

Inside Hillcrest

– Connecting Neighbors to Neighbors –



JUNE 2017

HOLLYWOOD, FLORIDA

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JUNE 2017 INSIDE HILLCREST

I don't really have a "theme" this month. I do have a lot of Real Estate information in this issue. Since Brian and I are doing our radio show, "Real Estate Café", I spend a lot of time writing about real estate and since Hollywood was my first "farm area", a lot of my stories are about early experiences that happened right here in Hillcrest and the surrounding neighborhoods. We just started to feature some of our listings at the end of the show so we include at least one from Hillcrest. If you can't tune in to WQAM 560, you can go to their website, click on AUDIO and listen to the Podcast. You can even subscribe so you get a copy of the show sent to your email to listen at your leisure. We are still working the bugs out - neither of us have ever done a radio show before obviously - but despite our stumbles we hope the info is helpful. We would love to get your feedback. Give us a call at 8-HILLCREST, go to our website 8HILLCREST or write us at info@ATeamFlorida.com.

The rest of this cover story will be random musings just because I finally had some time to relax recently. We have had four days off since January 1st and January 1st wasn't one of them. It has been so busy that we have not even had friends over since Thanksgiving. We finally had a quiet Memorial Day weekend, spent time with friends and because my brain wasn't full of business related "stuff", my mind wandered wherever it wanted to go.

For example, I started thinking about choices. Every day of our lives we have choices that can make or break our day. Some days are great or not so great due to occurrences completely out of our control so that makes it even more important when we DO have a choice that will affect the next few minutes, days, weeks or even years of our lives. Some choices determine how we are regarded or how we will be remembered; some

choices are merely what we are going to have for lunch or the color we paint our ceiling. Some choices can make an enormous impact on someone's life - we can do amazing things for others from a small kindness to saving a life! And for no other reason than we are here, we are alive and we have freedom to choose. So here goes - from the philosophical to the mundane.

WHAT IS YOUR LEGACY?

We have all had jobs and families in our lifetime. Many of us are now retired. We may have been successful in our work lives and we may still be close with family members. As in sports where it is said, "you are only as good as your last game", in life the question may very well be "What have you done lately?"

Especially for those of us who are retired - what have you done to make the world a better place since your retirement? Maybe you and your spouse or significant other just enjoy life and reap the benefits of your years of hard work. You spend time with family and play a lot of golf. In the meantime, you are kind and generous to those you meet along the way.



There are others who need to do something - we have Hillcresters who volunteer at Memorial Hospital, at local schools, the Library - or even work part time to stay busy. They enjoy helping people whether they are reading to children or helping people check out at Publix.

Some work very hard for their buildings; finding ways to improve the quality of life for the residents and being there when something goes wrong; leaks, A/C problems etc. Some board members take it upon themselves to keep an eye on the elderly residents or those who live alone and help them when they find themselves needing it.

WHAT IS YOUR LEGACY? PART II

Take a moment and write down all the good you have done for others in the past 10 years. You should be able to fill a page in less than 15 minutes if you have a legacy worth leaving. Condo board members are in the best position to fill that page. They know more than anyone else, who is ill, who is financially strapped, who has a drug or alcohol problem, who is starting to show signs of dementia and even who is possibly being taken advantage of by strangers or worse, family members. Good board members do what they can to help their residents and know that all they need to do is make a confidential phone call to Princella Seymour of Complete Elder Care to start the process of helping. Her contact info is on page 19. People who help others are happy and relaxed - and have a sense of humor!

And then there are those residents who cannot keep their unhappiness in check. People don't get miserable because they get old. They are miserable people who got old. Many had dead-end jobs and/or bad bosses. Their family is a disappointment or may even have nothing to do with them. These people are easy to spot - especially if they live in a condo. They have few or no outside visitors. They do nothing but complain about their neighbors, the board and everything else from the weather to politics. They always look like they are smelling something. They rarely smile and find fault with at least one person every day.

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HLC RECAP, MAY 31, 2017

Dianne Brodie from Bank United was our sponsor for the HLC meeting held on May 31st. We had to move the meeting from the usual last Monday of the month to Wednesday due to the holiday. The attendance was light with representatives from buildings 1, 3, 7, 8, 11, 15, 17, 18, 19, 21, 22, 24, 25, and 27.

Dianne is well known to many Hillcrest buildings. As one of the largest independent banks headquartered in Florida and ranked by Forbes as one of the best banks in the U.S with a 5 Star Bauer rating, BankUnited is the bank of choice for many Hillcresters and Hillcrest associations.

In her presentation, Dianne talked about ensuring that our condo associations are receiving the highest rate of return for reserve accounts. As we all know, our boards have a fiduciary duty to keep our money safe so investment options are limited. BankUnited also saves us money by lowering fees on operating accounts and have provided loans for condo upgrades, assessments and 40-year safety inspections.

If you are not currently using BankUnited, you owe it to yourself and your residents to meet with Dianne for a one to one discussion to determine how she can assist you in lowering your banking fees, getting better rates on deposits and the loan options BankUnited offers. Their Community Association Programs include loan products, deposit products and treasury management services. **BankUnited is located at 3795 Hollywood Blvd** (can't get much closer than that!) and Dianne Brodie's phone number is **954-322-4800 (Ad on page 3)**

A very special guest was **Steve Rowe**, owner and operator of MR Restoration, who has been doing an excellent job in Hillcrest when there are flood, fire or mold problems. His staff had presented at a previous meeting and Steve wanted to personally meet the HLC members. Steve and his partner are both U.S. Army Veterans, Operation Iraqi Freedom ("We served our country, now let us serve you.") **Call MR Restoration at 954-674-3400 (Ad on page 13).**

The featured presenters were Andrew **Maxey** and **David Kanarek** from **PulteGroup** and **Brian Street** from **Castle Group Inc.** the property management company employed by the new HOA.

Andrew gave us an update on the progress of the development. By mid-July the official sales office should be open. For now, the sales team has been using the Tobin Conference room. When the sales office is open for business, visitors will be able to walk from model to model to see the new

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Continued from Pg.1

I saw one old man from Hillcrest in Publix yelling at the deli employee to stop putting paper between the cheese slices to “make it weigh more”. Even worse, they get on the board and are now able to make other people’s lives miserable. They spend hours “working” for the building and could fill a page in less than 15 minutes of every action they took on “behalf of the building”.

