

Inside Hillcrest

– Connecting Neighbors to Neighbors –



NOVEMBER 2019

HOLLYWOOD, FLORIDA

VOLUME 13 • ISSUE 11

NOVEMBER INSIDE HILLCREST

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Albert Einstein said: "The world is a dangerous place to live; not because of the people who are evil, but because of the people who don't do anything about it."

CASE IN POINT:

The rule that board members do not have to get educated on their own building by-laws or the 718 statute that governs condominiums but can instead just sign an affidavit saying they know it all, has always galloped qualified, competent board members. Now we can do something about it. Cut and paste the following and email your senator/representative: **"I'm writing to demand that The Florida Legislature remove the ability of officers and directors of community associations to become certified by signing an affidavit. All Florida community association directors and officers must be required to attend an educational course approved by the Department of Business and Professional Regulation."**

Hillcrest is in District 101. Here are the emails for our Senator and State Representative: Senator Gary M Farmer - gary@flsenate.gov and Representative Shevrin D Jones - Shevrin.jones@myfloridahouse.gov.

Of course, certification does not eliminate the board members who ignore the statutes and by-laws but at least they cannot plead ignorance. If you have board members who cause more strife than unity, GET THEM OFF THE BOARD. This takes qualified unit owners who are not intimidated by the bullies to step up and serve. It may be human nature to resist change; but the new paradigm of mean-spiritedness, vindictiveness and spite has not only poisoned our country but has hit way too close to home here in Hillcrest. Condo elections are coming up and when you have people on the board who spend more time talking ABOUT others rather than talking TO them, it is time for a change. People get the government they deserve. **ERIC GLAZER** is hosting a CONDO CERTIFICATION CLASS on December 5th at Dave and Buster's. See page 14 for details.

ON THE OTHER HAND

One of Hillcrest's finest residents passed away recently and because he embodied the exact opposite of the above, a man this wonderful must be acknowledged. His name was **Larry Stevens** and we did a Spotlight On...article on him and his wife and their

amazing life in the February 2018 issue of IH. I often wonder if the reason we lose the best of us is that even God only wants to be surrounded by loving people. See his story on page 4.

2020 BUDGETS

It is about that time again. Our building boards are looking over last year's budget and preparing for 2020. It doesn't hurt to get estimates. Still, remember that you get what you pay for. Anyone who got rid of Elite Security learned their lesson the hard way and are back with Elite. It never hurts to have an accountant who specializes in Condominiums. I heard so many good things about a guy named **Mark Buchalter** that I asked him to put an ad in IH so everyone can have his contact info. Details on page 2.

I have invited a local businesswoman I have come to know well from the Hollywood Chamber of Commerce to share her contact info with you. Her company, **Magnolia Cleaning Solutions** does such a great job, she has a wonderful reputation here in Hollywood. Of course, if you have Lily and her crew from Smart Quality Maintenance, I don't blame you for sticking with her for your building's cleaning needs. If not, give **Margit Larriviere**, owner of **Magnolia Cleaning Solutions** a call. Most Hillcrest buildings are the cleanest buildings I have personally seen and as a Realtor, I have been in a lot of condo buildings! I am still more impressed with Hillcrest than any other community. If you would like to get a bid on her services for your 2020 budget, give Margit a call. Her contact info is on page 2.

ATTENTION SNOWBIRDS!

Michael O'Higgins at Steib's/Cohen buys coins. His ad is on Page 7. If you have any old coins that you would like to turn into cash, he is our go-to guy. Remember that the American dollar is strong right now so it may be worth packing up your collection and bringing it here this season. He is right up the street at 2724 Hollywood Boulevard **AND he makes house calls!**



TIS THE SEASON

See inside this issue for two exciting Holiday events for you and your friends/family. **The Nova Singers Holiday Concert**, now in its 44th Season, is the concert highlight of South Florida. Hear your favorite carols sung in unique choral arrangements along with holiday classics from all musical genres. Our good friend and Hillcrest 26 neighbor (and alto) **Meredith Shuster**, will be singing. For \$15.00 and kids under twelve free, this is a great evening. Advance tickets are \$15 and may be purchased from Meredith Shuster in Bldg. 26 by calling or texting 954-249-5285 or online at <https://www.nova.edu/novasingers/index.html>. PS: Tickets would make a GREAT gift for your favorite music lover!

What's your favorite thing about Christmas? Santa? Carolers? The lighted tree? Gift giving? How about a Nativity pageant? You'll find all of that and much more at **Christmas Near the Beach**, a FREE festival each year in downtown Hollywood. First formed in 2007 as a hometown family celebration, Christmas Near the Beach has grown into a five-hour extravaganza with a cast and crew of 200 — and a crowd of several thousand. A fun afternoon through evening from 4PM to 9PM at the downtown Hollywood Artspark on Saturday, December 14.

FINE FEATHERED FRIEND AND A TURTLE

Daniela Solivan's popular Hillcrest wildlife series continues on page 4. Daniela lives in Hillcrest 10 and really has given us all a greater appreciation of some of the finer things the redevelopment has brought to our neighborhood.

HOMESTEAD EXEMPTION

This is one of the best advantages of owning your own place but only if you take advantage of it. I am glad Marty Kiar has Inside Hillcrest on his mailing list — his article on homestead exemption is in this month's issue. We call all of our buyers who closed on a house or condo by 12/31 every year to make sure they got it done and are always amazed at how many did not! Even if you did not buy your home or condo through us, we will come by and show you how to apply for this very important tax benefit. **Call us, Cindy Abraham and Brian Gaiefsky, Keller William's A Team Florida, at 8-HILLCREST.**

FRONT PAGE WORTHY PET PEEVE:

We have a lot of company at our place and one of the bathrooms we personally use also serves as a guest bathroom. So, please read the following — and think about your own bathroom... **Dentists have recommended that a toothbrush be kept at least Six (6) feet away from a toilet to avoid airborne particles resulting from the flush. CLOSE THE LID BEFORE YOU FLUSH!**

SPOTLIGHT ON MARK BUCHALTER – *By Steve Schneider*



Very few accounting firms specialize in providing monthly services for Condo's, HOA's and Condo hotels. Many Associations use a property management firm to do their management and monthly accounting. That's similar to the analogy of "Who's watching over the chicken coop" !! Definitely not proper checks and balances, especially in today's times.

