

Inside Hillcrest

– Connecting Neighbors to Neighbors –



DECEMBER 2016

HOLLYWOOD, FLORIDA

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A Message from Ateam Florida

As your neighbors and Keller Williams Realty Professionals agents at A Team Florida, we have lived and worked in Hillcrest for years. We have closed more units in the past 10 years than any other agent. We know Hillcrest and we love Hillcrest. It is our mission to be sure that the new development enhances our lives. Hillcrest has always been a safe and peaceful environment. With the new parks, lakes, walking trails and clubhouse with an open kitchen and barbecue area, we look forward to enjoying our space more than ever.

We are here to represent buyers who wish to purchase the new homes and townhomes. It is wise to have your own representation in any major purchase. If you or anyone you know is interested in the new Parkview At Hillcrest community, please call us. We will be your advocate and walk you through the process as we have done for so many Hillcrest condo buyers. **WE DO NOT CHARGE FOR OUR SERVICES.** There is an on-site sales office where you can get a lot of information but when it comes time to make an offer, be sure that you have your own representative – and don't let anyone tell you differently. Why would anyone try to sway a buyer not to have their interests protected by an agent of their own? Our services are free but our knowledge and expertise is invaluable.

PARKVIEW AT HILLCREST OVERVIEW

Parkview at Hillcrest will feature twelve different home/townhome designs. Only two have been priced so far and they start at **\$364,990**. Aesthetics are important so you will see rear-loading garages and gorgeous landscaping which will extend to our entrances. Granite counter, Moen fixtures and tile flooring seem to be the norm. Prices can get higher if owners choose other options. The townhome residents will not have a pool option but the single-family home owners will. The Community Clubhouse that is restricted to the homeowners will have a community pool. The General Clubhouse will not (our Condos already have pools). There will be an outdoor kitchen/BBQ area in the general clubhouse. Again, the HOA fees from the homeowners will pay for all amenities; we have been assured that as condo owners, we will not see a raise in maintenance for shared amenities.

See inside for a pull-out section of the preliminary plans for the homes and townhomes.

WHY THE HILLCREST LEADERSHIP COUNCIL IS MORE IMPORTANT THAN EVER

Once upon a time there was a High-Rise President's Council and a Low/Mid Rise President's Council. The High Rises stopped meeting in the mid 1990's and allegedly there is still \$200+ dollars in an account somewhere. The Low/Mid Rise President's Council is alive and well and maintains the pools and recreation rooms in buildings 1 through 18 with some of each building maintenance fees.

In about 2003, I started inviting the Presidents of the High Rises (Buildings 19 through 27) to come together and meet in the office of Building 22. Those of you who know the story know it was a disaster that almost turned into fisticuffs. We had some strong personalities in those days: Larry Zuckerman (21), Al Fisher (23), Eli Cohen (24), Jerry Chesin (25), Charlie Hartman (26) and one new President, Joel Weissman (27) who valiantly took over a mess when the previous president made off with a chunk of building funds. She died 2 minutes after the building found out. OK maybe not 2 minutes, but before any legal action could be taken. Buildings 19 and 20 were rental buildings that had just been sold and had not yet developed strong Boards.



These presidents were all men who rarely spoke to each other and ran their buildings like a business. Each thought they were the best and were not taking kindly to listening to what anyone else was doing. It was two months before I got up the nerve to hold a second meeting and the big draw was food... and alcohol! It worked. Although honestly, most of them would not share much at the meeting they would talk to me on the side about building issues. They all helped a lot! Larry guided me when putting in new elevators, Charlie introduced me to a new roof cover process (during Wilma only 22 and 26 did not lose their roofs). Al gave me some novel ideas to control the pigeons and Jerry Chesin had

great budget ideas. (He is also the guy who turned 1.5 million from the original developers into 3 million). My favorite Eli Cohen story is when I was in building 24 asking his advice about something, a resident walked up and said, "Eli, I was playing golf with some people from building 22 and they said that building 24 has the BEST president in Hillcrest." Eli should have played a dead hand as they say but no, he had to say, "Meet the president of Building 22." The poor woman got flustered but I told her, "They were right, Eli is the best president and that is why I am here asking his advice." Then of course when she left I slapped his wrist. But I digress. For the first few years, just the high-rise presidents met monthly - and yes I had to cook for all the meetings.

Then the Low/Mid Rise President started attending and that evolved to ALL buildings participating. We learned a lot from each other and from outside presenters. We came up with a Condo Preferred Vendor list (which all the presidents have – we just updated it) comprised of vendors who have done a good job for our buildings with integrity and efficiency. Then the redevelopment came along and we went back to the fisticuff era and not even alcohol could calm everyone down. Now that everything has been resolved, we have a great Hillcrest Compliance Committee made up of proponents and opponents of the development who are working together to make sure Pulte fulfills their promises and to keep them on track as far as problems that come up.

When the homes and townhomes are built, they will have their own HOA; I am not sure if the townhomes will be separate from the single-family homes but I do know that our current Hillcrest leaders will need to work with them.

We need to start NOW to create a strong, inclusive Hillcrest Leadership Council so we can appoint (or elect) representatives to sit with the new HOA and work out common issues.

For information on

Parkview at Hillcrest,
contact Cindy Abraham and
Brian Gaiefsky at:

www.ParkviewAtHillcrest.com
or call us at **954-964-2559**.

