

Inside Hillcrest

– Connecting Neighbors to Neighbors –



DECEMBER 2017

HOLLYWOOD, FLORIDA

VOLUME 11 • ISSUE 12

DECEMBER INSIDE HILLCREST

First, to all of you who called and emailed me about the Colin Kaepernick story, I am sorry some of you were upset - until you read it. But at least I know you are reading the paper! My favorite email said, "Fact check...Donald Trump was the person who 'disseminated' John McCain." And then 2 minutes later another email from the same person, "I just realized that was your point LOL". My favorite phone call started out, "Abraham, you really screwed the pooch this time!" And the caller went on to let me know that it was Trump, not Kaepernick who made the comment about John McCain's service. All agreed the comment was offensive. And I agreed that tongue-in-cheek humor doesn't translate well on paper.

By the way, the NFL has a Uniform policy in place that spells out no player can make any type of "statement" by wearing non-standard uniform items. There is no policy in place for what players do while the National Anthem is playing. If you look at the stands and see what the public is doing, sometimes that is even more offensive. The NFL should have a policy about political statements while they are in uniform. That would solve the problem. Another good idea would be to institute a policy of behavior for people who hold public office that coincides with our Amendment rights

PARKVIEW AT HILLCREST

I had several people stop and ask me and asked me how the new Parkview home sales were going because they thought I worked for the Pulte! Brian and I work for Keller Williams Realty Professionals, not Pulte. Pulte has their own sales people. However, my partner Brian did represent a buyer for one of the new homes. They were smart to not only hire their own agent but also to hire Brian who has a construction background. He is over there weekly watching their house being built - AND pointing out issues to the Construction manager.

If you are going to buy new construction, why would you go it alone?! You do not pay the commission - the seller does. For that type of investment, you should have someone looking out for YOUR interests; and Brian Gaiefsky is one of the best buyer agents around. Whether you are buying new construction or an existing home/condo, you

need Brian to represent you. He investigates permit histories, code issues AND is there for every inspection. If you or anyone you know is getting ready to buy Real Estate, do it right and call Brian at 8-HILLCREST.

HOLIDAY GIFT IDEAS

Some people are tough to buy for. And how annoying is it when someone is obligated to get you something for Christmas or Hanukkah and it turns out to be something that probably cost a pretty penny and it is something you will NEVER use.

Here is a couple of ideas to solve both. If you have a friend that has been under the weather or even recuperating from a hospital stay, it is tough to get out. Call **Frank Wilson** (ad on page 18). He lives right here in Hillcrest 22 and he is a **master colorist**. How about a gift certificate for him to go to your friend's place and color his/her hair in the comfort of his/her own home? For you snowbirds and newcomers to Hollywood, I will tell you there is none better at what he does.

Some of you may remember my WINE GIFT IDEAS in a previous issue. There are so many cool names for wines out there right now that you can get a "personalized" bottle of wine for your friends. My mom always said, "When in doubt, get them something to eat or drink and it won't go to waste."

For presents that you receive that are too nice to throw away, you can steal my After-Christmas party idea. Every year, between Christmas and New Year's, we have a party where everyone brings a NICE gift they received that they don't want, they wrap it and we put it under the Christmas Camel (long story - you can use a tree). Guests take one and leave one. It is interesting how often they absolutely love what they get. One year I had received an expensive Hermes scarf (I don't wear scarves) and put it under the

Christmas Camel. The woman who picked it was delighted. But my favorite story is when there was a couple left over (I usually save them for next year) and when I opened them, one was a bobble-head Jesus. I was pissed. Who would bring something so stupid?! I was on the elevator holding it when a woman got on and exclaimed, "Where did you get that?! I just love it!" Huh? She even protested when I tried to give it to her, insisting that she wanted to pay for it. Feeling magnanimous, I insisted. I thought, "one man's trash..." and I did apologize to Jesus.

ARRIVING PACKAGES

If you live in a high rise and have front desk personnel, package deliveries are no problem. However, if you live in a low or mid-rise, it can be problematic. The UPS store up the street has a service where packages are delivered to their address and kept secure until you pick them up. Also for last minute packing and mailing, the UPS store is easy to get to and gets it done fast. Many snowbirds use the UPS store to ship extras back and forth. Some buildings use their shredding and notary services (so do I). At 43rd and Hollywood Blvd, it just doesn't get much more convenient. Tell Gerardo, Rose and Andre that you are their Hillcrest neighbors.

SPOTLIGHT ON...

Every so often we did a "Spotlight On..." piece about a Hillcrest resident who led a fascinating life. Those articles were among the most popular according to reader feedback. Steve Schneider from Hillcrest 8 has offered to interview and write about your friends and neighbors in Hillcrest who you feel have a compelling story to tell. Steve is an exceptional writer and for his first article, he interviewed an exceptional man, Herman Melotti, VP of Hillcrest 27. I happen to know Herman personally and know what an interesting life he has led; and I also know how many other buildings he has generously helped with his expertise.

HINT OF THE MONTH

Having trouble with your cell phone reception? Power down your phone and restart it once or better yet, twice a day. I could go into the logistics of why this works but I would bore myself. Just do it - it works.



Important Homeowner's Insurance info on page 16.

INJURED?

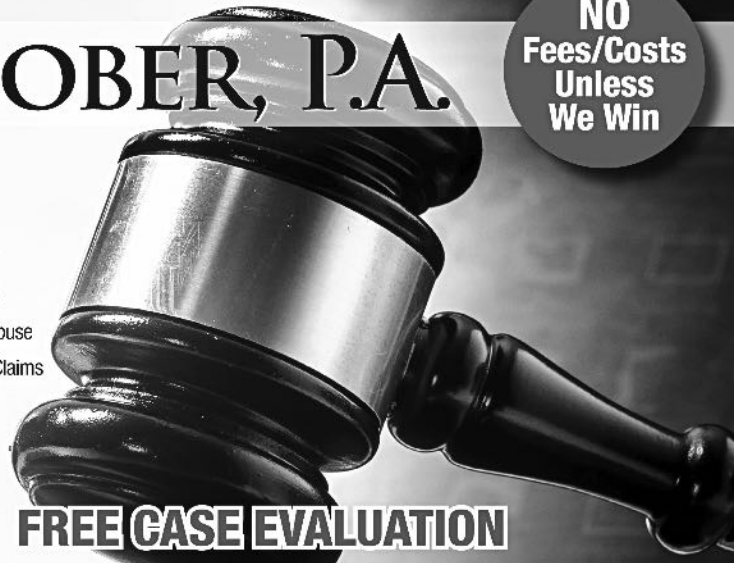
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Ahhh...Tradition... by Cindy Abraham

All families have traditions they remember from their childhood and if they are lucky, they have established new ones when they become adults. Holidays are the time of year when most family traditions are honored.

On Thanksgiving we always had chicken when I was a kid since no one in our family liked turkey that much. But when I had my daughter, Jennifer, she wanted turkey for Thanksgiving, so I roasted my very first Turkey. It came out fine, but I did not know that I was supposed to remove the giblets first. When I called my mom and told her, she laughed. She had done the very same thing with her first Turkey. I should have known to warn Jennifer when she was getting ready to cook her first turkey, but I didn't think of it and...yes, she did the very same thing. Now I insist that she not tell my granddaughter, Zowey, because...well...now it's a tradition.