Mark Buchalter, the owner of Accountsult, on Stirling Road, knows what separates his firm from all others. That's why he

offers his tri-county area Board Member Clients personal customer service -- even on nights and weekends. The Broward County resident backs up his devotion to customer service by giving his cell phone number to his Board Members. Buchalter wants them to reach him whenever they have a question or concern.

Sandy Goldstein, the property manager for Hillcrest 19, is sold on his professionalism and customer service skills. "We hired Accountsult in January," says Goldstein. "Since then, our accounting procedures have greatly improved." She says the company handles "our payables, receivables, collections, and each month provides us with Financial Statements...and there is always someone there to answer questions and work with you." Accountsult also services Hillcrest 24 and 20.

Buchalter, the father of two daughters, four grandchildren and devoted family man, started his accounting career four decades ago working for an international CPA firm in New York City, his hometown. But for the past 18 years, he has devoted his practice working with small, medium and large associations. The firm prides itself on the best customer service, which has led to long lasting client retention, upwards of 18 years.

"By specializing our practice to this type of client, our professional and support staff is trained to deal specifically with the needs of common interest realty associations, says Buchalter, who lives with his wife in Hollywood. "In addition, our software is custom-designed in order to comply with the unique accounting requirements of Associations."

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For more information, go to their website at www.Accountsult.com or call (954) 739-0310. Buchalter is also available for a free initial consultation.

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LARRY STEVENS, HILLCREST 22

– by Cindy Abraham



So many wonderful people have passed since I moved into Hillcrest in 1999 and we made the decision not to routinely include obituaries in Inside Hillcrest for that very reason. However, it is rare to meet an individual who is unfailingly kind that is also incredibly talented, intelligent and good-looking inside and

out. I am not sure why those characteristics seem to preclude the best qualities in a human being, but there are not many out there. One of this elite group was Larry Stevens in Hillcrest 22, a true gentleman in every sense of the word. Even if the discussion was about someone who was far from a good person, Larry's comments were always about how the act itself could have been handled better; completely devoid of labels and rancor. When I ran into him in the building, he made me smile. When I saw him in action, he made me want to be a better person.

For this reason, Larry's passing cannot go without mention. We need more like him.

His wife, Etta, has written the Meditation column for Inside Hillcrest for over 10 years. Her loving partnership in business and in life was a key ingredient in Larry's attitude of gratitude throughout his life. She has been by his side through these past months of serious

health issues. Etta told me, "He never complained and was always smiling and happy; still ready to share a song or a story." Their daughter said it best, "His angelic personality pulled everyone toward him. Everyone around Larry could feel his genuine kindness and love of life."

Over 70 friends and neighbors met in the lobby of Hillcrest 22 on Saturday the 23rd to honor his life. Especially now, his gentleness, humanity and consideration will be missed.



WILDLIFE

Article and Photos by Daniela Solivan



The Florida softshell turtle

The Florida softshell turtle (*Apalone ferox*) is a large, flat turtle with skin covering its shell (resembling a pancake). It varies in size with males measuring from 6-12 inches (15-30 cm) and females measuring double that at 11-24 inches (28-61 cm). Adults are usually colored by a dark brown to brownish-gray with dark spots.

Also there are usually small dark bumps on the carapace. In juveniles these dark bumps on the carapace are much more easily seen, as they are usually lighter in color than the adults. These turtles are likely to be found in large sinkhole ponds, large lakes (such as Okeechobee), and large karst springs and their slow-flowing, vegetation-choked river channels.



They are primarily carnivorous, thriving on aquatic crustaceans, insects, mollusks, amphibians, etc. They mostly consume fish and snails. However, they are also known to prey upon waterfowls like ducks, and even small-size herons.

Source: <https://srelherp.uga.edu/turtles/apaffer.htm>
<http://www.reptilesmagazine.com/Turtle-Tortoise-Species/Florida-Softshell-Turtle/>

Continued on Pg. 15

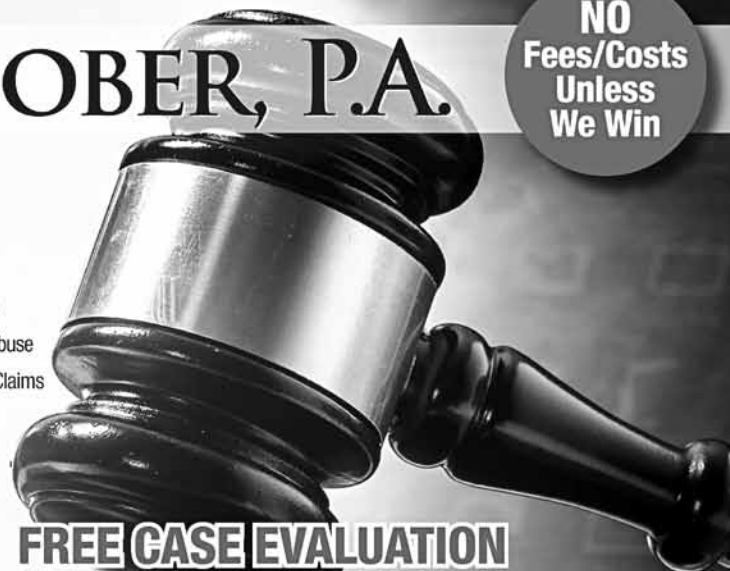
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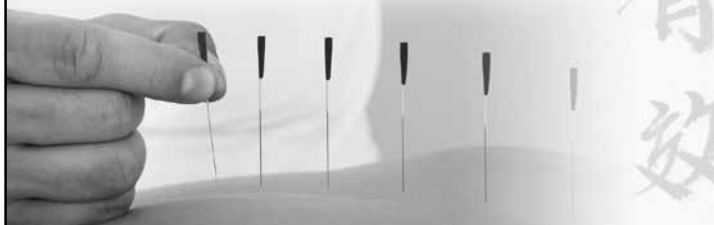
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SPOTLIGHT ON STEIB'S/COHEN – BY STEVE SCHNEIDER