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Questions like “Can Hillcresters pay to use the new clubhouse fitness room?” to everyday neighborhood-type challenges that come up will need to be addressed at some point. We need strong leadership. Right now, we have no way to “elect” leaders to the HLC because the membership has gotten so fluid. We have FIVE people in my mind that have shown, and continue to show, extraordinary leadership throughout the redevelopment process – Jeff Ladner, president of the President’s Council and Building 11, **Don Washburn**, (25), **John Moore**, (23), **Mark Roth**, President of Building 26 and **Herman Melotti**, VP of Building 27 and President of the HLC.

Personally, I also wish people like **Sam Tyler**, President of Building 21 and **Jim Bowers**, President of Building 3 had the time to get more involved. They have both been a trusted resource for other building presidents. I have been watching the new leadership in building 24 making some amazing strides and hopefully one day, **Joseph White** will be able

to get more involved in community leadership. I completely understand that some buildings are very busy with their own issues and simply cannot take on more responsibility, but I am very pleased with some of the new leaders who have the intelligence and humility to reach out to other leaders for help and advice. We still have a couple buildings who do not want to participate, either because they think true leaders must act like they know it all or because they don’t want anyone to find out what is really going on in their building and that is sad.

I regret that there are no women on this list, although we do have strong female leaders who have done a great job in their buildings for quite a while: Ann Riggione (1), Thomasena Handerson (5) and Marlene Mandl (6). It is imperative that we form a STRONG alliance before we must deal with the inevitable: the new leaders of the Parkview at Hillcrest HOA. I promise you, if we as Hillcresters do not unite so that we have equal seating at the new Hillcrest Community table, we will end up with the leftovers.



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Condo Elections

It is that time of year when we are all approving budgets for 2017 and electing board members. Because of the HLC, I have spoken with many new board members and board officers over the years. For many new board members, it is a scary proposition to be responsible for the maintenance, safety and quality of life for your neighbors. What we have found is that the knowledge needed to put together a budget, get bids for major projects, address unexpected repairs and maintenance issues and the other important facets of day to day operations of the business of running a building are not as important as the quality and qualities of the people in power. We have a Hillcrest Leadership Council and board members like

Sam Tyler (21), Herman Melotti (27), and Jeff Ladner (11) who have not only accomplished great things in their respective buildings, they have actually mentored board members from other buildings.

Condo living can be amazing. As condo owners, we only pay electric, phone and internet because our monthly maintenance takes care of everything else – water, sewer, waste, cable, landscaping, pool service, pest control, security, and in some buildings, includes an appliance/plumbing/electrical contract. (PS: if your maintenance does not include the contract, call Mike Balan whose ad is in this issue. For a very reasonable yearly fee, his staff is on call for you every day for all minor repairs.)

Hillcrest buildings without exception are clean, well-maintained and very safe. However, we have had a couple of buildings taken over by petty tyrants who went out of

their way to not only look for loopholes in the by-laws to restrict owner rights, but in one case, successfully passed new by-laws to permanently restrict owners’ rights and thereby, their enjoyment of living in their own home. We even have a building that still bans Inside Hillcrest because they do not know how to undo what the previous board did (at a cost of \$28,000 of building money!)

It breaks my heart when I get a call from a Hillcrest resident who wants to sell their condo and move for no other reason than the board is making them miserable. In EVERY CASE I have witnessed over the past 18 years, the board members who behave badly are miserable people who have nothing else to do and the building becomes their life. Do not underestimate how dangerous an unhappy person with little friend or

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State of The Market - End of Year



Once again, we have had a big year for sales and not a lot of condos remain on the market. If a Hillcrest condo is on the market more than 6 months, it is probably overpriced. 161 Hillcrest condos have closed this year and another 11 are in pending and ready to close. Of the 161, there were 69 one-bedroom sales, 88 two-bedroom sales of which 25 were corners, and four 3-bedroom sales. Highest sales

were 100K for a one-bedroom, 249K for a corner 2/2 and \$230 for a 3-bedroom unit. The median price of an updated one-bedroom is 75K, 125K for a convertible, 150K for a corner and 175K for a 3-bedroom. The highest prices go to the complete remodels WITH A VIEW. Those of us facing the parking lot still have a tougher time getting the big bucks although it does happen if the unit has features the buyer love or if the buyer is looking for a specific building. Buyers want turn key units or they want to pay as little as possible if they must do any work themselves.

Our bestselling strategy this year has been staging our units for sale. We have gotten between \$7,000 to \$15,000 more when we hire Adaptive Staging and Design to stage a condo. Staging our homes has brought our sellers up to 40K more! Buyers are very visual these days. We are careful about the pictures we post and words we use to describe the property in the listing must paint a picture also. Obviously, our sellers have been very happy with the results. We

believe it is so important to stage a property to get top dollar that we lend our sellers the money to get it done and get paid back at closing!

Since January 1, 2006 until today, 1401 condos have been sold in Hillcrest through the MLS. At that time, my former partner David Korkoian and I first started selling in Hillcrest. Now Brian Gaiefsky has taken the reins. In the past 11 years we have represented 174 sellers and 107 buyers. A Team Florida's total closed sales account for close to 20% of all Hillcrest condo sales since January 2006.

Because we have promoted Hillcrest as the "Hidden Jewel in Hollywood" for so long, the phrase now defines Hillcrest so strongly that other agents use it in their Hillcrest listings. Brian and I love living here and we have a vested interest in making sure that ALL our future new neighbors are as happy here as we are.

