

Inside Hillcrest

– Connecting Neighbors to Neighbors –



FEBRUARY 2019

HOLLYWOOD, FLORIDA

VOLUME 13 • ISSUE 2

FEBRUARY INSIDE HILLCREST

"When the great leaders work is done the people say, "We did that ourselves!" – Lao Tsu

I am proud to be a Hillcrest. Many of you attended a recent Town Hall meeting with **Mayor Josh Levy**, **Linda Sherwood, our District 6 Commissioner** and – a nice surprise – **Beam Furr, our Broward County Commissioner** joined us also. It was a productive meeting and Hillcresters, as usual, had questions and comments that were relevant and intelligent. Steve Schneider, our IH reporter was in attendance and his recap starts on the next page.

The main topic was the upcoming City of Hollywood Special Election on **MARCH 12, 2019** to consider 3 General Obligation (GO) Bonds to pay for needed Citywide Improvements. Details are inside. Inside Hillcrest recommends a **YES YES YES** vote.

Still Miss Thursday Night Karaoke & Dancing at the Club?

Call Barbara Fleming at 347-691-4613 for your \$10 ticket to a fun Talent/Cabaret Show at Beverly Hills right down the street at 5300 Washington. This event will take place March 2nd at the Beverly Hills Clubhouse. And yes, **KATARINA, OUR OWN KARAOKE QUEEN WILL BE THERE!** Doors open at 6:30 PM and the fun starts at 7PM.

Barbara says, "We are looking for talent to participate in the show. No one from The Voice or America's Got Talent will be there to judge! We just want to have fun!! However, there will be prizes: 1st prize - \$25.00, 2nd prize - \$15.00 and 3rd prize - \$10.00. **Please sign up by FEBRUARY 21st** if you want to be in the program. Following the show, we will have karaoke and dancing for about 2 1/2 hrs. Bring your own drinks and eats." Again, interested parties should call Barbara Fleming at 347-691-4613 by February 21.

HILLCREST COMPLIANCE COMMITTEE

Steve Hurtig (25), Herman Melotti (27), Maeve Savage (6), John Moore (23), Ray Chaitt (16), Jeff Ladner (11) and Mark Roth (26) are still dealing with some redevelopment issues with Pulte. Several residents are keeping an eye on everything and have been instrumental in identifying issues and concerns which are then forwarded to the Pulte Group. Special thanks to Rosa Cetlin and George Jacobson

for their keen eyes and for taking proactive measures to bring the concerns to the people who can do something about them. We thank the Compliance Committee for their continuing efforts to stay on top of the project as to how it affects our condo residents.

However, due to happenings in the City and County – thanks to Hollywood City Commissioner Dick Blattner and Broward County Commissioner Beam Furr for keeping us up to date every month - we have decided to form a Oversight Committee to address any and all issues that can affect us. Parkview at Hillcrest will soon have their HOA leaders appointed and we will want to be working closely with them on mutual concerns and opportunities. Our disadvantage is that we do not have a Master Association and only the HLC has been able to bring us all together at times.

NEW HILLCREST COMMUNITY OVERSIGHT COMMITTEE

What's in a name? I guess we can all it HCOC (pronounced "hickok") for short ... or not. The important thing is that we have found a like-minded group of leaders who will be instrumental in promoting and protecting our community interests going forward. This group will be meeting with the City to discuss the plans for the property just west of Hillcrest 25 (more info inside) to ensure that whatever is finally decided will enhance our quality of living. It is not necessary to be a board member to be part of this committee, but we definitely need the brightest and best. Requirements include a solid leadership and business background and members must demonstrate directive and supportive behavior; we need people that command respect and that we will proud to have represent us.

LIFE IN HILLCREST

The other day, a buyer asked me if there aren't other communities in Hollywood that I could show besides Hillcrest. This happens

every so often. Some people wonder why, as a Realtor, I seem to "steer" most of our condo-buying clients to Hillcrest. It is not only that our buildings are solid – both structurally and financially, well maintained, clean and secure – but because of our residents. The overwhelming majority of Hillcrest residents are decent, civil, thoughtful and fun to be around. I am not sure what to attribute that to except that good people attract other good people, and, on some level, other realtors know that.

QUALITIES OF A LEADER

- 1. Appreciation** – A wise leader knows that success is only achieved with the help of others. What's more, genuine appreciation provides encouragement, develops confidence, and builds on strengths.
- 2. Confidence** – Good leaders aren't afraid of being challenged. Their confidence inspires rather than intimidates.
- 3. Compassion** – Compassion is a strength. A good leader uses compassion to perceive the needs of those they lead and to decide a course of action that is of greatest benefit to the person and the team.
- 4. Courage** – A courageous leader has faith in other people. A courageous leader raises difficult issues, is ready to give difficult feedback, and share unpopular opinions.
- 5. Diligence** – Good leaders are diligent and work hard. They are people of good character.
- 6. Fairness** – Good leaders reward for results not partiality.
- 7. Flexibility** – The good leader is able to alter and adapt their style according to the situation, context and circumstances. They welcome new ideas and change.
- 8. Honesty** – Wise leaders are not afraid of communicating the truth to their people. Honesty is about having integrity and building trust.
- 9. Impartiality** – Good leaders are impartial. They recognize their biases, prejudices, and predispositions and work to overcome them. They also recognize biases in others and face them.
- 10. Responsiveness** – Good leaders are responsive to the needs of those they lead. They adjust their behaviour to best match the situation. They listen to their team; they value their team.



TOWN HALL MEETING WITH MAYOR LEVY, FEBRUARY 4, 2019

– by Steve Schneider



Mayor Josh Levy



Commissioner Linda Sherwood



Commissioner Beam Furr

Hillcrest residents and homeowners from Parkview at Hillcrest attended a Town Hall meeting at the large Clubhouse on 4600 Hillcrest Drive. The meeting was sponsored by the Hillcrest Leadership Council. City of Hollywood Mayor Josh Levy, our own District 6 City Commissioner Linda Sherwood and Broward County Commissioner Beam Furr were in attendance.

Hollywood voters will decide in a March 12 special election whether to let the city borrow \$165 million. Officials want to raise the money by selling three general obligation bonds. The 25-year bonds will pay for a new police headquarters, among other projects, officials told a packed audience at the Large Clubhouse at 4600 Hillcrest Drive on Feb 4.

The new police headquarters would go up just to the south of the current structure at 3250 Hollywood Blvd. It would replace a building with air conditioning and elevator problems, roof leaks, and a lack of space for the workforce, which has expanded considerably since the 1970s when the current building was built.



