



## Summary of Developer's Plans with Pros and Cons

Within the past year a purchaser, Concord Wilshire has come forward to take over the Pipefitters' (plumbers') position with respect to the development of the Hillcrest property. The property consists of three distinct parcels: a) the nine-hole golf course to the north of Hillcrest Drive; b) the land on which the country club and golf club (together with parking areas) presently

is located; and, c) the eighteen hole golf course.

The new purchaser proposes to construct the same 646 residential units which were previously approved (9 years ago) by a majority vote of Hillcrest owners.

The Pipefitters have announced that they will be closing the golf course and country club permanently on April 30,

2015 because it has been unprofitable. Therefore, the purchaser does not intend to continue operation of the country club or the golf course.

If Plan A is not approved by a majority vote (50% +1) Plans B or C will be triggered automatically. That is, a "no" vote will trigger Plan B or Plan C at the Pipefitters' option.

See **REDEVELOPMENT** on page 2

## January Inside Hillcrest

Welcome to Inside Hillcrest's biannual "whimsy" issue – filled with fun, jokes and inspirational stories. The first two pages will be devoted to Development news and then you can relax and enjoy.

So far, IH has stuck to printing information provided by both sides: Concord Wilshire, the potential new developers and the Hillcrest Legal Committee; the five building presidents who volunteered to work with our attorney to make sure Hillcrest interests are protected and legally documented. If you think that being on a board of one building a thankless task, try volunteering to help the entire community: Thanks again to Mark Roth (26), Jeff Ladner (11), Ray Chait (16), Rafael Antunes (24) and Herman Melotti (27). All are available to anyone who appreciate factual information.

The number one issue for many with this new development is the "view" and I agree – I too wouldn't want to exchange a golf course view for roof tops if my unit faced the 18-hole course. I looked out of the windows of most of my listings to see what the view would be. From what I can see, anyone below the fourth floor will have a magnificent view – 150 to 350 feet of parks and lakes. Floors 4 through 8 – not so much. Their view will change dramatically. Floors 9-12 will still see sky unless they stand on their balconies and look down. The winners of war of the "views" are the unit owners in building 21 who face west – they won't be looking at a high rise if the new plan is voted in.

The other issue I hear the most con-

### DON'T BE FOOLED!

*Getting conflicting info about the new Development? You can email us at: [hillcrestleadershipcouncil@comcast.net](mailto:hillcrestleadershipcouncil@comcast.net) and we will forward your question to the Hillcrest Legal Committee. Include your name and phone number.*

fusion about is some people do not understand that we are dealing with a new Developer who was not part of the original deal. I still have every note, meeting minute and plan schedule from the original development so I feel I can explain some of what happened when the Country Club and golf courses were sold to the Pipefitter's Union and we made the first deal.

Hillcrest buildings are separately run had never come together to do anything before so could not agree on hiring an attorney. The deal we made was to lift the covenant from the 9-hole golf course in exchange for a 1.5 million payout to the 24 buildings on a per unit basis. Dr. Jerry Chesin from building 25 stepped up and somehow got them up to 3 million. The plan was to build 200+ low rises and townhomes on the 9-hole Executive course with two lakes and a clubhouse. The Country Club was going to be torn down and replaced by a 13 story 400+ unit twin high rise with internal parking and a golf club on the first floor. (Hillcrest was originally built to house 3000 units (buildings 12 and 14 were never built) so only 645 can be added to the current 2355.)

Fast forward to now – The Pipefitters

did a bad job of timing the market. At the time, condo prices were inflated and many rental buildings became condo conversions. Then came the crash. Half the country lost their homes/condos. Condo conversions went bust because they had no reserves built up. Lucky for them, since half the country now has to rent while their credit score recovers, rentals are a hot market once again. The other hot market is single-family homes. So either option – either single family homes on the 18-hole golf course or a 400 unit rental building would be profitable for a developer. We just need to decide what is best for Hillcrest.

All the building presidents have been invited to several meetings to learn the facts. You may want to ask your president if he/she actually attended them. All have been given the same info and materials that are in Inside Hillcrest to share with their unit owners. I was at every meeting and have reviewed all the plans and documents presented and here is my take on things so far:

**#1.** The new developers, Concord Wilshire have conducted themselves professionally and honorably throughout the process. Steve Sirang, Concord Wilshire's CEO, and his team have bent over backward to answer every question and listen to every suggestion from the Hillcrest leadership.

**#2:** The Hillcrest Legal Committee has made me proud to be a Hillcrest. We couldn't ask for a more thoughtful,

See **INSIDE HILLCREST** on page 3

## REDEVELOPMENT *continued from page 1* Summary of Developer's Plans with Pros & Cons

### PLAN A

(Requires Approval of a Majority of Hillcrest Units)

The Purchaser Will:

Construct approximately 246 residential units on the old nine hole golf course.

Construct approximately 400 residential units on the South and East sides of the site of the 18-hole golf course.

Construct a private park for the exclusive use of all Hillcrest owners (including those of the newly constructed areas). The park is to be completed by the time of the issuance of the first certificate of occupancy for the new construction.

Construct two "clubhouses," one for the exclusive use of the owners of the newly constructed dwellings and one for the joint use of all Hillcrest owners.

Pay the \$3,000,000 previously agreed to by the Pipefitters but which has not yet been paid.

### PROS:

\$500,000 will be paid to Hillcrest Associations within 10 days of approval by Hillcrest Owners.

\$2,475,000 will be paid to Hillcrest Associations within 10 days of approval of the Site Plan by the City Commission. (Note: the purchaser had previously paid \$25,000 on behalf of Hillcrest to fund an attorney, chosen by the President's Committee, to represent Hillcrest in the transaction. It was agreed that the payment would be deducted from the monies due Hillcrest.)

A tax opinion and structuring of the transaction in order to make the payments free of income taxes to the greatest degree possible. The tax attorney was paid for by the purchaser, but represents Hillcrest Community exclusively in this matter.

The park would create a buffer between the new construction and the existing buildings.

Cost of maintaining the park will be borne by the new homeowners at no expense to the existing homeowner's associations. Existing homeowner's associations will have some limited representation on the governing board.

The future development will be defined.

