

Inside Hillcrest

– Connecting Neighbors to Neighbors –



MAY 2023

HOLLYWOOD, FLORIDA

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MAY INSIDE HILLCREST

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If you are on the Inside Hillcrest email list, you received an invitation to attend a Hillcrest Community Meeting regarding the new Shuttle that comes to every Hillcrest building with just a phone call. You also received the notice that **Mayor Josh Levy** would be attending the May 4th HLC Meeting. Notes from both meetings are on the following pages.

I also sent an email describing my own experience on the new Shuttle. A neighbor and I went to the bank in the Burlington/Aldi shopping center and then on to Publix. It was very convenient and comfortable, and more importantly, the wait for the shuttle wasn't long at all. This is a "use it or lose it" situation. If we don't use it, there is no reason for the City to continue the service. Remember that the shuttle will pick you up in front of YOUR building.

Be a good neighbor. If you know someone who doesn't drive, take a ride with them on the shuttle so they can see how easy it is. The shuttle seats 12 and is very comfortable and clean. It goes to all the places I shop: Aldi, Publix, Target, Walgreens, and Walmart. It also goes to the Tri-Rail, which is great for commuters (you don't have to park) and even to Memorial East on Johnson. Especially when parking is a pain, this is a great option. Currently the shuttle runs from Monday through Saturday from 2PM to 6PM. It is free if you call: 954-303-9057. You can go online if you want to download the app, or the shuttle driver can give you a scannable card.

BEING A GOOD NEIGHBOR

Kind of the theme for this month. Let's look out for each other. Take a neighbor on a shuttle ride to make him/her more comfortable using it. Boards need to use compassion when dealing with residents who are struggling financially and are trying to keep up with their maintenance fees and assessments. There are ways to get the money paid in full, with compassion and discretion. If you don't know how call me. I've been very successful at it. However, if it is not a financial problem, get the attorney involved right away.

We have residents who are estranged from family and could use a friendly face now and then. One of your building committees should be geared toward Unit Owner Care. We have

angels in every building who would be happy to serve on a committee that cares for their neighbors. Boards have enough to do and should probably not get personally involved with owners. But you can! Volunteer. The adage, "Good neighbors are like stars. You don't always see them, but you always know there are there" need to be part of our culture. You know you can contact Inside Hillcrest for resources.

Be sure to read the Interim Healthcare article in this issue. I met **Dr. Salmun, owner of Interim Healthcare** at the Hollywood Chamber also. As a member since 2010, I met the good, the bad and the ugly in Hollywood, so please do not hesitate to contact Inside Hillcrest or the Hillcrest Leadership Council if one of your residents needs help. We can steer you in the right direction.

PICTURESQUE HILLCREST

Someone sent me the most beautiful pictures of Hillcrest wildlife and for the life of me, I cannot remember who sent them. Please let me know who you are so I can print them in the next issue. Yes, we do have a gorgeous community.

Many of us were apprehensive when we were voting to allow the redevelopment of the Hillcrest golf courses into homes and townhomes. Thanks to our building presidents at the time who fought for the views behind and alongside their buildings, Parkview at Hillcrest turned out quite nice. I hope that the tranquility of our beautiful views spills over into the relationship between our condo associations and the HOA. The last thing we need is an adversarial relationship.

The Shared Amenities Committee has been formed but I don't think they have even met each other yet. I am also not sure how much the homeowners know about how their new homes were made possible by our community. If the majority of the Hillcrest condo owners had not voted to lift the covenant to allow the development, there would not be a Parkview at Hillcrest. Both covenants, regarding the use of both the Hillcrest Golf Course and the Executive Golf Course had to be legally

lifted before the developers could build 645 homes and townhomes. The max number of residences permitted in Hillcrest was 3000 and we already had 2,355 condo units.

In return for our vote, one of the stipulations written in stone was that condo dwellers would not pay for the repair and upkeep of the shared amenities. The only area that is strictly for the members of the HOA is the large clubhouse with the pool and fitness room. The small Clubhouse is available to all residents. According to the documents, once the HOA was formed, the Shared Amenities Committee could decide on a fee for the Hillcrest condo owners to use the tennis/pickleball courts. Hopefully, the process will be civil and fair. "Good neighbors make a huge difference in the quality of life." We are printing a letter from a Parkview homeowner (page 16) who points out quite rightly that their private neighborhoods need to be respected by all. Respect is the key word if we are going to move forward in harmony.

SPEAKING OF HARMONY

Meredith Shuster, our own singer extraordinaire in Hillcrest 26, invites you to the Nova Singers salute to Broadway. Meredith says, "Come and hear the songs of Broadway and America with a special salute to our service women and men. Go to nova.edu/novasingers for tickets. Hope to see you there!" See page 9 for details.

SCAM PHONE CALLS

Remember the "extended warranty" phone calls that did not stop? Here is the good news: "As a result of a Federal Trade Commission lawsuit, the operators of a telemarketing scam that called hundreds of thousands of consumers nationwide to pitch their expensive "extended automobile warranties" will face a lifetime ban from the extended automobile warranty industry and from all outbound telemarketing."

I get several texts per week offering Realtors cheap health insurance. Thank goodness for the "block" button but how many phone numbers do these people have? And I hope you all know to hang up on all computer-generated calls. However, the boiler room calls can be fun because the caller is a live person. One of my friends puts her 4-year-old on the phone when they call.

The definition of a boiler room is spot on... "a place or operation—usually a call center—where high-pressure salespeople call lists of potential investors ("sucker lists") to peddle speculative, sometimes fraudulent, securities.



Building A Better Community

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Sucker lists identify victims of previous scams.” Many of you wisely do not answer a call if you do not recognize the number. If they know you, they will leave a message.

In the Real Estate business, not answering the phone can mean losing business. However, I have learned not to say anything for 2 seconds, and if no one speaks, I hang up. Not sure why the scammers take so long to talk but someone said you must say something to trigger computer-generated calls.

Just don't forget what I told you to say if you can hear chatter in the background and you know it is a “boiler room” marketing call. Shout, “OK it's done! But there's blood everywhere! You need to get over here NOW!!!” It would be more fun if I could slam down the phone. Punching the hang up button really hard is not as satisfying. Interestingly enough, not one has ever called the cops.

HILLCREST REAL ESTATE

It is not only frustrating working with inexperienced agents and sometimes the injustice they do to their clients is hard to stomach. Unless it works in our favor. We recently got a gorgeous corner unit for a buyer for 25K less than value. It was listed by a first-time agent who just wanted a deal. However, in another deal, it worked against us.