According to city Commissioner Linda Sherwood, the current structure “is so dilapidated that all must leave the building if a Category 3 or higher hurricane is forecasted.” The proposed new building will also let police enhance their computer system. It will sit on a city-owned driving range which would be relocated to another part of the property. . Once open, the old building will be torn down so the city can lease the 2-acres for commercial ventures.

City leaders also want to build a 23-acre nature preserve at the Orangebrook Golf Course, along with bike and walking paths and a parking garage. Plans call for construction of an 18-hole championship golf course at Orangebrook, as well as an 18-hole par-3 course there. A second par-3 course will be built at the city-owned Hollywood Beach Golf Facility. If approved by voters, that beach facility will get a new

clubhouse, too. Mayor Josh Levy said the redesigned golf courses would attract more area golfers, bring in money and help promote area tourism.

Additionally, the city wants to build new and reinforce existing seas walls on public lands along the Intracoastal to stem tides and protect the area from the effects of climate change, as well as replace aging playground equipment, gateway and neighborhood signs, and buy much needed lifesaving equipment for the fire rescue stations.

The city website breaks down the proposed bonds this way:
 - Public Safety Facilities, Technology and Equipment - \$78 million
 - Parks, Open Space, Recreational and Cultural Facilities - \$64 million
 - Neighborhood Improvements, Infrastructure and Resiliency - \$23 million

At the meeting, Mayor Levy said the city will appoint a 15-member Citizen’s Oversight Committee to monitor the projects; 10 city residents will be part of the oversight committee and five slots will be filled by professionals such as architects, engineers and finance experts. City residents will make up 10 members; five slots will be filled by professionals such as architects, engineers and finance people.

Commissioner Furr encouraged residents to approve the bonds, saying, “It’s like giving yourself a gift by making Hollywood a better place to live.” He does not want to turn over the two city-owned golf courses to private development, noting the open land absorbs rain water and enhances the quality of life in Hollywood.

Continued on Pg.8

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STATE OF THE COUNTY - County Commissioner Beam Furr - District 6



Greetings Hillcrest Residents,

A new year means resolutions. Some people resolve to go to the gym more often or to lose a little weight. Others decide to make a resolution to travel more and see new places. Others have resolutions to make new friends, or to read more books, or to finally take up that hobby. These are all great resolutions to make. But the Broward County Commission can't just sign up for a gym membership, etc. That

means our resolutions must be something bigger and bolder. We must resolve to continue to make Broward County the best place to live, work, and play.

Fortunately, 2019 looks to be loaded with items and initiatives which will improve Broward County and make your life better. The Commission, and all the hard-working staff throughout our departments, has already taken major steps on critical issues like wages, affordable housing, and emergency communications. In addition, we know we will also face unexpected challenges that test us to our core. Broward County has proven over the past two years that we have the strength and courage in our community to make it through anything that is thrown our way. 2019 is already shaping up to be one of Broward's brightest and best.

There are three specific items I wish to talk about when looking ahead to this year. While you'll start to see immediate impacts of all of them, these initiatives are all geared towards the long-term future of Broward County. I hope their successful passage and implementation lays the foundation for a brighter future for our children, our environment, and all our residents.

Perhaps the most critical and immediate challenge we face is making sure that our environment is protected for years to come, and that we step up to the threat of climate change by making South Florida both more resilient and more sustainable. While another year may have come and gone, we can't just keep saying "another year" when it comes to climate change. 2019 must be the year we take major steps forward to create a world that is more sustainable and resilient. We can't wait for federal or state solutions. Locally, we face unique challenges from rising sea levels and temperatures. The time has come to create a "resiliency trust fund" which would set aside a dedicated revenue stream for projects like seawalls, electric car infrastructure and curbing greenhouse emissions. Our future depends on what we do now. We will be working with our regional partners to put our Climate Action Plan into action over the coming months, and I hope this "resiliency trust fund" helps this process along.

Another area where we need to start taking immediate action is solid waste. Trash may not be the sexiest topic. But our solid waste and recycling capabilities pay major environmental and economic dividends. Where our garbage goes and what becomes of it is no longer an issue we can ignore. We have already taken a major step forward toward creating a comprehensive solid waste program. An interlocal agreement was passed by all the cities who have collective ownership in property (Alpha 250) that has been recommended as a site for a recycling center. Recommendations on how to reach a 75% recycling rate and creation of an independent or dependent

district are part of upcoming discussions we will be having with our municipal partners. With so much at stake, the collaboration between Broward County and the 31 cities comprising it are very promising.

Protecting our future also means ensuring our children receive the best possible care. This past August, the Broward County Commission passed an ordinance that added QUALITY to the Broward County Childcare and Licensing checklist. This law means that Broward County will be making the most of its unique licensing role to encourage more employee training, lower teacher ratios and a targeted curriculum – in addition to our continued work ensuring the best standards of health and safety. This law will provide incentives for those child care centers seeking accreditation. Receiving accreditation means these facilities provide high-quality education resources at this critical stage of development. The best possible preschool and early childhood education are among the most effective tools for economic development and deliver significant social benefits for the community.

These are far from the only areas that we will see major progress in 2019. We have begun collecting monies from the transportation surtax that was passed in November, which also included an Oversight Board that will keep the spending process transparent as funds begin to be used. This year will also see major action on housing, homelessness, opioids, coral reefs, and much more. Stay tuned throughout the year and watch as Broward County lives up to its resolutions.

Greetings Hillcrest Residents,

On Tuesday, March 12th, Hollywood residents will have an opportunity to approve selected city-wide improvement projects through a General Obligation (GO) Bond. You can learn more about the "Let's GO Hollywood" improvement proposal online at <https://www.hollywoodfl.org/1123/Lets-GO-Hollywood-Bond>, including viewing projects near Hillcrest. Residents will vote this March as part of a special election open to all registered voters in Hollywood. You will vote at your regular polling place, and just need to present your ID! This is a major vote for Hollywood's future, and an opportunity to let your voice be heard on a series of improvements that could have a major impact on our quality of life. There will be six different questions to vote on, so take your time and read carefully.

After a year of working within the community and doing their due diligence to talk to residents, I am confident that the city of Hollywood has put forward a worthy and well-vetted proposal. While no plan is perfect, there are two elements that I feel make a YES vote on the Hollywood GO Bond the correct choice for residents of Hillcrest.