Unfortunately, in some cases, most involve a negative impact on a building resident rather than a positive impact on the building finances, safety or upkeep.

WHAT IS YOUR LEGACY?

GOOD DAYS/BAD DAYS

Everyone has good days and bad days. Most days are a little of both. I was having upper back and upper arm pain a couple weeks ago. I called Dr. Abe Ruttenberg (his ad is on page 19) and made an appointment for an acupuncture treatment. I had heard good things about him from other Hillcresters and acupuncture has worked on my back in the past. The ride there and back was memorable. Ocean Acupuncture is on N 56th just past Stirling so I drove down Washington to 56th Avenue – the most direct route. Have you ever wish you had a device in your car that would automatically turn every light green as you approached? It was the weirdest thing, it was like I had that device in my car. All the way there I never had to stop for a light. It was such an odd experience, I even told Dr. Ruttenberg about it. I got there in 9 minutes! Then the same thing happened all the way back home. It was almost eerie. Yes, I am easily amused. Something like that makes my day.

I was very impressed with the acupuncture treatment and even more impressed with the cost. The next time I get completely immobilized with sciatica, I am going to call him. Remember he makes house calls. For those of you who get sciatica, it is the worst. I never know when or even why it hits. Hopefully it won’t be any time soon, but when it does, I will call Dr. Ruttenberg for a house call and I will let you know if acupuncture works better than Percocet and Jose Cuervo.

GOOD HAIR DAYS

House calls to get my hair done have been a real time-saver for me. Driving somewhere and sitting for 30 minutes or so to get my roots done takes up too much time. Frank Wilson, Master Hair Colorist (ad on this page) comes to me every month to color my hair. It takes him about 15 minutes for him to set up and apply the color, then he sets the timer and leaves. I can keep working and rinse my own hair when the timer goes off. A resident of Hillcrest 22, Frank is less expensive than a trip to a hair salon and takes a lot less time out of my day. I was surprised to hear that he has as many male customers as female! He is so good, he calls ME when I am due for a touch-up. His touch-ups last a lot longer than color from a box and again, he is so reasonable, it is not worth doing it myself.

SCHOOL’S OUT FOR SUMMER

Residents of Buildings 15 & 16 are looking forward to Championship Academy’s playground being moved this

summer. Even the sounds of children playing and laughing can get old when it goes on 8 hours a day. We were told that Pulte and the Tobin Group were working out a land swap to move the playground toward the back of the school rather than on the side behind Hillcrest 16. As we found out when the Redevelopment project started to unfold, we have about 200 children in Hillcrest. We should probably take another count since we included fetuses at the time.

One of our new advertisers is **Annunciation Catholic School** nearby in West Park which is now enrolling kindergarten through 8th Grade for the upcoming school year. As a graduate of Holy Family Catholic Elementary School and Notre Dame Academy High School, I can say that I really enjoyed the religious based private school experience. In fact, August marks my 50th High School Reunion. I also remember that not all my classmates were Catholic. If you are interested in a quality academic program in a faith based learning community, contact **Barbara Thomas at 954-989-8287** with any questions. Their ad is on page 2. After school care is also available.

WORD PLAY

I love words. The Sunday New York Times puzzle is one of the highlights of my week. I really like it when people come up with new words and phrases. I loved the phrase Pat Riley coined, “three-peat”, when the Heat went for a third championship. I got a kick out of the term “winter white” that was all the rage years ago to make it OK to wear white shoes after Labor Day.

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(ONE OF THE FACTS OF LIFE)

I love food as much as I love a good line: "The main facts in human life are five: birth, food, sleep, love and death." – E.M. Forster. That is what this article is about. However, my favorite new quote is, "My boyfriend keeps telling people that I am a stalker. Well, he's not really my boyfriend...yet..."

When it comes to food; Brian and I are both devoted Foodies. We rarely go out to eat so you would think our grocery bill would be higher than most. It isn't because although we eat 95% of our meals at home, we (try to) live by two principles:

#1 IF IT ISN'T ON SALE, WE DON'T BUY IT

If you are the type who looks at the sales, you know that most items are on sale sooner or later and for how much. You know when to stock up on the items that you use the most. There are certain items we really like or use a lot that are on the expensive side. For example, because Brian has a sweet tooth – especially for chocolate – it is always a challenge to satisfy it while keeping the calorie count AND the expense below the national debt. The following two recipes help us get our RDA for fruit and nuts.

One of our favorite "desserts" is a mixture of dried fruits, healthy nuts and a touch of chocolate. The ingredients can break the bank unless I conscientiously buy them only when they are on sale. The three brands I use most when they are BOGO at either Publix or CVS: Emerald Mixed Nuts, Blue Diamond Almonds, Gold Emblem (CVS brand), Craisin Trail Mix. and Dove dark chocolate covered real blueberries. I stock up on any brand of raw almonds and walnuts when on sale.



GO NUTS!

Raw almonds
Whole Walnuts
Emerald brand – Salty Sweet & Sweet Heat flavors
Blue Diamond – cinnamon, coconut and/or honey roasted almonds
Gold Emblem – dark chocolate covered almonds or cocoa almonds
Dove Dark Chocolate covered

blueberries (real blueberries)
Craisin dried fruit trail mix that has some chocolate bits in it
Or use your favorite dried fruit bits

There are no exact measurements for the mix because I use of handful of each and save the rest for the next time. This mix is SO GOOD and very filling with just enough chocolate and sweet dried fruit to mask the taste of the healthy raw nuts.

"All you need is love. But a little chocolate now and then doesn't hurt." - Charles M. Schulz

START THE DAY

For a quick breakfast, who doesn't like a milkshake...er... Smoothie? Again, it can get expensive but luckily the fruits can

be bought on sale and frozen which means you don't even need to add ice.

We only buy ON SALE, blueberries, strawberries, bananas, pineapple and when in season: mango, papaya, watermelon - use your favorites. Wash, dry and freeze. Buy BOGO Atkin's or Kellogg dark chocolate protein shakes. We always keep Almond Milk in the house. When we need something fast before you head out the door for the day, we grab our Ninja blender and throw in the fruit, almond milk and the dark chocolate protein shake. Filling and healthy.