### CONS:

None

Though very unlikely, tax might still be due. It is important to note that under the previous deal the tax would have been due. That would have reduced the \$3 million to approximately \$2 million in real terms.

The large open space of the golf course will be much reduced.

None

None

### PLAN B

(Hillcrest Approval Fails)

The Purchaser May:

Build the townhomes on the nine-hole golf course property.

Follow the original plan proposed by the Pipefitters and approved by the City of Hollywood.

Payment of \$3,000,000 when first building permit issued.

Sell the golf club/country club property to a high-rise rental developer for possible development as residential rental property for 400 units.

Close the 18-hole golf course. Fence it off to prevent trespassers. Perform minimum maintenance.

### PROS:

Site of 18-hole golf course open space remains open space.

Traffic will be the same for the same number of residential units.

\$3,000,000 will be paid.

18-acre Park on the 9-Hole Property.

### CONS:

Space is vacant, unusable and fenced off. 18-hole golf course property future is uncertain. It could eventually be sold to another developer.

400 Rental Units will dilute the neighborhood and perhaps reduce property values.

\$3,000,000 could be taxable as there could be less property damage from construction, and/or no tax structuring opportunity.

Not private for Hillcrest owners. Not secured. Not paid for exclusively by new homeowner's association.

### PLAN C

(Proposed plan not approved)

Purchaser abandons the deal.

### PROS:

No repayment of attorney's fees required.

### CONS:

No golf course.

No country club.

No park.

No improvements.

No certainty of future growth of development.

No payment of \$3,000,000.

# Oh No, You Shouldn't Have!

For my birthday this year, my daughter purchased a week of personal training at the local health club.

Although I am still in great shape since being a high school football cheerleader 43 years ago, I decided it would be a good idea to go ahead and give it a try.

I called the club and made my reservations with a personal trainer named Christo, who identified himself as a 26-year-old aerobics instructor and model for athletic clothing and swim wear.

Friends seemed pleased with my enthusiasm to get started!

The club encouraged me to keep a diary to chart my progress.

## MONDAY:

Started my day at 6:00 a.m. - Tough to get out of bed, but found it was well worth it when I arrived at the health club to find Christo waiting for me.

He is something of a Greek god - with blonde hair, dancing eyes, and a dazzling white smile. Woo Hoo!!

Christo gave me a tour and showed me the machines.



I enjoyed watching the skillful way in which he conducted his aerobics class after my workout today.

Very inspiring!

Christo was encouraging as I did my sit-ups, although my gut was already aching from holding it in the whole time he was around.

This is going to be a FANTASTIC week!!

## TUESDAY:

I drank a whole pot of coffee, but I finally made it out the door.

Christo made me lie on my back and push a heavy iron bar into the air then he put weights on it!

My legs were a little wobbly

on the treadmill, but I made the full mile.

His rewarding smile made it all worthwhile. I feel GREAT!

It's a whole new life for me.

## WEDNESDAY:

The only way I can brush my teeth is by laying the toothbrush on the counter and moving my mouth back and forth over it.

I believe I have a hernia in both pectorals. Driving was OK as long as I didn't try to steer or stop.

I parked on top of a GEO in the club parking lot.

Christo was impatient with me, insisting that my screams bothered other club members.

His voice is a little too perky for that early in the morning and when he scolds, he gets this nasally whine that is VERY annoying.

My chest hurt when I got on the treadmill, so Christo put me on the stair monster.

Why would anyone invent a machine to simulate an activity rendered obsolete by elevators?

Christo told me it would help me get in shape and enjoy life. He said some other crap too.

## THURSDAY:

Butt hole was waiting for me with his vampire-like teeth exposed as his thin, cruel lips were pulled back in a full snarl. I couldn't help being a half an hour late - it took me that long to tie my shoes.

He took me to work out with dumbbells. When he was not looking, I ran and hid in the restroom. He sent some skinny witch to find me.

Then, as punishment, he put me on the rowing machine -

which I sank.

## FRIDAY:

I hate that jackass Christo more than any human being has ever hated any other human being in the history of the world.

Stupid, skinny, anemic, anorexic, little aerobics instructor.

If there was a part of my body I could move without unbearable pain, I would beat him with it.

Christo wanted me to work on my triceps.

I don't have any triceps!

And if you don't want dents in the floor, don't hand me the darn barbells or anything that weighs more than a sandwich.

The treadmill flung me off and I landed on a health and nutrition teacher.

## SATURDAY:

Satan left a message on my answering machine in his grating, shrilly voice wondering why I did not show up today.

Just hearing his voice made me want to smash the machine with my planner; however, I lacked the strength to even use the TV remote and ended up catching eleven straight hours of the Weather Channel...

## SUNDAY:

I'm having the Church van pick me up for services today so I can go and thank GOD that this week is over.

I will also pray that next year my daughter will choose a gift for me that is fun - like a root canal or a hysterectomy.

I still say if God had wanted me to bend over, he would have sprinkled the floor with diamonds!!!

## INSIDE HILLCREST

*continued from page 1*

intelligent group of business people to represent our interests.

#3. Many unit owners are concerned about some of the conflicting information they are receiving. There is only one way to know if you are being told the truth. Ask the person giving you the information to back it up in writing. This is a business deal. Everything has been recorded. The minute someone tells you something that alarms or concerns you, QUESTION it.

The reason IH never printed "opinions" but in-

stead invited a question and answer exchange in the last issue was so as not to muddy the waters with unfounded speculation. We only printed information that was backed by facts so that there was no confusion on the part of our readers.

In this issue, our Hillcrest Legal Committee has offered up the pros and cons of the three possible outcomes of the vote to help us all understand the consequences of each option.

For the "My mind is made up. Don't confuse me with the facts" people, go ahead and skip right to the jokes and stories. You folks really need to lighten up.

**When you are dead, you don't know that you are dead. It is difficult only for the others. It is the same when you are stupid.**

## 10 Pearls of Longevity

Most people want to live a life with good health and happiness. But how can you achieve this personal goal? Put away the complicated and lengthy books you may have purchased to kick-off the new year. It's quite simple, if you incorporate just 10 basic practices into your everyday life you can improve your life and the life of those around you. After all, happiness and health are contagious.