Michael O'Higgins has been in the rare coin business for the last 55 years. There is nothing he enjoys more than discovering, learning about, and examining, those treasures that come around only occasionally. The patience he exhibits is rewarded few and far between, but it is rewarded. At five years old, his interest took off, and at 17, he opened his first store in Silver Spring, Maryland through the Work Program his high school offered. Currently, he owns and runs Steib's/Cohen at 2724 Hollywood Boulevard in Hollywood, Florida. The company buys and sells all precious metals – gold, silver, platinum, palladium - and all U.S. and foreign coins and currency, including paper money.

Steib's/Cohen stretches its services beyond the complimentary in-store appraisals and house calls:

- Provides auction services
- NGC and PCGS grading evaluated
- Advises and assists in building investment and retirement portfolios
- Appraises and purchases stamps, all sports cards, comic books, fine jewelry, gems, time pieces, sterling silver, scrap gold, art, antiques, and collectibles
- Free parking in front of and behind the building where the company is located
- As an extra measure of safety, security, and peace of mind, he offers an escort to and from the customer's car.
- Steib's/Cohen even takes pleasure in their customers' delight.

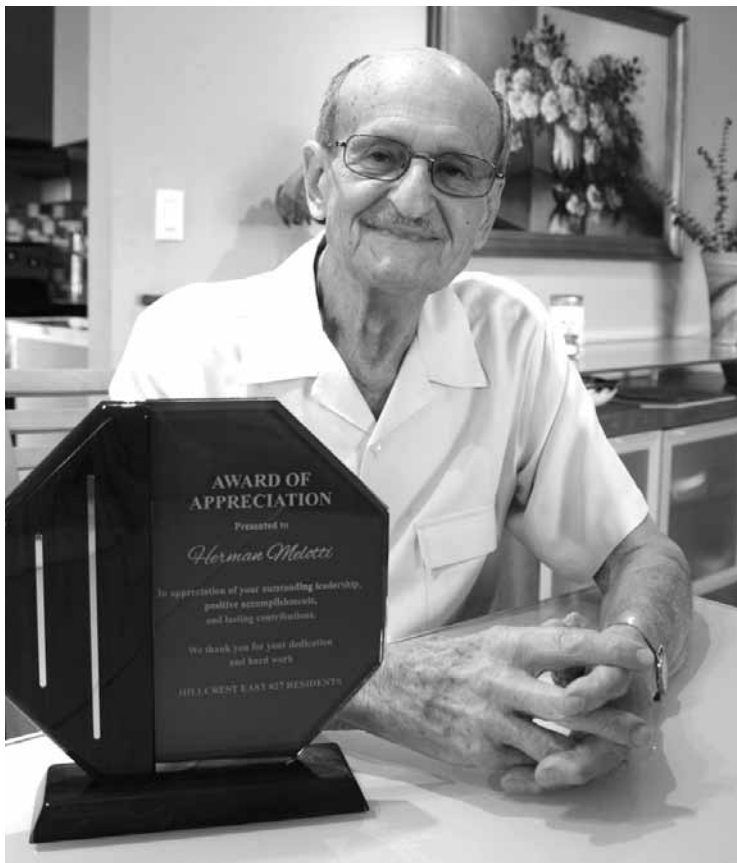
"A certain customer, let's name her Jennifer Smith, visited our store for an appraisal of various silver dollars and an array of \$5 gold pieces," O'Higgins says. "I offered her four times what she was expecting," he continued. "She agreed to sell as tears of true happiness and gratitude ran down her face. Talk about a fulfilling moment and a rewarding transaction!"

Aware that snowbirds will land soon in Hillcrest, O'Higgins notes, "It is always a treat to meet the needs of our Canadian patrons. Steib's/Cohen buys all Canadian coins prior to 1968 – dimes, quarters, half dollars, and dollars."

Having attended every national coin convention for more than 50 years, O'Higgins offers his experience, honesty, keen eye, and unyielding ethics to all his customers. He is a professional grader and numismatist. He has owned five different coin companies. He is a member of the Professional Numismatic Society, International Association of Professional Numismatists, Life Member American Numismatic Association, Numismatic Literary Guild, the Florida United Numismatics, and the Numismatic Guarantee Corporation.

Michael O'Higgins works tirelessly and loves what he does. When asked if he sees himself slowing down, he responded, "I've travelled all over the world, experienced all that life has to offer, but it takes a lifetime to absorb all that I have....and there is still so much more to learn. Slowing down is an option that I haven't considered yet."

SPOTLIGHT ON HERMAN MELOTTI - Photo by Daniela Solivan and Article by Steve Schneider



A June Happy Hour in the lobby of Hillcrest 27 turned into a pleasant surprise for long-time resident **Herman Melotti**. Melotti, a former president and vice president of the building association, only knew he was leaving his 12th floor apartment with his wife, Joanne. She told him they were going downstairs to attend a social gathering with fellow unit owners. Sure enough, Melotti and his wife found more than 50 Hillcrest 27 residents drinking wine, listening to music and chatting with friends.

Soon, though, Melotti, got his surprise. His friends presented him with an Award of Appreciation plaque. It read, "In appreciation of your outstanding leadership, positive accomplishments, and lasting contributions, we thank you for your dedication and hard work."

Melotti was moved. "It meant a lot to him," said Joanne. She added, he may have even shed

a tear or two. In an interview, Melotti explained how he felt. "I appreciated what all my friends in the building did. We've got good people living here."