We believe our tagline #Love Where You Live is easy when you live in Hillcrest!

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Meet The A Team



Cindy "Momma" Abraham

Is the Selling Machine; voted Realtor of the Year (2012/2013) and Hollywood's Businesswoman of the Year for 2016. In a market where 40% of contracts never make it to the closing table – usually because of the inspection or appraisal - Cindy will take you by the hand from listing to closing and be there every step of the way. Cindy pays for an inspection right up front to nip those issues in the bud and attends EVERY appraisal to be sure you get top dollar.



Brian "Million Dollar Man" Gaiefsky

Gaiefsky is the Master of the Deal. He can price, show, stage and negotiate top dollar for your property. Conversely, because his forte in construction and the psychology of selling, he is also great at finding, assessing and negotiating properties for buyers. His catchphrase is "I love it when a deal comes together." Whichever side he is on, everyone wins. Brian will get you to "Love Where You Live".



Dennis Hearing

Is the Money Man. He is the guy who gets you the financing you need. Not sure where to start when thinking about buying? Getting ready to sell and trying to coordinate the funds to buy your new place? Renting and wondering when you will qualify to start paying your own mortgage instead of your landlord's? Hope on board the A Team and Dennis will make sure you have your ticket to ride.

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Bryan Carpenter "Mr. Transaction"

Is the Man behind the Scenes. He is the guy who keeps everything and everyone on track. Real Estate transactions are a series of deadlines and according to the thesaurus a deadline is another word for closing date. When you get on the A Team train, Bryan does the driving.

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The Kitchen Korner

by Cindy Abraham

HAPPY HOLIDAYS!

This is the time of year when there are parties to go to and/or parties to host. Either way, you will need to make something or bring something. These are some of my favorite finger food crowd pleasers. If you come to my annual Christmas Camel Re-Gift party, you will get a chance to taste all of them. Thanks to Sheldon and Marcia for the Salmon Crackers recipe; the easiest and so delicious!

What is a Christmas Camel Re-Gift Party, you ask – or not – I'm going to tell you anyway. It is a party that we have after every Christmas/Hanukkah holiday. Everyone brings something NICE that they received as a gift but just do not want or have a use for. The lucky ones who loved everything they got (we call them cheaters) bring bottles of wine or scratch-off tickets. The wrapped gift goes under the Christmas Camel (we have a large plastic light up camel – no idea why) and everyone takes a different gift home. Luckily, most people love what they get but if they don't they bring it back next year.

SALMON CRACKERS

4 oz. package of smoked salmon
Softened butter
Fresh dill
Crackers



Spread butter on crackers, top with slice of salmon and a sprig of dill.

STUFFING MINI-MUFFINS

You will need the mini-muffin trays for this one. Two trays are better or wait until the first batch cools. This recipe makes 24. Publix has the mini-trays on sale for \$3.99.

3 cups stuffing
2TBS extra virgin olive oil
2 TBS butter
2/3 cup minced onion
2/3 cup minced celery
1/2 sweet Italian sausage (no skin)
6 minced garlic cloves
1 tsp dried sage
1 finally chopped apple
4 large eggs beaten
2 TBS chicken broth



Pre-heat oven to 350. Spray two mini-muffin pans with non-stick butter spray. Melt butter in a large skillet and add oil. Add onion and celery and cook over medium high heat and stir until golden, about 5 minutes. Add sausage, garlic and sage. Break up sausage and stir until meat is cooked through, about 5 minutes. Remove from heat.

Pour mixture into large bowl and add stuffing, apple, beaten eggs and broth. Stir well. Pack stuffing into the muffin cups and bake for 25 minutes until golden. Remove from oven and let cool for 5 minutes. Transfer muffins to serving plate and serve warm. You can pre-make muffins and let cool completely uncovered before putting them in a container and into the refrigerator. Warm them up before serving.



BACON-GOAT CHEESE JALAPENO POPPERS (makes 16)

These are always a hit. When Boodro had a jalapeno plant, we had them all the time. Now we have to spring for the \$2.49 per pound for the jalapenos...you will need 8 medium jalapenos, halved vertically and seeds removed

Filling:

In a medium bowl, combine and stir well:
2 oz. softened goat cheese
2 oz. softened cream cheese
1 TBS grated red onion
1/4 tsp kosher salt and 1/4 tsp ground black pepper
1/4 tsp garlic powder
1/4 cup bacon pieces (3 center-cut bacon slices cooked and crumbled)

Topping:

2 TBS clear jelly (pick your favorite), add 1/4 tsp red pepper flakes and 1 tsp water. Microwave 30 seconds until melted.

Preheat broiler to high. Stuff jalapenos with filling and place on a baking sheet. Broil 7 minutes or until peppers are tender and beginning to brown. Remove from oven, plate and drizzle with jelly topping.

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Greetings Hillcrest,

Happy New Year! As we ring in 2017, I would like to take the time to recap and celebrate the many accomplishments that we in Broward County saw last year.

Mayor Marty Kiar named 2016 as the **Year of Good News**. As part of the Year of Good News we opened each County Commission Meeting by celebrating the Good News from each district. As a salute to my friend, Marty Kiar, who embarks on a new adventure as the Broward County Property Appraiser, I want to share many items of good news from 2016. The Good News from 2016 includes the fact that we **cut the property tax rate** for homeowners, **opened the new county buildings** for better public service, completed projects that improved our environment and our economy, and we began the process to build a new **Broward County Convention Center**.