A rather odd tradition we established was to have Thanksgiving dinner on the Saturday AFTER Thanksgiving because that is when the Florida Gators play FSU. My son, Dean, grew up living with his dad (David) so we had two Thanksgivings; one at his dad's on Thanksgiving Thursday, and then we would all get together again for Thanksgiving Saturday. David was NOT into football and by the last quarter he was ready to go home. We would argue, "But David, there's only 12 minutes left on the game clock; you can wait 'til the end." A half-hour later of course, there was 8 minutes left on the game clock...

For the first 30 years of her life, my daughter and I either watched the game together (I would go to Dallas or she would come here) OR be on the phone the whole time. Now we just send each other a few texts during the game. Technology is not good for tradition.

This is the first year that I cooked on Thursday, Thanksgiving Day because I had a feeling the FLA/FSU game would make me lose my appetite and I was right. Jennifer still cooks her Thanksgiving turkey on the Saturday after; and yes, she remembers to remove the giblets and not tell Zowey.

Is your Money working as hard as you do?

When was the last time you heard from your banker?

Do you want to learn more about how you can earn interest on your checking account? (see ad on next page for additional info).

Yes, that's right I did say checking account.

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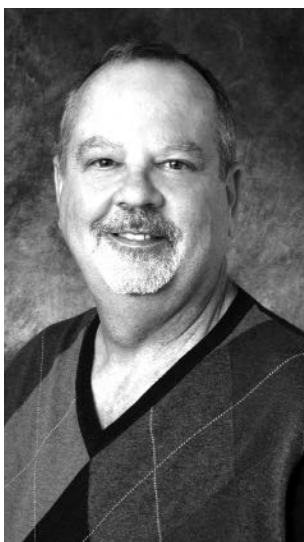
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IN MY OPINION – by John Simpson



Here's a few elementary economic fun facts:

It's been proven that Trickle-Down Economics does not work. There's a 30% return to the government at best.

The stock market is up and going higher. It has been for over eight years. Big corporations have more cash on hand than ever before. If the big corporations want to borrow even more money, they can at the lowest interest rates ever. Big corporations are

using their resources to increase productivity; more automation, not more employees.

Government entitlements to corporations, including corporate farming, exceed entitlements to needy individuals.

The United States has never, in its history, implemented a tax break when it is at war. We are now at war. The GOP argues constantly that they cannot increase the national debt, but are suspiciously silent on that subject now. There are 14,000 lobbyists in Washington, D.C. lobbying for big business. They ply their business at the Capitol Building.

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A Christmas Gift Idea for the Homebound



The first people I think of when the Holidays come around are those who are not having such a great holiday. If money is tight or they are going through a health situation, the holidays can be the worst time of year. It is fitting that Thanksgiving comes first;

hopefully while we are counting our blessings, we are thinking of those who could use a boost.

For those who are sick, getting out to do anything is a chore. Offering to do their shopping for them costs nothing but time and is truly a gift. Of course, if they are also struggling monetarily, you may want to refuse reimbursement. Returning to the doctor for follow-up visits can be anxiety filled. Offering a ride and then staying with them during the wait would be greatly appreciated. I know from experience that there were things I should have

told my doctor in post-surgery situations, but when I finally got in there, I forgot. Then when a friend took me, she made notes about what I told her and handed them to me when I went in! It was such a small gesture, but made all the difference to me. When you are sick, your mind isn't at its best.

Also, we tend to not look our best! For ladies, illness is a time of letting the hair and nails go and wearing nightgowns and robes for most of the time. I have found hairdressers and manicurists who make house calls to be a VERY welcome gift. I have lost touch with Robert the hairdresser and Gilda the manicurist, but we still have **Frank Wilson** from Hillcrest 22 who is a **Master Colorist** and makes the magic in the comfort of one's own home. Give him a call if you want to do something nice for someone who is homebound this season. **404-808-6037**

And if you know a manicurist, a masseuse or anyone else who offers personal services at home, let us know here at Inside Hillcrest. Remember that anyone who is personally recommended by a Hillcrester can advertise in IH.

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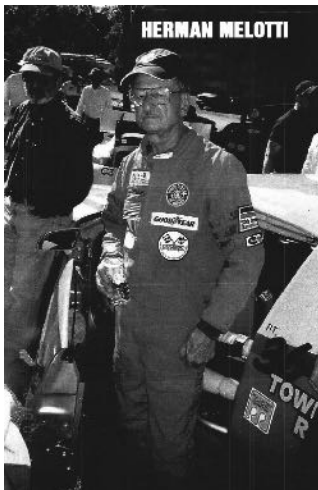
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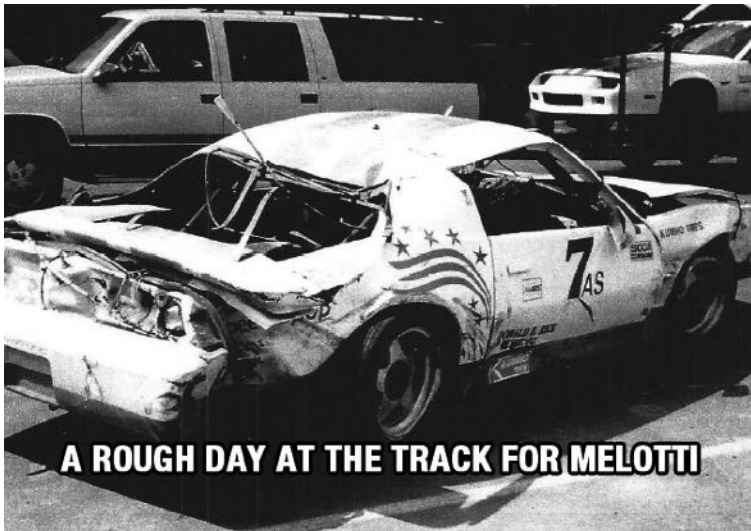
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SPOTLIGHT ON...HERMAN MELOTTI, HILLCREST 27 - By Steve Schneider



As Hurricane Irma took aim at South Florida in September, Hillcrest 27 resident Herman Melotti got into his special Cadillac, with a Corvette engine and supercharger and raced up the turnpike to Orlando. Melotti, 89, the vice president of his building Association, arrived way before the powerful storm battered the Keys and soaked Hollywood, says Joanne, his wife of 28 years. The threat from the Category 4 hurricane, the most devastating to make landfall here in 12 years, brought out the racing spirit in the 17-year Florida resident, who got behind the wheel of a Caddy that can run up to 200 miles per hour.

Attraction to this much potential speed is not surprising, considering Melotti, a retired engineering and marketing executive with Goodyear, spent many weekends off from work racing cars in Mid-Atlantic Road Racing Series and Sports Car Club of America competitions, winning MARRS and Kryder Road Racing championships along the way.