1. Have a positive attitude at all times. Nobody can make you unhappy without your permission.

2. Exercise daily. Walk two miles daily or perform an equivalent exercise. Your body needs you to walk 10,000 steps daily. Include weight training in your routine, it keeps your body young and strong.

3. Manage your weight. Obesity is very detrimental to your entire body. Excessive calorie intake and a sedentary lifestyle are the main culprits to weight gain and ill health.

4. Maintain a healthy diet. Include a wide variety of fruits, vegetables and

high-fiber foods. Do not overeat! Brush your teeth after every meal. Drink plenty of water. Your urine should be clear and not yellow.

5. Don't worry. Reduce stress, meditate and relax more. Prayers help immensely. Be charitable and compassionate in all of your dealings with everyone.

6. Refrain from smoking, drinking alcohol, stimulants and unnecessary drug use. Your health is a precious gift. Guard it with disease prevention and early intervention.

7. Take multivitamins daily (plus calcium or vitamin D supplements, especially for women). Take 81 mg of coated aspirin daily if approved by your physician.

8. Laugh a lot. Enjoy your family, friends and intimacy with your spouse. Be passionate and loving. Live in the moment! Get at least eight hours of sleep daily.

9. Have faith, be spiritual and thankful for all the bounties of life. Stop worrying and start living! Forgive and forget

easily.

10. Make every day the best day of your life! Make a difference daily. Perform at least one good deed a day.

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## Geography of a Woman

Between 18 and 22, a woman is like Africa, half discovered, half wild, naturally beautiful with fertile soil.

Between 23 and 30, a woman is like America, well developed and open to trade, especially for someone with cash.

Between 31 and 40, a woman is like India, very hot, relaxed and convinced of her own beauty.

Between 41 and 50, a woman is like Italy, gently aging; but still warm and a desirable place to visit.

Between 51 and 60, a woman is like Great Britain, with a glorious and all conquering past.

Between 61 and 70, a woman is like Yugoslavia, lost some wars, won some great battles but haunted by past mistakes, still very strong and proud.

Between 71 and 80, she becomes Tibet ... Off the beaten path, with a mysterious past and the wisdom of the ages... still desirable but only those with an adventurous spirit and a thirst for spiritual knowledge and true love dare visit there.

After 80, a woman is like Australia...everyone knows it's down there but nobody really cares.

## GEOGRAPHY OF A MAN

Between 18 and 80, a man is like North Korea, ruled by a dick!

## To Pee or Not to Pee?

I have a job. I work, they pay me.

I pay my taxes & the government distributes my taxes as it sees fit.

In order to get that paycheck, in my case, I am required to pass a random urine test (with which I have no problem).

What I do have a problem with is the distribution of my taxes to people who don't have to pass a urine test.

So, here is my question:

Shouldn't one have to pass a urine test to get a welfare check? Because I have to pass one to earn it for them?

Please understand, I have no problem with helping people get back on their feet. I do, on the other hand, have a problem with helping someone sitting on their BUTT...doing drugs while I work.

Can you imagine how much money each state would save if people had to pass a urine test to get a public assistance check? I guess we could call the program "URINE OR YOU'RE OUT"!

Pass this along if you agree or simply ignore if you don't. Hope you all will pass it along, though.

Something has to change in this country - AND SOON!

**P.S.** Just a thought, all politicians should have to pass a urine test too!...

They should also have to pass an intelligence test, a common sense test and an understanding the constitution test, as well!

Remember November is coming. PLEASE VOTE!!!!

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- Safely get you checked in for your appointment.
- Run errands or pick up your groceries during your therapy.
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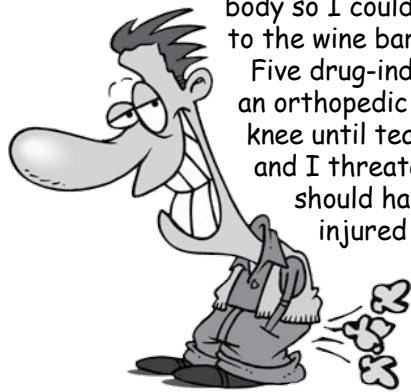
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# MRIs are a Gas

I share this true but pathetic story to commiserate with other tortured souls who relentlessly endure and survive extreme humiliation. We're a group of accident-prone fools who regularly trigger embarrassing situations that would permanently traumatize a normal person. My experience this week will be difficult to surpass: I farted inside an MRI machine.

In medical terms, I had torn the meniscus cartilage that acts as a shock absorber between my shinbone and thighbone. In middle-age woman terms, two demons from hell invaded my body and lit fires in my knee and then danced around poking the raw nerves with electric forks. The pain was beyond intense, and the accident severely damaged my body so I couldn't stand, walk, or even crawl to the wine bar.



Five drug-induced days later, I finally saw an orthopedic surgeon. He manipulated my knee until tears streamed down my cheeks and I threatened to tear off his arms. It should have been obvious that I was injured by the way I was ripping off chunks from the sides of the examination table. I silently vowed to add him as a nasty character in my next short story. Finally, some lovely angel gave me

legal narcotics. Soon my ravaged leg was a big, bandaged joke, and I laughed and laughed.

A few days later I experienced the MRI - a magnetic resonance imaging procedure that uses a magnetic field and pulses of radio waves to make images of damaged ligaments and joints. A handsome young technician helped me into the tube of terror and strapped down my leg. I nervously remarked that a first name usually was required before I allowed anyone to tie me in a bed. He didn't laugh but ordered me to hold still for 45 minutes. So there I was, in pain, suffering from claustrophobia, moving on a conveyor belt into the white torture chamber, and I didn't have a clue how to remain motionless. And, to complete the distress, my only audience wasn't amused by my jokes.

After about 20 minutes, I started to get anxious. I was tied down in a tunnel and could only hear strange beeping noises and grinding sounds. For all I knew, they were deciding which body parts to extract and sell on the black market. Then a queasy feeling predicted a pending passing of gas. I bit my tongue, pinched my side, and tried to focus on a pastoral scene in a green meadow beside a babbling brook. I could hear my mother's advice: "Squeeze the dime." I fidgeted.

"Please hold still," came a voice from outside the shaft of shame.