Economic Good News

Broward County's **Unemployment Rate** in September 2016 fell to **4.6%**, as compared to 4.9% the year before. That rate remains the lowest in the Tri-County region. Broward County **added 8,700 jobs** in trade, transportation and utilities and another 3,500 jobs in financial services. Overall **job creation grew by 4.4%** in 2016, again the highest in the Tri-County area. At the end of this past fiscal year, the County Commission **cut the property tax rate by 1%** to give homeowners with a homestead exemption a tax break. The Commission also approved an **additional \$25,000 homestead exemption** in order to help **low income senior citizens**.

Fort Lauderdale-Hollywood International Airport Good News

Our economic engines continued to set new records in 2016 with the numbers of passengers at our airport increasing by 8.7% from January through September with an estimated **29 million people** expected to travel through **Fort Lauderdale-Hollywood International Airport** by year's end. As our airport grows, so do the number of airlines providing service.

Emerites Airlines began flights on December 15th to Dubai. **British Airways** will offer flights to Gatwick Airport in London in July 2017. This year the **first scheduled commercial U.S. flight to Cuba** in more than 50 years took place on JetBlue to Santa Clara. Now, Fort Lauderdale Hollywood International Airport offers **100 weekly flights to Cuba** across four airlines, more than any other in the United States. Additionally in 2016, Broward County's airport added nonstop flights to numerous new domestic and international destinations including **Albany, Syracuse, Barbados, Nashville, Aguadilla, San Diego, New Orleans, Santa Clara, Philadelphia, Fort Walton, Destin, Paris, and Nassau**.

Port Everglades Good News

Port Everglades broke its own record, twice, with more than **55,885 cruise guests** traveling to and from the port in a single day in 2016. In October, Port Everglades welcomed **Royal Caribbean's Harmony of the Seas**, the largest cruise ship in the world, to its new home in Broward County. The **Carnival Corporation** also extended its contract through 2030, reinforcing Port Everglades' position as the **top Cruise Port in the world**. To enhance customer service, Port Everglades is the first and only seaport in the United States to adopt the **new mobile passport control app** for cruise ship travel. The first of its kind app also available at **Fort Lauderdale-Hollywood International Airport** allows people to complete their customs declaration using their smart phones or other mobile device. On the Cargo Side, Port Everglades exceeded **One Million TEUs** for the third year in a row, maintaining its status as **Florida's #1 container port**. This year the State Legislature allocated for than **\$125 million in state grants** to fund expansion projects over the next five years.

Tourism and Visitor Good News

The overall success of our tourism economy continues to create new jobs in Broward County and generates billions of dollars in economic activity.

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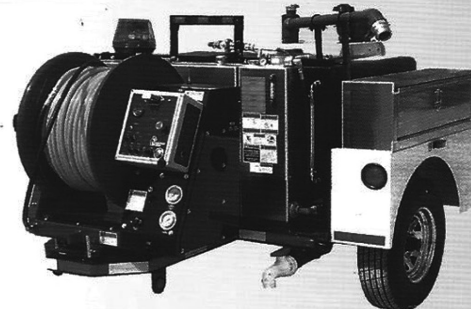
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Continued from Pg. 6 **BEAM FURR - COUNTY COMMISSIONER - DISTRICT 6**

In 2016, Broward County had the **highest hotel occupancy in Florida** during the first six months of the year. For the months May, July, and September, Broward County had the highest hotel occupancy in history. Broward collection of Bed Tax dollars increased **6.2% year-over-year to nearly \$61 million**. This year the **Greater Fort Lauderdale Convention and Visitors Bureau** welcomed in more good news with Broward County's Diplomat Resort & Spa Hollywood chosen to host the **World Boxing Convention** in December, the **2017 Florida Governor's Conference on Tourism**, and South Florida will once again host the **Superbowl in 2020**. Go Dolphins!

In order to provide the best possible travel experience for our residents and visitors, Broward County opened **11 new restaurants and retail shops** in our airport, and upgraded Port Everglades' cruise terminal with **new artwork** by renowned glass artist, **Dale Chihuly**. Plans to expand the **Broward County Convention Center**, and build a **headquarters hotel**, took a giant leap forward this year as Commissioners approved agreements with **Matthews Southwest Holdings** and approved the purchase of and development rights for an additional 4 acres of adjacent land. The **\$550 million project** is destined to increase convention business, bring more visitors and generate an estimated **\$100 million** in annual economic activity.

Animal Care and Adoption Good News

Today, the new **\$16.5 Million Animal Care and Adoption Center** is officially open to the public. The 40,000 square foot facility nearly doubles the size of the former one. Our new facility has capacity to care for over **500 dogs and cats**. The new adoption center provides a safe, sterile, and state of the art environment for our employees to humanely manage our animal population. This year, we celebrate success in our ongoing effort to operate a **No-Kill Animal Care and Adoption Center**. Broward County Animal Care set new records with a **16% increase in live-release rates**, and we achieved a record low this year with a **9% decrease in animal intakes** from the previous year. Fiscal year 2016 also demonstrated

unprecedented growth for license sales resulting in additional revenue of **\$763,000** additional revenues to be added to the Spay and Neuter Trust Fund.

Pembroke Road/I-75 Bridge Good News

In southwestern Broward County, the new **Pembroke Road/I-75 overpass** was finally completed, connecting the two towns of **Miramar and Pembroke Pines**. The Bridge provides additional choices for drivers, and is expected to **ease congestion** along Miramar Parkway and Pines Blvd.