What caused a meticulous man with the mind of an engineer to enter races at speeds up to 170 miles per hour? Maybe it's in his blood. After all, Giacomo Agostini, a second cousin, is a championship motorcycle racer. According to Wikipedia, Agostini won 122 Grand Prix and 15 World Championships and was inducted into the Motorcycle Hall of Fame. Melotti's interest could also trace back to how he was nurtured. The father of five was introduced to his first vehicle, a "kid's car," at age 4.

He drove the 3-speed stick shift after mechanics at his father's OM car dealership made it for him in his native Italy. Or it could be in his bones, which were broken twice when he played quarterback and halfback in high school and college football, according to a May 1962 article in the Cumberland (Md.) Evening Times.

"I just had to get into something of a competitive nature after quitting football," Melotti told the newspaper, which reported he drove an Alfa-Romeo Veloce when he raced there in 1962. Melotti got his racing start eight years earlier, when he designed tires for Goodyear in

Cumberland. He earned his novice license in 1954. A year later, armed with a national competition license, Melotti challenged experienced drivers in Sports Car Club of America competitions, initially driving an MG and upgrading to a Porsche "1600 Super" in 1957 and a Alfa Romeo "Conrero" a year later. The events sometimes jammed the track with 50 to 70 race cars as drivers made left and right turns and shifted from 170-to 30-miles-per-hour to handle the turns. "You just don't think about it," he said recently about the crowded tracks. "You have to be aggressive."

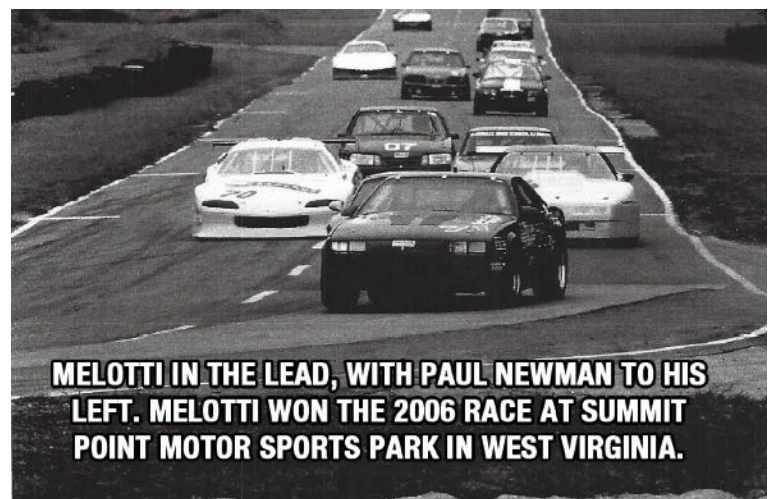
According to Melotti, his engineering background also helped him maintain his competitive edge. Entered in about 200 races, he consistently finished on the podium, which is reserved for people who place first, second and third. Melotti says skill alone didn't get him to the podium. "Racing speed is easy," he says. "But fighting for the next corner is the trying part, and that's where I did my best."

Driven to succeed, Melotti bought shocks from England that cost up to \$600 a piece. The shocks, and a torsion sway bar on his cars, helped him negotiate the turns. Later, when competing in the American Sedan Club circuit, Melotti followed the rules, which allowed racing teams to make major modifications to their cars. This let him install a 9-inch Ford rear end, Corvette brakes, a Tremec transmission and a crate engine with prep work for racing, which cost at least \$30,000.

The man who earned a Master's degree in Chemical Engineering from Penn State University, took off his suit and tie on the weekend and replaced it with an orange racing suit and helmet. This routine continued until 1967, when Melotti retired from racing.

But he returned in 1996, a year after retiring from a 44-year career at Goodyear. He raced Camaros until leaving the American Sedan circuit in 2010.

Along the way, Melotti got into four wrecks. One wreck flipped his car around and up in the air. He landed with a busted elbow during the Saturday qualifying event. But he returned the next day to race a different car to victory. Melotti's success also got him into the Racing Hall of Fame in Maryland.



And Melotti bested Paul Newman, the late Academy award-winning actor, when both racers were senior citizens who shared a love of cars and racing. In his 70's and 80's, Melotti says the people he raced against sometimes waved at him as they ran around the track. "But I just passed them by and won," he says with a smile.

Continued from Pg. 7

Continued from Pg. 6



MELOTTI, SECOND FROM RIGHT, STANDING NEXT TO NASCAR LEGEND DALE EARNHARDT JR. LAST MONTH AT EARNHARDT'S RETIREMENT PARTY JUST BEFORE HIS LAST RACE IN HOMESTEAD.

Serving on the Building 27 Board of Directors since 2009, Melotti has other reasons to smile. On Nov 20, he celebrated with Dale Earnhardt Jr. at a private retirement party the racing legend held in the Goodyear suite at the Homestead-Miami Speedway. The event occurred before Earnhardt ran his last race. Earlier, Melotti attended a similar party in England for Jackie Stewart, the "Flying Scot" British Formula One racing champion. He got invited to both parties because of his friendship with the racing stars.

Melotti notes his engineering background got him involved with Formula One racing when the organization was researching carbon fibers in the 1960's. Racing cars were eventually built with the substance because of the lighter weight and greater strength, reports a July 2013 article in The New York Times.

Nowadays, Melotti spends some of his leisure time making sure his condo building is maintained properly. Jose Garcia, a nine-year building resident, didn't know who Melotti was at first. But he kept seeing him every place he went in the building and on the grounds. So, Garcia, a retired plant manager for General Motors, asked the Building 27 vice president, "Who the heck are you?" Melotti told him, and they became friends and golfing buddies who share a fondness for cars.

Carl Del Prete, also of Building 27, says, "owners have benefited without additional assessments" because of Melotti's engineering knowledge. And two other unit owners in the building, Claude Helbig & Ann Sanders, told me that, "Herman is a man that each Hillcrest building would like to have for themselves. He is a dedicated man, always ready to help solve any and all problems."

The engineer, who served overseas as a consultant to Asian tire companies after retiring from Goodyear, is also willing to help Hillcrest residents who live in other buildings in the sprawling complex. "Herman came over to our building each time we had a new Maintenance Supervisor (3 times). Herman would come over and train the new staff member on the mechanics of the building", says Vera Biro, a Building 24 Board member.

As his 90th birthday approaches on March 1, Melotti plans to apply the brakes on his super-charged existence, at least for a day: He will gather with his family to start a tenth decade of living.





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Ask FP&L's Energy Expert - by Tiffany Spence

Top energy consumers in your home office

Desktop computers tend to consume the most energy, so they have the largest potential for energy savings, followed by laptops, tablets, and smart phones. Overall, these kinds of devices tend to consume a relatively small amount of energy annually, and (particularly for laptops) sleep modes have improved enough that there's a relatively small difference between putting a computer to sleep and turning it off entirely. However, it's still generally a good idea to turn off and unplug any electronic devices to eliminate phantom loads (when a device appears to be off, but still draws power).