I watched as the lights and numbers revealed how much time remained. Three minutes. I could do it! No! My body betrayed me at the one-minute mark. I was trapped and helpless so my nervous body did what it does best: it farted. I released gas with the intensity and conviction of a team of sumo wrestlers after a chili-eating contest. And the confined space caused the sound to be amplified as if a dozen fog-horns had simultaneously activated. I didn't know whether to

cry, giggle, or call my son and brag.

"Well now, I think we have enough images," the handsome technician said, suppressing a laugh.

The magic bed moved backwards into freedom, bringing along the putrid stench of decay. I was mortified as my imaginary meadow became a ravaged pasture full of rotting manure. What in the hell had I eaten? I avoided eye contact with the timid technician and hobbled back to the dressing room. Once again, I accepted my fate of being the perpetual, reluctant clown, the oddball, the one who farts during a complicated medical procedure.

If I ever need another MRI, I'll request a facility in Texas. Everyone farts there.

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# Did You Hug Your Child Today?

If you love children, here is a story that you will enjoy

On one bright morning as I was driving, I suddenly came across an unusual bumper sticker on the car directly ahead, which jolted me out of my reverie. It said "DID YOU HUG YOUR CHILD TODAY?" The bold, red letters stared at me. I changed lanes. Minutes later, the bumper sticker reappeared, insisting that I face the question. I shivered as I recalled that I had not hugged my child that day. And I wasn't really certain about the day before either.

Feeling more like a monster than a mother, I decided to

You can't scare me.  
I was taught by Nuns.



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find out how other parents would respond to the question that had shaken me so. At our next parents' group meeting at the school, I wrote DID YOU HUG YOUR CHILD TODAY? in huge capital letters on the black board and waited for their reaction. Nearly everyone pretended as if they hadn't seen the question. Finally, probed by a few parents who dared to face themselves, we spent the next two hours being scrupulously - and sometimes painfully - honest. Almost all of us admitted that we hadn't hugged our children that day, in fact many of us realized that hugging was generally out of style. We were quick to criticize our children, but slow to compliment them. We often admired them, but seldom expressed our admiration. Bit by bit, we uncovered the reasons as to why our behaviour as parents failed to demonstrate our real feelings for our children.

A hug isn't simply an embrace. Not so. I realized that my children feel like they are hugged when I prepare their favourite dish. We concluded that a tone of voice can be a hug. So can a smile, a wink a squeeze of the hand, a ruffling of the hair, an arm across the shoulder, a note on the pillow, or a simple whispered "Good luck". Some parents especially fathers, seem embarrassed by any display of affection. Worse still, they are even afraid of spoiling their children with praise. Yes, parent often worry about their children developing inflated opinions of themselves. But, in fact when we don't express appreciation they might end up having low self-esteem.

Fortunately, there are ways to train ourselves to appreciate and hug our children. Sometimes the praise may come easily, but the child who is hardest to hug needs it the most. So make hugging your child the daily ritual. Parents who have lost a child acquire a viewpoint that offers a lasting message for every mother and father. When I see parents impatient, bored or tired of their children, I wish I could say to them, "But they are alive, what if...?"

A mother who lost her son (aged 17) to brain cancer wrote these words: "Never have I felt the wonder, beauty and joy of life so keenly as now in my grief that my son is not here to enjoy them." We have to embrace our children with a little added rapture and a keener awareness of joy. Any parent who does so will never have to change lanes again, when confronted with the question, "DID YOU HUG YOUR CHILD TODAY?"

- J.N. Barnes; *Femina*, 1 October, 1996 p. 52 "Soap Box"

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## "Good for the Soul"

Our teacher asked what my favorite animal was, and I said, "Fried chicken."

She said I wasn't funny, but she couldn't have been right, because everyone else laughed.

My parents told me to always tell the truth. I did. Fried chicken is my favorite animal.

I told my dad what happened, and he said my teacher was probably a member of PETA.

He said they love animals very much.

I do, too. Especially chicken, pork and beef. Anyway, my teacher sent me to the principal's office.

The next day in class my teacher asked me what my favorite live animal was.

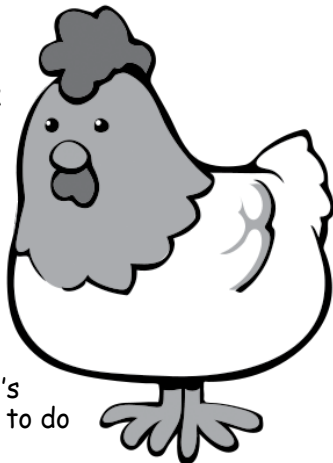
I told her it was chicken. She asked me why, so I told her it was because you could make them into fried chicken.

She sent me back to the principal's office. He laughed, and told me not to do it again.

I don't understand. My parents taught me to be honest, but my teacher doesn't like it when I am.

Today, my teacher asked me to tell her what famous person I admired most. I told her, "Colonel Sanders."

Guess where the hell I am now?



## ARE YOU A VIETNAM VET?

We would like to meet other residents who served in Vietnam to share recollections and experiences. Please meet us for lunch at the Hillcrest Country Club on Wednesday, January 21st (this Wednesday) at noon. Lewis Rissman, the General Manager, wants to offer a special deal for our vets on the buffet which includes prime rib, pastrami, sandwiches, salads, soups and dessert. \$12.00 covers the cost of the buffet, a non-alcoholic beverage, tax and tip. Please RSVP to hillcrestleadershipcouncil@comcast.net or call Mike Roche at 305-992-0577.

### Just Sayin....

1. We all love to spend money buying new clothes but we never realize that the best moments in life are enjoyed without clothes.
2. Having a cold drink on hot day with a few friends is nice, but having a hot friend on a cold night after a few drinks - PRICELESS.
3. Breaking News: Condoms don't guarantee safe sex anymore. A friend of mine was wearing one when he was shot dead by the woman's husband.

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## Greater Hollywood Chamber of Commerce Real Estate, Construction and Home Alliance

Presented by Locknroll Locksmith

We discussed the growing rate of unlicensed locksmiths and locksmith scams. Do you know who has keys to your property?

