



Inside Hillcrest Redevelopment Update: June 2014

I like “nipping things in the bud”. Thanks to Dr. Gerry Chesin from building 25, he answered my question about why I was always under the impression that Hillcrest has 2355 units while the tax records show 2261. It is because the double units that have two numbers, i.e. 1001/1003 in building 22 or 106/07 in building 4, and 702/04 in building 26 are counted as two units



but have one owner. So for the purpose of splitting the \$3,000,000, fairly these

are TWO units. There, I said it. It was bound to come up anyway so let's just all agree to be fair and divide the money according to numbered units. Also, I figured I may as well mention the money right away since that is definitely top of mind for most of us! More detail about the money later on in this article (to keep you reading).

Now for the latest news. On Wednesday, June 11th at 5:30 PM, the president of each Hillcrest building was invited to the Country Club to hear the latest news about the proposed new Redevelopment that we talked about in the May Inside Hillcrest. Representing Concord Wilshire, the new ownership, were Steve Sirang, Chairman, Bill Reilly, Esq. Attorney at Law for CW, Harvey Birdman, CW's local investor-partner along with Harvey's son, Louis Birdman, a prominent local Architect.

Representatives from every building except Buildings 2 and 20 attended. My fault on Building 20 - I had the wrong email address. The representatives that attended were stellar. The questions, comments and concerns were thoughtful, relevant, and sometimes very helpful to achieve the goal of how we can redevelop Hillcrest for maximum enjoyment and value with minimum inconvenience. There was very little fruitless rehashing of the past and a lot of great forward thinking

WHAT WILL I GET AS A HOMEOWNER?

- 3.5 miles of walking and jogging trails
- Scenic overlook areas
- Rest gazebos and pavilions
- 184 acres of park, lake, and open-space
- Playgrounds / “Tot Lots”
- Fenced in Dog Park
- Clubhouse
 - Dedicated multi-purpose room for community meetings
 - Fitness center
 - Swimming Pool
 - Tennis Courts
 - Bocce Ball Courts

suggestions.

If you remember the May issue of Inside Hillcrest, some ideas were tentatively proposed and they sounded pretty good. However, further research proved them unachievable for a variety of reasons.

The new developers had stated that they did not want to tear down the Hillcrest Golf & Country Club and put up the twin-tower high rise that was proposed by the former group. They wanted to remodel the Club and keep it operating. As those of us in Real Estate know, once you start pulling permits for a remodel, all the various codes that have cropped up in the past years come into play. The 40-year safety inspection would require them to address all structural and electrical issues. The Club is as old as many of our buildings so the plumbing problems that we are experiencing are issues on a bigger scale for a building of that size. Then there are fire sprinkler and ADA requirements. Even window replacement is an expensive undertaking with the hurricane impact ordinances. For the 2+million dollars it would cost to remodel, it would be best to level the Club and build a brand new one. More on that later.

The developers also had the idea to split the golf course and put 9 holes where the old Executive Golf course sits across the street and keep 9 holes where the 18-hole course now lies. (Ask a golfer why that is not feasible so I don't have to try and explain.) Suffice it to say that won't work. The 18-hole golf course has become unprofitable. Of the 4.4 million dollars the Club takes in annually, about 50% is from the food and beverage side of the business. And even then, the Club records a \$300,000 loss each year.

And there's the rub. Now we know why the original developers wanted to shut down the Club and just have a small golf club on the first floor of the projected high rise. Hillcrest was built to accommodate 645 more units than we presently have. We are going to revisit the history of Hillcrest in an upcoming issue like we did 8 years ago with our “Tobin Tells All” story. The short version is that because of market changes, the last two buildings built after Building 27, were buildings 19 and 20; smaller and designated as rental buildings due to a market downturn. Buildings 12 and 14 were never built, the land sold to what is now Washington Palms. So we never built to capacity.

But where to put 645 units? The previous redevelopment plan included twin tower high rises with about 400 units and the remaining 245 would be town homes and low rises on the old Executive golf course. The new developer would like to avoid another high rise but would need to use some of the 18-hole Golf Course land to accommodate 645 units consisting of only single-family homes, townhomes and no more than 2-story low rises. In order to do that, the Hillcrest community would have to vote to allow it. The presidents of your buildings are prepared to share details of the proposed new redevelopment plan which is designed

See **REDEVELOPMENT** on page 2

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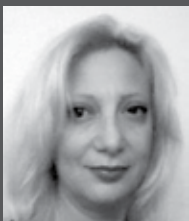
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REDEVELOPMENT

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to minimize the impact on our views while adding desirable amenities as well as dedicating land for us to actually use behind our buildings including park areas with benches and gazebos, lakes, piers, jogging paths – even a doggie park and play area. Several of our leaders had some really good ideas to modify the plan that were noted by the architect who was tasked to research the ideas and determine if they are aesthetically valuable and economically feasible. One thing we all took away from the meeting was that these folks really listened to our opinions, ideas and feelings about some pretty drastic changes. We are slated to meet again in the next month or so to review the revised plan that takes into consideration the input of the presidents.

Because your own building presidents can explain the proposed plan better than I can in a few pages, I will leave it up to them. We will all hope it is presented objectively without misrepresentation or rhetoric. Inside Hillcrest and the Hillcrest Leadership Council will serve as an informational resource should owners want answers “straight from the Horse’s mouth”. Voice your concerns and questions to your building president. You are also welcome to send us any questions or suggestions you have by email to: hillcrestleadershipcouncil@comcast.net or writing a letter addressed to: “Redevelopment, 4600 Hillcrest Drive, Hollywood, FL 33021.” Either way, it will be forwarded to the redevelopment team.

Simply put here is a very basic recap of two of the possibilities for a redevelopment:

Those of you who like the original plan that we voted on years ago which includes a high rise condominium on the site of the Country Club, it can be done - but not by this group. They only deal in higher end properties so would still build their townhomes and low-rises across the street but would sell the site of the Country Club to a developer who does specialize in building large apartment buildings.