We had offered 146K for a unit listed at 149K. The agent had only three deals ever. To my surprise, he called and said the seller took a different offer. I asked him why he didn't counter ours first. He made a crack about how his job was not to please me which seemed a little harsh. I just replied that his job was to do the best for his seller. After I hung up and thought about it, I figured that the offer was over list price. In that case, it was wise to take it rather than play games and risk losing it. To my dismay I learned that the sale price was 140K! He had sold it to his own buyer for less just to get both sides of the commission. I am

not only furious that our buyer lost the unit but also for his seller who has no idea she lost 6K on the deal.

Way back when, Hillcrest listings were not the highest quality. For that reason, ours stood out. We are very persnickety about the pictures and descriptions that go on our flyers. These days there are more local realtors who do a beautiful job, but the sloppy ones are creeping back in, and it galls me. Hillcrest is still the Hidden Jewel in Hollywood and deserves better.

Just for the heck of it, I researched the real estate agents who have listings in Hillcrest. Why would anyone hire an agent who not only does NOT know the area but has no experience? Here is a sampling of a couple of the worst listings right now, completely unedited:

On the market for 250 days, this overpriced listing says, “Well priced condominium in Hollywood in 55 or Older community. Needs minor TLC to make it your home. Beautiful views of golf course and pool. Minutes from Hollywood Beach and shopping.”

Here is a first-time listing by brand new agent, again unedited: “Charming large 1 bedroom 1.5 bathroom with open floor plan Close to everything I -95. It's next to 1-miami 2-Fort Lauderdale International Airport 3-downtown Hollywood 4- hard rock casino5- Aventura 6-Hollandale 7-Great accessibility to shopping and restaurants.”

And lastly, this one was accompanied by 5 ugly flip phone pictures: “SPACIOUS 1 BEDROOM, 1.5 BATH CONDO, SPACIOUS BEDROOM WITH WALK-IN CLOSET FOR LOTS OF STORAGE. ENJOY A RELAXING TROPICAL GARDEN VIEW FROM YOUR PRIVATE ENCLOSED PATIO OVERLOOKING THE POOL AREA VIEW.”

If your home or condo has been on the market for almost a year, you need to read my article on page 10. I think we can help. Strike that – I KNOW we can.

May 4th HLC Meeting - By Steve Schneider

Hollywood leaders hope to see construction start by the end of this year on our new police station, Mayor Josh Levy said. He spoke at the May 4th meeting of the Hillcrest Leadership Council, which was held in Hillcrest Rec Room 2 at 1151 Hillcrest Court.

The new police building will go up on the current driving range at the city owned Orangebrook Golf Course. It is part of a larger project to modernize the course and add a hotel and three 26-story apartment buildings. Some of the land will also remain green for walking paths. Levy said that world renowned golf architect Rees Jones will lead the design of two new 18-hole golf courses for Orangebrook, with a much-improved storm drainage system than there is today. He added that the hope is that the hotel will draw more visitors to Hollywood, especially golfers.

And what happens to the existing police building when the new one opens by 2026? Mayor Levy would like to see a land swap with Broward County. If the City and County reach a deal, Levy said the County could build their new satellite courthouse at the police department site on Hollywood Blvd. and Park Rd.

The Broward County South Regional Courthouse, built around the same time as the police station, is currently situated at 3550 Hollywood Blvd, just a few blocks west.

And there is reason for optimism, according to a 2022 email Mayor Levy got from a County official. “The County is certainly interested in exploring the opportunity you presented,” wrote Kevin B. Kelleher, Assistant County Administrator. Of course, the City also gets something if the two sides agree. Levy said the City could sell the land that houses the courthouse. That way a developer could build housing along Hollywood Blvd., a major city transportation artery.

However, if the two sides fail to reach an agreement, the Mayor said the plans to build a newer, modern police station are still necessary and when completed, the site of the old building could be used for housing or a mixture of housing and retail space.

Construction-related issues affecting Hillcrest were hot topics for the attendees.

Levy, answering a question from the audience, said it will probably take three to five years before a developer builds a mixed-use project adjacent to Hillcrest. The formerly city-owned land rests on Park Rd. between Hillcrest Drive and Pembroke Rd. The land use is subject to environmental remediation before any construction can take place.

Levy also addressed concerns about congestion in and around Hillcrest. He said the three 26-story apartment towers slated to go up at the Southeast corner of Orangebrook are along Pembroke Road and should not affect traffic in Hillcrest.

And he stressed that as part of the deal, the builder covers the complete cost of redoing the golf course, freeing about \$24 million of Go Bond money for other City projects.

Other issues discussed during the question-and-answer exchange:

1. Because of an increase in tax revenue, including property tax payments from rising property values, the City can make major and varied improvements, the Mayor said. The improvements include beautification projects, parks, sidewalk, and road upgrades, as well as fixes to water and sewage systems.

2. The City installed a temporary speed-reading sign on Hillcrest Drive. But four permanent signs are planned, Levy said. The City effort comes after Hillcrest 25 President Steven Hurtig contacted the Mayor about drivers speeding along Hillcrest Drive.

Levy said the City will monitor the situation to see if the speed-reading signs motivate drivers to slow down. If this fails, speeders will be ticketed.

3. One attendee informed Levy that the timing of the traffic light at 46 Ave. and Hillcrest Drive causes cars to back up. The City will notify the County, which is responsible for traffic lights.

4. About 1,300 feet of new sidewalk was put down as part of the road resurfacing project along Washington. As a result, some canopy trees were removed. Levy said several new trees will be planted and resident feedback is welcome.

5. A Broward Commuter Rail will start running daily along the train tracks on Dixie Highway.

The government-funded trains will make stops at a variety of places in Dade and Broward County, including downtown Hollywood, the Hollywood-Ft. Lauderdale Airport and Broward General Hospital, Levy said. Eventually it will go as far north as Orlando.

6. New housing will spring up near the downtown Broward Commuter Rail station. And a portion of that housing is set aside for Barry University, which has a campus in Hollywood.

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7. The City will add 345 new parking spaces downtown as well as widen sidewalks, improve landscape, and add artwork to make the area more attractive. The goal is to encourage residents to shop locally. The Mayor noted around 3,000 new housing units are planned for the downtown area.