You've locked yourself out of your car or your home, so you call a locksmith, perhaps the one you find in a phone book or online. But don't be so quick, some unscrupulous locksmiths promise low prices by phone and then jack up the cost when

they arrive. In some cases, the companies advertising these locksmith services go by names similar to those of local companies and use local phone numbers and bogus addresses. But the calls actually go to call centers in another city. The locksmith, who might be poorly trained, sometimes arrives in an unmarked vehicle and demands significantly more than the price quoted over the phone. Payment often must be made in cash. Frustrated consumers, eager to get into their homes or cars, often end up paying anyway.

### What to do

Be prepared. One option is to find a legitimate local locksmith in advance and keep the company's contact information with you. Of course, it's also a good idea to give spare sets of keys to a trusted family member, friend, or neighbor who lives nearby. We don't recommend hiding keys outside your home or car.

Pay with a credit card. When arranging service, verify that the company takes credit cards. If you pay using your card and there are shenanigans, you can dispute the charge with your card issuer. Also, get a receipt.

File a complaint. If you feel there was wrongdoing, complain to your state attorney general or consumer-protection agency and the Better Business Bureau.

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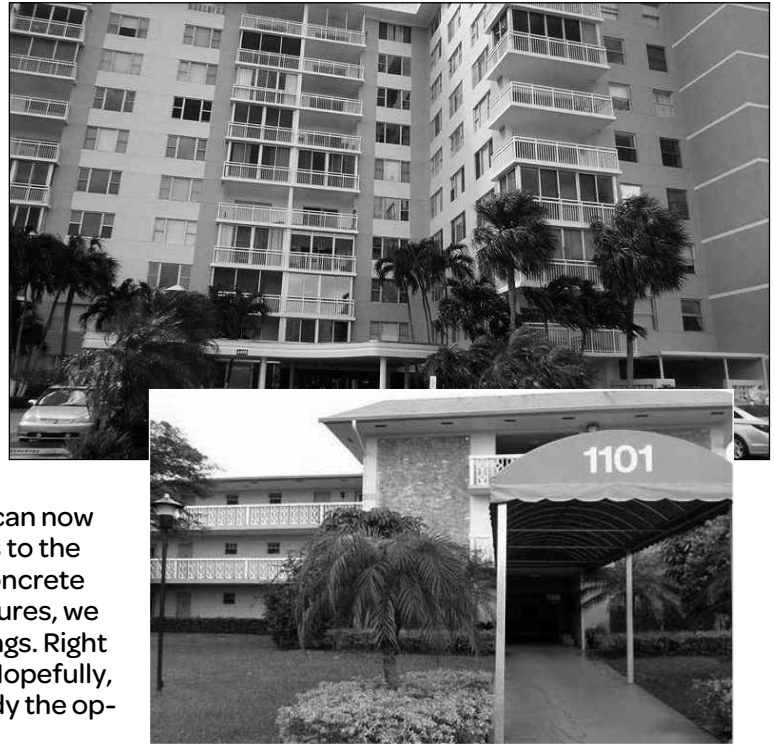
# Hillcrest State of the Market - January 2015

Cindy Abraham, Keller Williams Realty Professionals

As we close 2014 we end the year with 80 active listings up a whopping 38% from the year low and 25% from the year's average of 60. Sales are down 25% in the fourth quarter. The Canadian buyers have all but disappeared due to the change in the value of their dollar. Some are starting to sell so this is further diluting the buyer pool. Hopefully we will have a strong first quarter in 2015 with American snowbirds trying to get away from the brutal weather and more baby boomers downsizing. As we all know, most of us boomers cannot afford to retire.

Quarterly closed sales for 2014:  
 Jan – March – 39  
 Apr. – June - 34  
 July – Sept - 39  
 Oct – Dec - 29  
 Prices have stabilized. Once we know what is going on with the

Development vote, we can market more effectively. Right now we really can't promise anything except that the golf course is definitely closing and that certainly isn't a selling point. We need a concrete plan to sell Hillcrest to future residents. When the vote is over, we will be preparing materials for each building to give to Realtors that will explain the benefits of the development. We can now attach pictures and plans to the MLS so once we have a concrete vision complete with pictures, we can add those to the listings. Right now it is a waiting game. Hopefully, most Hillcresters will study the options and think long term.



## What You Need To Know To Sell Your Property



### HIRE A PROFESSIONAL REALTOR!

A professional will do an in-depth consultation with you to educate you on the current market and strategize with you to present the positive features of your home in the best light. A professional Realtor has a command of the new marketing venues and knows how to negotiate price and navigate the legalities of the contract and closing.

**DO YOUR HOMEWORK** – Today's buyers study the market and are very savvy about market values. If you have seven showings and no offers, you are either priced too high, your marketing is inadequate or you are not showing your home to its best advantage. Back to "hire a professional realtor".

**KNOW THE TRUE VALUES** – List prices are fantasy; sold prices are reality. Market value is what buyers have paid for similar homes in the last 90 days. Due to low inventories, bidding wars are becoming fairly commonplace. It is not unusual to pay full list price or even higher for great properties that are priced to market value.

**NO ONE IS "GIVING THEIR HOME AWAY"** – Not even foreclosures; banks definitely know market value. The days of steals, deals, and low-ball offers are over. Anyone can list your home or condo; it takes a professional realtor to SELL IT!

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Cindy Abraham



Brian Gaiefsky



Vicky Lookhoor

# Taking Your Chances, Mister!

A little old lady was walking down the street dragging two large plastic garbage bags behind her.

One of the bags was ripped and every once in a while a \$20 bill fell out onto the sidewalk. Noticing this, a policeman stopped her and said, "Ma'am, there are \$20 bills falling out of that bag."

"Oh, really? Darn it!" said the little old lady. "I'd better go back and see if I can find them. Thanks for telling me, officer."

"Well, now, not so fast," said the cop. "Where did you get all that money? You didn't steal it, did you?"

"Oh, no, no", said the old lady. "You see, my back-



yard is next to a golf course. A lot of golfers come and pee through a knothole in my fence, right into my flower garden. It used to really tick me off... kills the flowers, you know. Then

I thought, 'Why not make the best of it?' So, now, I stand behind the fence by the knothole, real quiet, with my hedge clippers and every time some guy sticks his thing through my fence, I grab hold of it and say, 'OK, buddy! Give me \$20 or off it comes.'"