The 18-hole golf course would no longer be operable, however, and be minimally maintained as vacant land. Hillcresters would not have to vote again for this concept to be executed.

Those of you who like the new redevelopment proposal with a new Clubhouse on the site of the Country Club with lakes, park areas and walking/jogging paths used as buffers between our existing buildings and the newly built gated community of single family homes and townhomes, the development will have to be spread out over the old Executive and current 18-hole golf courses. Most of the new homes will be zero lot lines have shared setbacks with garage parking. None of us want to look at outside parking – we have enough of that now. However none of this can take place without another majority Hillcrest vote. Each unit would have one vote: FOR, AGAINST, OR ABSTAIN. It would take 50% of all 2355 units plus one vote to approve the NEW plan.

At this point the plan is 80% complete. With the input of the leaders, each of whom reviewed the plan’s impact on their own buildings, the plan should be complete in a few weeks. They are projecting an 18 month process between the Hillcrest vote, applying for permits and starting construction. The project has to go through the same

See **REDEVELOPMENT** on page 3

REDEVELOPMENT

continued from page 2

processes that the former one did. Hopefully, without a market crash delaying the completion. And what about our \$3,000,000? One million will be distributed as soon as the plan is approved with the remaining 2 million distributed when the first permit is pulled.

What's in it for us? We will have a permanent park surrounding our buildings dedicated to our unit owners in perpetuity with 84 acres of green space including 12 acres of lakes, walking trails, gazebos and rest areas. There will be two new Clubhouses – one for the Hillcrest community and one for the homeowners – theirs will have a pool since we already have our pool areas for all the buildings.

There will probably be two or more homeowner associations for the residents of the gated communities. We will once again have tennis courts and a bocce court. The newly formed HOAs will include the fees to maintain the amenities. **HILLCREST RESIDENTS WILL NOT PAY MORE MAINTENANCE.** There may be membership fees for some of the Clubhouse if it includes amenities such as a spa, gym or restaurant. Eureka palms were mentioned as an ideal border and buffer for parts of the community

The Pipefitters will continue to own the Country Club for at least the next 8 months so it will be business as usual as far as the events that are booked, and the Island Grill lunches and brunch.

It is crucial that our residents take the time to get educated so each can make an intelligent decision that is not only good for the community but for us personally.

My friend Mary voted against the last redevelopment because her unit's view would have been totally blocked by the then-planned high rise and I remember her saying to me, "I'll bet you are mad at me". I told her, "Not at all! I would have done the same if I lived in your unit." I will bet money now that the high rise is out of the picture, she will be voting FOR. Ironically, at this point, my unit will be one of the most negatively impacted since there isn't room for much of a buffer where I am currently. Other than that, I love the plan so it looks like I have a decision to make.

Finding a ceiling fan to meet functional needs as well as match any interior decorating style is not a problem these days. Fans come in several sizes with blades made in just about any shape and/or material, sometimes making them the center of attention in a room and not just an accessory. And the style of lighting fixtures that can be added to the fans is equally varied. Prices are surprisingly low for a basic but quite adequate model to over \$1,000 for decorator styles. Many now come with remote controls as well.

Aside from style, features to consider when selecting a fan include the size and height of the room. A basic 52-inch fan can fit in just about any room; if needed, a larger fan or multiple fans can be used. If the ceiling is high or slanted, as would be the case with a cathedral or vaulted ceiling, a special hanger and extension rod will be needed. Years ago, there were a lot of problems with the mounting components, actually allowing fans to fall. Now however, fans that have been tested and are listed as complying with certain manufacturing standards come with the necessary hardware. That leaves it up to the installer to make sure it is installed according to the manufacturer's recommendations.

As far as the function of the fan, a properly installed unit with a good quality motor should be fairly quiet. Fan blade pitch is a consideration

Move the air, cool the body



for air movement as well as fan noise. The more air moved the noisier it may be. Blade pitch varies from about 11 to 20 degrees. Most units are multi-speed; at high speed, a 15 pitch fan will move considerable amounts of air.

The airflow direction produced by the fan can be changed to accommodate personal preferences for both the heating and/or cooling season. Setting the fan to blow the air down in the summer will provide a strong cooling breeze; while setting it to draw air upwards will pull the cool air toward the ceiling and circulate it around the room for more mild air flow. In the winter, running the fan at low speed with the airflow directed downward is helpful in rooms with high ceilings, as the fan will push the hotter air that accumulates at the ceiling down to the occupied areas. Alter-

nately, setting the fan to pull the warm room air upwards, causes it to wash over the colder outer wall surfaces, reducing the uncomfortable feeling caused by convection cooling on a cold winter day.

Then there are the people who prefer the tower type fans. They are not as attractive and there can be a space issue as thought needs to be given as to where they will be placed in the room. They are directional and can be programmed to swivel but you may need a separate base (a small table for example) to raise them to a height for them to provide maximum benefit. Tower fans have the added benefit of being able to lower the air temperature in a room by 5 degrees or more and are generally preferred by people with asthma or other breathing conditions that are aggravated by dust particles.

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Atlantic Hurricane Season 2014: Two US Landfalls Predicted; East Coast at Risk

Following a season with the fewest number of hurricanes since 1982, the 2014 Atlantic hurricane season is expected to follow suit as a below-normal hurricane season.

With roughly 10 named tropical storms, five hurricanes and two major hurricanes predicted for the Atlantic Basin this season, AccuWeather.com's long-range forecasting team anticipates two storms, either tropical storms or hurricanes, to make landfall in the United States.

The onset of El Niño, a short-term phenomenon associated with above-normal water temperatures in the equatorial Pacific, may alter weather patterns across the globe. At some point this summer, El Niño will likely increase wind shear across portions of the Atlantic basin and thus suppress the development of tropical storms.