The first is resiliency. Climate change is a problem that we are face-to-face with – especially in a coastal city like Hollywood.

Continued on Pg. 15



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SPOTLIGHT ON BUILDING 25

– By Steve Schneider

A 65 inch Sharp HD tv hangs on the lobby wall of Hillcrest 25, just past the mailroom. The condo association bought it at Walmart for \$550. Wires attach it to a refurbished corporate-grade desktop computer, which cost \$130. The tv and computer provide insight into part of the governing philosophy of the five-member condo board, which is comprised of business people with a variety of skills.

The credo is communication, education and social events are major parts of running a building, which is home to 235 units on 12 floors. The tv and computer work together to form an electronic bulletin board. Inside Hillcrest spoke with two board members and a unit owner for this article.

Steven Hurtig, a former chief financial officer, is president of the association. He became a licensed property manager so he could be better informed about government rules and laws that condo associations must follow. Clay Hockman serves as treasurer. He set up the electronic bulletin board, which offers information and entertainment to residents. Hockman installed Microsoft Office, which includes a PowerPoint program that provides a slideshow running in a continuous loop.

Maria Zapata is a unit owner and licensed Zumba instructor. She leads an aquatic Zumba class every Saturday morning in the pool area of Hillcrest 25, which was built in 1976. This is their story:



Chaos, confusion and petty disputes are sometimes a part of condo living. To overcome these realities, the association bought a large tv and powerful computer. Hockman programmed the computer so residents could watch the screen and learn about building events. The bulletin board is programmed to provide animation and music, but these features won't run until the association finishes testing its creation. The association also is thinking about showing movies on the screen.

The electronic bulletin board was installed after an earlier communication effort hit a snag. Initially, building officials attached every paper notice to an easel in the lobby. But the notices began to look sloppy and deteriorate after a week.

The new system contains an unlimited amount of information, pictures and diagrams without looking cluttered and unorganized. The bulletin board also lets the association incorporate a mail and package notification system for unit owners as part of an expanding communication system. It includes a website that was created internally for less than \$500. The bulletin board and website display the same colors -- blue and white -- so unit owners see a consistent form of communication.

During a recent visit, pictures from the late-December Christmas party caught the eyes of viewers, who also saw information about an upcoming monthly meeting Hurtig holds privately with unit owners who don't feel comfortable speaking at board meetings. The meetings -- which last up to 30 minutes -- let owners ask questions and tell the association president about their concerns. It also gives Hurtig a chance to explain to unit owners what is happening in the building.

One major effort involved replacing the roof due to the damage from Hurricane Irma. Roof Technologies, a Hollywood company, got the job after offering cost-saving solutions to the association. Many bidders wanted up to \$1.2 million. But John Julian, the president of Roof Technologies, told building leaders they could seal the roof for six months for about \$50,000. This would let the condo hire a roofer after inflated costs from the hurricane came back down to normal prices.

Julian also suggested the association conduct a "pull test" on the roof, which cost \$3,000. Julian promised he would pay for the test if the roof failed. He doesn't usually do this, but wanted to establish good faith with Hillcrest 25, which had already agreed to let Julian's company seal the roof.

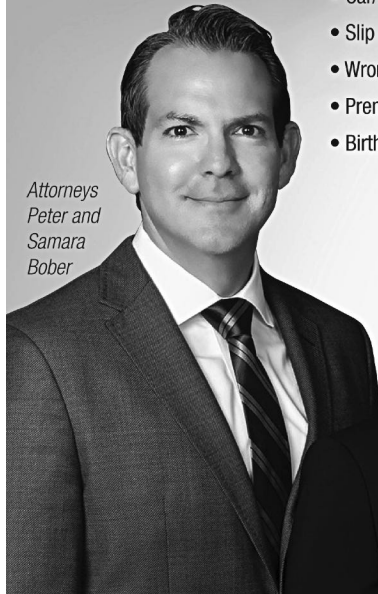
The board decided to seal the roof for six months; the roof passed the "pull test" and Julian repaired the damaged structure last year for \$490,000, considerably less than the amount roofers had bid in the aftermath of Hurricane Irma. The roof on top of the building, along with the roof over the building entrance way and carport were included in the deal.

The board approved a special assessment to pay for the roof replacement; the assessment included costs for struts and ceiling tiles.

Continued on Pg. 12

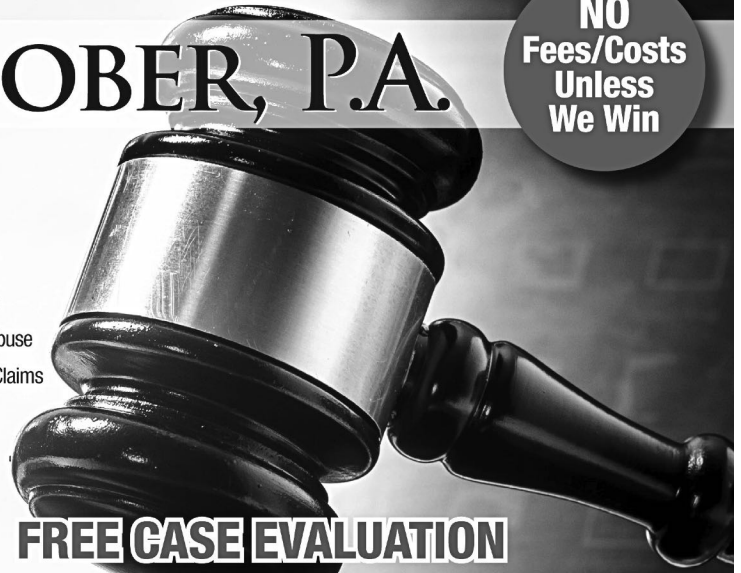
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Continued from Pg. 2

Commissioner Sherwood said money from one of the bonds would pay to improve city parks.

According to Sherwood, exercise and playground equipment need to be replaced. Commissioner Sherwood and Mayor Levy said part of one bond raises money to pay for Traffic Calming Measures, including the possible installation of speed tables and roundabouts in neighborhoods concerned about speeding cars.

Hillcrest residents and homeowners from Parkview at Hillcrest also learned the city is listening to plans to redevelop a 30-acre city-owned property on S. Park Rd., near Pembroke Road just east of Hillcrest 25. As Inside Hillcrest readers know from past issues, part of the land is a brownfield. *(A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment.)* The other part is currently being used by the city Public Works Department and includes fueling stations for city vehicles.