"That seems only fair," said the cop, laughing. "OK. Good luck! Oh, by the way, what's in the other bag?"

"Not everybody pays."



# A Message from the Lord

One day God was looking down at earth saw that all of the Hillcresters's behavior that was going on...

So He called His angels and sent one to earth for a time.

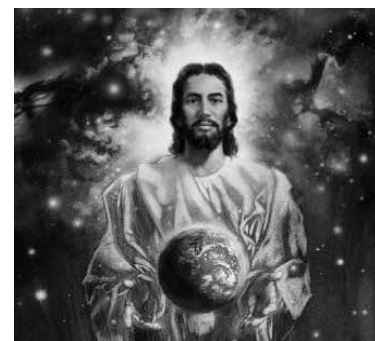
When the angel returned, he told God, 'Yes, it is bad on earth; 95% of seniors are misbehaving and only 5% are not.'

God thought for a moment and said, 'Maybe I had better send down a second angel to get another opinion.'

So God called another angel and sent her to earth for a time.

When the angel returned, she went to God and said, 'Yes, it's true.'

The earth is in decline; 95% of seniors are misbehaving, but 5% are being



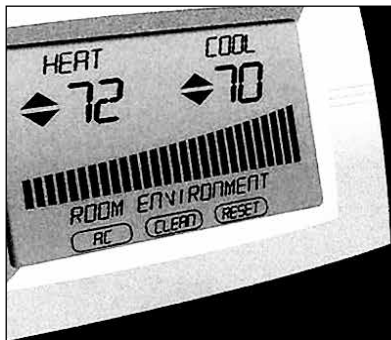
good...'

God was not pleased.

So He decided to email the 5% who were good, because he wanted to encourage them, and give them a little something to help them keep going. Do you know what the email said?

Okay, I was just wondering, because I didn't get one either!

**"Dammit I'm Mad" is "Dammit I'm Mad" Spelled Backwards!**



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*She Met Him on the Internet...  
He said He Lived in a Gated Community*



# The Kitchen Korner

By Cindy Abraham

We had our annual Christmas Camel party on the Sunday after Christmas. We have a lit-up Camel and guests bring something nice that they received for Hanukkah or Christmas that they just won't use for one reason or the other. They re-wrap it, put it under the Christmas Camel and take something else. Again, these are NICE gifts and most people love what they get. If they don't like it, they bring it back again next year!



We have all kinds of food and one of the biggest hits was a recipe for Oriental Cole Slaw that I had at a friend's house and immediately got the recipe. We also served it to the current Leadership Hollywood class as well as the Broccoli Salad (recipe below) and one of the members, who owns a catering company asked for both recipes. Here they are in a scaled down version for a smaller group:

### Oriental Slaw

2 packages of Marucian Ramen Noodle Soup, Oriental flavor (do not cook!) and save the two flavor packets that are inside  
 A cup toasted sliced almonds  
 A cup dry roasted sunflower kernels  
 1 bunch scallions chopped (white and green parts included)

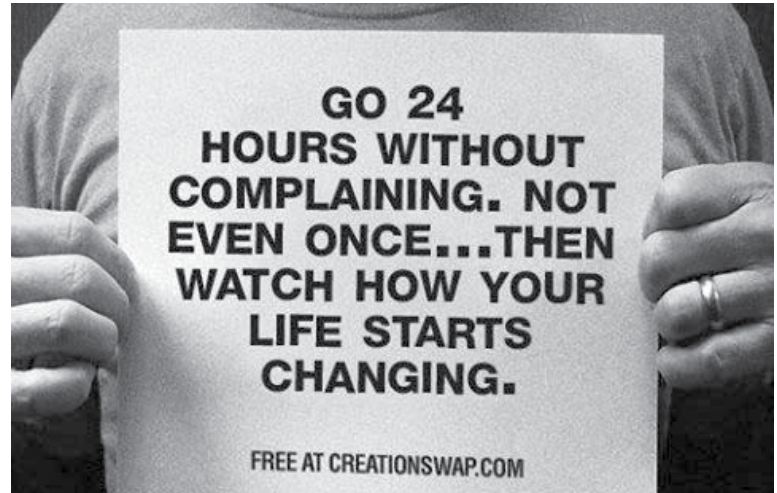
**Dressing:** Mix the following thoroughly and refrigerate while making the slaw

- 1 canola oil
- 1/3 cup white wine or rice vinegar
- 1/2 cup sugar – I use less
- 2 flavor packs from the ramen noodles – see above

About 45 minutes before serving, crush the two packs of ramen noodles. I put them in a plastic bag and use a mallet. Mix crushed noodles with coleslaw, toasted almonds, sunflower kernels, and chopped scallions. Shake refrigerated dressing well and add to mix. Toss again and serve.

### Easy Broccoli Salad:

When the pre-cut bags of broccoli florets are on sale at Publix, this makes a great inexpensive side dish:  
 For each packet of broccoli florets add, 1/8 cup chopped red onion, 4 oz. of craisins and coleslaw dressing to taste. Marzetti's is preferred but Marie's is good. If you like chopped walnuts, throw some in.  
 Toss and serve.



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# Guilty as Charged

Have you ever been guilty of looking at others your own age and thinking, surely, I can't look that old. Well...you'll love this one.

I was sitting in the waiting room for my first appointment with a new dentist. I noticed his DDS diploma on the wall, which bore his full name. Suddenly, I remembered a tall, handsome, dark-haired boy with the same name had been in my high school class some 30-odd years ago. Could he be the same guy that I had a secret crush on, way back then?

Upon seeing him, however, I quickly discarded any such thought. This balding, gray-haired man with the deeply-lined face was way too old to have been my classmate.

After he examined my teeth, I asked him if had attended Morgan Park High School. 'Yes, yes, I did. I'm a Mustang', he gleamed with pride. When did you graduate?, I asked. He answered, "In 1975. Why do you ask?" "You were in my class", I exclaimed. He looked at me closely.

Then, that ugly, old bald, wrinkle-faced, fat-assed, gray-haired, decrepit son-of-a- bitch asked, "What did you teach?"