For reference, here are some estimates of annual electricity associated cost and consumption for typical home office devices based on our residential customer price of \$0.10/kWh:

- Desktop - \$27.50 / 275 kWh
- Laptop - \$5.30 / 53 kWh
- Monitor - \$4.10/41 kWh
- Printer - \$1.10 / 11 kWh
- Tablet (average, with two charging cables) - \$0.61 / 6.1 kWh
- Smartphone (average, with 2 chargers) - \$0.45 / 4.5 kWh

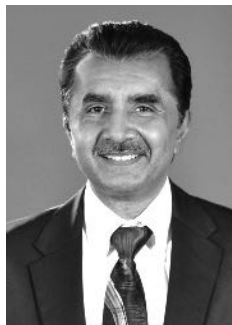
As far as what types of savings to expect from turning off your equipment, it varies. Here are some guidelines:

Computers & printers

For a desktop computer that is currently always on, you could save an average of \$15/year by turning it off for 8 hours each night. However, if you prefer to enable your computer's sleep mode, the difference in savings is only about \$.44/year compared to turning it off, with saving of about \$14.56/year. For a laptop computer that is currently always on, potential annual savings would be around \$4.60/year when you turn it off for 8 hours each day and about \$4.10/year if you prefer to let it go to sleep mode. A typical inkjet printer is estimated to spend about half of its time in standby mode. If you eliminate the associated energy consumption by turning off the printer, you would likely save around \$0.50 per year.

In general, we'd recommend turning off your computer whenever possible to maximize energy savings. However, automatically putting your computer to sleep whenever possible is a good backup plan that will save nearly as much energy as turning it off entirely.

A MESSAGE FROM DR. WAZIR ISHMAEL, HOLLYWOOD CITY MANAGER



Dr. Wazir Ishmael, Hollywood's City Manager was the guest speaker at the November Chamber of Commerce breakfast. Last year he had passed out cards with three questions:

1. What is Hollywood's Biggest Asset?
2. What is Hollywood's Biggest Obstacle to Progress?
3. What will YOU commit to doing to be a PART OF THE SOLUTION

The following is a summary of the answers received by Dr. Ishmael:

1. What is Hollywood's Biggest Asset?

Hollywood Beach and Broadwalk and "Location, Location, Location" were the top two answers. We all know that Hollywood is home to the Hard Rock, Margaritaville, the Diplomat and many other attractive tourist venues. Personally, I think the third top answer is our City's Leadership. I am a huge fan of Dr. Ishmael, as well as our Mayor Josh Levy, and all of our Commissioners and Police/Fire Departments.

The next question was:

2. What is Hollywood's Biggest Obstacle to Progress?

Answer: Money, Parking and living in the shadow of larger neighbors (Miami & Ft Lauderdale)

MONEY

Work continues to correct structural imbalances of increasing pension costs, health care benefits and expenses, Other Post-Employment Benefits (OPEBs) for retirees. As our tax base grows, so does the money collected. Taxable values increased for the 5th year – current year increase of 15.6%

As far as Health benefits for City employees, the City was able to slow the rate of cost increases for employee and retiree health benefits. Also, the City has made progress on reaching settlements in litigation over the 13th check and DROP accounts. The City is working with its three unions that represent most City Employees on measures to rein in growing pension costs.

(Ed. Note: I believe Hollywood made a BIG mistake back in the 80's by approving increases in benefits based on the inflationary percentages of that time. As it is, retired city employees - especially police and fire – make almost as much in retirement as they did on active duty. And, they can go work for someone else and still collect.)

PARKING

The City has addressed our ongoing parking problems by installing 108 new multi-space parking meters. Pay by plate users are now allowed to extend parking time form any City multi-space meter. The City has examined the Free Parking program in downtown Hollywood has moved forward to re-install meters on primary streets to increase the parking turnover and provide convenient parking to customers. Other Concerns noted were:

1. Crime and Safety
2. Sea Level Rise
3. Public Transportation & Traffic
4. Code Compliance
5. Rundown Neighborhoods
6. Need for High Quality Businesses

1. Our Police Department is becoming one of the best in the State under the leadership of Chief Tomas Sanchez. There's been an overall reduction in Part 1 Crime of 11% so far for 2017 compared to the same period in 2016, with a 26% reduction in violent crimes. With the use of CCTV and LPR technology, there has been a 77% decrease in vehicle burglaries on the Barrier Island.

2. Sea Level Rise is a concern for all coastal areas and Hollywood is no exception. The City is putting resiliency efforts in place to adapt to the impacts of sea level rise.

3. Complete Streets Projects underway on State Road 7, Hollywood Blvd and A1A. The City is conducting a Mobility Study for Hollywood, Dania Beach and Hallandale Beach. And there is planning underway to reconfigure Young Circle to make the circle more efficient. Improvements will continue with our infrastructure, roadways and neighborhood renewal programs.

4. Hollywood is primed for redevelopment along key commercial corridors by allowing for increased density and height, encouraging mixed uses as well as creating opportunities for urban, walkable development. These efforts are aimed at not only bringing new businesses to Hollywood, but to also increase residential desirability.

5. 4 & 5. Recent changes in our Permit Department Processes have helped to free up our Code Enforcement Department to concentrate on making sure new and existing construction are in compliance, as well as to address and correct situations with rundown properties. Rehabilitating neighborhoods is a priority of City Leadership.

6. In its efforts to attract high growth sectors with high paying jobs and to leverage relationships with County/State EDOs, Hollywood has increased it's marketing to target industries that already have a strong base here:

- Healthcare
- Aerospace/Aviation
- Marine Industries/Research
- Professional Services/IT

BRANDING

The City is working hard on getting the word out about Hollywood. Our Beach and Broadwalk is award-winning; #6 in the Nation. We have an extensive Healthcare system with the Memorial hospitals, including the Joe DiMaggio Children's hospital. Ft Lauderdale/Hollywood International Airport offers convenient access and Port Everglades are located predominately in Hollywood. Additionally, the new FP&L Plant has helped bring additional tax dollars into the City and supports clean energy.

We need to get the word out that Hollywood, BECAUSE it is located between two major cities, is perfect for new businesses. The Greater Hollywood Chamber of Commerce has initiated a new program and website HOLLYWOOD HAS IT to assist in these efforts.

3. What will YOU commit to doing to be a PART OF THE SOLUTION?

Abraham Lincoln said, "The best way to predict the future is to create it." All Hollywood residents are invited to commit to help expand business, support smart growth by being open-minded and getting involved!



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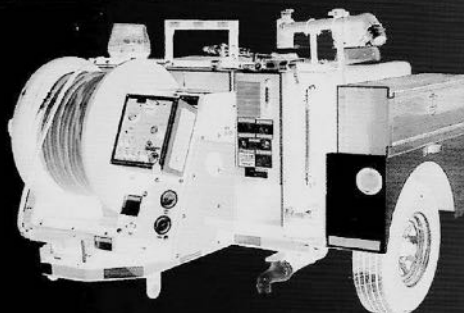
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GOOGLE IT – by Cindy Abraham

Anytime Brian and I get into a discussion and disagree, we do what everyone else does; we Google it. Our latest was what and what not to put down a garbage disposal. PS – a lot of new construction do not include garbage disposals as they have been found to be environmentally “unfriendly”.

DON'TS: Putting egg shells down the disposal will create “sand-like particles” and/or stick to the pipe walls, slowing the drain and possibly causing a clog. Celery, asparagus, artichokes, chard, kale, lettuce, potato peelings, and onion skins should all be kept out of your garbage disposal unit. They can easily entangle the blades causing it to jam.