One woman who attended the Happy Hour told Inside Hillcrest why she attended the event. "We all like him. And we like his work." She added, Melotti, a retired engineer, is always available to offer advice when a unit owner is thinking about doing work in their unit.

Melotti is a former president of the Hillcrest Leadership Council. He has been the "go-to" guy for many Hillcrest buildings (low, mid and high rises) when they needed help or advice on building projects. He has also been called in to train new Maintenance Supervisors about the issues that impact high rise buildings. Melotti continues to be a valued resource with his participation and contributions to the overall benefit of the entire Hillcrest community.

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November Kitchen Korner - by Cindy Abraham

I know it is Thanksgiving month and I also know the day is fiercely traditional in every family. I remember when we had to have two kinds of cranberry sauce because Uncle Gene only liked jellied. Our family did not like Green Bean Casserole. We had to serve green beans AND corn because my son Dean only liked corn. I make my oyster-sausage stuffing every year but still had to make a batch of store bought Stovetop for my daughter Jennifer who won't go near an oyster. I rarely print recipes because of that reason. However, I have actually tried a couple of new recipes that are a twist on the same-old, same-old. And I liked them so thought I would share.

The only thing I do a little differently to mashed potatoes lately is to sauté garlic powder in butter and whisk it with the potatoes. Subtle but good. A friend of mine tops hers with crispy fried onions! Hey, the day is shot calorie-wise anyway...

For mashed sweet potatoes, whisk in a 5 oz. container of coconut or maple yogurt. Whip the heck out of it – SUPER DELICIOUS! Feel free to try other flavors and start your own tradition!

The following are my new favorite turkey, green bean and pumpkin pie recipes:



ROASTED TURKEY

Someone showed me a great trick since our family loves crispy skin. I now cut up the turkey BEFORE roasting. Place the turkey pieces skin side up on a wire rack set inside a rimmed baking sheet and season however you like. Chill uncovered at least 24 hours and up to 2 days. Remove the turkey and let it sit at room temperature for 2-3 hours (helps decrease cooking time. In the meantime, clean off the baking sheet if necessary and line it with foil.

Preheat oven to 425 – you will be using the middle rack. Rub turkey with oil. Pour a cup of water in the baking sheet and roast turkey (rotate sheet halfway through) for 20-25 minutes until skin starts to turn golden brown. Lower heat to 300 and roast for another hour or more, adding water to baking sheet to maintain the liquid.

You should use a thermometer to be sure the thickest part of the breast is at least 150 degrees. When skin is golden brown and shiny, remove from oven and let rest for 30-60 minutes before serving.

SPICY GLAZE (OPTIONAL)

2 TBS Herbs de Provence (or a mixture of your favorite)
4 crushed garlic cloves
2 2x1" strips orange zest
1/3 cup low-sodium soy sauce
1/3 cup sherry vinegar (or red wine vinegar)
1/3 cup brown sugar

While turkey is roasting, place all of the above in a saucepan over medium heat and stir occasionally until the sugar is dissolved and the glaze thickens – about 10-12 minutes. Remove from heat and brush turkey with glaze every 20 minutes.

BETTER GREEN BEANS

1 ½ lbs. string beans – trimmed
2 large shallots cut into ¼ inch slices
2 TBS extra-virgin olive oil
½ tsp salt
1/8 tsp ground pepper



Preheat oven to 400. Toss the beans and shallots with the oil, salt and pepper on a lined baking sheet. Roast, stirring twice during roasting, until the shallots have caramelized and are beginning to brown, about 25 minutes. Serve warm.

PUMPKIN CARAMEL CHEESECAKE

Ingredients

3/4 cup graham crackers, crushed
3/4 cup gingersnaps, crushed
6 TBS. unsalted butter, melted
2 TBS. granulated sugar
kosher salt
3 (8-oz.) bars cream cheese, softened
1 cup packed light brown sugar
1 cup pumpkin puree
1/4 cup sour cream, at room temperature
1 tsp. pure vanilla extract
3 large eggs, at room temperature
1 TBS. all-purpose flour
1 1/2 tsp. pumpkin spice, plus more for garnish
Warm caramel, for garnish
whipped cream, for garnish
Chopped, toasted pecans, for garnish



1. Preheat oven to 325° with a rack in the middle position. Grease an 8" springform pan with cooking spray.
2. Make crust: In a large bowl, add cookie and graham cracker crumbs. Stir in butter, granulated sugar, and a pinch of salt and mix until well combined. Press crust into bottom of pan.
3. In a large bowl using a hand mixer, beat cream cheese and brown sugar until light and fluffy. Beat in pumpkin puree, sour cream, and vanilla extract. Add eggs, 1 at a time, until well combined, then beat in flour, pumpkin spice, and ¼ tsp. salt. Pour cheesecake mixture over crust.



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HILLCREST STATE OF THE MARKET - OCTOBER 2019

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



We are still hanging steady 56 units on the market in Hillcrest (which has a total of 2,355 units). Closed sales really slowed up as well as pending sales. Eleven closed sales in October and only nine more went under contract. This is more of a slowdown than we are used to, that's for sure. Of the 11 closed sales, one was a 4/3 double unit in building 24. An investor bought it for 150K, remodeled it and flipped it for 250K. The maintenance fee is always by square footage so \$913.00 reflects the 2,400 square feet for this one.

Of the remaining 10 closed sales seven were 2/2 units all in high rises (4 corners). The three 1/1/1 sales were all in the low rise buildings. Of the nine that went under contract during October, four were 2/2 units in the high rise buildings (one corner) and the remaining contracts were on 1/1/1 units (3 in the low/mid rises).