END THE DAY

Our favorite frozen cocktail is still the frozen honeydew chunks blended with basil, tequila and Jose Cuervo lite Margarita mix. Brian also likes pineapple, banana and strawberries blended with rum and vanilla almond milk.

#2 – WE DO NOT WASTE FOOD

"The most remarkable thing about my mother is that for thirty years she served the family nothing but leftovers. The original meal has never been found." - Calvin Trillin



I have read that the average American family throws away 25% of the food they buy. We throw away very little food in our house. To me it is a challenge to figure out how to "save" the wilting celery or use the over-ripe tomatoes. And it is fun to get creative with leftovers. Somethings are easy – a piece of leftover steak can join eggs for breakfast. Leftover pork can become a Cuban Sandwich and leftover chicken can go into soup or chicken salad.

Of course, we try to make only enough for the meal but sometimes it is nice to open the freezer and pull out leftovers and not have to cook. Some favorites are Publix meatballs (the ones in the meat case – not frozen). All I buy is sauce and the Bakery Tuscan Roasted Garlic bread. I'd rather have bread than pasta if I am going to eat carbs. Half of the meatballs and half of the loaf go into the freezer. Add a salad or sliced tomatoes and mozzarella with basil and dinner is ready in minutes.

When I buy meats on sale (usually at Penn Dutch or Bravo), I separate them into meal portions and freeze. We eat a lot of chicken and pork.

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Occasionally we just want a good old-fashioned burger. I use the old Tony Roma Hackney Burger recipe, 90% ground chuck and 10% ground pork seasoned with salt and pepper. Brian likes to add dried onion and Montreal Steak Seasoning or Worcestershire. Pre-formed burgers can be frozen too.

If steaks are on sale, I buy a couple. An old chef taught me that broiling a frozen steak comes out better than a fresh one. You get the outside char and the inside stays medium rare.

If we can't get fresh fish (store bought fresh fish is not fresh), then we buy flash frozen. Top a fillet with mayo, panko bread crumbs, grated parmesan and bake. Fast and easy. Publix BOGO garlic butter or garlic tomato mussels are a staple in our freezer. They can go into Seafood stews, Paella or just heated and served over linguini or with crusty bread.

The other day I made Smothered Pork Chops with a gravy made with the pork/onion drippings and sour cream and it made me think about my mom's Chicken Paprikash. Checkout this month's Kitchen Korner for my mom's Chicken Paprikash recipe. I always freeze leftover gravy. Adding gravy to any cooked meat takes it up a notch.

Eating well, healthy and cheaply takes some planning. Eventually, you get into a rhythm and you find that you always have certain ingredients on hand to mix and match to suit your personal taste. If you enjoy cooking and eating but don't have a lot of time, the planning is worth it. If not, that is why God created Grocerants. (Google it).

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housing stock. For those who have already bought one of the new homes/townhomes, closings should start in September of this year. By the end of the year we should see the beginnings of an active community with 30-50 homes occupied by families.

The 494 properties being built on the old 18-hole golf course are part of Phase 2. The earthwork should be completed by early next year and the utility work will begin. The park areas will open in tandem with the finished homes; no park areas will be accessible next to active construction sites. Right now, there is a walking path from Hillcrest Drive to Washington that residents can enjoy while seeing the progress. The park areas are reserved for the exclusive use of current and future Hillcrest residents; they are not open to the public. There will be posted signs and the new HOA will monitor the access. Discussions on how Hillcresters will enter the park include key codes changed monthly or key fobs issued through the building presidents.

There were questions about the entrances lighting. Previously the lights were wired to the adjacent buildings, but Pulte is considering options to re-wire the lights on a separate meter. Pulte will need city approval to do this since it is within the ROW.

The lakes will be interconnected with underground piping that will keep the water flowing. Normal rainfall will move the water from lake to lake. If there is ever a drought problem that causes stagnation, there may be aerators or pumps installed. The Lake and Wetland Management Company will be monitoring and treating the lakes monthly to avoid any stagnation or mosquito problems. There are no fountain features planned at this time.

Another question concerned the decontamination efforts due to the arsenic in the golf course soil. This process is overseen by Broward County and an outside consultant to be sure the accepted levels are created and maintained. There are different acceptable levels for soil beneath residences and soil that is in park areas. Andrew indicated that the Pulte Environmental Consultant can be made available to anyone who has questions regarding the soil remediation. As a further safeguard, there is a covenant on the park areas that restricts their use for recreational only in perpetuity. There will be a final "RAP certification" test of the soil before a permit is issued for residents to occupy the property.

There were questions about drainage problems as well as wells and sprinkler systems that belong to individual buildings but appear to be on Pulte property. Each president was encouraged to contact Andrew Maxey and he would arrange for a representative to meet individually to review and resolve each building's concerns.

Pulte and the city are working on the setback on the north side of Hillcrest Drive to widen the road for a designated right

turn lane into the new development to keep the traffic flow going. There will be a new roundabout in the area by the Tobin office and the school which will be beneficial for traffic alleviation. New sidewalks will be installed. The roundabout on Washington which is shown on the plan still must get Broward County approval.

The Shared Clubhouse should be completed by late July/early August. At that time, the property managers will arrange for building leaders to come by to discuss the access rules and regulations for the new amenity. The issue of entrances and exits was revisited. There will be an entrance/exit for the new homes on Hillcrest Drive and on N 52nd Avenue. There will be an exit only road to Pembroke Road and on Washington.

Several building leaders stayed after the meeting to review the plans and ask questions concerning their individual buildings. Check with your building board for more information.

Continued from Pg.4 - COVER STORY

I have a new favorite for faux leather (I used to like "pleather" – plastic leather). Ready for this one? Vegan Leather. I swear I am not making this up.

My friend Captain Jeff (publisher of Cahoots) are fascinated by music. Some tunes may be similar but over hundreds of years, there are seems to be an infinite number of variations – no two songs alike and all done with 12 notes and 88 keys?! Sometimes, I think about the number of names there are for cars; it is mind-boggling. Google can't even give me a number. Every country that makes cars has their own list of names. Try thinking of a name that is not already in use. Profanity doesn't count. Sometimes when I am driving, I am fascinated by the fact that I am sitting comfortably in a moving machine and gliding for miles to get to a destination. Again, I am easily amused.