DOS:
COLD WATER: For it to function at its best, you should always run cold water through your garbage disposal unit for 20-30 seconds before and after you grind food stuffs. This ensures that all food will be flushed down the drain. You don't want a few decaying scraps sitting at the bottom of your disposal unit, stinking up your sink.

LIQUIDS AND SOFT FOODS: If a baby can eat it, the garbage disposer can handle it without any problems

CHOPPED FOODS – When you want to process solid foods, chop them up thoroughly before feeding it to your disposal unit.

DISH SOAP – Putting a LITTLE soap inside will help you clean the disposal unit. Once you pour a little in, turn on your unit and run cold water through it. Your disposal unit will thank you.

ICE CUBES – Throwing a few of these in occasionally will knock off food residue that has built up on the unit's blades. To make them even more effective, we use ice cubes made from lemon or lime juice to freshen up the unit. We freeze lemon and lime juice in cubes and then put them in plastic freezer bags, label them and use them in recipes anyway.

HOLIDAY TIPPING GUIDE

Hillcrest has always been gracious about being appreciative to employees that work in our buildings. All but one appreciate their staff so much that they actually print up a list of employees to make it easier for the unit owners to remember those who worked hard to keep their buildings clean and safe during the year. Below are some guidelines for Holiday tips for our cleaning staff, security and maintenance people, as well as our mail and newspaper carriers:

- Security Guards - \$10.00 - \$20.00 depending on how much they do for you, you may even tip more. Don't overlook the overnight security guards and rovers; you may not see them much but they are helping to keep you safe while you sleep! For new people or part timers, \$5.00 is sufficient.
- Cleaning/Maintenance Staff – minimum \$10.00 for full time (again, if they do more for you than usual, tip accordingly), \$5.00 is sufficient for part time
- Newspaper Deliverer – \$5.00 to \$20.00 (special service like hanging the paper on the door would warrant a higher tip)
- Postal Carrier – \$5.00 or more, or a small gift
- Office Secretary – a small gift or gift card is most appropriate, however \$ is always appreciated!

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It's nice to have a Realtor with vast construction experience on your side when shopping for new construction homes. There are sales people and then there are construction people. If you are buying new construction, you should have both on **YOUR SIDE.** **Brian Gaiefsky,**

Keller Williams A Team Florida is an experienced Realtor with a construction background.

When Brian represents a buyer for one of the new Parkview at Hillcrest homes, he not only negotiates and monitors the progress of the transaction from offer to close; but also walks the property during the construction process. In any major new development project, attention to detail is an ongoing challenge.

If you or anyone you know is interested in buying new construction homes or townhomes, call **Brian Gaiefsky at 8-HILLCREST** or email him at **info@ATeamFlorida.com.**

info@ateamflorida.com
8-HILLCREST (844.552.7378)
www.ATeamFlorida.com



GOT EQUITY?

You already know your home or condo is an important investment, yet did you know the equity you have in your home can be used as a factor in determining the right time to sell?

In the simplest terms, equity is the difference between the market value of your home/condo and how much you owe on your mortgage. Your down payment was your first contribution toward equity and you have been building more equity ever since. As you pay down your mortgage, your equity continues to increase. Other factors that can increase your home equity include upgrades and improvements as well as the market appreciation since you bought.

By familiarizing yourself with the equity you have in your home, along with the economic conditions of our local market, you will gain insight into when might be the right opportunity to make your next move.

When you're ready to buy, sell or invest in real estate, you need a team that can not only answer your questions but take the time to get to know you and help you make the best decision for YOU. **Call Cindy Abraham and Brian Gaiefsky at Keller Williams A TEAM today! 8-HILLCREST or email us at info@ATeamFlorida.com.**

WHAT IS A FAILED LISTING?

Simple – a listing that FAILS to sell. Because of the tight inventory, we are attracting agents who are not very successful but desperate to get listings. They will take discounted commissions and price wherever the seller wants to price it at, just to get the listing.

FACT: An experienced agent who can get you market value or over market value for your property, is worth the standard commission. By overpriced listing, I mean a listing that seems to be priced according to the current comparables, but the condition or the property is not acceptable at that price. As I have said, if the property is over-the-top remodeled and gorgeous, it is worth pricing above market value.

However, the rule of thumb is: 7 showings and no offers = a price reduction is necessary. Of 52 current Hillcrest listings, 24 have been on the market over 90 days; several over 200 days and one for 758 days!

Price and Condition determines what sells in any market. A smart seller knows that 90% of all buyers start their search on the internet, study the comparables and know value. Any property that is priced right will sell quickly and the old axiom that the first offer is the best one turns out to be true more times than not. Are there exceptions? Yes, as with anything else in life. Some people who buy a lottery ticket actually win.

If a seller prices too high initially, they end up “chasing the market” – lowering and lowering until their property is at market value. And what does a buyer think when a property has been on the market for a long time and the price has been lowered several times? I don't even have to spell that one out for you. Yes, desperation does have a distinct odor and it attracts bottom feeders.

If you interview an agent who is willing to discount their services and overprice your property, run the other way. Of twenty-four sales in the past year, only four of our listings were on the market over 90 days. Anyone can list your property. **A Team Florida will SELL it. Call 8-HILLCREST.**



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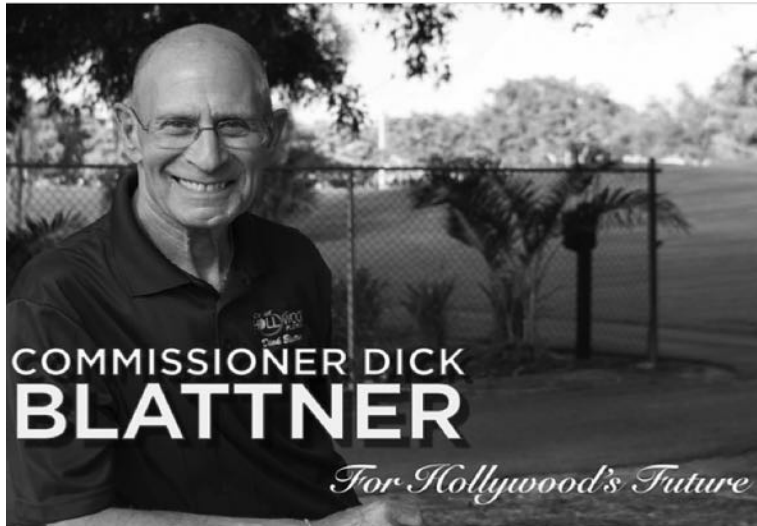
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DECEMBER REPORT

by Commissioner Dick Blattner



BREAKING NEWS: Top City Officials Receive Performance Reviews. New Parking Meters Downtown.

City Manager, Dr. Wazir Ishmael and CRA Director Jorge Camejo received performance reviews from the City Commission. Both were deemed to have performed well in 2017.

Parking meters have been installed downtown, and became effective December 4. Rates are \$1.50 per hour on the street, and \$1.00 in the two downtown parking garages. No changes on the beach.