"If we have a robust El Niño develop, then the numbers will be much lower and this could be one of the least active years in recent memory," AccuWeather.com Senior Meteorologist Dan Kottlowski said.

2014 Hurricane Names

Arthur	Laura
Bertha	Marco
Cristobal	Nana
Dolly	Omar
Edouard	Paulette
Fay	Rene
Gonzalo	Sally
Hanna	Teddy
Isaias	Vicky
Josephine	Wilfred
Kyle	

potential for landfall will be on the horizon for the basin during the heart of hurricane season, which occurs later in the summer and into fall, in the months of August, September and October.

This summer, the areas to watch closely for potential impact will be those from eastern Louisiana, east through Florida and up through the Carolina and Virginia coasts, including the cities of New Orleans, Tampa, Miami, Key West, Charleston and Norfolk.

However, other areas along the

The official start of hurricane season, June 1, 2014, could be ushered in by one or two storms in June or July, according to Kottlowski.

However, most storms and the best

coastline could still be hit as early predictions for pathways and intensity of storms and hurricanes weeks ahead of time are extremely difficult, according to Kottlowski.

Kottlowski emphasized the importance of preparing for a storm, comparing this season to that of 1992. Nearly 22 years ago, after a nearly tranquil summer, Hurricane Andrew made landfall. A Category 5 storm, Andrew wiped out South Florida and portions of Louisiana, including Morgan City, and became one of the most memorable hurricanes in history.

Ahead of the season, AccuWeather.com meteorologists urge citizens along the coast to begin preparations for the season. Once a storm or hurricane is on its way, it's almost too late, Kottlowski added.

"Have an emergency kit together that includes food, water, copies of your housing documents, insurance papers and a safety kit," Kottlowski said. "Think about the possibilities of where you are going to evacuate to."

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Protect Your Family from Harmful UV Rays

(StatePoint) Ultraviolet (UV) rays are a danger to skin and eyes year-round, playing a contributing factor to skin damage, skin cancer and eye disorders like cataracts. "The more time you spend outdoors without protecting your eyes, the greater your risk for ocular damage," says Dr. James Winnick, an optometrist with VSP Vision Care, the largest not-for-profit vision benefits company in the United States.

Rather than avoid the problem entirely by seeking refuge inside, take steps to mitigate your risk in the sun.

Consider Risk Factors

While all people need to protect their eyes from UV radiation, some populations are more sensitive than others to the sun. For example, children don't yet have the natural protection in their eyes that adults have, so they get most of their exposure before they are 18. Additionally, people living with diabetes have increased light sensitivity.

No matter who you are, protecting your eyes outdoors is crucial, say experts.

"One of the most convenient ways to ensure you're constantly protecting your eyes from UV rays and excess light is to opt for photochromic lenses, which are lenses that darken automatically to changing sunlight conditions when outdoors," says Winnick. "These lenses can be especially useful for kids and adults who have trouble remembering to switch from their regular glasses to sunglasses throughout the day."

Protection for Entire Family

Photochromic lenses are a great way to ensure everyone in the family is getting automatic and constant protection from UV radiation -- whether it's playing in the backyard or walking from the car into the office. And an added benefit is that your eyes will be much more comfortable in all light conditions, helping reduce eye strain and squinting.

Choose Wisely

It's important to look for a brand of photochromic lenses that both darken and fade back quickly. For example, a new type of photochromic lenses called sunsync starts darkening within seconds of UV exposure and returns to clear within just minutes of going indoors. More information about sunsync lenses can be found at www.vsp.com/sunsync.

Reflected Light is a Concern

Sunlight is reflected off water, sidewalks, buildings -- almost everything - and it goes in every direction. While sunglasses and photochromic lenses protect from UV light passing through the front of the lenses, a new trend in eye protection takes on the back side of lenses as well.

A special anti-reflective treatment can now be added to the back of lenses that helps prevent UV radiation from reflecting off of them and into your eyes. The great news is that some lens brands, like UNITY, offer this "backside UV" treatment at no additional cost depending on the options you choose for your new photochromic lenses.

Don't wait for UV exposure to get the best of your eye health. Just as you use sunblock, you should have some protection for your eyes throughout the day.

From the Bangle Bracelets to the Polished Glam of Formal Sterling Silverware

Contributed by
Tatiana Trakhtenberg

Today, the purchase price of a piece of silver can range from a few dollars for a simple silver-plated napkin ring to hundreds or thousands for a sterling silver teapot handcrafted by an 18th century silversmith. The value of the metal itself, workmanship of the silversmith, age, and rarity determine the asking price.

The following are a few types of silver you are most likely to encounter:

Sterling is a common standard for silver used in America and Britain. The highest sterling standard today is 925 parts of silver to 75 parts copper in every 1000 parts sterling silver. Pieces manufactured in the United States bear the stamp Sterling, occasionally followed by 925. British sterling pieces bear hallmarks, symbols, and letters indicating silversmith's place of origin, and year of manufacture.

Coin silver was widely widespread in US before 1960s. It was the highest quality silver prior to the acceptance of sterling silver. Most manufacturers in the early 1800s stamped "Coin Silver" or "Pure Coin" on pieces to indicate the quality – 900 parts silver per thousand.

Sheffield Plate is a confusing term. The city of Sheffield, England, remains a major center for manufacturing sterling and plate, but true Sheffield Plate is no longer available. Sheffield Plate is a silver and copper alloy with a less precious metal in the middle.

Electroplate is a process of covering or plating the base metal with silver. The base metal is usually indicated on the piece.

German Silver is another misleading term. It is not silver at all, but an alloy of nickel, copper, and zinc.

Nickel Silver is another term used interchangeably with German Silver.