8. County money is coming so the City can improve drainage at the Washington Industrial Park near Hillcrest.

9. A Hillcrest resident said a part of Hillcrest Drive, near Park Rd., becomes a "big pool of water" when it rains. Mayor Levy promised to have City officials investigate the problem. He added the City put together a master plan two years ago on how to upgrade storm water treatment. According to Levy, it will cost between \$1 Billion and \$2 billion dollars to make improvements each year for the next few decades.

10. Asked about the recent torrential downpour that flooded parts of the City, Mayor Levy replied that the County now requires developers to build structures to keep water on their property. The one-day torrential rain equaled about 1/3 of our normal yearly level, Levy added. The parts of Hollywood that were impacted the most involved the older areas with less-modern ways of dealing with water.

11. A building going up on State Road 7 and Johnson Street will house an art component, the Mayor said. It's part of an effort to spruce up the City with artwork. We will also start to notice sculpture art in key points around the City. One idea was that since Hollywood has 12 sister cities around the world, asking each city to donate a sculpture representing their art. Residents are also invited to make suggestions about tasteful artwork they'd like to see in Hollywood.

12. Mayor Levy backed up what District 6 Commissioner Idelma Quintana said when she hosted the community meeting here for Hillcrest on April 27. The City hopes the trial on-demand free van rides sponsored by Circuit are utilized by our residents. If successful, the Mayor indicated the City hopes to make the van rides permanent, with a decision possibly

coming by the end of summer. (See next page for information on the April 27 meeting with Commissioner Quintana.)

13. "There are not many, I admit," Mayor Levy said in response to a request to bring more high-end restaurants to Hollywood. But it's hard to lure such establishments because many have already opened in communities to the north and south of Hollywood, he said, citing Dania Pointe and Aventura.

As a matter of interest, here some notes I took from Mayor Levy's State of the City speech:

For context, possible future housing construction is part of a larger plan for the City to prepare for upcoming needs, the Mayor said in this year's State of the City speech. Those needs include generating revenue to pay for new challenges that residents will experience in the next few decades.

Another need revolves around producing about 500 new dwellings a year to keep pace with City population growth that hovers around .8% a year since 2010. Levy, in his State of the City Speech, said forecasts indicate the Hollywood growth rate will continue at about the same clip that was established in 2010.

While the City mostly targets areas such as downtown, U.S. 1 and Dixie Highway for growth, Levy also mentioned future opportunities. One opportunity that impacts Hillcrest: the aging business district on Pembroke Rd., which runs just south of our condo community.

Significantly, the Mayor said, "But we expect more opportunity will come along State Road 7, Federal Highway, Dixie Highway, and our east-west corridors like Pembroke Road, Hollywood Boulevard, Sheridan Street and Stirling Road. We have targeted these commercial corridors as the areas most appropriate for growth. We are already seeing the start of that evolution today and we are looking to see more, as older outdated properties are thoughtfully reimaged by new ownership."

MARTY KIAR - BROWARD COUNTY PROPERTY APPRAISER



2023 Estimate of Taxable Values

The preliminary 2023 property values have posted on our website at web.bcpa.net. Florida Statutes require our office use January 1 as the date of assessment each year. Our office must consider changes in market conditions – up or down – when developing the Just/Market Values each year. The 2023 Just Values are based

on the market data from January 1, 2023 back through January 2, 2022. If you purchased your property in 2023, your 2023 purchase price along with comparable market data from 2023 will be used in setting your property's 2024 Just Value. Our office will mail the 2023 TRIM (proposed tax) Notices to all Broward property owners in mid-August. This notice will show your property's 2023 Just Value, Assessed/Save Our Homes Value, all tax-saving exemptions you are receiving, and the proposed tax rates as set by the various taxing authorities.

Quarterly Tax Payment Installment Plan

While the Property Appraiser's Office does not set or collect taxes, our office receives many calls from residents inquiring about installment tax bills and their recently approved exemptions. Broward County's Records, Taxes & Treasury Division is responsible for the billing and collecting of property taxes.

For property owners on the 2023 installment payment plan, the first two installment payments (June 2023 and September 2023) are based on the previous (2022) tax year. This means residents who have been approved for 2023 Homestead Exemption or other exemptions will not see these 2023 exemptions on either the June or September installment bills. The final two installment bills (December 2023 and March 2024) will be adjusted to include any 2023 exemptions or changes to the property's taxable value. The deadline to apply for Broward County's Installment Payment Plan was May 1, 2023. Should you have any questions regarding the payment of property taxes, the Tax Collector's Office can be reached at **954.831.4000** or by email to revenue@broward.org.

Copies of Deeds are Public Records and Free

Every year our office hears of new mailings aimed at Broward County property owners offering to provide the owner with a "certified deed"

for their property. The company will provide this service for a fee; however, most documents are available for free through Broward County Records Division.

Your deed is a document or written legal instrument which, when executed and delivered, conveys an interest in or legal title to a property. Deed recordation is the process of registering a transfer of real property with the Broward County Records, Taxes & Treasury Division. Once the deed is recorded with County Records, it is provided to the Property Appraiser's Office so the property record can be updated. If a property owner is registered with our Owner Alert notification service, the owner will receive an email notification of this change. Property owners can register for the Owner Alert notification service online at <https://web.bcpa.net/owneralert>

Deeds and many other important documents are already available online and free on Broward County's Records, Taxes & Treasury Division's website and linked from our office's website. Deeds recorded prior to January 1, 1978 and recorded deeds utilizing social security numbers must be ordered in person or by written request. The county charges a nominal fee for reproduction (\$1.00 a page/\$2.00 certified) along with a \$2.00 search fee per name, per year. County Records can be reached at 954-831-4000.

Reviewing and obtaining a copy of your deed on County Records website is simple: go to <https://officialrecords.broward.org/AcclaimWeb> and select your search criteria. Documents matching these criteria will be displayed and you can print a copy of the document you select. To search for a recorded deed on the our website, search for the property record at <https://web.bcpa.net/bcpaclient/#/Record-Search> and click on the blue "Book/Page or CIN" number located under the "Sales History for this Parcel" on the property record page.

If my office can ever be of assistance to you, please do not hesitate to contact me directly at martykiar@bcpa.net.

Take care,
Marty Kiar, JD, CFA,
Broward County Property Appraiser

APRIL 27 HILLCREST COMMUNITY MEETING – *By Steve Schneider*

The City of Hollywood will continue to offer free van rides with partner micro-transit provider Circuit through the end of May. The rides are free on a trial basis because of the relationship the City has with Circuit in providing transportation services in the downtown and beach area.