In September, most units sold without taking a price reduction. Not so October. Most listings were overpriced and kept taking reductions (and some switched realtors) in order to sell. We even had a listing that expired after 159 days (rare for us). The owner finally did what we told her to do in the first place to make the unit more saleable. It then sold in 56 days. What makes me crazy is that if a seller doesn't have the money to do the paint and repairs, WE LEND IT TO THEM and even oversee the work. If you are going to hire the Hillcrest experts, please listen to our advice. My partner, Brian Gaiefsky is our A Team Florida selling agent with a construction background and he knows EXACTLY what buyers look for. That is why he shows our listings; he gets them sold.

Again, if your unit has not had an offer in the first 60 days, the problem is either price or condition. And in Hillcrest, the view is also important. You can see the difference in price of a corner with a great view that sold as opposed to a corner that sits right on the parking lot. The market is definitely slowing so this is not the time for unrealistic expectations. The six sales that were priced correctly sold in record time and close to list price as opposed to those that languished on the market until they finally priced right. The difference is dramatic; some even sold for HIGHER than list price - buyers know values.

Call us at **8-HILLCREST** or email us at **info@ATeamFlorida.com** to find out your unit's true market value and to learn strategies to get top dollar for your condo sooner rather than later.

Building	Unit #	B/B	SF	Orig. List	Final List	Sold	DOM
Hillcrest 24	1016-1018	4/3	2,400	250,000		\$250,000	111
Hillcrest 27	102	2/2	1,344	180,000		175,000	32
Hillcrest 22	919	2/2	1,284	169,000		160,000	139
Hillcrest 22	512	2/2	1,132	150,000	134,900	130,000	360
Hillcrest 25	1004	2/2	1,132	139,900	129,999	120,000	242
Hillcrest 27	810	2/2	1,132	145,000	125,000	125,000	276
Hillcrest 4	315	1/1/1	744	119,900		119,900	46
Hillcrest 24	100	2/2	1,284	124,900	110,200	117,000	125
Hillcrest 11	311	1/1/1	775	112,900	99,999	97,000	210
Hillcrest 23	200	2/2	1,284	92,500		93,500	30
Hillcrest 4	208	1/1/1	744	79,900		78,000	28
Hillcrest 27	208	2/2	1164	134,900		130,000	90
Hillcrest 27	216	2/2	1426	219,000		199,000	192
Hillcrest 27	817	2/2	1436	225,000		219,000	18

2020 HOMESTEAD EXEMPTION



All qualified Florida residents are eligible to receive a Homestead Exemption on their homes, condominiums, co-op apartments, and certain mobile home lots. To qualify for Homestead Exemption, you must own and make the property your permanent residence on January 1 of the year for which you are applying for this valuable exemption. Pursuant to Florida law, all assessments and exemptions are based upon the status of the property on January 1. If you purchased and/or made the property your permanent residence in 2019 and have not applied for Homestead Exemption, you can apply for 2020 exemptions at any time - there is no need to wait until 2020 to file your exemption application with the Property Appraiser's Office. You can easily apply online at www.bcpa.net or at one of our many outreach events. Please visit <http://www.bcpa.net/Events.asp> to see when our Mobile Exemption & Information Team will be assisting property owners with exemption applications in your neighborhood.

The timely deadline to file for all 2020 exemptions is March 2, 2020. You must make the property your permanent residence by January 1, 2020 in order to qualify; however, you have until March 2 to file your application with the property appraiser's office. The late filing deadline for all 2020 exemptions is September 18, 2020.

Once approved, your Homestead Exemption automatically renews each year provided there is no change in the ownership or use of the property. If you are receiving Homestead Exemption for 2019, you do not need to reapply for this exemption. You will receive a Homestead Exemption renewal card next month to keep for your records.

If my office can ever be of assistance to you, please do not hesitate to contact me directly at **954.357.6904** or by email at **martykiar@bcpa.net**.

Take care,
Marty Kiar
Broward County Property Appraiser

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We want to express our sincere appreciation and thanks to our clients and peers for honoring us with the Our City 2019 Best of Hollywood Realtor award.

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**OCTOBER 2019 PARKVIEW
STATE OF THE MARKET**

**PARKVIEW AT HILLCREST
MLS ACTIVITY**
www.ParkviewatHillcrest.com

Below are the current MLS listings and sales of the Parkview at Hillcrest Homes during the month of October. One new listing on the market; a 1500 SF townhome. If you know anyone looking to buy a Parkview home or townhome, definitely call us at 8-HILLCREST and let Brian not only negotiate for you but also monitor the construction process as it is going along.

And if you are selling, we have lived in Hillcrest for over 20 years and have a great reputation with other agents who know we will be there for every showing to answer questions about the area, etc. Thanks in part to their votes, A Team Florida won the 2019 Our City Hollywood BEST OF HOLLYWOOD REALTOR AWARD. If you would like automatic-notifications when homes are listed or sold so you can keep an eye on the market, email us at info@ATeamFlorida.com.



ACTIVE LISTINGS	#B/B	Sq. Ft	Original List Price	Current List Price	List Date
4658 Greenway Drive	4/3/0	2569	674,998.00	649,998.00	08/26/2019
1403 Myrtle Oak Terr	4/2/1	2220	498,000.00	525,000.00	10/27/2018
4113 Mahogany	4/3/0	2164	599,500.00	515,000.00	08/07/2019
4141 Large Leaf Ln	3/2/1	1905	450,000.00	410,000.00	05/30/2019
4137 Large Leaf Ln	3/2/1	1904	449,999.00	404,999.00	02/15/2019
4102 Long Leaf Ln	3/2/1	1500	345,000.00		10/03/2019
PENDING SALE					
4612 Greenway Drive <i>(Still pending since 5/6/2019)</i>	4/2/1	2802	439,990.00		04/11/2019
CLOSED SALES IN OCTOBER 2019					
1422 Silk Oak Dr.	4/2/1	2802	439,900.00	415,000.00	01/31/2019

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



Greetings Hillcrest Residents,

One of the most important issues we face here in Broward County is affordable housing. A study by Harvard University found Broward to be one of the most cost-burdened counties in the entire country when it comes to housing affordability – meaning that Broward residents are spending a higher portion of their paycheck on housing costs than in almost anywhere else in America. The Broward

County ALICE Report put out by the United Way found that at least 37% of residents in Broward County are cost-constrained enough to struggle with their monthly housing bill.