According to Mayor Levy, the city reviewed four proposals from private developers who want to build on the land. At this time, the city asked the developers to submit a Best and Final Offer due by February 14th. The bids are due by about the time you get this issue of IH. Two proposals are commercial and two are mixed use – retail and residential.

Levy, Sherwood and Furr then answered questions from residents. One concern was traffic problems in the area. The Mayor stated that city traffic engineers could meet with Hillcrest leaders to discuss traffic those concerns.

Commissioner Furr answered a resident who was concerned about Hollywood seniors who don't drive, and the need for a convenient way to get to appointments, shopping, etc. Furr stated that Broward County was working on it. In about a year, he said, the county will deploy a shuttle buses to meet this need. The county is paying for it with money from a one cent hike in the sales tax voters approved last fall. Riders won't have to pay for the shuttle service.

Mayor Levy agreed with another resident that "It's kind of crazy the Sunshine State doesn't use more solar energy." But, he added, this might be changing because FPL is interested in developing more solar farms.

City property values are generating more tax income for Hollywood, Mayor Levy said. When he was elected in 2016, property values were assessed at \$13.2 billion, but are now at \$16.4 billion. The increase is important for an older city like Hollywood, which needs to maintain public areas and provide services in one of the largest cities in Florida, Levy said. He added, every additional billion dollars in taxable property generates \$7.5 million for Hollywood.

More than 16,000 building permits were issued in Hollywood in 2018, according to Mayor Levy. The permits are another way the city gets money to pay for local needs. Also, Levy added, the number of permits issued are an indication that residents and business owners are investing in upgrading the community.

After the meeting, several Hillcrest leaders made arrangements to meet with City Officials to further discuss the Park Road project. Inside Hillcrest will keep you updated.

WHAT YOU NEED TO KNOW ABOUT THE SPECIAL ELECTION TO CONSIDER THE 3 GENERAL OBLIGATION (GO) BONDS TO PAY FOR NEEDED CITYWIDE IMPROVEMENTS:

(See below to find out exactly how this bond will affect your tax liability)

The city of Hollywood's website provides the wording for the three proposed bonds. The website says:

To improve the City's neighborhoods, infrastructure and resiliency, including citywide traffic calming, neighborhood signage, rights-of-way landscaping, decorative sound walls, tidal flooding mitigation, and the undergrounding of north beach utility lines, shall the City be authorized to issue General Obligation Bonds, from time to time, not exceeding \$23,000,000 in aggregate principal amount, payable from ad valorem taxes bearing interest not exceeding the maximum legal interest rate, and maturing no later than 25 years from issuance?

FOR BONDS _____
AGAINST BONDS _____

To improve the City's police and fire facilities and equipment, including construction of a new police headquarters and parking garage and the purchase of fire apparatus for suppression and rescue, shall the City be authorized to issue general obligation bonds, from time to time, not exceeding \$78,000,000 in aggregate principal amount, payable from ad valorem taxes, bearing interest not exceeding the maximum legal interest rate, and maturing no later than 25 years from issuance date?

FOR BONDS _____
AGAINST BONDS _____

To improve parks, open space, golf, recreational and cultural facilities, including renovating playgrounds, sports fields, Art and Culture Center, and Orangebrook and Hollywood Beach Golf Courses, and acquire Sunset property, shall the City be authorized to issue General Obligation Bonds, from time to time, not exceeding \$64,000,000 in aggregate principal amount, payable from ad valorem taxes bearing interest not exceeding the maximum legal interest rate, and maturing no later than 25 years from issuance date?

FOR BONDS _____
AGAINST BONDS _____

Inside Hillcrest readers can learn more at: <http://www.hollywoodfl.org/1123/Lets-GO-Hollywood-Bond>. This link also contains an app that estimates how much your tax bill would increase if voters approve the bonds. The increase would be noted on yearly property tax bills until the bonds are paid off in 25 years from the date of issuance.

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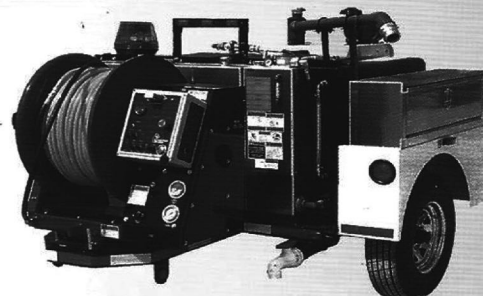
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February Kitchen Korner - by Cindy Abraham



I rarely repeat recipes but I had that awful cold that was going around, and I did not do much cooking last month. To top it off, my birthday was February 1st. I turned Fifty-Nineteen years old. Didn't even feel like going out for dinner. But because a lot of my friends and neighbors had the "crud" with varying symptoms, I did make a lot of my World Famous Lebanese-Italian Chicken soup. When I cook a whole chicken, we eat half and use the other half to make soup. It is the ultimate comfort food. I still have two containers in the freezer for anyone who needs some. It cures Ebola...allegedly...

World Famous Lebanese Italian Chicken Soup

(However, unless I make it you just have Italian Chicken soup...
 ☹unless you are Lebanese)

- 1 medium onion
- Cooked half chicken – skin and bones removed and cut into small pieces
- 4 cups chicken broth
- 1 head escarole, kale or spinach, leaves only (remove stems), rinsed and cut into strips
- 1 rib celery cut in thirds and 1 bay leaf
- ½ cup sliced baby carrots or ½ cup matchstick carrots
- 1/4 cup Wynn & Lovett Acini di Pepe pasta (or any other teeny tiny pasta)
- 20 tiny cooked meatballs (optional)
- Grated parmesan (to top – optional)

Spray pot with non-stick spray. Slice and sauté onion on low heat until translucent. Add escarole/kale/spinach and cover pot until wilted. Add broth and cooked chicken, celery, carrots and bay leaf. Bring to boil. Add pasta and cooked meatballs. Lower heat and simmer for 10 minutes. Remove celery, bay leaf and serve topped with grated parmesan.

EASY WHOLE ROASTED CHICKEN

This is the easiest recipe ever for fall apart, crispy-skinned chicken. Remove giblets, rinse chicken and cut open along backbone. In a pot that can go from the stove to the oven that is large enough to hold a whole splayed chicken, heat 3 TBS oil on medium-high. Season the bottom (bone side) of the chicken with your favorite seasonings. (I like garlic salt, pepper and paprika). Place chicken in pot when oil is hot but not smoking, bone side down and press for a couple of minutes to flatten. Preheat oven to 350 degrees and make sure the rack is in the middle.