But officials hope to know by late summer whether the trial on-demand rides, on electric-running vans, will continue permanently, according to **Mark Johnson, a project manager with the City Department of Development Services.**

Johnson and **District 6 Commissioner Idelma Quintana** answered questions from Hillcrest residents at an April 27 forum. It was held at the Championship Academy of Distinction on Hillcrest Drive.

Both City leaders said feedback and ridership demand during the trial period will help determine the future of the on-demand service for West Hollywood.

Currently, rides are available Monday through Saturday, from 2 p.m. to 6 p.m. The van seats 12 riders. A single van is dispatched during the trial period. However, if the program is accessible, an additional van, which is ADA-accessible, will be added to the program.

The on-demand rides make stops throughout Hillcrest. The van rides go to numerous locations, all west of Tri-Rail. Stops include the Hollywood Tri-Rail Station, Target, Publix, Aldi/Burlington, Walmart and Memorial East Regional Hospital. You can also catch a ride to Miramar Bakery, Bravo Supermarket, the Kay Gaither Community Center, and Zinkil Park.

In Hillcrest, the van will pick you up in front of any building.

To arrange a ride, download the Ride Circuit mobile application from Goggle Play or the App Store. You can request a “Sun Shuttle West” ride by using the mobile application, or by calling (954) 303-9057. Rides are \$2 if you use the mobile app. But you can ride for free if you call the phone number or flag down the van when it is in your area.

According to Johnson, ridership is increasing as word gets out. For example, 47 rides were registered during a week toward the end of April, Johnson said.

And Quintana stressed community members should continue to give the City feedback about the van rides. That’s the best way to make sure the on-demand ride meets our needs and becomes permanent, she said.

You can comment on the van ride by going to the City website and clicking a link for Sun Shuttle West.

The District 6 Commissioner also introduced John F. Lafferty, transportation expert with Kimley-Horn, a local company the City hired to compile information on alternative transit needs. Kimley-Horn will share its results from surveys and research with the City. And local officials will use that information to request funding from the County from a penny sales tax increase voters approved in 2018. That extra tax money is set aside for transportation needs in a growing county.

For example, as more and more people move here, our roads will get even more crowded, Quintana said. Thus, it’s important to create transportation options to riding in cars.

You can participate in the Kimley-Horn Transit Study/Survey by visiting the City of Hollywood website.

Some of the survey questions were: How do you currently get around the City of Hollywood? Are there Hollywood destinations you visit two or more times a week? What destinations would you prefer to take transit to? What would encourage you to use transit or community shuttle services?

John Lafferty, with Kimley-Horn, can be reached at john.lafferty@kimley-horn.com, Mark Johnson at mjohnson@hollywoodfl.com and our City Commissioner Idelma Quintana at iquintana@hollywoodfl.org. **In other matters related to transportation and community participation:**

• Dr. Frank Gaines, principal of the Championship Academy of Distinction said Hillcresters can park for free in 40 spaces in front of the school. However, hours are limited: During the week, Hillcresters can

park there from 7 p.m. to 6 a.m., and from Friday 7PM until 6 a.m. on Monday. He made the offer after a Hillcrest resident noted that Hillcrest buildings don’t have enough parking spaces to handle the number of cars people own.

However, the hours are strictly enforced so Hillcresters need to adhere to them. Residents that violate the privilege will be stickered the first time and towed the second time.

• Representatives from the ABCD in the Community program handed out information about an effort to engage Hillcrest residents and other people who live in District 6. The program, sponsored by the Children’s Services Council of Broward County, seeks community involvement to make the area stronger. It’s also a way to learn about community resources and create new programs to meet local needs.

PENNY WISE POUND FOOLISH

By Eric Glazer, Esq. - Published April 17, 2023

Considering the new laws requiring mandatory inspections, mandatory repairs and mandatory reserve studies, some associations are looking to cut back and save money. That’s not a bad idea; unless you’re cutting back on your legal counsel reviewing ALL contracts provided to you by these engineers, architects or general contractors who perform any of those inspections or repairs.

I’m starting to see more of this and it’s an alarming trend. It boggles my mind that an association would spend millions of dollars on a contract for repair of their property but won’t spend a few hours on their attorney reviewing that contract first. There is no question in my mind that the failure of the Board to have that contract reviewed by counsel before signing is a breach of their fiduciary duty to the unit owners they represent.

I teach a class called “Before You Sign That Contract.” It talks about many ways in which the association can suffer financial loss because of unwanted clauses in the contract or by failing to insert certain clauses into the contract. One sentence can potentially cost the association hundreds of thousands of dollars. All because you chose to cheap out on a few hours of your attorney’s time.

Even smaller contracts need to be reviewed. If the association does not have the proper remedies in the contract for the contractor’s breach, the situation can turn into a long-lasting nightmare where the association will never be made whole. Now the association must pay attorney’s fees to correct the problem with no chance of recovering them later on.

We are about to enter a historic time here in Florida where these types of contracts will be flying off the shelves. They will be everywhere, in every condominium. Be careful. If you didn’t hear me the first time, BE CAREFUL AND DON’T BE CHEAP. GET LEGAL HELP BEFORE SIGNING.

Don’t come to me after you signed a contract and say, “Hey Eric, our association signed this multi-million-dollar contract. Can you get us out of it? The answer is usually “No, I cannot. You should have asked me to look at it before it was signed.”

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



Greetings Hillcrest Residents,

Residents in Hollywood know as well as any community in Broward County the impacts of flooding. Hillcrest residents are always prepared for “the big one” – the kind of storm that washes up to our doorsteps and floods our cars and homes. This April saw the biggest rainstorm in years hit South Florida. While this storm had unprecedented impacts, residents in Hollywood knew the danger of flooding that could hit our home.

A record 25 inches of rain were dumped on Broward County on April 12th. President Biden has signed a formal Major Disaster Declaration, which makes federal funds and assistance available to our residents. This event placed an unprecedented strain on our roads, drainage, and infrastructure. It left hundreds of residents with damage to their cars and their homes. Hollywood was particularly hard hit, with many residents seeing damage to their homes and vehicles. The recovery is ongoing, and many residents are still in need of resources. Residents and business owners who sustained losses in the designated areas can begin applying for assistance at <http://www.DisasterAssistance.Gov>, by calling 800-621-FEMA (3362), or by using the FEMA app on their phones. We are also coordinating with city officials to make sure that supplies are distributed to residents in need. It is important that residents who have suffered damage document the flooding to their homes and businesses. This allows us to understand the scope of flooding for future events and has been helpful in making it so that our local governments meet a threshold for FEMA aid to help in our recovery. Go to Broward.org/flood to document the flooding around your home and neighborhood. This link should be kept handy for all Hollywood residents. Even if we do not receive another storm of this magnitude, Hillcrest residents should still document significant flooding events so that we can prepare better for next time. That link also has many other helpful resources like municipal contact lists and clean up assistance. My office worked diligently with our Broward County Public Works division to make sure that all areas were drained of water and had working plumbing – and this highlighted where issues could persist in the

future. If you did have a particular plumbing or infrastructure issue, please let us know so we can help fix it moving forward! As always, do not hesitate to contact my office at 954-357-7006/7790 or at bfurr@broward.org.