BUILDING HOLLYWOOD'S FUTURE

Regular readers will remember that I have pointed out Hollywood's economic development and increased property values do not provide enough revenue to do much more than pay for next year's operations (payroll, materials, etc.). That means we cannot fix all the sidewalks, pave all the streets and alleys, build new parks, etc. To accomplish these and many other projects, municipalities must acquire funding and the best way to do that is with general obligation bonds, or put more simply: debt financing.

That concept is understood by the Commission and senior staff and that led us to a very significant workshop November 15. The opening salvo:

- What is our wish list?
- What are the financing options to best accomplish every item on that list?
- What will it cost?
- How do we present this plan to the public for their input and support?

This process will take time and a lot more discussion, especially including the public's involvement. I am excited and encouraged by City Staff's preparation and the consultants who also contributed their thoughts at that meeting. I think the city is going to offer a surprisingly good and comprehensive package to voters, who will have their say on a referendum in either in 2018 or 2020.

BUT, before you start saving nickels and dimes....

The last General Obligation Bond was passed in 2004. That \$50 million bond added \$38.91 to my tax bill each month and this year that amount actually went down to \$30. You will be hearing much more about this as we go forward.

Commission Actions

In the last report, I highlighted our November 1st meeting actions. Here's a review of some of our November 15 decisions.

Approved \$150,000 for maintenance of police and fire telecommunications equipment

Appointed a five-member board of directors for the Emerald Hills Safety Enhancement District. It took over a year to create the district and get this moving.

Approved street name changes:

- **Forrest** becomes **Freedom**
- **Hood** becomes **Hope**
- **Lee** becomes **Love**

Changed zoning of property at Griffin Road and 441. The development will include 150 rental apartment units, a Wawa super convenience store, a Wendy's and a small storage building. Hopefully this will encourage development running south of Griffin, stimulated not just by this project but also by the incredible developments at the Hard Rock Hotel & Casino.

Acting as the CRA Board, approved roughly \$4.5 million for beach re-nourishment. Sand will be trucked in from mines in LaBelle, FL, the same process as the last time we did this.

Established term limits for the Commission appointment to the Police Pension Board. All members will now have limits.

There are 40 small Assisted Living Facilities, six beds or less, in the City. None of the State legislature's initiatives regarding generators, etc., apply to these small homes where there was one death. I have asked to adopt the Town of Davie Ordinance, which would require these facilities to have generators, giving us some additional assurance that residents will be safe.

Former Hollywood Commissioner and a good friend Beam Furr is the newly appointed Broward County Mayor. He will be excellent.

PS: our only December Commission meeting is December 6.

If I don't see you before, have a lovely holiday season.

The December Kitchen Korner

by Cindy Abraham



It has been a while since we found a pork chop recipe that was worth doing again the next week but this one is awesome. And the accompanying salad was so good we used it for Thanksgiving dinner too. Have everything prepped up front so when chops are ready, the salad can be quickly assembled.

CHOP CHOPS

2 thick bone in pork chops (1 to 1-1/2" thick) patted dry
 1 TBS olive oil
 3 sprigs thyme
 3 minced garlic cloves
 3 TBS butter cut into small pieces and kept chilled

CRUNCHY CELERY SALAD

¼ cup dried cranberries
 3 TBS rice vinegar
 1 finely chopped shallot (about 1 TBS or more)
 Kosher salt
 3 TBS olive oil
 6 large celery stalks thinly sliced on a diagonal
 ½ cup fresh parsley leaves
 ¼ cup chopped salted, dry-roasted almonds

1 oz. shaved Parmesan

Combine cranberries and vinegar in a small bowl and set aside (for the salad). Pat pork chops dry and season with salt and pepper and then rub both sides with oil. Heat a dry skillet (preferable cast iron) over medium heat. Add pork chops and cook until brown on one side (6-9 minutes) and then turn over. Brown second side – should take about 5 minutes. Set pork chops on end to brown the fat cap – about 1 minute for each side. Lay chops flat in the pan again, turn heat to medium low and add thyme, garlic and butter swishing it around and spooning it over the chops as it browns – about 1 minute.

Remove chops from pan to a cutting board. Remove pan from heat and cover to keep butter mixture warm. Let chops rest while you assemble the salad.

Place the chopped shallot in a medium bowl and season with salt. Pour vinegar from the reserved cranberries into bowl and gradually whisk in the olive oil. Add cranberries, celery, parsley, almonds, Parmesan and a couple pinches of salt. Toss to combine. Refrigerate until ready to serve.

Cut along the bones to remove the meat and slice it ½ "-thick. Put a bone on each plate and push the meat back into place against the bone. Drizzle the warm butter/thyme/garlic mixture and any juices on the cutting board on top of the chops. Serve with salad.

Increased Awareness at Holidays Could Keep Seniors Safe in 2018

Home Instead Senior Care Offers Tips for Hollywood Families with Aging Loved Ones

The holidays are here and for many that means heading home to spend time with loved ones. For adult children, the season may uncover signs that seniors need a little extra help at home, if they know how to look for those signs.

While independence is top-of-mind for most seniors, they are also reluctant to ask for the kind of help that will keep them comfortable and safe at home. That's why it's important for family members to look for the signs that their older loved one is starting to need help at home. Recognizing those signs can help keep a senior in their home, where they want to be, and reduce the risk of an issue in the year ahead that could threaten their continued independence.

"Seniors often don't recognize when they could use some help," said Jillian Pickett, daughter of Dinah Pickett and co-owner of the Home Instead Senior Care® office serving Broward County. "That's why adult children need to help identify where their loved ones need assistance." To make this process easier, Home Instead Senior Care put together a list of simple steps and signs families can use to look and see if their aging loved one may need some additional support.

Look-and-See Signs of Aging:

1. Look in refrigerator, freezer and cabinets. Has food spoiled because Mom can't get to the grocery store? Does she have difficulty cleaning tight, cluttered places?
2. Look over the grocery list. Has your loved one's declining health prompted her to purchase more convenience and junk foods, and neglect proper nutrition? Is she losing weight?
3. Look on top of furniture and countertops. Dust and dirt can be signs that household tasks are becoming more difficult for your parent.

4. Look up at fans and ceilings. Has the inability to lift her arms and climb stepstools prevented your loved one from cleaning high places? If so, caution your senior not to climb.

5. Look down at floors and stairways. Have shaky or weakened hands spilled drinks and food, soiling vinyl, wood, carpets and walkways? Are there tripping hazards from carpets or furniture? Are stair rails, steps and sidewalks clear and secure?

6. Look under beds and sofas. Is Dad having difficulty organizing old newspapers, books and magazines, which are creating a fire hazard?

7. Look through the mail. Is Mom's keeping up with her bills and correspondence?

8. Look below bathroom and kitchen sinks. Is Dad forgetting to refill medications and to take them on schedule? Check the refill date against the number of pills in the bottle to help determine if he is taking medication regularly. Or call the pharmacy.

9. Look at your senior's appearance. Is clothing dirty and wrinkled, and is your loved one neglecting personal hygiene?

10. Look to your parents' neighbors and other close friends to learn about their daily routine. Are your seniors at home more, watching television and avoiding stimulating conversation and companionship?