Tips for Determining the Value of your Silver

Carefully look for marks on your silver; they might be hiding under layers of tarnish that accumulated over the years. If it does not say sterling or bear a hallmark, it is of foreign manufacture or probably not sterling. Note, that all British sterling is hallmarked as well as some British plate (notably Sheffield). Many Victorian items, such as figural napkin rings, only exist in silver plate. Also, it is important to reinforce, that antique sterling silver pieces are charming and far more collectable than run-of-the-mill modern sterling.

In general, prices of sterling silver items generally run higher than other types of silver. If you feel you must have your item re-plated, be sure to gauge the price accordingly. Professional silver plating is expensive!

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Outdoor Enthusiasts: Tips for Gearing-Up

(StatePoint) For outdoor enthusiasts, it's always the right season to get outdoors. Whether you are mountain climbing, backpacking in the sun, or even headed to a snowy climate for some skiing, certain gear and tips can make it easier.

Skin Protection

For most outdoor adventures you won't be decked out in a bathing suit, but your exposed skin can still get burned and permanently damaged. In fact, if you will be mountain climbing or simply enjoying nature in a hilly terrain, protecting your skin from harmful UV rays becomes more important at high altitudes.

Be sure to pack a good quality sunscreen with a high SPF that protects against both UVA and UVB radiation and is water resistant. During breaks, don't forget to re-apply -- every two hours is a good guideline to follow.

Durable Gear

It's always a good idea to outfit yourself with the proper gear, when selecting a watch you should opt for something sensible and functional. A water and low temperature-resistant watch that not only tells time, but monitors nature's elements, can keep you informed with useful information.

For example, the latest watch in the Pro Trek series, the PRW3000-1, uses atomic timekeeping technology and features Triple Sensor Technology, this means it has an altimeter, barometer and thermometer and a digital compass with bearing memory. And because it's solar-powered, you

can be eco-friendly on your outdoor excursions.

Temperature Control

Being active in the outdoors means that you can quickly go from being hot to being cold. These temperature swings can make you uncomfortable. But the right clothes can do away with this concern.

For your base layer, think moisture-wicking fabrics that are breathable. You may not be able to actually control the weather, but you can look into new gear designed to help you pretend that you can. From caps to adjustable foot warmers, you can stay cool -- or warm up -- as you go.

Before heading outdoors, take the time to properly outfit yourself.



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South from Hollywood Blvd:

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- Van Buren
- Jackson
- Monroe
- Madison
- Jefferson
- Adams
- Washington**
- Dewey
- Funston
- Rodman
- Plunkett
- Wiley
- Mayo
- Fletcher
- Moffett
- Pembroke Road**



When the streets of Hollywood were being laid out in the early 1920s, it may have been the Engineering Department staff of the Young Companies here or in Indianapolis who made the original decisions to name east-west streets after U.S. presidents, and who also named the east-west streets north of the presidents for generals and others. Unfortunately, there is no documentation for it. It is the streets south of Washington that there is a story for.

Anton C. "Tony" Mickelson had just finished two hitches in the Navy (1915-20), when he returned to Indianapolis in the Spring of 1920. He got a job with the Young Company there (the Homeseekers Realty Co.), and came to Florida in 1920 as a salesman for Joseph Young's Miami developments, then became a surveyor for the company in Hollywood. In 1924, sales were going so well that Joseph Young decided to open up the South Hollywood Addition. The maps were needed immediately so the salesmen could have them the next morning. Head draftsman Basil Konnanov [or Kononoff], assistant to Chief Engineer Frank Dickey, asked Mickelson to give him some names for the new neighborhood. So he chose the officers and commanders he had served under while in the Navy, also one general who was very famous.

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Keep Your Drains Clean

Eliminating all possible causes for a sluggish or blocked drain may not be possible, but there are certain things that can be done to reduce potential problems. The buildup of soap scum, grease and hair in drains occurs with normal life activities and is almost inevitable; but preventing the introduction of other objects that can contribute to blockage will go a long way toward ensuring your drains flow freely.

Aside from the inconvenience or downright horrors of a blocked or overflowing drain, there is a monetary consideration. Many drain and sewer cleaning companies now have flat minimum rates for cleaning drains regardless of the cause; so whether a blockage is due to a clump of toilet paper or an errant tennis ball, it could cost you a surprising sum.

Some tips and suggestions:

- Keep the strainer or drain stopper in place at all sink, bathtub and shower drains,
- Keep all small objects away from the toilet; toothbrushes, and jewelry can quickly disappear for ever - or get stuck in a drain.
- Keep your eye out for small children - a toilet bowl full of water is just one more play object to them. Anything and everything touched can end up in a toilet. And the excitement of

seeing it flush away only adds to the danger.

- Only flush toilet paper; even if paper towels or baby wipes make their way down the drain, they can potentially get hung up on tree roots or other protrusions further along the drain or sewer. Beware, commercial available wipes may be advertised as flushable, but that doesn't mean they won't get stuck somewhere else in the system.

- Personal feminine hygiene products should not be flushed. Once again, while they may be advertised as flushable, they often get hung up downstream and are a factor in blockage.

- Fine roots can infiltrate through even small cracks or gaps in a sewer line, creating an almost impenetrable obstruction.

- Video equipment is now available to inspect drain and sewer lines that otherwise are inaccessible without excavation or other invasive work. When problems occur and the cause is unknown and/or a recommendation is made to replace a line or section of a line, consider video imaging before attempting more expensive work.

Clean out strainers and drains periodically. Remove mechanical drain stoppers to clean out down below. If using commercially available cleaners, carefully read all package instructions and warnings. Many of these products can be harmful to your fixtures or plumbing system, or you. Consider environmentally safer alternatives. Even a plunger can produce good results when there is a minor drain blockage.