Reduce stovetop heat to medium and brown for at least 10-15 minutes. While it is browning, season the top (skin side) of the chicken. Using tongs, flip the chicken over so it is skin-side down and cook for another 8-10 minutes until skin is slightly brown and chicken no longer sticks to the pan. Turn chicken over skin side up and place entire pan in the oven at 350 degrees for at least 1 ½ hours. You will have beautifully browned, tender chicken. You can even hit the broil button for a few minutes to get the skin extra brown and crispy.

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Brian Gaiefsky & Cindy Abraham

When it comes to Real Estate, you need a dedicated team behind you. Whether you are buying or selling, it is a big life change. What should be an exciting new chapter in your life can turn into drama and stress. After all our years in real estate, we have found a wonderful core group of professionals that help us help you.

First, we would like to introduce our new A Team Members, Dolores (Lola) and Alexis Hernandez. Se habla Español. Most of you already know and use Sandy Briglio for your Homeowner's Insurance (we use him for auto too). Bill Amirault does ALL of our home inspections. We have always liked working with LoanDepot for mortgages. They get it done and do right by our buyers. Angela Fortgang is also one of our "Chamber-mates".



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 suzanne@spiritclosings.com

HILLCREST'S OWN: KELLER WILLIAMS A TEAM FLORIDA



Brian Gaiefsky & Cindy Abraham

Our goal is to help YOU get top dollar for your home or condo. The better it looks and the better shape it is in, the more money you will get when you sell. We are the Hollywood experts and we can help.

As licensed realtors we do what nobody else in the business does; we invest our own time and money to help you prepare your property for sale. We will advise you on what is necessary (and unnecessary) to maximize your profits! If need be, we advance our sellers the funds to do it right; from repairs to staging, showing and marketing, we do what it takes to get top dollar.



Right now, are still in somewhat of a Seller's Market; for homes as well as condos. When our sellers heed our advice, homes sell within 32 days and our condos in less than 47 days. Yes, the market can shift at any time due to economic changes; but when you hire the A Team, you are hiring strategists, not sale people. We are successful because we stay AHEAD of the market fluctuations, we don't chase them.

Today's buyers have very different challenges, so our sales strategies have changed dramatically. Our goal is always to top the last highest comparable sale, and our sellers who listen and take our advice will tell you that we hit our goal every time!

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Cindy Abraham & Brian Gaiefsky, Keller Williams A Team Florida

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FEBRUARY 2019 STATE OF THE MARKET

– by Cindy Abraham, Keller Williams Realty Professionals A Team Florida

What's new in Hillcrest Real Estate? Well, we have some Parkview at Hillcrest news for this issue. There are now 5 resale homes on the market; a 3/2 one-story home, a 4/2/1 two-story home with water views and 3 townhomes. All are 3/2/1, between 1896 and 2033 SF under air, and all have a 2 car garage. One stands out as a pretty good deal at \$439,900 considering the 36K worth of upgrades, a lake view, and knowing that the construction was supervised by the buyer agent (like Brian does when we represent a buyer) . The other four listings range from 449K to 539K and of course we hope they get their price. What's good for Parkview is good for us!

Current Hillcrest condo listings include five 3-bedroom listings ranging from 225K for a 3/3/1 that includes two master bedrooms and a guest room with its own entrance and bathroom, to 305K for 2,444 SF 3/2/1. All the 3-bedrooms are in over 55 buildings. Three of the listings feel like a private home because they are on the first floor with patios and/or lanais leading to the park or pool. There are some gorgeous 2/2 corner units available, many for under 200K. Most are remodeled and many have W/D in the unit. Most corner units range from 1000 to 1634 SF and some are larger.

The regular 2 bedrooms listings also have quite a few that are remodeled beautifully – most are priced from 125K to 175K depending on the size and level of remodel. Our Hillcrest 2/2 units range from 928 SF to 1296 SF.

It is almost impossible to find a remodeled one bedroom for under 100K and there are not many out there. Even our one bedroom units are spacious. Hillcrest was built at a time when space was not an issue so our condos are big and sturdy with lots of closet and cabinet space.

It is also tough to find a Hillcrest unit that DOESN'T have gorgeous views! Prices have not yet been impacted much by our high end new neighbors, so this is a perfect time to upsize or downsize. Life is too short not to #LOVE WHERE YOU LIVE!



Continued from Pg. 6

However, Hurtig noticed the homeowner policies many unit owners purchased would reimburse them up to \$2,000 each, which offset most of the assessment. The condo insurance deductible was too high to offer any relief.

Hillcrest 25 also was beset by regular leaks and floods from damaged galvanized steel pipes that were installed when the building was built. Association leaders voted to install copper pipes, which are naturally resistant to corrosion and aid in killing off germs. Copper pipes also last longer than galvanized pipes. The project cost \$550,000.



The upgrade also let the association install manual shut off valves at every unit. This helps isolate repairs better, instead of shutting down an entire water line. Unit owners who pause in the lobby can see before and after pictures of the roof and the plumbing. Building upgrade also included a backup air conditioning system with some electrical improvements. The board plans to put new carpet throughout the inside common areas.

But maintaining the physical condition of the building is not enough, according to building leaders.

In January, Zapata started teaching a water Zumba class in the pool area, which is only for unit owners living in the building. Participants pay \$5 a session, which lasts for 45 minutes on Saturday mornings. Up to 12 people at a time attend the class, which combines social and fitness activities as participants stretch their bodies and sway to the sounds of Latin music and lively tunes from around the world.

The sessions are done in the water to serve as a buffer for residents beset by lower back pain, joint stress and other physical conditions common to people as they mature. Zapata, who has been licensed for eight years this month, modifies the format so the movements are less intense than some moves practiced outside of a pool.

Other parties may be held in the lobby, in addition to the yearly Christmas party. And movie night may become a common element unit owners share in the common area lobby of their building.

Hurtig and Hockman stressed all building projects were monitored by Cindie Rock, the association vice president. They credited their fellow board member with making sure all work was done to the satisfaction of the association.

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TEACH YOUR CHILDREN WELL

Every so often I hear a parenting tip that I wish I had heard when my kids were young enough to positively impact their lives. One of my favorites is the “bedtime conversation”. Ask your child what the best part of the day was and listen carefully. You will learn a lot about what is important to them. Of course, this activity can be counter-productive if the parent doesn’t know to listen and reinforce. Being judgmental is not the way to go here.

