTER INFORMATION

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

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

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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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