Then because I started writing this piece about the whole "choices" thing, I started thinking about how nowadays there are TOO MANY choices from food and medicine brands to styles and colors. When I lived in Dallas, I needed to buy ceiling paint. I went to the store and asked for white paint. The guy pulled out a chart of about 50 white paint colors (most looked the same) with exotic names. Frustrated, I asked if there was any color that was just called "white" or "ceiling white". Of course, it wasn't that easy so I asked, "Which one do most people pick for their ceiling?" The answer was "Dover" so I bought it. Years later when I came back to Florida, I found myself needing white paint but this time I knew what to ask; "Which one do most people pick?" FYI – in Florida it is "Arapaho". Geesh.

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GEORGIA - Savannah - Tybee Island, Pooler, Rincon, Hinesville, Guyton, Midway, Springfield

IDAHO – BOISE

ILLINOIS – Chicagoland area (Cook County and DuPage County)

KANSAS

LOUISIANA – New Orleans Parish

LOUISIANA – Monroe, West Monroe, Richwood, Oauchita Parish

MARYLAND – Bethesda, Chevy Chase, Gaithersburg, Potomac, Rockville, Silver Springs

MARYLAND – North Potomac, Germantown, Frederick, Olney, Boyds, Urbana, Clarksburg, Bethesda, Chevy Chase, Gaithersburg, Potomac, Rockville, Silver Spring

MASSACHUSETTS - Salem, Beverly, Danvers, Peabody, Manchester, Hamilton, Wenham, Gloucester, Topsfield, Middleton, Lynnfield, Wakefield, Reading, Saugus, Lynn, Marblehead, Revere, Malden, Everett

MASSACHUSETTS - Springfield

MISSOURI – Eastern Jackson County

MISSOURI – St. Louis

NEW MEXICO – Lincoln County

NEW YORK – Nassau - Queens - Brooklyn

NEW YORK – BUFFALO, Amherst, Williamsville, East Amherst, Clarence, Tonawanda, Lewiston, Orchard Park

NEW YORK - MANHATTAN

NEW YORK - ROCHESTER

New York – SARATOGA SPRINGS

NEW YORK – Westchester County - Briarcliff Manor, Ossining, Mount Pleasant

NORTH CAROLINA – Asheville, Black Mountain and surrounding areas

NORTH CAROLINA – Lake Norman, Mooresville, Denver

NORTH CAROLINA - South Charlotte area, Pineville and Ballantyne areas

PENNSYLVANIA – Philadelphia

RHODE ISLAND – Newport

TEXAS – Austin - Austin, Round Rock, Cedar Park, Leander, Hutto, Pflugerville, Kyle, Buda, Lakeway, Westlake; Travis & Williamson Counties

SOUTH CAROLINA – CHARLESTON- MOUNT PLEASANT

SOUTH CAROLINA - Greenwood County; Ninety Six, Hodges and Ware Shoals, Abbeville County and Lake Greenwood; Newberry, Laurens and Greenwood Counties

SOUTH CAROLINA - York County, Lancaster County- Fort Mill, Tega Cay, Indian Land, Rock Hill and Lake Wylie, Regent Park, Regal Manor and The Riverwalk in Rock Hill

VIRGINIA – Richmond, Henrico County, Chesterfield County, Hanover County, Glen Allen, Bon Air, Midlothian, Mechanicsville, Ashland, Moseley

VIRGINIA – Loudoun County: Aldie, Ashburn, Leesburg, Herndon, Sterling, Reston, Chantilly, South Riding, Dulles Area

VIRGINIA – Alexandria, Arlington, Falls Church, McLeon and Vienna

WASHINGTON - South Sound; Pierce County which includes Gig Harbor, Tacoma, Puyallup, Gig Harbor, University Place, Lakewood, Edgewood, Fife, Browns Point, Sumner, Milton & Federal Way (South King county)

WASHINGTON D.C.

CANADA – GREATER MONTREAL (West island)

CANADA – ONTARIO – Burlington/Flamborough/Lake Ontario/ Hamilton/Stoney Creek/Ancaster Dundas/Grimsby/Glanbrook

CANADA – TORONTO – Mississauga/Pickering/Ajax/Richmond Hill/ Newmarket and all in between

CANADA – TORONTO - Greater Toronto Area focused on Downtown, Midtown, NorthYork, Etobicoke

CANADA – Ottawa, ONTARIO

Hillcrest Real Estate

Recently I lost a deal in a Hillcrest building because the company the building was using to do the screening had an employee who was so rude that at one point she threw the application back at the buyer saying it wasn't "complete". Unfortunately for her, the buyer was a friend of the building president who promptly got rid of their screening services. We did get another offer and thankfully, the management company handling the screening did a much more professional job. The toughest part about buying/selling in Hillcrest is the screening process. If you have an official "Interview Committee", it should be comprised of your most pleasant and attractive unit owners. Yes, I said attractive – image still counts when it comes to first impressions.

Lengthy applications (especially with no page numbers) are ridiculous. The applicant should ONLY be giving personal info to the screening company and all they need is the standard credit/criminal background check form – two pages at best. Personal references? Have you ever called one where the person on the other end of the line told you anything of value? All the association needs are proof of down payment and acknowledgment that the prospective resident has read the rules and regulations and agrees to abide by them. In this age of Identity Theft, the less info board members have access to, the better. That is what you pay professional screening companies to do.

In Real Estate, we pass on buyer and seller info sheets to both parties. They all have a line for Social Security numbers. I do not allow them to fill it out – I direct them to CALL the title company and give them personal info over the phone. Nothing via email. If you are reading this, you need to ask if your SSN, bank account numbers etc. are sitting in a file in your building office. If so, GET THEM BACK.

Some paperwork is more appropriate AFTER the screening; like emergency contact info – they are not residents yet. Some buildings have a "Welcome Packet" with the Emergency Contact form, the parking sticker, Remodel guidelines, etc. And hopefully, Hillcrest buildings are tech savvy enough to do personal interviews via Skype. Demanding that a future neighbor spend hundreds to fly in for an hour interview is unnecessary and just plain mean.