The recent flooding should have all elected and community leaders thinking about how to build a more resilient region. This is an issue of special importance to Hollywood residents, which is why the community has been so vocal on this issue. While this may have been a “one in a thousand years” storm, we also recognize that climate change is going to lead to increased rainfall events and more flooding in the years to come. That is why Broward County is so diligent in enacting the goals of our **Climate Change Action Plan** and our **Regional Climate Compact**. This event should be a reminder of the stakes, and give us the momentum we need to continue working with our local governments, regional partners, business community, and residents to build the most resilient home possible. The South Florida Regional Planning Council, which I serve on, has written a letter to the South Florida Water Management District regarding funding the Central and Southern Florida Flood Study, which will help us significantly improve our drainage and avoid future flooding like this. Stay tuned for more information.

Contact Us

Our District office is conveniently located within the lobby of the Hollywood Branch of the Broward County Public Library at 2600 Hollywood Blvd, next to Hollywood City Hall. My District office staff is available to you from 10 AM to 4 PM, Monday through Friday. If you plan a visit, please note the library building opens at noon on Mondays and Tuesdays. My staff is also working from my office in Fort Lauderdale and from other locations within our District. The Fort Lauderdale office is open for your convenience Monday through Friday from 9 AM to 5 PM. If you would like to schedule an appointment, or have a great idea, suggestion or an issue that may need my attention, feel free to call me at 954-357-7006/-7790 or send me an email at bfurr@broward.org.

INJURED?

BOBER & BOBER, P.A.



Attorneys
Peter and
Samara
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WHY CHOOSE HOME HEALTH CARE SERVICES:

Home health care services are a great option for those who need extra care and assistance but are not yet ready for assisted living or a nursing home. Home health care services can provide comprehensive medical care and assistance with activities of daily living, as well as emotional support and access to assistive technologies. Home health care services are also covered by Medicare, and they are available to seniors, people with disabilities, children, and veterans. When selecting a home health care service, it is important to choose one that is right for your specific needs. With the right home health care service, you can remain independent and stay in your own home for as long as possible.

How to choose the right home health care service?

When selecting a home health care service, it is important to choose one that is right for your specific needs. It is important to make sure that the home health care service you choose is licensed, bonded, and insured. It is also important to make sure that the home health care service you choose is experienced in providing the services you need and is familiar with the latest medical treatments.

It is also important to make sure that the home health care service you choose is a good fit for you and your family. It is important to make sure that the home health care service you choose is compassionate, professional, and committed to providing the best possible care. Additionally, it is important to make sure that the home health care service you choose is available when you need them and is willing to work with your schedule.

If you or a loved one is in need of home health care services, contact us today to find out how we can help.

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Interim Health Care of Fort Lauderdale South – Services

Home health care services are a great option for those who need extra care and assistance but are not yet ready for assisted living or a nursing home. Home health care services can provide comprehensive professional care and assistance with activities of daily living, as well as emotional support and professional rehabilitation services. Home health care services are also covered by Medicare, and they are available to seniors, people with disabilities, children, and veterans. When selecting a home health care service, it is important to choose one that is right for your specific needs. With the right home health care service, you can remain independent and stay in your own home for as long as possible. Our agency is locally owned and operated by a licensed medical doctor. Everyone on the office staff has over 20 years of experience in health care. Additionally, we're part of the Interim Healthcare family, with over 50 years of experience in providing superior home healthcare services.

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Luis M Salmun, MD

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May Kitchen Korner - by Cindy Abraham



Just to be clear, I know many of the recipes I reprint look like they are for at least four people, so most times I cut them in half. For some reason we are trying to like Brussel sprouts and it is working. In the last issue was a recipe for maple glazed Brussel sprouts which we like the best. But we tried this one and it was good also. The trick is to get them nice and crispy.

I would have used the air fryer but ours is not very big, and I didn't feel like making two batches. But this recipe would also work in an air fryer.

PARMESAN ROASTED BRUSSELS SPROUTS

- 12 oz. back of fresh brussels sprouts, trimmed and cut in half
- 2 tbsp olive oil
- 1/4 cup breadcrumbs
- 1/2 cup shredded parmesan cheese
- 1 tsp garlic powder
- 1/2 tsp salt • 1/4 tsp black pepper



INSTRUCTIONS

1. Preheat oven to 425°F. Lightly grease a baking sheet with non-stick spray and set aside.
2. Combine brussels sprouts and olive oil in a large zip close bag and shake to coat. Add the breadcrumbs, parmesan cheese, garlic powder, salt and pepper to the bag and shake to coat.
3. Spread in an even layer on the baking sheet and bake for 15 to 17 minutes until the cheese is melted and the brussels sprouts are lightly browned.

CHEATER CHICKEN SALAD

I am so frugal when it comes to grocery shopping, I should probably call it Cheap Cheater Chicken Salad because I am so strategic about buying the ingredients and Frugal Cheater Chicken Salad just doesn't sound as cool.

Buy the ready-made Cranberry Almond Chicken salad at Aldi. I get all the ingredients at Aldi except the raisins and canned chicken because their prices are the best. If you don't want low-sodium canned chicken, Aldi has large regular cans. And honestly, I only buy the canned chicken and raisins at Publix when they are BOGO. I always keep the following ingredients on hand for next time. I probably make this recipe at least 3 times a month. I save two empty Aldi Chicken Salad containers because this recipe makes two full pounds:



- 1/2 cup shredded carrots (I use baby carrots and my electric chopper)
- 1/4 cup chopped celery
- 1/4 cup chopped scallions, white and green parts
- 2 large cans Swanson low-sodium white meat chicken drained (I save the liquid for recipes that call for chicken broth)
- 1 container Aldi Cranberry Almond Chicken salad
- 1/4 cup 50% less sugar Ocean Spray raisins
- 1/4 cup toasted slivered almonds (I pre-toast the slivered almonds and keep them in a tightly sealed container).