"Seniors' expectations for remaining at home are high," said Dinah Pickett "By helping adult children identify the types of resources a senior might need to remain independent at home, we hope families can avoid some of the stress that goes with caring for an aging loved one."

Home Instead Senior Care offers assistance with basic tasks – such as meal preparation, light housekeeping, companionship and medication reminders. These often mean the difference between whether a senior can stay at home or go to a care community. **For more information about Home Instead Senior Care, visit www.homeinstead.com/773 or call 954.505.7957**

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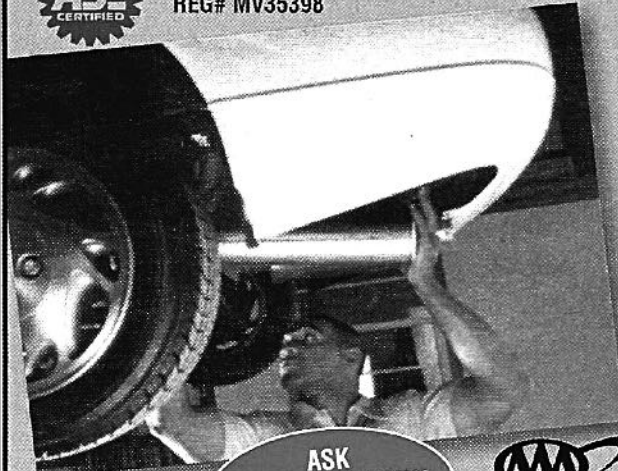
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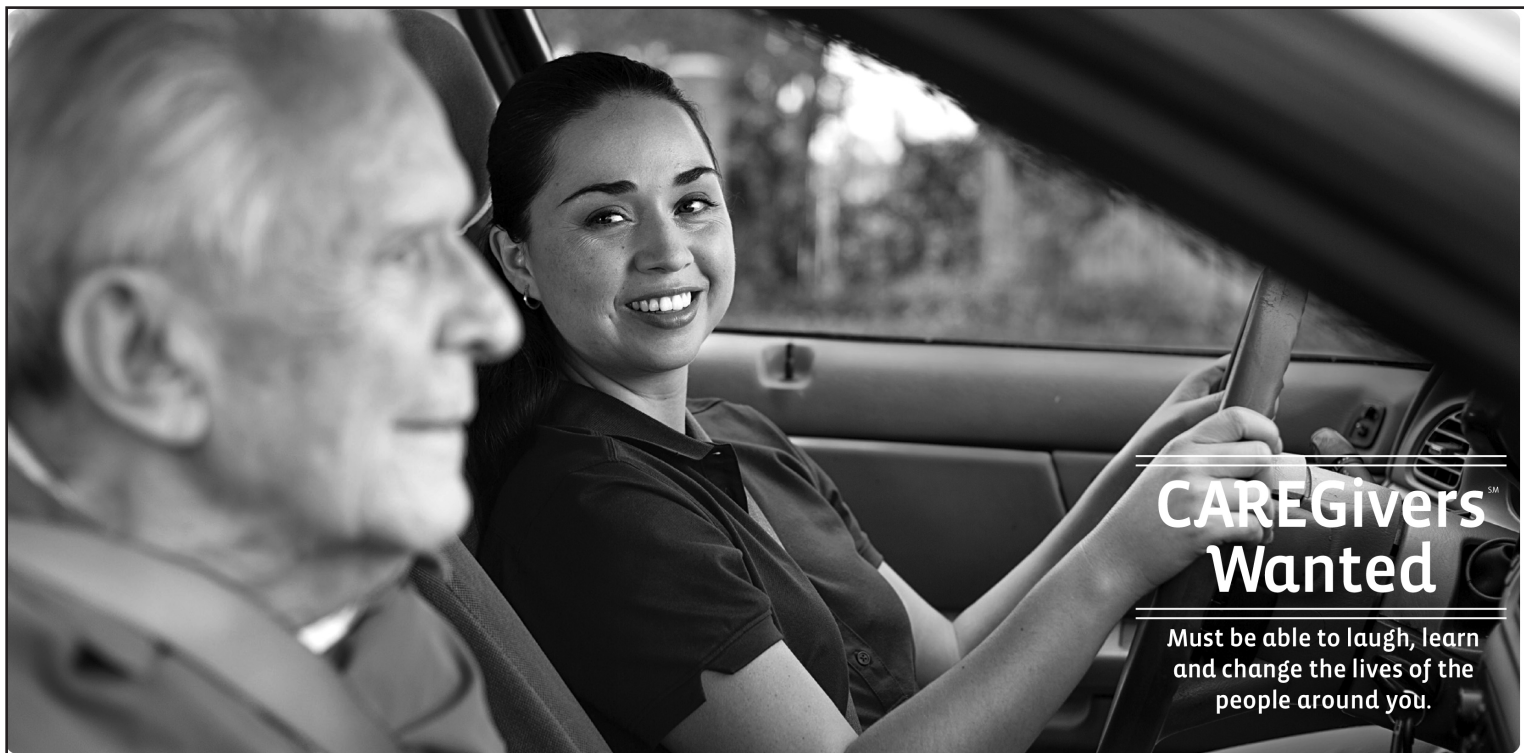
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DECEMBER IT SECURITY TIPS

The #1 Threat to Your Security Is...

YOU! And your employees and/or family members. Like it or not, human beings are our own worst enemies online, inviting hackers, viruses, data breaches, data loss, etc., through the seemingly innocent actions taken every day online. In most cases, this is done without malicious intent - but if you as a manager, owner or parent aren't monitoring what websites are being visited, what files they're sending and receiving, and even what they're posting in company email, you could be opening yourself up to a world of hurt.

When it comes to employees, their actions can subject the company they work for to monetary loss, civil lawsuits, data theft and even criminal charges if they involve disclosure of confidential company information, transmission of pornography or exposure to malicious code.

One thing you can (and should) do is configure your firewall to document and monitor which websites users are visiting. Almost all enterprise-level firewalls have this ability built in. You simply need to configure it and monitor the reports (something we can certainly help you with). But it's up to you to set the rules, write it into an Acceptable Use Policy (AUP), TRAIN employees on what is and isn't acceptable and then get them to sign the AUP.

Web-connected Devices can leak personal data. Find out how to keep your information safe!

Listen, web-connected devices are great especially because in some way or another these devices are helping to make your life easier. I mean, who doesn't love Alexa? Any devices or "toys" that connect through WIFI risk data leakage. Read these points below and just be mindful when using any great new interactive toys.

- **Baby Monitors:** Hackers can access WIFI-enabled devices/ programs. Check default settings and turn off when not in use! Always change the default username and password (it is usually admin + admin).

- **Be Smarter than your Smart TV:** Hunt through the TVs smart settings for the feature "Live Plus" and turn it off!
- **Webcam Protection:** It's no secret that hackers can access your laptop camera without your knowledge. Cover your laptop camera with a piece of paper or tape. Last time I checked, hackers couldn't "crack" the code for adhesive tape!!


Set up Bank Alerts - NOW!