It does not help when buyers walk into a building and read postings that do not belong in the public view (usually petulant sounding directives regarding rule enforcement). I have also seen postings about pest infestations and one building even posted a picture of a sex offender that was living in the building! Unfortunately, I have also received calls from buyer agents asking about a building because of what a resident told them about the building when the agent was showing a unit. If you are unhappy about the way your building is being run, don't ruin it for your neighbors who are trying to sell.

Because we are fortunate to be able to choose who we work with, we have great clients! Every so often we get one with a wicked sense of humor. One of our buyers was a single father with an 8-year old daughter. Luckily, I had already told him that the association in the building where he was buying, discovered that a sex offender had moved in with a relative. The building handled it correctly; they notified the police (no postings!) and the offender was in the process of moving out. I went on to explain that another benefit of living in Hillcrest is our proximity to schools which can be a safeguard to prevent sex offenders from living in Hillcrest. When the three of us walked into the building, a resident standing at the desk saw us and loudly proclaimed, "There is a sex offender living in this building!" I will never forget his response – he looked her up and down, gave a wicked grin and said, "Not yet..."

I was showing a unit in an over-55 building to Canadian buyers who were accompanied by their children and grandchildren visiting from France. A resident who was on the elevator with us said in a stern voice, "Those kids cannot live in this building!" Deeming that building "unfriendly", the buyers asked their agent to look elsewhere.

Most of the time it is obvious that an agent is showing a buyer around. At the very least, if you are engaged in a heated conversation, tone it down until they pass. You are better off not engaging at all, although I have had residents smile and say,

"Welcome to our building. We love it here."

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English: ATTENTION: If you do not speak English, language assistance services, free of charge, are available to you. Call 855-791-4087 (TTY: 711), 8 a.m. – 8 p.m., Monday – Friday.

Y0040_GHHXDEEN17 Accepted

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The letter MUST BE SIGNED and a phone number included so we may verify that you actually sent the letter. In the published edition, only your first initial will be used UNLESS you specifically request that your name be included.



We reserve the right to condense, but we will not edit the piece in order to distort your intent. Anytime we condense, it will be indicated by ...

You can email us at: inside.hillcrest@comcast.net or call (954) 964-2559.

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June State of The Market - Got Equity?



If you bought your condo before 2013 and put down the usual 20%, you are probably sitting on 50% equity – or more! If you LOVE WHERE YOU LIVE, this doesn't matter. Personally, I don't care if my condo is worth \$50,000 or \$500,000, I am not moving. I love where I live. But if I did want to upsize, downsize or move out of the area, this would be the time to do it.

Between the uptick in prices over the past 7 years and the low interest rates, there is no reason for you not to LOVE WHERE YOU LIVE.

Last week we sent out the current values to some of our buyers from 2010-2014. We received calls from two of them who now want to list their homes and move. One family wants to get out of the "city" and move somewhere with a lot of land and a lake where the kids can fish. Another wants to sell his house and once again live on a boat which he had for years.

This particular guy was a good friend of ours in his late 70's who came to us to find him a rental. We finally talked him in to buying a small house in 2010 and it has appreciated 70% since then.

We remind renters that they are still paying a mortgage – only it isn't theirs, it is their landlord's. You are not "too old" to make a move. Last year (April 2016) we got a call from a couple also in their late 70's who were looking for a rental; it never occurred to them to buy at their age. Long story short, instead of spending at least \$1200 to rent a 2/2 condo they put 20% down, got a mortgage and are now living in a nice Hillcrest corner unit. With their mortgage payment including principal, interest, taxes and insurance AND their monthly maintenance, they are spending less than \$1200 per month.

A Team Florida's **LOVE WHERE YOU LIVE** message has really made people think. Life is too short not to be happy where you live. Putting up with a job you are not crazy about but pays the bills is one thing. But getting home at the end of the day should make you happy. If you are not happy where you are living right now and you have enough equity to make a move, this is the year to do it. Yes, interest rates are projected to go up but right now they are at 4.12% - even 4.5% is a good deal.

You owe it to yourself to at least explore your options. We will sit down with you and help you decide if selling what you have and buying what you want is the right move for you. **Give us a call at 954-964-2559.**

Sat. mornings at 7:00 a.m. on 560 WQAM



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SELLER BEWARE

I cannot impress upon Sellers the importance of getting a copy of their listing. I have mentioned before seeing Hillcrest listings with typos, mis-spellings, bad grammar and WRONG information. Too many Hillcrest listings still mention golf course views, “warparound blacony”, “walking closets” and dinning rooms. But this listing for an expensive beach condo made my stomach hurt:

Key Features

- Bess pryce on the area
- Close to all knew restaurant
- Walk to LASOLAS
- Walk do your shopping
- Live in the most up and comping area

You owe it to yourself if you have your home or condo listed, to take the time to ask your agent for a copy of the listing so you can at least make sure the information is correct. Yes, you can find yourself in trouble if your agent puts in the wrong maintenance fee, misquotes a building rule or even designates the wrong parking space. IF YOUR HOME/CONDO IS PRICED RIGHT AND YOU ARE GETTING NO SHOWINGS, YOU NEED TO KNOW WHY. Properties priced right sell quickly, even condos.

True, condos can be the hardest pieces of real estate to buy and sell when we are dealing with unresponsive management and

ignorant or rude board members. The reason that the agents who live in Hillcrest get the most sales is because the buyer agents trust us to know what we are doing. And most of us know which buildings have a professional and expedient approach to sales and which do not. We can usually keep a deal together and overcome the roadblocks. Professional agents want to work with other professional agents in general, but especially when it comes to condos.

Missed deadlines can kill a deal. If a Hillcrest seller does not have the condo docs/budget that must be turned over to the buyer within 5 days, we know how to get them (many of us keep copies). We know how to get an application and get it turned in on time (within 5 days). We know the most common inspection issues and how to correct them. We also know that the 24 Hillcrest buildings have different rules and regulations so we can guide buyers to – or away from- buildings based on age, pets, number of cars, etc. Different buildings have different down payment requirements; some buildings are not even mortgage-eligible.

If you would not hire your nephew or best friend who recently graduated medical school, or look for a discount surgeon to remove your tonsils, then don’t used that criteria to hire a Realtor. No, your life is not on the line but your peace of mind and financial future could be.