Mix everything except the raisins and slivered almonds in a large bowl. Sometimes the canned chicken is a little chunky so you may want to break up the chunks with a fork. Fold in raisins and mix well. Fold in toasted slivered almonds and gently mix well. Spoon into two 1 lb.

containers. Enjoy with Triscuit whole wheat crackers when they are BOGO at Publix.

Publix stopped selling Birdseye Air Fryer frozen green bean fries. Bummer. Of course, at \$5.09 a bag, I definitely waited until BOGO and bought them all. But what to do? I know – make them myself! Cheaper and without the additives. And way cheaper.

AIR FRYER FRIED GREEN BEANS

- 1-pound green beans fresh
- 1 cup Parmesan cheese
- 1 cup panko breadcrumbs
- 1 Tablespoon garlic powder
- 2 eggs
- 1/2 cup all-purpose flour
- 2 Tablespoons Olive oil spray



INSTRUCTIONS

1. Preheat Air Fryer to 390 degrees F.
2. Snap the ends off the fresh green beans, then place them into a colander to rinse. Place the green beans on a paper towel and pat dry.
3. Coat the green beans in the all-purpose flour.
4. Whisk together the eggs in a small bowl.
5. Mix parmesan cheese, panko breadcrumbs, and garlic powder in a separate bowl.
6. Dip the green beans into the egg mixture, and then dip the green beans into the panko and cheese mixture.
7. Coat the green beans well. Add the green beans to a cooling rack as you work to finish the remainder of the green beans. Spray the coated beans with a light coating of olive oil.
8. Place the coated green beans in the Air Fryer basket and air fry for 5 minutes or until golden brown.

There is no greater feeling than getting hooked on a dish that is healthy. OK, maybe there is but live in my world for a moment. The 1-lb package of the Italian style Galbani Mozzarella is one of my favorites and yes, it was BOGO at Publix, so I bought four. I can kill a fake plant, but I still buy the potted basil and hope for the best. At least it lasts longer than the packages. I love this recipe. Almost every day I have the following as a snack OR mixed with some greens. I even made the skewers for the last HLC meeting. I am going to call them TAGBOMS (Tomato, Black Greek Olives, Mozzarella and Basil. OK, I moved the letters around...

TAGBOMS

- 12 Flavor Bomb or D'Vines cherry tomatoes (if they are big, use 6 and cut them in half)
- 24 - 1/2" squares of the Galbani Mozzarella
- 12 Greek Black Olives
- Fresh Basil leaves, 1/2 cup Olive oil
- 1 tsp dried basil, Balsamic Glaze



Mix the dried basil with the olive oil in a small bowl and marinate the Mozzarella squares and cherry tomatoes and mozzarella squares (2:1 ratio) for a few hours. Then you can either remove them from the oil (save the remaining oil for the next batch) and thread them on a cocktail skewer in this order: Mozzarella/tomato/basil leaf/Mozzarella and olive. Then drizzle the balsamic glaze over the skewers.

OR you can buy mixed greens, chop them bite-sized, and toss with the cheese, tomatoes, and olives. Drizzle the balsamic glaze over the salad and toss. So simple but so good.

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What's Happening In The Real Estate Market in Hillcrest and Hollywood?



Cindy Abraham



Brian Gaiefsky

The market for single-family homes has exploded. Right now, homes are at a premium and buyers are paying over list price; either all cash or coming up with the difference between the appraised price and the list price. Bidding wars are common.

What does this mean to us? Homes are becoming out of reach for many. The next best thing is a townhome or large condo. As we all know, Hillcrest condos are known for their size and views. And Keller Williams A Team Florida are known as the Hillcrest experts which is why agents shopping Hillcrest look for our listings.

Looking to buy or sell? Let's talk. Or send us an email or text:

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CAN'T SELL YOUR HOME OR CONDO?



Sure you can! Unless you are trying to do it without professional help or are unrealistic about the price. Getting the offer is not the hard part these days – qualifying the buyer, negotiating the price, and getting it to the closing table is the challenge.

Selling your home is probably one of the biggest sales transactions of your life. That is the operative phrase – “sales transaction” – unemotional with all decisions made with cold, hard, facts and no emotions attached to the outcome. That can be tough. You have lived, loved, and enjoyed a part of your life here. Taking the emotion out is tough.

Even as you are reading this, your head is agreeing but maybe your heart is aching a bit...or not. You just want what every seller wants, top dollar for your property without spending any money. Sometimes the smallest repairs and touch-ups make a big difference in the sales price. You need to know what is and is not worth the investment. And

that is where we come in. The sooner you come to terms with properly preparing your property for sale, the quicker you will sell and no longer have the responsibility of maintenance fees, repairs, and taxes.

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APRIL 2023 STATE OF THE MARKET REPORT

by Cindy Abraham, Keller Williams Realty Professionals A Team Florida



And we are in a bit of a slump again! Last month I said, "And we're back!" We are up 22 listings currently and only 8 units went under contract during April: half of the March stats. Days on Market are up; 11 of the listings have been on the market over 2 months. Only 7 closed sales for April as opposed to 15 in March.

Eight of the 22 listings lowered their price and three raised their price! Hmm. The one-bedrooms are hot right now. 6 of the 8 pending sales and 5 of the closed sales are 1/1/1 units. The complete top-of-the-line remodels are still going fast.

Rentals have slowed also. Remember that overpricing a rental is foolish. Every month that it sits on the market, you have lost a month's rent – or \$100 a month. Ours rent within 30 days because we price it right AND we qualify the tenant so there are no issues when it comes to the application. I went on a rant on the cover of this month's issue, but honestly, those of you who have your property listed need to READ YOUR LISTING AND LOOK AT THE PICTURES. When those types of listings become prevalent in a community, it can impact values. PLEASE stop hiring inexperienced agents who do not know Hillcrest. You think you are saving 1% with a discount listing. I can promise you; you are losing money. Again, read the cover story. It only stands to reason that the listings reflect the residents because the resident HIRES the realtor. So, when they sound illiterate or are downright misleading, it makes us look bad.