Environmental Good News

This year the Broward County Commission also supported programs that will protect our environment for years to come. We kicked off 2016 with the long-awaited **Segment II beach shoreline protection program**, which successfully delivered **750,000 cubic yards of sand** to widen our beaches in **Fort Lauderdale, Pompano Beach and Lauderdale by the Sea**. The **\$55 million project** widened our beaches and restored sand to eroded areas. Broward County Commissioners also approved the **2015 Climate Change Action Plan**, or CCAP. Over 86% of actions in the original 2010 plan were implemented and completed. The Climate Change Action Plan outlines nearly **100 actions** focused on increasing community resilience to prepare Broward for the economic, environmental and social impacts of climate change. We also took a strong stance to **ban fracking in Broward County** and successfully **defeated State Legislative efforts to take local control out of the hands of County government** on this issue. And this board passed the innovative **PACE Program** to receive upfront financing for energy related home improvements, such as **Hurricane Windows and Solar Panels**. To date over **600 assessments** totaling **\$1.3 million** have been used by property owners to install home energy improvements.

Child Care Good News

This year the County Commission approved a proposal I brought forward to change our **Child Care Licensing Program**. New applicants are now required to provide the

names of all child care employees and their educational credentials. This is part of an overall effort to **professionalize child care in Broward County**.

Homeless Services Good News

Broward County made great strides in reducing the number of **homeless people** through numerous programs that focused on **rapid rehousing** and **permanent housing** for the chronically homeless. Our numbers show great success as the **2016 Homeless Point-In-Time Count** showed a **12% decrease** in the number of people experiencing homelessness from the year before. In 2017, the Commission approved a total of **\$13 Million** to house the homeless and continuum of care efforts to help people live productive, independent lives.

Parks and Libraries Good News

Attendance at Broward county parks increased **5%** from **10.6 million** to more than **11.1 million in 2016**. In May of this year, **12 Broward County Libraries expanded their hours of operation** to better serve the public. Two new Creation Stations were added this year with the equipment that includes **3D printers, robotic devices, virtual reality devices** and other cutting edge technology - all free to the public. Nearly **53,000 meals and snacks** were served to children at **27 libraries** through the **free summer food program**, and **1500 students** took advantage of the **free SAT and ACT test prep courses** offered at **8 of our libraries**.

Wow, that is a huge list of accomplishments for this past year. Of course, there is always some room for improvement, and yet so much focus during the year can wind up on those items where we fell short. In that case, there's always next year, and I have a feeling that 2017 will be a year of new beginnings. We have **three new Broward County Commissioners**, a new **Mayor and a new Commissioner in Hollywood, another new Commissioner in Hallandale Beach**. New faces bring new ideas and new perspectives to old problems. In that spirit, I remain optimistic that Broward can still look forward to plenty of Good News in our future.

-Beam

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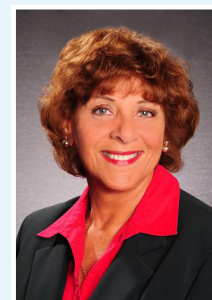


Brian Gaiefsky



Email: info@ateamflorida.com

ParkviewAtHillcrest.com | 954-964-2559



Cindy Abraham

Hillcrest has always been known as The Hidden Jewel of Hollywood and **Parkview at Hillcrest** is our newest, most exciting venture. But don't forget that we have always had a beautiful Hillcrest Condo community with great values.

No, Hillcrest is NOT a strictly over-55 community although it once was. The new homes and townhomes will welcome families; however, 11 of our 24 condo buildings also welcome all ages. There are nine pools accessible to Hillcrest condo residents. The 10 Hillcrest 3-story buildings and the five 5-story buildings have catwalks. These 15 buildings are called the Low/Mid Rises and enjoy four pools, three recreation rooms (one with a fitness center), BBQ areas and a small park called Egret Park. Of the 15 low/mid-rise buildings, six are All Age and nine are over-55.

Hillcrest also has 9 high rise buildings, ranging from 6 to 12 stories. There is one pool per two buildings, except for the largest high rise which has its own pool. Five high rise buildings are All-Age and four are over-55. Each is individually managed and has different rules regarding parking, pets and rentals. Hillcrest is a residential community so tenants as well as buyers go through a rigorous screening process. For this reason, Hillcrest condo buildings enjoy financial stability and great neighbors!

Whether you are looking for a condo, townhouse or single-family home, you will love Hillcrest!

For more information,

**call us at 954-964-2559 or
email info@ATeamflorida.com**



BROOKSTREAM

features an open layout, a large kitchen island overlooking a café and gathering room.

3 bedroom/2.5 bath

2 story - 1,873 SF

2 car garage



RARITAN

features an efficient open layout, with connected kitchen, dining and gathering areas.

3 bedroom/2 bath

2 story - 1,855 SF

2 car garage



MAGNOLIA INTERIOR

Rear loading 1-car garage and open gathering area.