Summer 2017

Junior Golf Summer Camp



- Camp will be Monday thru Friday** **Recommended Ages**
- Camp Hours: 9:00am - 12:00pm** \$125 6-13
- Three Afternoon Camps: 1:00pm - 4:00pm** \$125
- Instruction, games, snacks and refreshments.**

- Families with multiple children enrolled in the camp or children attending multiple weeks will receive \$10 off per child (discount will not apply on their first week).

Schedule:

June 12-16	June 19-24 (Morning & Afternoon)
June 26-June 30	July 10-14 (Morning & Afternoon)
July 17-21	July 24-28 (Morning & Afternoon)
July 31-Aug. 4	August 7-11

Golf clubs will be provided if needed
Call 954-967-4653 ext. 3 or email Casey at cjandersen54@gmail.com for more information.
Camp Sign Up Deadline will be the prior Friday at 6pm.

- **Summer Skills Challenge: Thursday and Friday, August 17-18th.**
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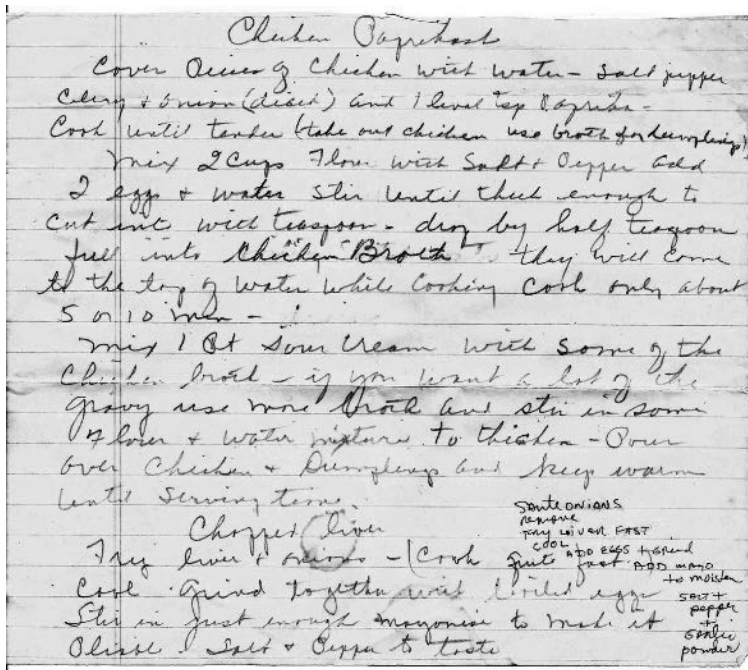
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The Kitchen Korner

by Cindy Abraham

Mama's Kitchen



I found some recipes in my file that were hand-written (in pencil) by my mom, Janet Abraham who was a Hillcrest resident for over 20 years. Some of her go-to recipes were odd for the era (50's and 60's). Few of our friends had Lebanese Kibbe at least once a month for dinner, or Hungarian Chicken Paprikash, Linguini & Clam Sauce (our usual no-meat Friday meal), Liver, bacon and onions, etc. Not only did we like liver but mom's Chopped Liver made with the leftovers was the best I ever had. I remember spreading it with ketchup on white bread.

CHICKEN PAPRIKASH



(can be made hours ahead of time or even the day before and reheated)

- Skin-on chicken parts (use your favorites – I used six large chicken legs)
- ¼ cup diced onion
- ¼ cup diced celery
- 1 level tsp paprika
- Salt/pepper to taste

Place chicken in a wide pot or pan and cover with water. Add all the above ingredients and cook until very tender. Remove chicken and vegetables and use the broth for the next step.

DUMPLINGS AND GRAVY

- 1 cup white or rice flour (wheat is too heavy)
- ½ tsp paprika
- 1 beaten egg
- 8 oz. sour cream



Mix flour with a beaten egg and stir in enough of the reserved broth to make a "dough" thick enough to cut with a teaspoon. Bring the broth up to a slow boil and drop in the dough – about ½ teaspoon. Dumplings will rise to the top while cooking – this only takes about 5-7 minutes. The flour will make the broth starchy – that is a good thing. Remove dumplings from pot.

Add 8 ounces of sour cream to starchy broth to form a gravy. Pour over chicken and dumplings and keep warm until serving time. The longer it sits the better it is. Sprinkle with paprika and serve.

MOM'S CHOPPED LIVER

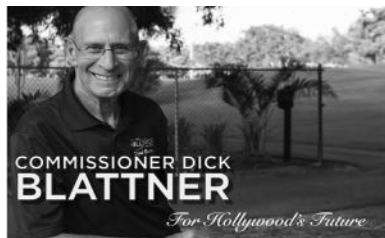
(Mom wasn't big on measurements so I am winging it)

- 2 pieces calf's liver
- 1 medium onion sliced
- 1 or 2 hard-boiled eggs
- ½ tsp garlic powder
- Salt and pepper to taste

Sauté onions until translucent. Remove from pan, turn up the heat and fast fry liver pieces until done. Cool. In a food processor (mom used a grinder so the recipe says "grind") mix liver, onions, egg(s), garlic powder and Salt/Pepper until almost smooth. Stir in just enough mayonnaise to moisten. Serve on crackers.

As Goes Infrastructure, So Goes Hollywood

Commissioner Dick Blattner



Rarely is there such good news to report at start off the month, but the Broward County Property Appraiser has issued his annual report of property value changes by city and the increase in taxable value. Hollywood did great!

Property values are up 8.6%. This is consistent with the past two years, indicating stability and confidence.

Taxable value of all property in the City increased from \$13.1 billion to \$15.2 billion, due in large part to the new FPL natural gas electric generating plant at Port Everglades, 80 percent of which is in the city.

What we don't know yet is how this will impact 2018 budget, which takes effect October 1. Staff will be analyzing this over the summer so we can make good decisions on tax rates and priorities when our budget workshops and public hearings take place in September.

The Good, the Bad and the Great Unknown

That would be the impact of the Florida legislature's approval of a November 2018 referendum to increase homestead exemptions another \$25,000 for values between \$100,000 and 150,000.