## Please Help Out My Friend

I'm reaching out because a friend of mine needs some help !!!! His wife told him to go out and get some of those pills that would help him get an erection. When he came back, he tossed her some diet pills. Anyway, he's looking for a place to live. Can any of you help him ?????



## Ha, Ha

Politicians and diapers have one thing in common. They should both be changed regularly, and for the same reason.

I saw a woman wearing a sweat shirt with "Guess" on it... so I said "Implants?"

Evening news is where they begin with 'Good Evening' and then proceed to tell you why it isn't.

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# BEST of the BEST JOKES

## BEST OF PREVIOUS Inside Hillcrest ISSUES

## The Judge Has to Find this Child a Home

**Editor's Note:** Inside Hillcrest editors are loyal DOLFANS but this is funny...

Miami, FL (AP) - A seven year-old boy was at the center of a Miami-Dade County courtroom drama yesterday when he challenged a court ruling over who should have custody of him.

The boy has a history of being beaten by his parents and the judge initially awarded custody to his aunt, in keeping with child custody law and regulation requiring that family unity be maintained to the highest degree reasonably possible.

The boy surprised the court when he proclaimed that his aunt beat him more than his parents and he adamantly refused to live with her. When the judge then suggested that he live with his grandparents, the boy cried and said that they also beat him. After considering the remainder of the immediate family and learning that domestic violence was apparently a way of life among them, the



judge took the unprecedented step of allowing the boy to propose who should have custody of him.

After two recesses to check legal references and confer with the child welfare officials, the judge granted temporary custody to the Miami Dolphins, whom the boy firmly believes are not capable of beating anyone.

**Ed Note:** And then there are teams whose fan base is so loyal, they actually go to the games... A man was sitting in his primo 50-yard line seat at a Chicago Bear's game. A couple walking by commented as to why there was an empty seat next to him. He replied, "My wife and I have had these seats and never missed a game in over 30 years. Sadly, she passed away recently." After extending their condolences, the couple asked, "But surely, you could have invited a friend or relative to join you?" The man replied, "No, they are all at her funeral."...GO BEARS!!!



## Ahhh Sisters!

Sister Catherine and Sister Helen, are traveling through Europe in their car. They get to Transylvania and are stopped at a traffic light. Suddenly, out of nowhere, a tiny little Dracula jumps onto the hood of the car and hisses through the windshield. "Quick, quick!" shouts Sister Catherine. "What shall we do?" "Turn the windshield wipers on. That will get rid of the abomination," says Sister Helen. Sister Catherine switches them on, knocking Dracula about, but he clings on and continues hissing at the nuns.

"What shall I do now?" she shouts. "Switch on the windshield washer. I filled it up with Holy Water at the Vatican," says Sister Helen. Sister Catherine turns on the windshield washer. Dracula screams as the water burns his skin, but he clings on and continues hissing at the nuns.

"Now what?" shouts Sister Catherine. "Show him your cross," says Sister Helen. "Now you're talking," says Sister Catherine. She rolls down the window and shouts, "Get the hell off the windshield!"

## Out of the Mouth of Babes...

Ryan was 9 years-old and was staying with his grandmother for a few days. He'd been playing outside with the other kids, when he came into the house and asked her, "Grandma, what's that called when two people sleep in the same bedroom and one is on top of the other?" She was a little taken aback, but current wisdom says to tell the truth without elaborating so she simply said. "Well, dear, it's called sexual intercourse." "Oh," Little Ryan said, "OK," and went back outside to play with the other kids.

A few minutes later he came back inside and said angrily, "Grandma, it is NOT called sexual intercourse! It's called Bunk Beds! And Dustin's mom wants to talk to you!"



## Global Facts About Sex

At Any Given Moment:

**FACT:** 79,000 people are engaged in sex - right now.

**FACT:** 58,000,000 are kissing.

**FACT:** 37,000,000 are relaxing after having sex.

**FACT:** 1 pathetic person is reading a condo newsletter. You hang in there, Sunshine ...

### GOD'S PROBLEM NOW

His wife's graveside service was just barely finished, when there was a massive clap of thunder, followed by a tremendous bolt of lightning, accompanied by even more thunder rumbling in the distance. The little, old man looked at the pastor and calmly said, "Well, she's there."



# AYE, AYE SIR!

A crusty old Marine Sergeant Major found himself at a gala event hosted by a local liberal arts college. There was no shortage of extremely young idealistic ladies in attendance, one of whom approached the Sergeant Major for conversation. "Excuse me, Sergeant Major, but you seem to be a very serious man. Is something bothering you?" "Negative, ma'am. Just serious by nature." The young lady looked at his awards and decorations and said, "It looks like you have seen a lot of action." "Yes, ma'am, a lot of action." The young lady, tiring of trying to start up a conversation, said, "You know, you should lighten up. Relax and enjoy yourself." The Sergeant Major just stared at her in his serious manner. Finally the young lady said, "You know, I hope you don't take this the wrong way, but when is the last time you had sex?" "1955, ma'am." "Well, there you are. No wonder you're so serious. You really need to chill out! I mean, no sex since 1955! She took his hand and led him to a



private room where she proceeded to "relax" him several times. Afterwards, panting for breath, she leaned against his bare chest and said, "Wow, you sure didn't forget much since 1955." The Sergeant Major said in his serious voice, after glancing at his watch, "I hope not; it's only 2130 now."

# BEST of the BEST JOKES

## BEST OF PREVIOUS Inside Hillcrest ISSUES

# Have no fear of perfection; you'll never achieve it

A man walks out to the street and catches a taxi just going by. He gets into the taxi, and the **Cabbie** says, 'Perfect timing. You're just like Frank.Feldman'.

**Passenger:** 'Who?'

**Cabbie:** 'Frank Feldman. He's a guy who did everything right all the time. Like my coming along when you needed a cab, things happened like that to Frank Feldman every single time.'

**Passenger:** 'There are always a few clouds over everybody.'

**Cabbie:** 'Not Frank Feldman. He was a terrific athlete. He could have won the Grand Slam at tennis. He could golf with the pros. He sang like an opera baritone and danced like a Broadway

star and you should have heard him play the piano. He was an amazing guy.'