With an additional 15% of residents at or below the federal poverty rate, that means that 52% of Broward residents cannot make their monthly housing payments without help – much higher than the national average. This is a problem particularly impacting our senior community, which is facing a major disparity between the number of people retiring from the workforce and the number of units available. With Broward continuing to grow and offer new opportunities for residents, we have to take real steps to address this problem. We have already made positive moves – last November, voters approved the creation of an Affordable Housing Trust Fund that would sequester money within our budget for solely affordable housing projects.

That money is already being put to good use. At our November 5th meeting, we voted to approve \$15 million in funds from the Affordable Housing Trust Fund for the creation of about 300 new affordable units. These type of projects are the results that we will continue to see come out of the Affordable Housing Trust Fund for many years to come. Last month, the Broward County Commission had an important workshop that allowed our County Commission to share ideas and solutions to create more affordable housing in Broward County. This workshop was an opportunity for every commissioner to weigh in. A major idea that was discussed was giving density bonuses when developers created new affordable units along major transit corridors. In doing so, we can create a greater volume of units while linking them directly to transit routes and commerce centers, increasing use of public transit and investing in business. One thing we really need to be looking at is increasing home ownership. When people own their homes, it incentivizes community leaders and elected officials to invest in neighborhoods.

Higher levels of home ownership are correlated with better schools and more investment in infrastructure projects, parks, and other community building elements. That is why it is so important that we invest in neighborhood rehabilitation, which includes home repairs and

first-time homeowner assistance. Within Broward County, the “hottest” neighborhoods in terms of new home sales are mostly concentrated in low-to-moderate income areas that could use reinvestment. Several of these areas are in District Six, including 33020 in Hollywood, 33024 in Pembroke Pines, and 33023 in Hallandale Beach. What we are seeing is many of the homes in this area being purchased either by developers or AirBnb/rental owners. This lowers the rate of home ownership and subsequent investment. We need for these “hot” areas to be hubs of home ownership, with young families purchasing homes and working to make their neighborhoods better.

In Hollywood, we are already seeing how these solutions can make a real impact. Using the funding in the CRA deal worked out last year with the County, Hollywood has already received more than 300 letters of interest for the first-time homeowner program and more than 100 home rehabilitation applications, focused solely in low-to-moderate income areas. The hope is that this can be a model for the rest of Broward County to use moving forward. The issue of affordable housing is not going away any time soon. Just in the next few months alone, the County Commission will discuss and consider major land use plan amendments that could help create more affordable housing units for Broward residents. We will keep you updated on all of these debates and changes as they occur.

Happy Holidays

I would like to wish everyone a very Happy Holidays! Happy Chanukah, Merry Christmas, and Joyous Kwanza to all that celebrate – and a Happy New Year to all! The holidays are an opportunity to reflect upon the most important things in life, be thankful for what we have, and give back to our community. Now more than ever, it is important that we lean on and uplift each other, where we can. I highly encourage everyone out there to look at volunteer opportunities in your area. I hope this season is wonderful – see you in 2020!

Contact Your Commissioner

Our District office is conveniently located in the lobby of the Hollywood Branch of the Broward County Public Library at 2600 Hollywood Boulevard, adjacent to Hollywood City Hall. This office is open for your convenience, Monday through Friday, from 10 AM to 4 PM.

If you would like to schedule an appointment, or you have a great idea, suggestion or an issue that needs my attention, feel free to call me at 954-357-7790/7006, or send me an email at bfurr@broward.org.

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*** ** **AARP - By Cindy Abraham** *** **

The first time I received AARP magazine in the mail, I was horrified. I was only 50 but apparently that is the target age. I was even more horrified when Paul McCartney was on the cover. By the time Bob Dylan was on the cover, I was resigned to the fact that I am officially older. Since then, I have learned to love this magazine for its timely information, observations and efforts on behalf of my generation.

AARP was founded in 1958 by Ethel Percy Andrus (a retired educator from California) and Leonard Davis (later the founder of the Colonial Penn Group of insurance companies). It is an influential lobbying group in the United States focusing largely on issues affecting the elderly. AARP sells paid memberships, and markets insurance and other services to its members.”

According to Wikipedia: “AARP (formerly the American Association of Retired Persons) is a United States-based interest group whose stated mission is “to empower people to choose how they live as they age”. [3] According to the organization, it had more than 38 million members as of 2018. The magazine and bulletin it sends to its members are the two largest-circulation publications in the United States.

With all the talk about the dangers of mosquitos, I was surprised to learn that Citronella candles are ineffective. Many of us with open balconies and patios use them. I learned that products with DEET in them are more effective. As someone who likes natural products, lemon-eucalyptus oil is a great topical repellent and – this makes so much sense – tower fans are also super effective. Mosquitos are pretty wispy and fans just blow them away.

On another topic, a recent issue addressed savings for retirement. Some of the numbers that get thrown at us are downright daunting. Not many of us have millions stashed in the bank. Bottom line, it is all about yearly income. How much do you need every year to get by? Take that number, subtract your yearly Social Security and any sources of annual income that you have to find out how much you need per year. If you do have substantial savings, take that number and divide it by the number of years you think you have ahead of you. Either way, the number will make more sense. You may be fine.

If not, part time jobs are a great option. Honestly, I don't have enough hobbies or a desire to travel far and wide to take up enough of my time. But if I did, I would get a related part-time job. I have a friend who works part time at a local golf course so she can get discounts on her golf outings.

Airlines love part-time employees (mainly because they don't have to offer benefits!) How about a job on a cruise ship?

Happiness is worth working for. That being said, I know that some of us have health issues that prohibit any type of working outside the home and I don't have an answer for that other than finding outside support.