Then you ask your child, what part of the day they wish had gone differently using words that are age-appropriate. This is a golden opportunity to guide your child in the proper way to handle adversity. Again, no judgment; just a loving, supportive response is needed – and sometimes just a hug. This is a GREAT exercise for grandparents; believe me, your grandkids will never forget this time with you!

Bullies have been around since Cain and Abel; but today’s bullies have arenas like never before: Facebook, Twitter and other forms of social media has taken this loathsome practice to new levels. I know that schools have sensitivity training and anti-bully programs for the victims. I really don’t know how the bullies are handled at the school level, but I would hope they get some kind of help also.

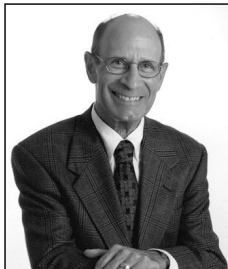
It just seems when kids are socially awkward, we try and “fix the kid”. Social interactions are tough enough, but when someone is perceived as “different”, the training needs to encompass ALL the kids in a class or sports activity.

So, if you have a “regular” kid, the bedtime conversation needs to include questions like, “How do you deal with the shy kids in your class? Do you have any school-mates that the other kids think are different or strange? This is the chance to teach our children to be open-minded and accepting.

It would be a better world if, instead of focusing on trying to fit the proverbial square peg in a round hole, that parents and teachers teach kids to be compassionate to those “square pegs”. What a great world it would be if we encourages our children to expand their circle of who “fits in” instead of trying putting the responsibility on the kids who are least able to adjust.

FEBRUARY 2019 COMMISSIONER'S REPORT

by Commissioner Dick Blattner



Bond Issue Vote on March 12. Here's everything you need to know.

Registered Hollywood voters who have requested Mail Ballots will begin receiving them this week. If you didn't expect one and don't know why you're receiving one, here's why:

On March 12 a SPECIAL ELECTION will be held, asking Hollywood voters to approve a General Obligation Bond. This referendum is divided into three parts. You can vote for all, none or some. I hope all three will pass.

GENERAL OBLIGATION BOND IN THREE PARTS

Part 1: Neighborhood improvements, infrastructure and resiliency.

This includes sound walls, FEC corridor (safety and landscaping improvements), traffic calming, and gateway/neighborhood monument signs.

Allocation: \$23 million

Part 2: Public Safety facilities, technology and equipment.

This part Includes new police headquarters, fire equipment, technology.

Allocation: \$79 million

Part 3: Parks, open space, recreation and cultural facilities.

- Improvements to 14 community parks
- Orangebrook and Hollywood Beach golf course upgrades
- Armory building renovation
- Dowdy, Rotary Park and ArtsPark, Art and Culture Center renovations
- Purchase of the former Sunset Golf Course.

Allocation \$64 million

Obviously, the question you want answered is "how much will this cost?"

If you own a home with taxable value of: You will pay:

\$100,000	\$ 5.50 a month
\$165,000	\$ 9.00 a month
\$300,000	\$16.00 a month

Want more information?

Website: www.hollywoodFL.org/letsgo

Email: dick@dickblattner.com.

Mobile: 954-558-0175

COMMISSION ACTIONS

Only one meeting in January

Approved \$481,407 to purchase of vehicles for Fire Rescue and Beach Safety.

Approved sweeping changes to our sign codes. The Supreme Court

has ruled we cannot regulate the content of signs. Signs are considered free speech. We can regulate size, placement, style, etc., so that's what we will be rolling out.

COMMISSIONER COMMENTS

I asked for the following:

Organization Structure. The structure the City Manager established five years ago might need to be revised to reflect current conditions and opportunities facing us today. Dr. Ishmael accepted the challenge, said he was working on it and will probably be rolled out in late March when we have our first 2020 Budget Planning Session.

Used Car Lots. There are 25 of them on Dixie Highway, between Sheridan and Pembroke Road. We cannot eliminate them, but we can prohibit additional sites, and most important, we can hold them responsible for complying with our property standards, which still have to be worked out. The City Manager will work on this.

FEBRUARY CALENDAR

- 6. 9:00 am CRA and Citizen Comments;
- 1:00 pm City Commission meeting.
- 2:00 pm South Broward HS students attend
- 7. 6:00 pm Planning and Development Review
- 9. 9:00 am Be Mine Dog Show. Stan Goldman Park
- 17. 11:00 am Vintage Florida. Downtown, Arts Park
- 18. Presidents Day (City Hall Closed)
- 20 1:00 pm City Commission meeting
- 5:00 pm Citizen Comments
- 27 9:30 am Peacefield senior housing groundbreaking 22nd & Adams

And next month! St. Patrick's Day Parade Downtown

Note: Our website has been redesigned. Much easier to research old articles and reports. Please invite your friends and neighbors to log on and signup to receive this newsletter each month, plus my special reports on topics you won't find anywhere else. New look; same old address: www.dickblattner.com

ONE MORE TIME

Please support the General Obligation Bond for a better Hollywood.



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WHAT YOU NEED TO KNOW ABOUT EXTENSION CORDS

Extension cords are for temporary use ONLY. Extended use of these cords is a violation of most fire codes, which is why they are commonly prohibited in dormitories and many rental properties. Because they are thin and bend easily, they are prone to damage and are common causes of fires.

Ironically, because of this, lamps never have long cords and kitchen appliances have even shorter ones which is the reason people tend to use an extension cord. If your lamp's cord is too short to reach a wall outlet and the lamp will be in routine use, you need to relocate the lamp so the cord can reach a wall outlet; or install a new outlet where you need it.

Again, for temporary use, extension cords are considered safe. But just make sure what you are using them for is not something that stays "on" most of the time; especially if you are not at home.



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January 2019 IT Security Tips

Why You Should Set Up “Google Alerts” in Your Name

While this Security Tip isn’t directly related to your safety, it has the ability to offer extremely valuable information and keep you safer. If you want to know about or keep tabs on anything someone might be saying about you on the Internet, then this is your best bet.

Setting this up is easy and it’s free.

All you have to do is tell Google what to look for (and in this case, you would be looking for yourself, in other words your name). While this is a very neat Google trick, its main purpose is to notify/alert you on whatever subject or topic you tell it to. If you tell Google to notify you whenever your name is published on the Internet, then it will send you an email alert every time it finds your name published online. You can tell Google what kinds of web pages to search, how often to search and what email address you would like it to send those alerts to.

If you are as curious as I was when I first learned about this, then go ahead and set up a Google alert in your name! The same can be done for your business.