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Hillcrest State of the Market - May 2014

Cindy Abraham, Keller Williams Realty Professionals

Whenever the Real Estate market shifts, it always takes the buyers and sellers time to adjust – and often they lose out if they are using “yesterday’s” strategies. We still have buyers who insist on looking at foreclosures and short sales to “get a better deal”. I can assure you that these properties are NOT a good deal. Most are overpriced and because the banks depend almost solely on computer generated number, they are rarely negotiable. Plus, unless the owner is still living in the unit or recently moved, it is probably in very bad shape. Some banks have an “unwritten rule” where they list high and then keep lowering every two weeks until someone makes an offer. But it had better be full price or close to it because computers cannot negotiate. Of the 67 listings currently in Hillcrest, 3 are foreclosures and 7 are short sales. There are similar units in much better shape out there, with living breathing sellers who can make reasonable concessions.

It has been tough, but we have com-

pletely weaned our home buyers away from looking at distressed properties. The condo market may be a bit sluggish

but homes are selling like hotcakes. We sold one house before we listed it when a buyer drove up while we were putting the sign in the yard. Another home that we priced at 5% over the highest recent sale got seven offers in the first 4 days. Some of the offers were so high over list price that we asked for an addendum stating the buyer would pay the difference if it didn’t appraise. Two buyers actually agreed and we ended up with 10% over list price at closing. Appraisals are all important. When a buyer has a loan, this is basically the bank agreeing that the purchase price is fair market value. However, home inventory is so tight that buyers with some extra cash to make up the difference. My



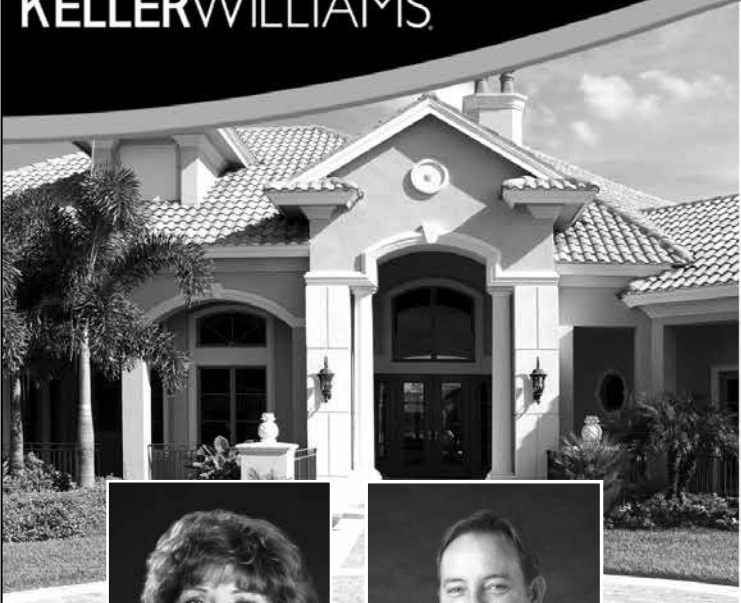
own daughter came up with \$7000 to purchase her house when it didn’t appraise. The irony is that once someone pays over the current appraised value, they have just established a new comparable. In essence, the property will appraise for that price after it closes!

As far as remodeled vs. original in a single-family home, the same rules apply. Buyers are willing to pay top dollar for a remodeled property – open modern kitchens with the latest cabinetry, countertops and appliances; tile and/or laminate flooring, retiled bathrooms with new vanities and fixtures, and fresh modern paint colors.

No other condo community can touch Hillcrest when it comes to the sizes and layouts of our units and our convenient location. If the redevelopment folks really do add amenities that can be used by all residents like a Clubhouse, parks, lakes, walking trails, tennis courts and other types of play areas, we will have the LOCK on Location! Location! Location!



What You Need To Know To Sell Your Property



Cindy Abraham



Brian Gaiefsky



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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I don't think a blouse should cost more than a good pork roast!

By Cindy Abraham

As time goes by, I learn more and more the value of hiring professionals. There are a lot of careers and trades that have sprung up over the years. I remember how many choices of majors we had when we went to college in the 70's. There was medicine, law, education, engineering, journalism, architecture and a few more. Some were not really career oriented except to specialize in teaching; majors such as humanities, English, history and the like. Yes, sometimes there were sub-categories; engineering had 12 different "schools" – mechanical, civil, aeronautical, etc. Only the University of Florida and Florida A&M offered pharmacy, which was my stated major. I also remember that typing was a required course in high school because, as the nuns told us, we would need it whether we became secretaries or went to college. Times certainly have changed.

My daughter graduated with a degree in Criminal Justice. This opened doors to go into law enforcement; police, TSA, FBI or to work in a CSI type job. We did not have blood splatter experts, acoustical crime experts or any of the other weird and wonderful criminal forensic methods. She ended up getting her Master's degree in "Counseling Juvenile Offenders". I could never have done that – the success rate is small and the heartbreak is ever present when working with kids whose parents or a mental health issue made it tough for them to lead a normal, successful life. But she has the right blend of compassion and toughness and has managed to stave off burn-out for several years.

There are other professions out there – some have been around a long time and some have cropped up over the past couple of decades.

I believe that housekeeping and lawn care are better done by the experts. I actually like to clean house but I wouldn't give up Gladys twice a month. It is noticeable when my whole place is professionally cleaned and unlike me, she does the entire house in a few hours.

Technology has become one of the largest areas of employment and a tech expert will cross most of our paths multiple times in our lifetime. Ella Jou, who started **SOCS, Seniors on Computers**, introduces our residents to basic computer skills so they can communicate with loved ones who live far away through email and Skype (video phone calls). Carey Mason in building 25 owns **Computermedia** and is a phone call away for repairs and upgrades.

Personal services are at an all-time high. We have personal trainers, life coaches, cosmetic makeovers, nutritionists, massage therapists, hair stylists and now we have "re-stylists". I hired **Rita Abramson** to go through my closet and discard/supplement/put together outfits.

As someone who proudly wore uniforms all through school and in my early jobs, I have never been into clothes. If you give me \$100 rather than buy a gorgeous new blouse, I will find a sale on stone crabs. I love grocery stores but get a headache if I have to go clothes shopping. Besides, I don't think a blouse should cost more than a good pork roast.