**Passenger:** Sounds like he was something really special.

**Cabbie:** 'There's more. He had a memory like a computer. He remembered everybody's birthday. He knew all about wine, which foods to order and which fork to eat them with. He could fix anything. Not like me. I change a fuse, and the whole street blacks out. But Frank Feldman, could do everything right.'

**Passenger:** 'Wow, he was some guy'.

**Cabbie:** 'He always knew the quickest way to go in traffic and avoid traffic jams. Not like me, I always seem to get stuck in them.'



But Frank, he never made a mistake, and he really knew how to treat a woman and make her feel good. He would never answer her back even if she was in the wrong and his clothing was always immaculate, shoes highly polished too. He was the perfect man! He never made

a mistake. No one could ever measure up to Frank Feldman.

**Passenger:** What an amazing fellow. How did you meet him?

**Cabbie:** 'Well...I never actually met Frank. He died and I married his frigg'in' wife.'

### FAVORITE PRAYER:

Dear Lord,

So far today God I've done alright. I haven't gossiped, haven't lost my temper, haven't been greedy, grumpy, nasty, selfish or over indulgent.

I'm very thankful for that. But in a few minutes God I'm going to get out of bed and from then on I'm going to need a lot more help. **AMEN**

# Why BEING Your Self is to BE Happy...Naturally!

Mike George,

Brahma Kumaris United Kingdom

Submitted by Etta Stevens

Have you ever noticed that everything you do, everywhere you go, everything you want, everyone you want to be with, are all motivated by one thing – the search for the holy grail of happiness. Almost everyone, consciously or subconsciously, is seeking happiness almost all the time. Hence the flood of books, seminars, courses, workshops and retreats in the last ten years, all promising to restore your happiness. But none can! It's impossible! This is why!

There are three 'big dots' in all our daily lives that we have to join before we can be consistently happy. These are Happiness, Freedom and the Self. Only when we clearly understand the real meaning of each and only when we see the connection between them, and only when we actually 'do' the connecting, can we be authentically happy beings...again!

Which leaves us with one question, what then is real happiness?

There are probably three kinds of authentic human happiness – contentment, joy and bliss. Each has its own necessary precondition or realization within our consciousness before it can be generated, felt and sustained.

**1. Contentment** requires the realization that everything is happening and everyone is doing exactly what they are meant to be doing, everywhere at each and every moment! It requires the giving up of two particular habits called 'judgement' and 'control'! When we judge anyone or anything we lose our inner peace, which is the foundation of contentment. When we try to control anyone we will always fail and, as a result, we'll generate some form of anger, which is extreme unhappiness!

**2. Joy** requires we realize the purpose

of life is nothing more or less than 'to live'. This leads us to the second question, which is 'what does it mean to live'. As we live in this question we arrive at an equally simple conclusion. The purpose of living is the one thing we are doing all the time, the one thing we cannot not do, which is thinking, which is 'creating'. We don't come here to get a life, we come here to create our life! It is to consciously create our life, our path, our journey, 'with' others but without being dependent 'on' others. And that begins within our own consciousness, within our own minds.

That is obviously not an easy insight as we have all been taught to expect to get a job, expect to get the money, expect to have a family, expect a certain lifestyle etc. Many of us learn to believe we are somehow automatically entitled to these things. We may even demonstrate and fight for our expectations and entitlements, sometimes known as 'rights'. But until we wake up to the reality that these are the things we are here to create for ourselves we are likely to create and live in a victim mindset. And there is no joy in considering your self to be a victim!

**3. Bliss** is that authentic feeling of happiness when we are a completely and utterly free being. In such moments, when you are literally a 'free spirit', you are not anchored by anything, not attached to anyone and not trapped in any object, idea, belief or memory. If you are curious, this is where you will start to notice why you are not happy so often. It also brings us to the third big dot! The self.

The vast majority of us will learn to lose our freedom of spirit and become attached to and trapped in one, if not all, of the seven P's of the secondary reality – namely position, power, pay, possessions, people/person, prestige and privi-

leges. We don't notice how we lose our 'sense of self' in the ideas and images if each of these things within the primary reality of our own consciousness.

## Mirror Mirror on the Bathroom Wall!

The hardest lesson is to stop believing that what you are seeing in the bathroom mirror is YOU! It's not! It is just a physical appearance and the SELF is not a physical appearance. Our physical body is where the secondary reality begins. If we invest our identity in anything in the secondary reality unhappiness is our inevitable destiny. That's why, for so many people, their stress, their suffering, begins in front of the bathroom mirror every day!

So now you know why you are not happy. Now you know that to be happy it is necessary to be truly free, and that to be truly free you need to stop losing your self in what is not you. Only in that freedom, can you be your true authentic self! Only then are you non-attached and unneedy! Only then can you be a true 'giver' and only then can you rediscover your authentic 'eudonic' happiness that comes from inside out as you give of your self. Then, gradually, extremely gradually for some, the addiction to pleasure and the illusion that pleasure is happiness quietly fades away.

It's been so long since the vast majority of us have 'known' and lived this way, so long since pleasure and happiness were disentangled, so deep are the habits and tendencies to seek the short term pleasures, that it's going to require a little time and deliberately focused attention to restore one's self to that state of inner freedom.

That's why your old friend 'patience' should be invited to join you on the journey back to simply being your self.

## Hollywood Meditation Winter Schedule

**World Meditation Hour**, 3rd Sunday, 6- 7:30 pm.  
Hollywood's Downtown Young Circle ArtsPark.

**TY Park**, Every Mon. 6pm in summer. 5pm in fall & winter. Pavilion 4. Just to the right of the entrance.

**Hollywood Library**, 2600 Hollywood Blvd., Every Tues 10:30 am & 6:30 pm.

**Hallandale Beach Library**, 300 S. Federal Hwy. 1st & 3rd Every Sat, 10:30 am

**DaniaBeach Library**, every Sat. 10:30am. Off Dania Beach Blvd & Federal Hwy.

**Carver Ranches Library**, off Pembroke and 48th, Every Sat 10:30 am

**Peace Place**, off Miramar Parkway & Island Dr. First Sat. at 6pm

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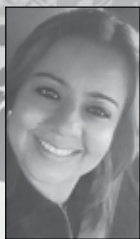
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