3 bedrooms/2.5 baths

1 story - 1,499 SF

1 car garage



MAGNOLIA END

Rear loading 1-car garage, open gathering area, spacious 2nd floor Owner's suite.
3 bedrooms/2.5 baths
2 story – 1,580 SF
1 car garage



ALEXANDER

Spacious upstairs loft, window-filled gathering room, ample storage and connected kitchen/café.
3 bedroom/2.5 bath
2 story – 1,963 SF
2 car garage



HARRISON

Open island kitchen, café, gathering room and covered lanai with adjoining patio.
3 bedroom/2.5 baths
2 story – 1,731 SF
2 car garage



NELSON

Large private lanai, Whirlpool appliances and Moen fixtures.
3-4 bedrooms/2/5 -3 baths
2 story – 2,168 SF
2 car garage



ORLEANS

Flow-through living concept, 2 dining areas, gathering room and covered lanai.
3 bedroom/2 bath
1 story – 1,825 SF
2 car garage



SIENNA

Open kitchen, naturally lit café area, spacious gathering room and sizable loft.
3 bedrooms/2.5 bath
2 story – 2,220 SF
2 car garage



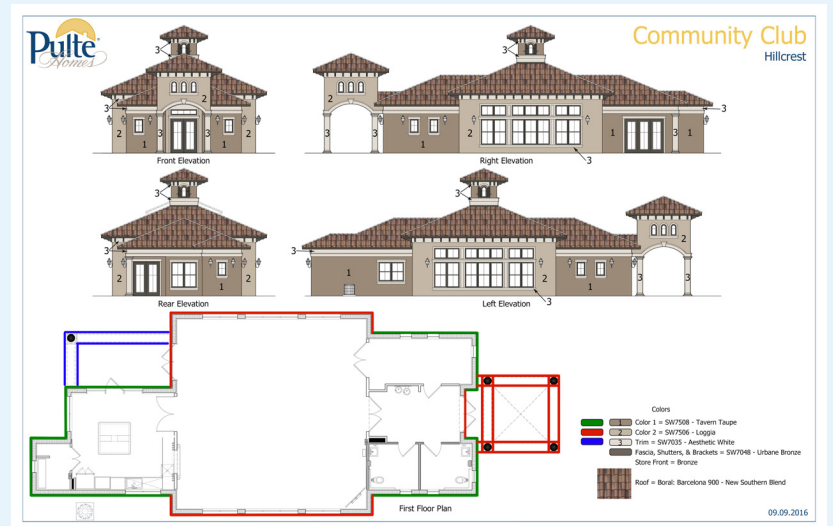
FIFTH AVENUE

The Fifth Avenue features multiuse loft, open living spaces, an Island Kitchen and gathering room.
 3-4 bedrooms/2.5 baths
 2 story – 2,523 SF
 2 car garage



RIVERWALK

Open kitchen will island, café area, Whirlpool appliances, open gathering room, covered lanai and upstairs loft.
 4-6 bedrooms/2.5-4 baths
 2 story – 2,679 SF
 2 car garage



PARK PLACE

The spacious kitchen serves as a central hub in The Park Place, opening to the gathering area, café area and nearby porch.
 4-6 bedrooms/2.5-4 baths
 2 story – 2,802 SF
 2 car garage





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Always do your background checking before investing *by David Treece*



It may seem like common sense to know who you are investing your money with, but I am amazed at how often people don't even do simple background checking on their investment advisers. Perhaps they don't know how.

Anybody who is securities registered has a record that's easily viewed online. Go to **www.Finra.org**. FINRA (Financial Industry Regulatory

Authority) is the industry agency that oversees broker dealers and registered people who sell securities.

If an individual is not registered with a broker dealer that is a member firm with FINRA, they may be regulated by the Securities and Exchange Commission. Either way, an individual's record is public and easily viewed.


Does your investment adviser or broker have a lot of customer complaints? Has she had a lot of personal financial problems like liens, judgments or a bankruptcy? Has he even had some criminal complaints? You might want to know all these things, and it's all readily available.

The public record will list things like licenses held, years in the industry, employment history, etc., but one of the things most people are really interested in is called "disclosure events." As per FINRA's

own wording: "All individuals registered to sell securities or provide investment advice are required to disclose customer complaints and arbitrations, regulatory actions, employment terminations, bankruptcy filings and criminal or civil judicial proceedings."

On FINRA's home page is a box called Broker Check. You can input the name of anyone who is securities registered or any broker dealer in that search box. Once you find the person or firm's name, you can select it and a summary record will appear that gives you basic information. You can download a PDF of a full report, which gives much more detail.

David Treece is an investment advisor representative offering Securities and Advisory services offered through Cetera Advisors LLC, member FINRA, SIPC.



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Continued from Pg. 4

Another yearly tradition is Leadership Hollywood's Public Safety Day which always falls in December. Representing Keller Williams A Team Florida, Brian and I (mostly Brian) prepare lunch for the class at the Hollywood Police Station. We serve about 50 people pulled pork sandwiches, various sides and what we think is the reason many people enroll in Leadership Hollywood in the first place...

BRIAN'S FAMOUS CHOCOLATE COVERED BACON



Small paint brush
3 lb. package thick-cut bacon (the leanest you can find)
2 pkg. Baker's semi-sweet chocolate melted in microwave stirring every 30 seconds until completely melted.

Preheat oven to 350. Cut bacon slices in half and arrange on baking trays and bake until very crisp but not burnt. Remove from oven and drain on paper towels until cool. Spread wax paper or parchment

paper on counter. Brush melted chocolate on both sides of each slice and lay on paper to harden. Place coated bacon slices in tightly sealed container and refrigerate until ready to serve. Chocolate covered bacon can be made up to 1 week ahead which is about how long your building hallway will smell like bacon.