HILLCREST CLOSED SALES DURING APRIL

Building	Unit #	B/B	SF	List Price	Sold Price	DOM
21	814	2/2	1132	269,750	269,750	39
22	716	2/2	1132	189,000	185,000	23
25	102	1/1/1	844	178,000	175,000	8
18	306	1/1/1	775	175,000	175,000	14
21	307	1/1/1	844	169,000	169,900	15
27	210	1/1/1	844	149,000	140,000	8
21	607	1/1/0	672	139,900	142,000	18

HILLCREST CONDOS AVAILABLE FOR RENT

Building	Unit #	B/B	SF	List Price	FURNISHED	DOM
20	612	2/2	1087	2190	NO	23
17	402	2/2	992	2,100	NO	54
19	510	2/2	1100	2,050	NO	79
17	105	1/1/1	770	2,000	YES	5

LETTER TO THE EDITOR, 'INSIDE HILLCREST'

We, as residents of Parkview at Hillcrest, are excited that a Shared Amenities Committee has now been created!

Among other issues, this committee should help us communicate more effectively, just what amenities the communities share...and eliminate any doubt as to exactly which amenities the Covenant outlines.

For example, our private streets within Parkview at Hillcrest, which access our homes, are NOT shared, but the trails and green space are. To make this clear to trail users, Parkview at Hillcrest has "Private Property Beyond this Point" signs which further state "Parkview at Hillcrest Residents Only"

PARKVIEW AT HILLCREST APRIL 2023



Curious as to how much equity you have built up in your Parkview home? Call us at 8-HILLCREST or email INFO@ATeamFlorida.com.

April, May, and June are traditionally the best months to sell to families. School is out or almost out, and parents are looking to buy near the good schools.

After February with zero contracts and March with five pending sales for the month; there were 6 pending sales in April. Five townhomes and one single-family home. As in March, there were three closed sales. The four lowest priced listings, all townhomes, went under contract as well as a new townhome listed at 565K and a single-family home listed at 985K, both selling within days.

Currently there are 11 active listings down from 13 last month. Only eight available rentals in April compared to 12 in March. Townhomes range from \$3700 - \$4500 per month and single-family homes from \$4200 to \$5900 monthly.

You can look in the last issue and pretty much see what is currently listed so we will print the closed sales and closed rentals in this issue. Sometimes the listings disappear because they are also listed for rent, and they end up leased instead of sold.

New listings include two 5/3/0 homes listed at \$1,148,000 and \$1,100,000 and a 3/2/1 townhome listed at 540K which is a relatively good deal. Four that were listed in last month's issue have been on the market for over 100 days.

Changing markets require adaptive strategies. And we have them. We can navigate just about everything a shifting market can throw at us. Whether you are buying or selling, give us a call at 8-HILLCREST. We are always here to help our neighbors.

APRIL CLOSED LISTINGS

ADDRESS	B/B	SF	LIST PRICE	SALE PRICE	DOM	DESCRIPTION
S-1574 Myrtle Oak	3/2/1	1769	750,000	690,000	128	2 car
S-4453 Ficus Street	3/2/0	1770	749,000	700,000	34	2 car/wtrfront
1083 Eucalyptus	3/2/1	2185	699,999	685,000	85	2 car/wtrfront

APRIL RENTALS

ADDRESS	B/B	SF	LIST \$	RENT \$	DOM	DESCRIPTION
S-1402 Myrtle Oak	4/3/2	2220	5,300	5,300	121	2 car
T-4000 Large Leaf	3/2/0	2325	4,100	4,100	54	1 car
T-4125 Large Leaf	3/2/1	1768	3,700	3,700	45	1 car
T-1013 Eucalyptus	3/2/1	1950	3,900	3,900	17	1 car/wtrfront

where each trail extends to our private streets. Yet the signs seem to be ineffective at keeping our private streets private. Condo residents often trespass off the trails onto our streets to circle back to their homes.

Hopefully, soon, an issue of 'Inside Hillcrest' will outline to residents of both of our communities what the Covenants recorded in Broward County Records contain. They are Instruments 113769741, dated June 22, 2016, and 113841556, dated July 29, 2016, and are both available, free of charge at <https://officialrecords.broward.org/AcclaimWeb>.

Abbey Kessman,
Resident

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OIR Approves Application to Form as an Authorized Domestic Insurer, Increasing Options for Consumers in Florida's Property and Casualty Insurance Market

~ Tailrow Insurance Company enters Florida's insurance market following property and casualty insurance legislative reforms ~

TALLAHASSEE, Fla. - The Florida Office of Insurance Regulation (OIR) has approved Tailrow Insurance Company's application for the issuance of a permit to become an authorized domestic insurer

and write homeowners multi-peril line of insurance in Florida. Tailrow Insurance Company is the first company to be approved to become an authorized property and casualty domestic insurer following legislative reforms addressing challenges in Florida's property and casualty insurance market.

"OIR's greatest priority is to promote a stable and competitive insurance market for consumers. Today's announcement is great news for Florida policyholders who will benefit from having additional options when shopping for homeowners' insurance," said Insurance Commissioner Michael Yaworsky. "As we begin to see the impacts from recently passed legislation, OIR will continue to use all available resources to attract more insurance-related companies, jobs and capital to the Florida insurance market."

Final approval and issuance of Tailrow Insurance Company's Certificate of Authority is contingent upon the company following all provisions in the agreement with OIR. The Consent Order approving the agreement is available here.

In recent years, Florida has enacted historic and unprecedented reforms designed to promote market stability, including Senate Bill 2-A and Senate Bill 2-D. As a result of these reforms, there are additional opportunities in the market for insurers to sell insurance in the state of Florida.

For information on how companies can become authorized to sell insurance in the state of Florida, please visit OIR's company admissions page. Applications are accepted on a rolling basis. A full list of new entities approved to enter the Florida insurance market is available on OIR's website.

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Investing in Safety: Your Dollars Won't Disappear with these Financial Safeguards

Nothing in life is guaranteed — but these financial safeguards guarantee that your money won't disappear if and when a financial institution does!

During this spring's bank closure scare, many clients contacted our team with questions about the security of their assets. While understandable, we were able to offer words of confidence because there are many financial safeguards in place that guarantee that your money will not disappear if and when a financial institution does.

How does FDIC work?

The Federal Deposit Insurance Corporation (FDIC) was created after the Great Depression to give the American people the security they needed to invest in US banks. Currently, the insured limit per depositor per institution is \$250,000. The median amount in a savings account is \$5,300.

FDIC accounts pay much less interest than other saving tools, but they are considered the safest since they are backed by the full faith and credit of the US Treasury. However, investing in a liquid, low risk savings account is an ideal place to have 6-9 months of wages stashed away for easy access in case of an emergency.

Deposited dollars don't burn

You may think cash in hand is the safest investment. But, money hidden under a mattress doesn't earn any interest, and, if the mattress ignites in flames there is no insurance within the sheets.