IT’S TIME TO TIGHTEN YOUR GOOGLE PRIVACY

It’s time to start thinking about Google Privacy Settings. Right now, the search giant gives its users way too much control.

Tweak Your Google Settings: Go to “My Account” and have more control over what data about you is being collected and how it is being shared with the websites you visit. Go to the Personal Information & Privacy section to review Location, Search, and You Tube Search history. You can delete records one entry at a time or in one big sweep. You can also prevent Google from recording data moving forward. Privacy Checkup allows you to control what shows up on google+, the Social Network.

Make Google Forget You: GO AHEAD AND PUSH THE BIG RED BUTTON!

You can literally push the big red destruct button on Gmail, Google Drive and all of the rest, (Google swears to it), that after you push this button, the data used to target you with ads will no longer exist. Simply go to [My Account](#) and look for [Delete Your Account or Services](#).

IMPORTANT NOTE: Just be certain you want to do this (you cannot undo this) and follow the prompts/process to purge all this tracking data. Good luck!

Sincerely,

Eric Chafin
Business Development Manager
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echafin@connections.com
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40th for BUSINESS
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Continued from Pg.4

Our residents face a particular challenge moving forward, as we see the water level rising and more flooding occurring during every king tide in our city. The threat of rising sea levels and extreme weather will only become greater in the years to come. That means that it is past time to take action on making Hollywood more resilient and readier for the challenges to come. This GO Bond vote includes \$23 million in resiliency projects designed to curtail rising sea levels and provide us a path forward for future generations.

Projects that will fortify Hollywood include sea walls, tidal flooding mitigation projections, and utility hardening to prevent damage during storms. Investments like these are absolutely essential to preserving Hollywood’s future, and making Hillcrest the safest and best possible place to live. This is especially true when it comes to the economic future of our city. Investments in resiliency show that we are taking proactive action when it comes to mitigating effects of climate change, which in turn keeps our bond rating strong, making it easier to do business in the city and grow the economy.

Investment in economic return is another major reason to vote YES on March 12th. That is what this is – an investment, not a fee. When we spend money to do things like improve our parks and public safety, it pays long-term dividends. It creates a richer experience in our city, improves lives and productivity, and encourages more people to live here and buy into our city. When combined with the resiliency projects that will keep our bond rating strong, this fosters economic growth. I believe this proposal has strong ideas for investment in Hollywood.

There are \$64 million in improvements to our parks, open space, recreational, and cultural facilities, some of which are centered in your neighborhood. This includes city-wide park improvements, sustaining valuable economic space like golf courses, improved and new cultural programs and education, an indoor sports facility, improvement to ArtsPark and the Downtown, and much more.

Residents of Hollywood have already seen how public investment in ArtsPark and other corridors on the east side of Hollywood has paid major dividends. This is an opportunity to expand on that success.

No matter what you decide, I hope to see you at the polls on March 12th. Our democracy only works if residents like you turn out and vote. This is your chance to have a voice in how our city looks! So please, do your civic duty, read up on the issues, and cast a ballot.

Our District office is conveniently located in the lobby of the Hollywood Branch of the Broward County Library at 2600 Hollywood Boulevard, next to Hollywood City Hall. This office is open for your convenience Monday through Friday from 10 AM to 4 PM. **If you would like to schedule an appointment, or you have a great idea, suggestion or an issue that needs my attention, feel free to call me at 954-357-7790/7006, or send me an email at bfurr@broward.**



3 Tips For Overcoming Mental Fatigue

– Submitted by Etta Stevens

We all require regular periods of silence and solitude in our lives in the midst of a fast lifestyle with busy days, where most of us have a lot of actions to perform. So, a good question to ask oneself is that do I like a mind which is full of thoughts or do I like it with fewer thoughts and greater spaces between them. Once upon a time, there was a group of people traveling from one country to another on foot. They had great loads to carry on their backs and it was a tiring journey. By the time they reached their destination, they had lost a lot of energy and their enthusiasm was at its lowest. They were people whose task was to carry stuff from one place to another. Who would not like a life with lesser weight to carry? In the same manner, our emotional carriers are our minds which carry the weight of our thoughts. The fewer the thoughts and the lighter they are, the more our minds will be light and always enthusiastic. **Let's look at three techniques to keep our minds flying in joy always:**

1. Take A Pledge ... Life Is A Light Journey, Not A Burdensome One – A very important practice for experiencing life without getting burdened is to enjoy the journey. Have you ever seen a journey without side scenes? In the same way, life's journey will always have scenes that are sometimes negative and sometimes positive. And remember no scenes stay forever. So, while looking at each scene, be free from any anxiety and worry because as it is commonly said – *This also shall pass*. The present becomes the past and the future will be beautiful. No negative situation lasts forever and a patient wait with a consciousness full of peace will always bring us to a point in the journey, when the scene has gone and the beautiful journey continues. This is a law of life. Also, the more we remain detached from side scenes, the more happier and full of lightness we will be.

2. Your Thoughts Create Your Realities ... Be Your Own Monitor – A very important and vital aspect of keeping your thoughts less and very positive and light and remain free from mental fatigue, is checking your thoughts from time to time throughout the day. One is changing the direction of your thoughts to a positive one, when they are becoming negative and building up in quantity and negative strength and disturbing you. This can be done by keeping a book or any other source of positive reading on your mobile or laptop handy. Read it in the midst of actions. Do it 4-5 times a day and you will be able to change the direction of your thinking easily. Also, when you end the day, review your thoughts of the entire day that has passed and make corrections for the next day. The next morning, plan your tasks for the day and include regular short breaks for self-checking and self-analysis at the thought level along with them.

3. 4. Create One Thought At A Time – A mind which is anxious and full of fear thinks excessively and faster than what is required at that point of time. Also, such a mind sometimes creates false future realities, which increase the number of thoughts, as it anticipates and then tries to solve non-existent problems that have not yet occurred, but the mind fears that they may occur. This is what we commonly call negative thinking. On the other hand, positive thinking is the visualization of positive scenes for the future, with complete hope and determination. When we do this regularly in all types of situations, our mind slows down and every thought is like a little atom which sits inside the mind and keeps us relaxed and comfortable.

There is magic in each day for those who have the eyes to see.

Expression: The ones who are happy always find something new. Even in the most ordinary and routine situations, they are able to find something interesting. So, they are able to use everything that is with them in the best possible way. They are the ones who bring newness with enthusiasm and make the best use of the resources available.