Here is one more easy one from Publix that I tried and tweaked a bit.

BAKED GOAT CHEESE WITH CRANBERRY RELISH

½ cup roasted, salted nuts (pistachios or almonds) finely chopped
1 tsp dried rosemary leaves chopped
1 log goat cheese (8 oz.)
8 oz. container cranberry-orange relish
2 TBS balsamic vinegar glaze (or mix 1 TBS balsamic vinegar with 1 TBS honey or agave)
Pita chips or bread toasts

Preheat oven to 350. Mix chopped nuts and rosemary (save 1 TBS for later) and roll the cheese log in the mixture. Place cheese log in a small baking dish. Pour relish around cheese log. Bake 20 minutes until cheese is hot and very soft. Remove from oven and sprinkle remaining nut mix over the top of the relish and drizzle the cheese log with balsamic glaze. Serve with chips or toast.



December Report

Where did the year go? I just finished filing my June/July bills and feeling accomplished. Now there's only one month left in 2016? Lots left to do.

November Recap

Our municipal election resulted in Josh Levy becoming our new Mayor. No one worked harder than Josh and if that energy and commitment level stays as high for next four years as it did for most of 2016, he will do just fine. Debra Case is the new District 1 Commissioner. I have known Debra for 15 years; she is smart and charming and it will be a pleasure working with her.

Farewells

We said goodbye to Patty Asseff, a Commission colleague for the last eight years. Best wishes, Patty. And farewell to outgoing Mayor Peter Bober. I will miss Mayor Bober. He provided excellent leadership, and we actually had fun working together.

Swearing in

Tuesday Nov. 22 was a lovely and meaningful event. Thanks to City Clerk Pat Cerny, and her staff; and Raelin Story and her team for their contributions.

Commission/CRA Actions

Approved a \$200,000 annual increase in the contract with Calvin Giordano to provide for building inspections and plan review services. Business is good and our permanent staff cannot keep up. This will be money well spent.

Applied for a \$1.5 million grant from the U.S. Department of Homeland Security for the purchase of training and operational equipment for our fire department. If awarded, this will require a 10% match from the City.

Authorized Staff to negotiate with the highest ranked firm for auditing services for the next three years. This is a contentious issue, as some of my colleagues expected the top three firms to say that their auditors would have caught the \$1 million in unauthorized payments to Transhire. But, the current auditor, as well as the other two in contention, said it was highly unlikely. Under serious questioning, all three said they would not have caught this error because the individual transactions did not rise to a level that would have triggered a red flag.

Despite their testimony, a motion overturning the decision to proceed was passed (6-1; guess who the "1" was?). The three finalists will have to come back and make presentations once again. However, because we have a new mayor and one commissioner, this issue will come back before the commission soon.

The CRA is working with appropriate authorities to begin the process of mitigating the loss of sand and dunes, a consequence of Hurricane Mathew's October visit.

Authorized the CRA to develop a process to hire a traffic consultant to study Young Circle traffic and make recommendations. This is especially relevant because there are two projects under way around the Circle and at least two more scheduled over the next few years. Previous studies did not contemplate these developments, which could include creating direct access westbound on Hollywood Boulevard while creating two new economic development nodes. Very exciting.

Gave final approval to the CRA's downtown development plan which include lighting and landscaping. Long overdue, but an important game-changing effort.

OTHER STUFF

Met with School Board member Laurie Rich Levinson to explore how we can work together to make Hollywood's schools better. She is the fourth member to hear our story.

Flags. If you have an old or dirty American flag, then you know (or should know) they are supposed to be disposed of with love and care. To that point, we have a box on second floor of City Hall where flags can be placed. Local veterans groups dispose of them properly. If you can't make it to City Hall, let me know and I will pick them up from you.

What is going on at 2700 Hollywood Blvd? This is the old Food Fair/Pantry Pride building. Friday there were five roll-on containers being filled with interior material. Four permits have been pulled, but I am still trying to find out what is being proposed for this important site. If you know anything about it, please contact me.

Priorities for 2017. Working on my list. One very important project is to establish a District 4 Leadership Council. There should be a way to bring people together people who care about our community and are willing and able to set aside one night every month or so to explore how to make our needs known and to work closely with City Hall. Interested? Please let me know.

Bill McConnell reports

- Retail occupancy: 94.2% \$20.10 per sq. ft.
- Office occupancy: 93.1% \$22.22 per sq. ft.
- Apartment occupancy: 95.7%, Rents up 4.78% over last year

For those of you old enough Thursday is Dec. 7, Pearl Harbor Day. I remember where I was and what followed. Anyone else?

Finally
Thanks for your support during the election. I am proud and happy to represent you for another four years. Wishing you a wonderful holiday season.

To be continued in 2017.

DISCOVERY MODE

by Aruna Latvia BK Publications, London UK

Submitted by Etta Stevens



We each have our own perspective of the world, and we tend to think that ours is the correct one! When other people's viewpoint or comprehension of events doesn't match our own we tend to jump to the conclusion that their version is wrong. Yet each one of us is unique, and our take on the world is also unique.

It's so easy to condemn people when we don't fully appreciate their story. I must have done this myself many times, and that is why I am trying to apply an attitude of compassion and discovery.

When we are in judgment mode, we think that we are right and we believe ours is the only way to do things, and therefore, others must be wrong, surely! It takes a lot of life experience, maturity and humility to step back, and to wait and see what they have to say or what they might do.