If any of you have figured out alternate ways to supplement your income, we would love to print your suggestions in the next issue of Inside Hillcrest. Please write us as inside.hillcrest@comcast.net.

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Boca Raton 33486

DECEMBER 10, 2019
TUESDAY 7:30 pm
ST SEBASTIAN CATHOLIC
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A DIFFICULT DISCUSSION MADE EASY(ER) – by David Treece


Did you know that 95% of Americans say that it's important to discuss their end-of-life wishes with their loved ones, but only 32% have had the conversation?* **And that 97% believe it is important to put their wishes in writing, but only 37% have done it?*** Many don't want to upset their loved ones, when in reality over 50% of individuals would be relieved if a loved one brought up the topic.* (*Source: *The Conversation Project National Survey 2018*)

Upcoming holiday gatherings are a perfect opportunity to have meaningful conversations with your loved ones about your values, desires, and wishes. What better gift could family members give than listening to each other and acknowledging how they want to be treated at a difficult time?

Talking with your loved ones openly and honestly, before a medical crisis happens, gives everyone a shared understanding about what matters most to you at the end of life.

In addition to having the conversation, it's important to choose a health care proxy – the person who will make decisions about your medical care if you become unable to make them for yourself.

Not sure how to get the conversation started? Go to our website for custom user-friendly guides (in English/Spanish/Creole) with tips to guide the discussion. <https://www.treecefinancialgroup.com/>




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Continued from Pg. 8


4. Double-wrap outside of pan in aluminum foil, making sure to cover the bottom. Place pan in a large baking dish, place the baking dish in the oven, and pour in enough boiling water to reach halfway up the pan. Bake until only slightly jiggle in center, 1 hour 25 minutes to 1 hour 40 minutes.
5. With oven door propped open, turn oven off and let cool 1 hour in the oven. Remove from water bath and discard foil, then refrigerate cheesecake until cooled completely, at least 3 hours or overnight.
6. Garnish with a layer of caramel and a few dollops of whipped cream around the edge of the cheesecake. Sprinkle all over with pecans and more pumpkin pie spice.



Presents:

ON THURSDAY, DECEMBER 5TH AT 5:00 P.M.

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November 2019 IT Security Tips



IT Security Tip: Log Out Before You Close Your Browser!

This particular IT Security Tip is pretty important! Always logoff before closing your browser.

When online accessing a banking site or any other application containing sensitive data, make sure you log off of the site and THEN close your browser. If you simply close your browser, some of the session information that a hacker can use to gain entry is still running in the background.

We've even prepared a special eBook on the Top 10 Ways to Protect Yourself from Cybercrime that highlights the critical things you can do today to improve your security. Download the file and share it with a friend.

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

Sincerely,

Eric Chafin
Business Development Manager
954-624-9518
echafin@connections.com
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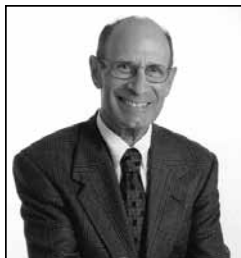
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NOVEMBER 2019 COMMISSIONER'S REPORT

by Commissioner Dick Blattner



Schools on Hollywood's Agenda

I was happy to meet two new principals in Hollywood's public schools. Welcome Arthur Broomfield at McArthur High School and Patty Brown at South Broward High School. Very impressive, full of enthusiasm and ready to take on the world. Both of their predecessors were promoted but left their schools in great shape. The City Commission is united behind

the leadership of Mayor Josh Levy to improve Hollywood schools. We have met with the administration and they are more than cooperative. These were our recommendations:

- Create K through 8 schools by connecting adjacent schools with complementary curriculum (i.e. Attucks/Bethune; Driftwood Middle/Elementary).
- Hollywood Central Elementary will become K-8. The Board has agreed to move forward with these changes, subject to community approval.
- A plan to create a 6 thru 12 school at Hollywood Hills High School proved too problematic and will not go forward.
- My hat is off to the Leadership Academy/ROTC students who spoke with enthusiasm about their program.

Next Commission Meeting will be November 20th at 1PM.

Recent Commission Actions

- Approved \$680,000 for Utility upgrade
- Fire Chief Jurado presented Awards of Merit to officers Wohlitka, Dohany, Monterrosa, Marren and Perez. Unit Citations went to Morales, Tullio, Ganguzza, Ceraso, Rodriguez, Trainor and Bronstein. Congratulations all!
- Accepted a Federal grant for just over \$2 million for generators. These will be used to power pumps on the barrier island.

- Market survey of Downtown Hollywood. The CRA presented the results.
- Dining and entertainment are still dominant.
- Empty stores do not mean a new business is not in for permitting.
- There is a growing demand for office space.
- Passed an Ordinance on first reading for Parc Place, a 433 residential unit project on the south east side of Young Circle. The old Hollywood Bread Building will come down, but the developer wants to save the sign to place on the new structure. Second reading was November 6. This is an Opportunity Grant project and the rules require fast tracking permits and construction.
- Awarded \$600,000 grant to upgrade and manage Police records systems.
- Accepted gift of a fitness station to be installed at Charnow Park (Garfield St. Garage) from MEMORIAL HEALTHCARE SYSTEM.
- Presented Diamond Service Award, our highest employee award, to Keith Johnkins

Another Partnership

We have accepted a Public Private Partnership with the Housing Trust Group for a mixed-use development at the present home of Barry University and the adjacent shuffleboard courts. The Trust will take a much larger space in the new building, which is contingent on HTG being awarded 9% Tax Credit from the State. This is a great project that will revitalize the entire downtown.

Happy Thanksgiving to all.

I love pumpkin pie, stuffing and cranberry sauce.

Continued from Pg. 4



White Ibis

White Ibises gather in groups in shallow wetlands and estuaries in the southeastern United States. At each step, their bright red legs

move through the water and their curved red bill probes the muddy surface below. As adults, these striking wading birds are all white save for their black wingtips, but watch out for young birds that are brown above and white below. White Ibises nest in colonies in trees and shrubs along the water's edge, changing locations nearly every year.