Here's a tip that just might save your bacon: set up withdrawal alerts on your bank accounts. Many banks will send you an email alert whenever money is withdrawn from your account via check, debit card or transfer.

Setting up those alerts will allow you to spot and report fraudulent activity BEFORE the money has already been siphoned into a cyber criminal's hands.

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IMPORTANT INFO ABOUT CONDO HOMEOWNER'S INSURANCE - E. Sandy Briglio, Briglio Insurance Group

Most Hillcrest Associations require their unit owners to carry HO6 Condo Unit Owners insurance. There is good reason for this. Condo Unit Owners policies include a minimum of \$2000 in Loss Assessment coverage. Loss Assessment coverage covers an assessment from the association from an insurance type loss that wasn't covered or only partially covered by the Association's insurance. After Hurricane Wilma in 2006, many associations were not able to make repairs in a timely manner because so many unit owners were not able pay the special assessment. Insurance eliminates that problem.

There are other reasons to carry this type of insurance. Many people are under the mistaken impression that if water from another unit causes damage in their unit, the unit owner from where the water originated is responsible. This is usually not the case. When the discharge of the water is sudden and accidental (such as a pipe breaking, a toilet tank cracking, an AC system leaking, etc.) everyone is responsible for making THEIR OWN repairs regardless of where the water came from. Water damage is by far the most common loss in condominiums and the losses can be quite large.

HO6 policies cover much more than the just the property in your unit. They also include off premise coverage for personal property, liability protection for injuries or damage to property of third parties on or off premise, loss of use pays your additional cost of living if you're put out of the home after a covered loss, and much more. You get a lot of coverage in a little condo unit owners package policy for a relatively small amount of money.




E. Sandy Briglio
President

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sandy@briglioig.com

KEEP IT SIMPLE: by Aruna Ladva Brahma Kumaris, London, England - presented by Etta Stevens

"Simplicity is the ultimate form of sophistication" – Leonardo Da Vinci

Some people may think that living simply means to live a life of renunciation, but if we really understand the motivations behind simplicity, we would realize that it is really beauty in disguise. Most religious and spiritual faiths advocate self-sacrifice as a means to enlightenment, yet we should not mistake simplicity for poverty. Poverty may not be by choice, but simplicity certainly is a conscious choice made in a state of heightened awareness. A simple mind, like a simple house, means to be uncluttered, clear, light and essence-full. When the rubbish is out of the way we have room to be creative, inspired and productive.

One of Mahatma Gandhi's greatest strengths was simplicity, which he exemplified till his dying day. His simple loincloth was an indication of a much bigger message. In the face of increasing industrialization which promised wealth, but in fact promoted greed, his message was: "Live simply so that others may simply live". There has never been a time such as now when that message needs to be heeded.

There is beauty in simplicity. Living a simple life frees up so much of our time, money and energy, which allows us to focus our energy on the greater pursuits in life. The joy of buying a pair of Gucci glasses may last for a few moments, yet the happiness of having a simple but joyful peak experience in life will stay with us forever. And if we designate time to exploring higher states of consciousness, then we can certainly taste the higher echelons of being, and gain strength and power from them. These experiences are unique, and touch the soul deeply. To be simple in life is to be free from addictions and dependencies. If someone or something, such as certain people, or certain foods, clothes or places are pulling my attention then I am bound by them or that, and they have me dancing to their tune. In spiritual language, it would be said that I have attachments to these things, and anything that I am attached to will cause me pain when it no longer fulfills my expectations, or it is ripped away from me. As I begin to shed non-essential things from my life, I become lighter and happier as a result. When we are simple, we take only as much as we want from the planet, no more. We respect nature and the environment. This in turn creates good karma with the five elements, which boomerangs back as blessings and good energy into my life.

Confucius said, "Life is really simple, but we insist on making it complicated", and this is so true of the human world. When we are in our ego-driven 'body conscious' state of mind, we easily complicate things. In 'soul consciousness' – our original state of purity, simplicity and innocence, we can begin to enjoy life like a child in a playground. We are pure and innocent, but at the same time very wise, as we are in touch with our higher mind. In body consciousness, the ego generates arrogance; it likes to expand and complicate things, and focus on the negative, bringing with it even more problems for us to solve. As we learn to simplify things in our mind, everything runs smoothly and easily; things just seem to work out in our world. We need to begin to cultivate a simple mind. Have few, yet powerful thoughts. Avoid being skeptical, mistrusting, or judgmental – give others the benefit of the doubt. Stay positive – when I am positive then fewer, but powerful thoughts emerge, such as 'YES, I can do it!' Or, 'It's going to be OK'. When I am negative, the door is open to endless options.

Have simple relationships. This means to let go of the ones that complicate your life or give you pain and sorrow, or at least withdraw your negative attention to them. Have simple conversations in which there are few words, but ones which are infused with respect. Have a simple life, want less and do less every day. Look at your to-do list and decide to do only that which is necessary or genuinely productive. Dress with less – don't spend too much time or money in 'feeling good'. Make space and time for what you enjoy and not just what you have to do each day. Leave enough time between tasks and appointments – this will help you stay calm and relaxed.

There is a story of an American who came to visit a venerated Sage in India. He was shocked to see the empty residence of the Sage. The American exclaimed, "Where are all your possessions?" To which the Sage returned the question "Where are yours?" The American replied, "But I am a guest here". The Sage responded, "Well, I am a guest in this world". When you consider yourself to be a "guest" in this lifetime, you live differently. The items you have accumulated, the property, cars, homes etc. are all just "things". I am a guest, these things have been bequeathed to me to use now in this life. You can't take possessions with you, they are just temporary. But the gifts from God. These treasures that God gives to us unconditionally are what we can take with us through lifetime to lifetime. (If this is your belief). These treasures worth more than all the money in the world are LOVE, PEACE, WISDOM, HAPPINESS AND PURITY. These are our true gifts and require noting but to remember our beloved "higher Power", God, Supreme Father. All we are asked to have these gifts is to remember Him as we live our life in LOVE. This is the simplicity of life. This is how we can give our children and grandchildren values of living. This is how we truly can make our life easier and less complicated. This is how we can live in the PROSPERITY OF love. This is our true gifts to share with our brother souls at the Holiday Time. The "things" that we have accumulated over our lifetime really do not mean anything. They are not real, only illusions. If life to you means "keeping up with the Jones" then perhaps simplicity is not for you. But if life means trust, happiness, love and values then this simple life is for you. You have a choice every day. Do you choose to be "happy" and choose to make a life worth living and leave for your family these values you have lived? I do, and I will. When we unburden ourselves of the attachments, unnecessary desires, timewasting activities and negative thinking, we can travel lightly, happily and joyfully in this world. Especially now, when the world is upside down and most of us do not know where to turn to make it better.

Hollywood Meditation Highlights:

Free Raja Yoga Library Meditations—Chairs provided: Hollywood Library, Tuesdays 10:15am-11:30am & 6:30pm-7:30 pm
 Dania Beach Library: Saturdays at 12 noon- 1:00pm
 Hallandale Beach Library: 1st and 3rd Saturdays, 10:30 am-11:30 am
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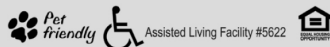


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