Experience: When I have the eyes to see the magic of each day, I have the ability to appreciate even small beautiful things of life. I constantly find myself content with whatever is happening and whatever I attain in my life. My contentment also brings creativity and I am able to experience progress by making use of all that is with me. Learn and experience the practice of MEDITATION which will guarantee newness and the ability to see life in new ways. The Brahma Kumaris World Spiritual Organization offers free classes for **MEDITATION**. Join us! Peace of mind is worth your efforts.

FREE LOCAL SESSIONS:

***Hollywood Library**—Tuesdays 10:15am-11:30am and 6:30pm-7:30pm, 2600 Hollywood Blvd, Hollywood, FL 33020, 3 blocks east of I-95 Hollywood exit

***Dania Beach Library**—Saturdays at noon (until May, off for summer) 1 Park Ave E, Dania Beach, FL 33004, one block west of Federal Highway & one block south of Dania Beach Blvd.

***SW Regional Library**—Saturdays at 10:30am-11:30am (1st & 3rd Sat only)

Brahma Kumaris Hollywood Meditation Group on Facebook
[Meetup.com/Hollywood-meditation-group](https://www.meetup.com/Hollywood-meditation-group)
www.brahmakumaris.org

Free Apps:

Bee Zone – spin the wheel of “Virtuescope,” mind gym’s breathing ball of relaxation, traffic control hourly reminder

Insight Timer—largest collection of meditations from around the world, can select by time you have to meditate.

You Tube Raja Yoga Meditation Commentaries:

***Bebe Butler Meditations 78**— angel voice creating short, artistic word pictures.

***BK Shivani, English**—5 min. morning meditation, 15 min Meditation on Discovering Yourself, and other longer classes—always request English, not Hindi.

***Carmen Warrington Meditations:** Peace of Mind, Wo Am I?, Letting Go, ***Healing Heart & Soul**—Healing the Heart, Being of Love.

***Brother Anthony Strano Meditation English**—Stepping Inwards, Raja Yoga, I Trust, Being At Peace, Focus and Flow, Creating a Hero

*You Tube SONGS & MUSIC:

*Bliss, Lucinda Drayton 11, Voice of an Angel

*Healing Frequencies (especially Solfeggio), many play for an hour or more and can serve as an uplifting soundtrack while you read or work.

***Join us at ArtsPark the 3rd Sunday of every month at 6pm for WORLD PEACE Sunday, February 17, 2019 • 6-7:30 pm**

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FALL RELATED INJURIES – THE NUMBERS ARE SOBERING

Falls are the number one cause of death in older adults. Within the first year of a fall resulting in a hip fracture, one in five people die and less than one-third return to their pre-fall level of health.

Basic Fall Prevention Checklist!

Bedroom

- Install nightlights or place a lamp within easy reach of your bed
- Avoid leaving tripping hazards — like shoes, purses, and papers — on the floor, particularly in areas where you commonly walk
- Remove large cumbersome rugs
- Keep a flashlight handy in the nightstand next to your bed

Kitchen

- Place items within easy reach, particularly heavy and frequently used items
- Avoid standing on chairs or stools, or overextending to get something

Bathroom

- Install handrails or grab bars in the bathroom to help get in and out of the shower and tub
- Install nightlights for middle-of-the-night visits to the bathroom
- Install handrails near the toilet to sit down and stand with ease
- Install non-slip tape where needed
- Remove soap build-up from all areas of your bathrooms & showers
- Install adjustable handheld shower heads.
- Install non-slip tape instead of bathmats and loose towels

Call Larry G For A Free Home Safety Evaluation

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954-274-1883 larryg@drsafetybars.com www.drsecuritybars.com

I have known Larry Goldenberg for 5 years and have been asking him to advertise in Inside Hillcrest ever since. He works like we do. It is about what is doing what is right for the customer and not about personal gain. We have needed a trusted handyman that is responsive, competent and reasonable for quite some time.

Larry owns Dr. Safety Bars which is his main focus but anything to do with the comfort and safety of our elderly and our veterans, Larry is the guy.

Over 40% of emergency room visits are from falls and this happens to

too many Hillcresters. If you are at risk of falling, call Larry TODAY and at least find out what he can do for you as far as modifying your unit – ESPECIALLY the bathroom – to keep you safe. He is honest, reliable and reasonable. His partner, Leonardo Bazzocchi is also a great guy. Originally from Venezuela, he speaks fluent Spanish.

Larry says, “I give you information, I don’t sell you. Once you tell me your needs and habits, I make recommendations. I spend your money like I spend mine, and I am very frugal.”

HELP PREVENT SEWER OVERFLOWS IN YOUR HOME AND NEIGHBORHOOD!

NEVER FLUSH these items down the toilet:

- Tampons and other feminine hygiene products
- Baby Wipes/Wet Wipes/Cleaning Pads
- Dental Floss
- Q-tips/Cotton Balls
- Diapers
- Paper Towels/Tissues
- Hair
- Cigarette butts
- Condoms
- Kitty Litter




When flushed down the toilet, these items bind together and may cause sewage backups in homes, manhole overflows and failures at sewage pumping stations, costing thousands of dollars to repair.

Only human waste and toilet paper should be flushed. Even though some products such as wipes and baby diapers may claim to be flushable, they are not.

Everyone can be a potential contributor to sewer problems and a potential victim of those problems.

CAN THE GREASE

Pouring cooking oil down the drain can lead to smelly and costly troubles ahead



Fats, oils and greases are the leading cause of sewer line clogs and sewer main overflows in Fort Lauderdale. Clogged sewer lines can back-up into houses, spill onto roadways and into our waterways, creating hazards for humans, fish and wildlife.

With improper disposal down the kitchen drain, greasy leftovers can quickly turn foul, leading to disruptive and smelly back-ups in the sanitary wastewater system.

PREVENT COSTLY PLUMBING REPAIRS:

- Pour cooking oils into old cans, milk containers or other packages and dispose in your black garbage cart.
- Use a paper towel to wipe dishes and pots to remove grease prior to washing.
- Place fat trimmings from meat in your black trash cart, not your garbage disposal.

If you observe a sewer spill from the City's sanitary wastewater system, report it immediately by calling 954-828-8000.



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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 ...

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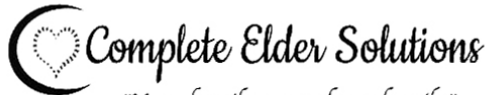
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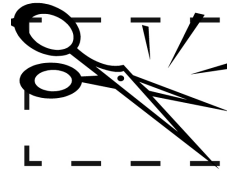
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