Male White Ibises are super protective. They guard the nest and their female to prevent other ibises from stealing sticks from the nest and from advances of other males during nest building and egg-laying. It's not until night when the risks are lower that the female is left alone.

Female White Ibises are smaller than males, weighing nearly 10 ounces less on average with a smaller bill and shorter wings. When babies hatch their bills are straight and they don't start to curve downward until they are 14 days old.



The mascot of the University of Miami in Florida is a White Ibis, affectionately called Sebastian the Ibis. Legend has it that they have chosen the White Ibis for their heroic ability to withstand hurricanes, which is the name of the university's football team.

Ibises probe for insects and crustaceans beneath the surface of wetlands. They insert their bill into soft muddy bottoms and feel for prey. When they feel something, they pinch it like a tweezer, pulling out crayfish, earthworms, marine worms, and crabs. They also stab or pinch fish, frogs, lizards, snails, and newts.

Source:

https://www.allaboutbirds.org/guide/White_Ibis/overview

HOW TO LIVE A HAPPY LIFE

– by Jay Harrington, submitted by Etta Stevens

What types of experiences pay the biggest happiness dividends?

I recently attended a conference in New Orleans and the keynote speaker was the University of Amherst professor, Catherine A. Sanderson, author of *Science of Happiness*. She is known as “The Happiness Professor.” Sanderson explained that there are 10 ways to increase your everyday happiness, according to decades worth of scientific research:

1. **Make little changes in your daily routine**, such as getting more sleep, exercising, getting out into nature, and meditating.
2. **Read more books.** Read books to learn—research suggests that lifelong learners remain healthy and engaged, and live long lives. Read books as an escape from your everyday life, Read books—it will make you **happy**.
3. **Find your right fit or match, both personally and professionally.** If you love what you do and who you are with, you'll position yourself for personal happiness and professional success.
4. **Be grateful.** Sanderson suggested two specific activities to help foster a greater sense of gratitude. First, keep a daily gratitude journal. Second, pay a “gratitude visit” to someone from your past who has had a significant impact on your life, and let them know how you feel.
5. **Smile more—even if you don't feel like it.** **Research** shows that the simple act of smiling can trick your brain into a happier state.
6. **Relish simple, everyday moments. Appreciating life's small moments**, such as a beautiful, sunny day, green shoots sprouting from the ground, and skipping rocks at the beach, teaches you to be more grateful for what you have, especially during moments of stress and angst.
7. **Perform random acts of kindness.** Do good deeds. Volunteer. Be charitable. Shop (for someone else!). Numerous **studies** have shown that you can help yourself by doing good for others.
8. **Spend money on experiences versus things.** **Studies** have shown that buying an object—a car, handbag, or kitchen gadget—can quickly lead to buyer's remorse. On the other hand, investing in experiences—a concert, a camping trip, music lessons—leads to greater happiness. Experiences create “happiness residue,” and our perceptions of them often get better over time.
9. **Avoid comparisons.** Whatever you may think of someone else's life, particularly as viewed through the phony, filtered lens of social media, it's almost certainly messier than you imagine. It's easier to embrace, and learn to love, your own imperfections, if you don't conjure up myths about how perfect everyone else's lives seem.
10. **Build and maintain close relationships.** According to Sanderson, having a small number of tight, meaningful

relationships is one of the highest predictors of happiness. Don't feel bad if you lose sight of some of these happiness priorities—we all do. We have to battle relentless marketing and societal expectations that suggest that the path to happiness lies elsewhere.

People are exposed to many messages that encourage them to believe that a change of weight, scent, hair color (or coverage), car, clothes, or many other aspects will produce a marked improvement in their happiness. Our research suggests a moral, and a warning: Nothing that you focus on will make as much difference as you think.
—Daniel Kahneman

Don't over-complicate your pursuit of happiness. As the research suggests, it's the simple things that matter most for a happy life. Make happiness a habit that is within your control, rather than seeking it from external sources. Life is nothing but a series of **moments**, both big and small, and the key to living a happy life lies in living each one with purpose and intention.

Happiness is a journey within and it lies inside each one of us. MEDITATION is the simplest way to look within our own souls and see the happiness there inside. More toys, money, possessions and external “things” do not give us happiness for more than a moment. Things fade, money goes, external collections disappear and you are left without the joy they once gave you. Look within your souls, what matters most is the love and peace within. Life can be very simple, LOVE, PEACE, AND WISDOM are qualities of our soul. They are what matters most of all. Smiles you bring to loved ones, and strangers alike can turn a day around for most of us. Be a giver and you will be the greatest receiver. Make life “simple”, enjoy the moment and Thank God for the blessings you have. At this time, with Thanksgiving, a few days away, live with a grateful heart. You will see, blessings increase and joy opens your heart for abundance “tenfold”.

Free Meditation Classes are offered here in Broward at the Hollywood Library and Dania Beach Library also. For the past, almost 14 years, the Brahma Kumaris have offered free classes at the Hollywood Library and will continue to do so along with many other venues we are proud to give as a service for the communities.

Please join us every Tuesday morning, from 10:15 am to 11:30 am throughout the year as well as Tuesday evening from 6:30 pm-7:30 pm. Dania Beach Library classes are on Saturday Mornings at 10:00 am. Join us, it is free, are you?

Jay Harrington is a “reformed lawyer” turned author and entrepreneur, and blogs at Life and Whim where he helps people find purpose and live big through small moments. You can also find him on Facebook.

***Join us at ArtsPark the 3rd Sunday of every month at 6pm for WORLD PEACE Sunday, November 17, 2019 • 6:00 pm – 7:30 pm**

Bring a chair and a flashlight, see you there.

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



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

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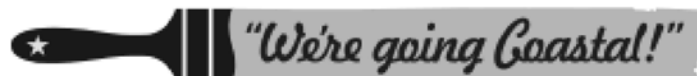
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