SO – now I have way fewer clothes but they are quality fabrics and multi-purpose. I am almost polyester free! She actually puts the outfits together and takes pix of me so I can just scroll through my phone to find an outfit. Kind of like grown-up Garanimals! I don't have to ever go shopping again. Rita knows my size and what looks good on me; and has access to great clothes at markdown prices. If she brings me 10 items, I pick what I really like at a huge discount and only pay her for her time!

She taught me that accessories can change a whole outfit and thankfully, accessories tend to be inexpensive. The new mantra is "Mix your metals, clash your prints and pop your color". All the wild and wonderful things we are told we can't do until we are old and eccentric are now the norm. We don't have to match anything. I went from weird to chic in one day. Thanks, Rita.

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Rita Abramson
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As fashions fade, style is eternal

My name is Rita and I'm a wardrobe stylist, image consultant and personal shopper with over twenty years' experience in the fashion industry working with celebrities, athletes, socialites, high powered executives, single working parents, busy moms and individuals who have achieved significant weight loss. I am lucky enough to be working with Hillcrest resident, Cindy Abraham, who is beautiful, smart, kind hearted and hilarious! After 2 appointments and some simple wardrobe changes, she has been asked by several people if she had surgery or work done! Now those are amazing results and truly gratifying!

We're always judged on appearance before performance and unfortunately we don't get second chances for first impressions. Ri-Styled is a unique service that assists busy clients with all their wardrobe needs! Styling is all about highlighting our attributes and camouflaging our flaws. None of us have perfect bodies, but with the right clothing you can look younger, taller,

thinner, and therefore, be more confident.

These services do not have to be expensive, Ri-Styled's fee is \$100.00 per hour with a four (4) hour minimum. We always start with your very own closet; we eliminate the unflattering; find new uses for existing pieces; and add the classic key items. Then while making sure that every piece flatters your body perfectly, we create countless and season-less looks which specifically highlight your assets and attributes. Digital photos are then taken of each completed outfit so you never forget an outfit or what you have in your closet. For only \$400.00 take the stress out of getting dressed and have a perfect wardrobe day every day!!

Ri-Styled has been featured in several publications such as Boca Raton Magazine and the Palm Beach Post. You can find more information on our website at www.ri-styled.com, email me at rita@ri-styled.com or call me: 561-703-2211.

See Rita's ad on page 12.

FULL DISCLOSURE

By Cindy Abraham

Rita mentions in her article that I have been asked if I had "work done" since I have been working with her. This is true. I was asked on two different occasions in the past month if I had my boobs lifted or a "boob job". Here is what happened. Rita told me that I was wearing the wrong sized bra and that my clothes would not hang nicely until I starting wearing the correct size. . Apparently breasts are not supposed to be smooshed together with cleavage up to one's chin. What?! Then my daughter called me and said she had a professional bra fitting and now wears a completely different size. Her comment was, "Mom, if I wear a (not gonna be specific), then you probably do too. The next day I went to Kohl's to buy pillow cases and as I was checking out the clerk handed me a paper and said, "Maybe you would be interested in this." It was an invitation to an in-store bra-fitting the next day. At that point, I just looked up to the heavens and said, "I hear you." Amazing what the right-sized bra can do - and it makes the title of this article pretty dang funny.



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Let's see how many of these you can answer correctly!

1. WHY: Why do men's clothes have buttons on the right while women's clothes have buttons on the left?

BECAUSE: When buttons were invented, they were very expensive and worn primarily by the rich. Since most people are right-handed, it is easier to push buttons on the right through holes on the left. Because wealthy women were dressed by maids, dressmakers put the buttons on the maid's right! And that's where women's buttons have remained since.

2. WHY: Why do ships and aircraft use 'mayday' as their call for help?

BECAUSE: This comes from the French word m'aidez - meaning 'help me' - and is pronounced, approximately, 'mayday.'

3. WHY: Why are zero scores in tennis called 'love'?

BECAUSE: In France, where tennis became popular, the round zero on the scoreboard looked like an egg and was called 'l'oeuf,' which is French for 'the egg.' When tennis was introduced in the US, Americans (naturally), mispronounced it 'love.'

4. WHY: Why do X's at the end of a letter signify kisses?

BECAUSE: In the Middle Ages, when many people were unable to read or write, documents were often signed using an X. Kissing the X represented an oath to fulfill obligations specified in the document. The X and the kiss eventually became synonymous.

5. WHY: Why is shifting responsibility to someone else called 'passing the buck'?

BECAUSE: In card games, it was once customary to pass an item, called a buck, from player to player to indicate whose turn it was to deal. If a player did not wish to assume the responsibility of dealing, he would 'pass the buck' to the next player.

6. WHY: Why do people clink their glasses before drinking a toast?

BECAUSE: In earlier times it used to be common for someone to try to kill an enemy by offering him a poisoned drink. To prove to a guest that a drink was safe, it became customary for a guest to pour a small amount of his drink into the glass of the host. Both men would drink it simultaneously. When a guest trusted his host, he would only touch or clink the host's glass with his own.

7. WHY: Why are people in the public eye said to be 'in the limelight'?

BECAUSE: Invented in 1825, limelight was used in lighthouses and theatres by burning a cylinder of lime which produced a brilliant light. In the theatre, a performer 'in the limelight' was the center of attention.

8. WHY: Why is someone who is feeling great 'on cloud nine'?

BECAUSE: Types of clouds are num-

bered according to the altitudes they attain, with nine being the highest cloud. If someone is said to be on cloud nine, that person is floating well above worldly cares.