Municipalities and counties are all calculating what their revenue loss would be if the exemption increase is approved by voters. A preliminary estimate for Hollywood indicates we could lose as much as \$4.5 million. That loss would have to be made up elsewhere and at this point there are few options. Since the referendum is 18 months away, we have time to study.

Education Update

We are hoping the Governor will approve additional funding for public schools. Two weeks ago, Mayor Levy, past Mayor Bober, several residents and I attended a Gifted Education Advisory Board meeting at McArthur High School to advocate for the School Board to select one of our middle or high schools for an accelerated gifted school in 2018. Fingers crossed.

May Commission Meetings Summary

Approved

- Wrapping additional signal boxes with attractive vinyl wraps.
- \$200,000 for new laptop computers, replacing decade-old versions.
- \$2.5 million for water main replacements.
- \$361,391 for sidewalk repairs as part of the 50/50 program.

At the May 17 meeting, I asked for consideration of an ordinance creating a 2,500-foot separation between gas stations. Commissioners approved directing staff to draft language. I also asked for the City Attorney's resignation.

Upcoming Meetings

June 27

9:30am – Ribbon cutting for Hollywood Blvd Complete Streets project. Runs from City Hall east to the railroad tracks. Spectacular project.

From Bill McConnell. Commercial property occupies 95.4% of available space: 93.5% of office space and 96.9% of commercial space.

And speaking of commercial space, there is more good news. Sintavia, an innovative high-tech company with a facility in Davie, is building at 50,000 sq. ft. plant in Hollywood, near the Fed Ex warehouse. Sintavia is involved in material testing for aerospace, defense, automotive, and

gas and oil industries. This is precisely the kind of business we have been seeking: clean, innovative, high tech with good paying jobs. Condolences to Commissioner Kevin Biederman. His father, Marty, passed away this past week. Marty was a Korean War vet and will be missed by the Biederman family.

Hard to believe the Fourth of July is just around the corner!

In past comments, I have referred to plans for new buildings in Hollywood. In fact, there are, potentially, eight developments in the early stages of presentation and development around Young Circle. While it could be 3-5 years before they break ground, they represent significant opportunities for Hollywood's growth and tax base.

Hollywood has always invested in infrastructure, mostly underground water and sewer, the invisible necessities for redevelopment. But even more important are the plans for the city's key corridors.

441/State Road 7 from the Miami-Dade line to Stirling Rd.

This long-anticipated project will be finished in 2019. Hopefully the zoning will be in place before the end of this year.

Hollywood Blvd. Between City Hall eastward to the RR tracks.

The Complete Streets project breaks ground in late June. This is going to completely change the character of the Blvd. It's also the last remaining section to be redone.

Dixie Highway, end to end. This road will receive lane reallocation, new landscaping, parking, lighting. Probable start: 2019.

Federal Highway from Sheridan to Young Circle. A complete reconfiguration of Federal Highway Funding is confirmed and construction should begin in 2020. Improvements include lane reconfiguration, landscaping, medians and new lighting.

AIA from Sheridan to Johnson. Partnering with DOT on this saves the CRA over \$1 million and should begin next year. Improvements include land reconfiguration, new lighting and landscaping, and wider sidewalks.

This past week, the traffic consultant engaged by the CRA to evaluate alternative traffic patterns around Young Circle met with citizen groups, business owners, developers and elected officials. On Thursday, he presented his findings and made some recommendations ranging from tunneling under the Arts Park to creating roundabouts. These meetings were well attended and participation was excellent. In June, the consultant will return with more details.

Traffic Consultant Public Events

- June 21: Commission Workshop
- June 22: Open house for residents
- June 23: Formal presentation to the community

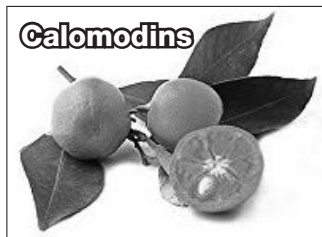
Where we go from there depends on the consensus of the Commission. Going forward on a preferred plan implies finding resources, but I am confident that much of the money can be assessed through the Broward Metropolitan Planning Organization (MPO). Again, this could take several years, but like the projects described above, it can be transformative for all of Hollywood. Completing these infrastructure projects sets the stage for investors and developers to invest here instead of elsewhere.

Continued from Pg. 14



We grew up on 163rd Street in North Miami Beach. My dad loved to grow fruit trees and looking back, we did not know how lucky we were – but do we ever? The trees in our yard included:

- 3 Mango
- Avocado
- Key lime
- Calamondin Orange
- Cumquat
- Finger bananas
- Regular bananas
- Lime tree
- Lemon tree
- Loquats



- Ponderosa Lemon (little juice but thick rind for candied lemon rind)
- Rose apple (small hard yellow fruit that smelled like a rose and tasted like an apple)

Dad also grew watermelon (mom made pickled watermelon rind), tomatoes, cucumbers and peppers. Mom taught us to sprinkle the watermelon with salt – it was GREAT). And of course mom made the best Key Lime Pie in town.



MOM'S BEST KEY LIME PIE EVER

- One store-bought 9-inch graham cracker crust
- 3 cups sweetened condensed milk
- ½ cup sour cream
- ¾ cup key lime juice
- 1 TBS grated lime zest

Preheat oven to 350 degrees.

In a medium bowl, combine condensed milk, sour cream, lime juice and lime zest. Mix well and pour into graham cracker crust.

Bake in preheated oven for 5-8 minutes until tiny pinhole bubbles burst on the surface of the pie. DO NOT BROWN. Chill pie thoroughly before serving.

Garnish with lime slices and whipped cream if desired.

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You're working at your computer when all of the sudden - BAM! You get a pop-up notification that your PC is infected with a virus and you must "click here" to run a scan or install antivirus software. This is a common scareware tactic used by hackers to get you to click and download a virus. (You should know we would NEVER deliver that type of pop-up to you!)

Often it will appear to be a system alert or a Microsoft operating system alert. Regardless of how legitimate it looks, NEVER click on the site or the pop-up. The safest thing to do is close your browser; do not click on the "Close" or "Cancel"

button in the pop-up or on the site because clicking on anything on the page or pop-up will trigger a virus download. If that doesn't work, bring up your task manager (hold Control + Alt + Delete on a PC and Command + Option + Esc to "Force Quit" on a Mac) and close the web browser or application where it appeared.