In comparison, money in FDIC-insured accounts is backed by the US government, financially the strongest country with the "King Dollar" being used as the world's reserve currency. T-bills are also risk-free for the same reason. By either depositing up to the limit in multiple banks or utilizing a deposit swapping network, a depositor could have over a million dollars fully guaranteed by the US. The depositor is safe from a run on the bank, fire, or act of war.

Ensured to be insured

Insurance companies are also insured, but by individual states rather than the federal government (Florida has \$250,000 of coverage much like the FDIC for banks). Life and annuity insurance companies are remarkably stable in terms of financial health since they are required to have a lot of financial reserves. Even during the 2007 and 2008 financial crisis, it was banks that went under while insurance companies were stable.

Securing securities

The Securities Investor Protection Corporation (SIPC) protects against the loss of cash and securities – such as stocks and bonds – held by a customer at a financially-troubled SIPC-member brokerage firm. The limit of SIPC protection is \$500,000, which includes a \$250,000 limit for cash.

Investment account assets are custodied at large banks, such as Pershing, a third-party custodian, that offer significant protection. This paragraph from a NerdWallet article does a great job of explaining client protections:

"What happens if your brokerage goes out of business?"

Even if your brokerage does shut down or become insolvent, other layers of protection will shield you from loss before the SIPC needs to step in. As (the Financial Industry Regulatory Authority) FINRA points out: 'In virtually all cases, when a brokerage firm ceases to operate, customer assets are safe and typically are transferred in an orderly fashion to another registered brokerage firm.'"

Those other layers of protection include regulatory requirements for brokerage firms to keep customer assets segregated in separate accounts from the firm's own money and to have a minimum amount of liquid assets on hand—like an emergency fund for a broker.

Concrete measures to control financial risk

While FDIC, SIPC, and insurance company regulations offer a significant amount of protection, there is still an uncomfortable level of risk overall. The Fed raising rates so far and so fast has created instability. This is likely to be the case for a while longer. The economy still is quite strong with very low unemployment, and there is every reason to believe things will get back in balance, but with a lot of volatility in the meantime.

Fortunately, both the Fed and the US government are committed to stability. The US government has created a borrowing facility for banks and has also eased rules on valuing assets so that banks aren't punished by the decreased value of government bonds.

Guarantees on annuities and investment money managers that reduce risk and go to cash in a market downturn offer additional strategic protection. These times require real proactive risk management—especially for those nearing or who are already in retirement.

Have additional questions about how to invest your money safely and securely? Give Team Treece a call at 305-751-8855—we're here to help!

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1301 South Ocean Drive Update - Land Use Change

The Planning and Development Board of the city of Hollywood voted unanimously to deny approval of Related Group's application to the County for a Land Use Amendment that would allow residential development on publicly owned land at 1301 South Ocean Drive. The recommendation to deny will go forward to the City Commission.

THE WORLD IN A BRIGHT LIGHT

Submitted by Etta Stevens on behalf of the Brahma Kumaris of Florida

Every day is a blessing, and any moment there are many things that we can be grateful for. The world opens up to us when we live in a space of gratitude. In essence, gratitude has a snowball effect. When we are appreciative and expressive, the universe glows a bit more brightly and showers us with even more blessings.

There is always something to be grateful for, even when life seems hard. When times are tough, whether we are having a bad day, or are stuck in what feels like an endless rush, it may be difficult to take the time to feel grateful. Yes, that is when gratitude can be most important. If we can look at our lives during periods of challenges, and discover some things to be thankful for, then we can transform our realities in an instant. There are blessings to be found everywhere, but when we are focusing on what is negative, our abundance can be easy to miss. Instead, choosing to find things, we can appreciate that already exist in our life changes what we see in our world. When we start to notice one blessing, then another.

When we constantly choose to be grateful, you see that every breath is a miracle, and every smile becomes a gift. We begin to understand the difficulties are the most invaluable lessons. The sun is always shining for us when we are full of things, even if it is hidden behind clouds on a rainy day. A simple sandwich becomes a gift, and a trinket is transformed into a treasure. Living in a state of appreciation allows us to spread our abundance, because that is the energy we emanate from our beings. Since the world reflects back to us, what we embody, the additional bounty, that eventually flows our way, gives us even more to be grateful for. The universe wants to shower us with blessings. The more we appreciate life the more life appreciates us and bestows us with greater goodness.

It is like throwing a boomerang out of good thoughts and getting it back 10 fold, If you throw out negative thoughts then that is what you will get back to you. Focus on the good and see the soul of goodness in everyone. We are all spirits on a human path. The soul is eternal. It is filled with peace, purity, love, wisdom, and happiness. When the body is no longer in control, then the soul moves on with these values and qualities. If you are a kind, loving and grateful human being, then that is the experience we give to our children. When you show kindness and love to all, you are valuing yourself and loving yourself back every day. Stay in connection of your Higher Power, God, Allah, Bashem or any name you call HIM. He is where you find unlimited love and powers. To learn these values and the belief in souls come join our meditation classes now.

Meditation fills us with these positive qualities and powers very easily. This is because meditation is a beautiful relationship and connection with the Supreme Source of spiritual energy and power – God. In our teachings, He teaches us that obstacles are only a test, to succeed we must preserve and continue to move forward in life. God is full of those qualities and powers and never loses them ever, unlike us, who need to fill ourselves constantly when we lose our way. Nonviolence is the spiritual way to peace and compassion. Early morning is the best time to meditate and again before bedtime if possible

MEDITATION IS THE ONLY WAY TO BRING UP YOUR CONNECTION TO YOUR HIGHER POWER AND COMBINE YOUR ETERNAL GIFTS OF LOVE, PEACE, HAPPINESS, WISDOM, PERSEVERANCE, AND TRUE FRIENDSHIP.

My meditation partner Catherine is conducting a library class every Monday in May except Memorial day. Join her, she is wonderful and a great teacher, Mondays at 10:30 am, Hollywood Library, 2600 Hollywood Blvd next to City Hall.

I AM CONDUCTING A ZOOM class every Tuesday Morning at 10:30 am EDT.

Join Zoom Meeting - ZOOM ID 860 9264 2094 - password 123 AND A BIG WISH FOR A HAPPY MOTHER'S DAY TO ALL OUR MOTHER'S READING THIS NOW!



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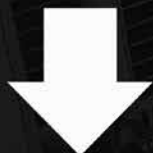
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We reserve the right to condense, but we will not edit the piece in order to distort your intent. Anytime we condense, it will be indicated by ...

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