9. WHY: In golf, where did the term 'Caddie' come from?

BECAUSE: When Mary Queen of Scots went to France as a young girl, Louis, King of France, learned that she loved the Scots game 'golf.' He had the first course outside of Scotland built for her enjoyment. To make sure she was properly chaperoned (and guarded) while she played, Louis hired cadets from a military school to accompany her. Mary liked this a lot and when she returned to Scotland (not a very good idea in the long run), she took the practice with her. In French, the word cadet is pronounced 'ca-day' and the Scots changed it into caddie.

10. WHY: Why are many coin collection jar banks shaped like pigs?

BECAUSE: Long ago, dishes and cookware in Europe were made of dense orange clay called 'pygg'. When people saved coins in jars made of this clay, the jars became known as 'pygg banks.' When an English potter misunderstood the word, he made a container that resembled a pig. And it caught on.

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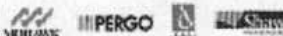


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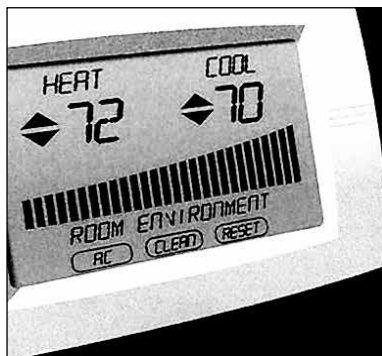
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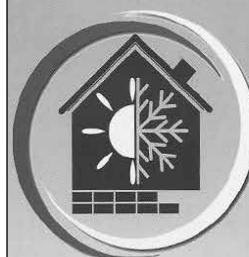
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IN MY OPINION

BY SHANE KRAMER

In 1938 in pre-war England, Nicolas Winton worked as a stockbroker and banker. News of Hitler's rampage thru Europe was filtering down to a frightened but stoic population. They were preparing for a war.

That same year, Winton took a two-week vacation and made arrangements to meet up with his pal, Martin Blake. They went to Switzerland to ski, eat the local food and meet girls. The Swiss underground was keeping the locals informed of the exploits of the German army



Nicholas Winton with some of the children he saved.

and information leaked thru that Hitler had issued orders to contain and exterminate 669 Czechoslovakian Jewish children. These children had parents that had been sent to concentration camps and the German army decided it was too expensive to keep them alive so the plan was to execute them. When Winton and Blake heard of this news they knew that it spelled certain death for these unwanted children.

Nicolas Winton and his family were originally German Jews who had recently converted to Christianity and moved to England. They did this to save their lives and fled Germany months before Hitler's rise to power. They considered themselves fortunate to have been able to survive and make a new life in England.

When news of the 669 Jewish children hit the international news, Winton, among others, wrote to Franklin D. Roosevelt, The Parliament of England, The Pope, The Leaders of France and Spain, all of them turned him down when the request for protection for these kids went out across the world. No one wanted to get involved with Hitler and get forced into a war. Nicolas Winton made a decision to involve himself in trying to get to those kids. With contacts in the Swiss and British underground Winton was able to get the names of every one of those children and began to arrange to have them smuggled into friendly countries.

Winton went from agency to agency to arrange passage to England for the first group that was freed. Their freedom came from papers that Winton had forged and with passage that Winton had paid for with the help of some of his friends. Winton pressured everyone he knew into helping with this cause. Even some British upper-crust dug deep and contributed.

The entire group was, over many months, smuggled out of the death camp and into new homes with new adoptive parents to start a new life. The last of the children in the camps did not reach safety. They perished at the hands of the Nazi's when Poland was invaded.

A few weeks ago Winton celebrated his 105th birthday. Great Britain, his adopted homeland honored him with a celebration of life. Winton was asked to attend a special showing of his own biography that had been produced by British television. He sat thru the screening not knowing that he was surrounded by an audience of the children he helped to save.

Schindler's List, the movie, was magnificent in the story line, the cast was flawless and the accolades were many. Oscar Schindler's story was brought to light by Steven Spielberg's incredible talent. Nicolas Winton never told anyone about those 669 kids he saved. No one, not even his wife and children ever knew about this until he attended the screening. He simply accepted his brave acts as a matter of course and never felt the need to seek recognition for what he had done. Knowing that he did the right thing was good enough for Nicolas Winton.

Here are a few other names you never heard of.....Chiune Sugihara, a Chinese diplomat....Irena Sendler, a Polish nurse....Aristides de Sousa Mendes, a Portugese diplomat....Walter Suskind, a Dutch factory manager. These four people on their own helped save over 6000 people from the death camps. They did it without fanfare or thanks...why? BECAUSE IT WAS THE RIGHT THING TO DO!



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The Kitchen Korner

By Cindy Abraham

Kibbe Nayeh and Gyro Sandwiches

I was attempting to make Kibbe Nayeh which is a national dish of Lebanon. Think Steak Tartare made with lamb – yes it is eaten raw. The only ingredient you need to get at **Damascus Mid East Food Market** at 5721 Hollywood Blvd. is the bulgur wheat. While you are there pick up the pita bread and Lebanese yogurt, called Labna- beats grocery store Greek yogurt by a mile.

My mom used to mix lamb and sirloin to give it a milder taste so that is what I did. ½ lb. lamb and ½ lb. sirloin ground twice. Some grocery stores won't re-grind the meat for me anymore so I used a food processor. **ALWAYS WEAR GLOVES** when handling ground meat – the oil from your hands does affect the taste.



½ cup bulgur wheat soaked in ice cold water
(keep it in the fridge)

1 small green bell pepper

1 small onion

Handful of mint leaves and parsley

Salt and pepper to taste

Blend pepper, onion and mint/parsley leaves in food processor. When they are blended to a mush, add the meat – keep blending until all ingredients are mixed thoroughly. Place the seasoned meat in a bowl and add the bulgur wheat, water and all. To serve, place a portion on a plate, flatten it and pour lots of olive oil on it (use the best extra virgin oil you can find). Use pita bread to scoop it up and enjoy.

You can also find Kibbe Nayeh in Lebanese restaurants but know they are not going to let you take home leftover raw meat – too much of a liability. However, when my mom made it, she used the leftovers to make my dad gyro sandwiches.