Next, notify your IT department (us!) that this has happened so we can double-check with a legitimate scan if your computer was infected.

Are you wondering if there are any holes in your security blanket? Let us help you. Request a Free Cybersecurity Risk Assessment today. Our assessment will let you know where the gaps are and offer strategic recommendations to help mitigate risk and protect your data from cyberattacks.

Enjoy, and let me know if there's anything I can do for you!

Sincerely,

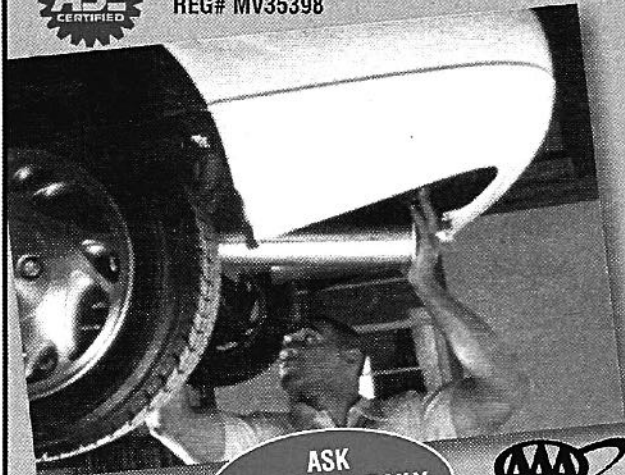
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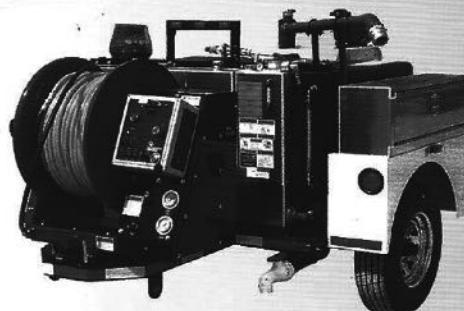
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What If?

By Aruna Ladva Brahma Kumaris London, England – submitted by Etta Stevens

We worry over so many things, when, more often than not our worries are not justified. Have you noticed that children don't seem to worry a lot? When did we lose our innocence, that carefree attitude? Over-worrying can become a sickness if we don't take care. It is one thing to be a good planner, to manage risks and be meticulous, but quite another to be a worrier about every tiny detail of life.

The main reason most of us worry is out of insecurity: we worry we may lose our job; our children may get out of our control; we may put on more weight; we might have an accident, the list is endless! How many of our worries really come to pass? Very few!

If you can do something about the thing you are worrying about, then do it! If you can't, then no point worrying is there? Worrying is in fact a waste of our powerful thought energy, as well as a bunch of other valuable resources such as our time and physical energy. When our mind is actively engaged in worrying then our whole physical body is stressed also. Our breathing becomes faster. Heart starts to pump more blood. Muscles begin to tense up. The fight or flight syndrome can kick in very easily; one thought of worry is enough!

As the mind gets caught in myriad of scenarios of 'what if...', this opens the door to many evils. There is no end to the number of things that we could be worrying about all day.

Let's take the example of flying. When you are about to board a flight, you might think of a million things that can go wrong. The movie Castaway may come to your mind. Your mind may entertain the possibility of a terrorist attack for a few minutes, or the pilot having a heart attack and dying, and then, Oh No! What if something happens to the co-pilot! ...Maybe the engineers didn't do a thorough check of the plane and one of its engines is faulty and going to fail...! As I mentioned the reasons to worry are plenty if we allow our mind to go there!

And while we were worrying, we missed the NOW moment! We missed meeting the lovely people and perhaps even the drinks that went by, the smile of the stewardesses, the beautiful view down below and catching the sight of those pure cotton-like clouds!

It has been said that fear is an acronym for False Evidence Appearing Real. F.E.A.R. Most of our worries are futile and there is probably a one in a million (or even a billion, depending on our imagination!) chance of them happening. It's not real!

If we worry, it is mostly because we are insecure inside and not necessarily because the outside circumstances are unsafe or insecure! All worry begins in the mind with the misuse of our imagination. Mostly it is out of habit too! The ego likes to believe it

has everything figured out. So in an attempt to cover all grounds of possible failure, it begins to worry in order to protect itself.

Let us look at a case of a genuine worry or concern, such as worrying about your kids going drugs. Instead of worrying, having extra thoughts and panicking, ask yourself the question, what can I do about it? And then take the necessary action. Protect your kids. Educate them. Do your best in the chapter of prevention.

And what about us adults. How do we stop worrying about our relationships, finances and health? As we grow older we all see so many changes in our life and time, (the great equalizer) seems to be going faster and faster. When you begin to meditate you will find that worrying seems to lesson as you are taught the perfect way to stay in the "now". When you realize that worrying is really about LOSS. I could lose my job, I could lose my health etc. We are attached to these things, understandably so, but too often we have such deep attachment to worldly things that we fail to realize that we do not really have control over the things that happen in life. Learning to detach in a loving and caring way is one of the disciplines of Raja Yoga meditation. We can be concerned but we must not fill our days with worry and sorrow. The positive thinking approach shows us that we learn to stay in the NOW of life, cut attachments to the many unchangeable things that we worry about and meditate on the perfect life of abundance we have. In other words, be grateful for what we have and do not worry about what we do not have. "The secret to having it all is the belief that you do". And trust; trust your faith in a higher power, GOD, trust your gut instincts and trust yourself, for these are true secrets of a life of happiness and love. Meditation is the vehicle to learn to love yourself first, stop worrying about things that will probably not happen and be benevolent to share your heart and love with others.

SUMMER

Hollywood Meditation Highlights:

Hollywood Library: Tuesdays

10:15am through 11:30am and 6:30 PM - 7:30 PM

Carver Ranches Library:

3rd Wed of the month, 6:30pm-7:30pm Stress Management

Hallandale Beach Library:

1st & 3rd Saturday of the month, 10:30am-11:30am

ArtsPark: Sunday, June 18 & July 16,

6:00pm- 7:30pm, *Bring a chair or blanket*

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