Sometimes it's so easy to act like a bull in a china shop, especially if we know what we want and are determined to get it. And then we can become so task focused that we forget the people. So although the task gets accomplished, the people get left behind! Being in 'discovery mode' not only allows us to suspend judgement and understand the situation or the other person better, but it also helps us to discover more about the other person, and even about ourselves. When we can see another person's point of view, our own vision can change.

Trying to walk a little in someone else's shoes won't hurt. Try walking in the shoes of the poor. Actually it's only an intellectual

exercise until we become poor ourselves in some way; whereby we can't go where we want to, or do what we want when we want to. But we can imagine, and thereby apply tolerance and compassion.

Or, try walking in the shoes of those uneducated. We feel, they should know as much as we do. Yet how can they, when they have not had exposure to the life experiences we have, or to the freedom of speech and expression that we might have grown up with. It's like asking them to speak Japanese when they have never even heard it.

Very often we think that others will handle a problem as we might handle it. So for example, if you were not invited to a party, and it didn't really matter to you, you might think it doesn't matter to another person, but that is not necessarily the case. Everyone responds differently to life, and to a sensitive person this may seem to be a devastating blow. We mustn't forget that we can all be in a sensitive mood from time to time.

When we stop to listen to someone's story, when we try to get into their head a little, we can begin to understand what they might be going through. Everyone has their reasons. Even rapists and murderers are not born that way. Life events create a feeling of desire, hatred and anger within them that gives birth to actions. We automatically judge, condemn and spend much money on locking them up, when perhaps we should be listening to their story and helping them heal, but... that is a topic for another article!

This week, instead of trying to judge someone for who they are, or what they say, or how they behave, try 'discovery mode' and either make yourself understand that there must be a story behind the story, or sit down with them and find out.

'Discovery mode' keeps us alive and intrigued. It keeps the flame of learning and growing burning. It wins us friends and cooperation, as they find us flexible and easy to work with. In discovery mode we may be humbled to find that we are not always right and ours is not always the easiest method.

It's Time... to suspend judgement, to listen and understand. You may be surprised at what you discover. You can learn more about yourself, with the self respect of MEDITATION. When you are having thoughts about yourself or someone else that are not filled with regard, you are just making a judgement based on your own insecurities. It is a well know fact that we are most judgmental about souls who have many of the same qualities as you yourself have but fail to recognize.

This is certainly a difficult pill to swallow but it is true, and truth does hurt sometimes. Learn more about yourself and relax at the same time. In meditation, thoughts play a very important part of our life and with thoughts of positivity and hopefulness, life becomes easier and more peaceful.

Continued on Pg. 18

Continued from Pg. 2 **CONDO ELECTIONS**

family contact and too much time on their hands, can be to the health and well-being of others. If you are a happy person who hangs around miserable people, do not fool yourself into thinking you will rub off on them, the opposite is true. Because most people know this, boards who are dominated by negative people thrive because no one else wants to interact with them; which is how they stay in power.

“People get the government they deserve” will always be true. On the other hand, we also have unit owners who do nothing but criticize every decision the board makes. These unit owners are as bad for the building as the aforementioned board members. How do you spot them?

They delight in pointing out board mistakes (mistakes are only made by people who try to accomplish something) and when things go well, they still make snide remarks about the method or question board member motives. Those who talk the most do the least. We had three rules way back when I was a condo board president:

1. The minute you say the word “sue” we are done talking. Have your attorney contact our attorney.
2. Any sentence that starts out with “What you people should do...” automatically makes you the person in charge of the project.
3. Your right to bitch about any major decision is directly proportional to how much time you spent researching and helping the board with the job.

Condo living is all about compromise. Sometimes you need to modify your behavior to accommodate a neighbor whether it be putting on your heels after you step out the door so the neighbor below doesn’t hear the click-click-click early in the morning or carefully centering your car in your spot so your neighbor can open their car door easily. We already have a great location and big beautiful living spaces; all we need is civil communication and common courtesy to keep Hillcrest the Hidden Jewel in Hollywood.



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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“They were always attentive, nice and visited like family. The Physical Therapist was very, very good.”



Continued from Pg. 16

Please join the many MEDITATION classes here in Hollywood which are presented by The Brahma Kumaris World Spiritual Organization. Our newest class is at the Church, the corner of Polk and 46th avenue. This class starts Wednesday, beginning November 30, 4-5pm at 200 N. 46th Avenue, Hollywood, and every Wednesday afterwards. It is one block north of Hollywood Blvd. You are cordially invited to attend this and any of the classes here in Hollywood listed below. All classes are presented free of charge as a service to the community.

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

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

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

Call Roz (954) 962-7447

All Classes sponsored by Brahma Kumaris are free of charge as a service to our community.

Brahma Kumaris Hollywood Meditation Group

GLOBAL MEDITATION FOR WORLD PEACE Sunday, December 18, 2016 • 6-7:30 pm

Bring a chair and a flashlight, see you there. Hillcrest Meditation at the Championship Academy is suspended until further notice due to the teachers traveling commitments and the upcoming holidays. Watch for something new to be happening in the future!

MEDITATE@8 CALL IN FOR LIVE MEDITATION

Call: 712-775-7031 • Meeting ID 660-469-256# Thurs. 8-8:10 pm

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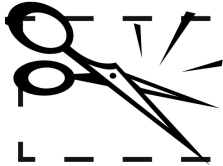
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