Gyro Sandwiches

Pita bread

1 cup Labna (Lebanese yogurt)

½ cucumber, peeled and thinly sliced

1 TBS lemon juice

Black pepper

Mom added pine nuts (optional) to the leftover Kibbe before she formed it into patties. She would make a hole in the middle of the patty and while frying it she poured olive oil in the hole – just telling you what she did, no idea why. While the Kibbe patties are frying, mix the cucumber, lemon juice and pepper with the Labna. Once the patty is fried on both sides, top it with the yogurt mixture and slide it into the pita bread.

Another delicious dish with Lebanese yogurt – hot rice topped with Labna and a of sprinkle salt and pepper – delicious!

From Stumbling Blocks to Stepping Stones

By May Paron, Hillcrest 27

Some years ago, a little poem tagged on at the end of a magazine article caught my eye. It was untitled and went like this:

Each is given a bag of tools,
A shapeless mass, a book of rules
And each must make 'ere life is flown,
A stumbling block or a stepping stone.

At first I thought - O.K., so life is what you make it. But because I am hooked on rhymes and I liked the way little hammers and chisels were drawn around the words, I clipped the poem and slipped it into my wallet.

Then, whenever it seemed that a stone in my path might turn into a boulder, I would take the paper out and read the words again. Refueling to allow this little stone to become a stumbling block, I would roll up my spiritual sleeves and tackle the problem. Before long, I had committed the lines to memory and began to apply them to every area of my life.

Because we live and toil in the outer world, we are bombarded daily with conflicting messages. But when we take the time to be still and listen to our inner selves, confusion and doubt simply vanish and we are led to right choices in our lives.

All the snappy slogans and polished prose delivered by others cannot take the place of a single, illuminating thought born of one's sown inner contemplation.



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"Being Your Self"

By Mike George,

Brahma Kumaris England Publications

Mike George goes in search of the 'real me'!

It's not easy to BE your self in a world where almost everyone wants you to be someone else! We are surrounded and ambushed every day by a thousand images and voices calling us to invest our identity in their product, their brand, their label. Even friends and colleagues often want you to be their version of you! So it's not surprising that most of us experience our own personal form of 'identity crisis'. For some it can last a lifetime!

Who you 'think' you are, is usually who you are not! Each day we unknowingly create multiple identities. It's not easy to see that whatever we are attached to also provides us with our sense of identity in that moment. We are all brilliantly taught to become attached to objects, people, places, positions, ideas, beliefs and memories, but we don't realize how we lose our 'sense of self' in the object of attachment. Where? In our own minds!

The primary signal that we are mistaking our self for something we are not is emotion. Sometimes, when the emotion has settled, we even say, "I don't know why I said/did that, that just wasn't me". If someone scratches your car you would likely become angry, which would be deemed a normal emotional reaction. But in reality it signals not only your attachment to the car but a severe case of mistaken

identity. In that moment you think you are a car. You have lost your sense of self in the image of your car that you created in your mind! As a result, you made your self suffer.

This is how the ego, our false sense of self, is created. It is also the root cause of ALL our stress, suffering and sorrow.

While emotion is the signal of attachment and misidentification most of us are not so good at reading the signals. No one teaches us why or how we emote! Most of us learn to believe that all our emotions are natural and that other people and events are responsible for the emotion that we feel. These two beliefs can keep us asleep and in a 'victim mindset' for our entire life. This is compounded by the belief that love and happiness are just 'other' emotions when, in reality, they best describe our most natural and therefore unemotional 'states of being'. Where there is true love and authentic happiness there is no emotion. But don't tell that to Hollywood or Bollywood, who's revenues depend on our emotional confusions and addictions.

See for Your Self

Not much will change until you can see and realize this for your self. So try this tonight. Take a few moments to reflect on the day just gone. Pick any moment when you felt anxious (fear) or frustrated (anger) or sorrowful (sadness). Look behind the emotion that you created and you will see what you were/are attached to (an image or idea) and how you lost your 'sense of self' in the image.

It still leaves us with that question 'who am I'? When all attachment and misidentification comes to an end you may realize you are, in essence, no one! Being aware of being no one is like your body being naked. It is your most natural state! Being no one means you have nothing to lose and can no longer be threatened. You say farewell to stress.

The game of trying to construct an identity and become someone significant comes to an end. Being no one IS being your self!

Mike George is an author of several books on awakening awareness of the authentic self. This is an edited extract from his latest book BEING Your Self – Seeing and Knowing What's IN the Way IS the Way!

Come and see Mike in Miami:

SUNDAY, JUNE 22
5:30 PM
Unity on the Bay
Miami



AUTHOR & LECTURER
MIKE GEORGE

Hollywood Meditation Spring Schedule

World Meditation Hour, 3rd Sunday, 4-5:30 pm. Hollywood's Downtown Young Circle ArtsPark...

NEW: Monday at T Y Park, 5 pm with Dolores and Howard...Pavilion 4, just to the right of the entrance

Hollywood Library, 2600 Hollywood Blvd., Every Tues 10:30 am & 6:30 pm
Note: New Morning Time--10:30, previously it was 10 am.

Hallandale Beach Library, 300 S. Federal

Hwy. 1st & 3rd Every Sat, 10:30 am

Dania Beach Library, off Dania Beach Blvd & Federal Hwy. Every Sat 10:30 am through May

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

Hollywood Beach, Behind the Summit Condo, 1201 S. Ocean Dr., Thursdays, 5pm, - weather permitting, times change, Must call: Rocki 954 545-5760, cell. Bring a chair and meter money.



World Meditation Hour: 3rd Sunday in ArtsPark, Downtown Hollywood, 6 pm.
May 18, June 15th and further dates to be announced.

Call Roz for info (954) 962-7447

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Brahma Kumaris Hollywood Meditation Group

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