

# Inside Hillcrest

– Connecting Neighbors to Neighbors –



SEPTEMBER 2016

HOLLYWOOD, FLORIDA

VOLUME 10 • ISSUE 9

## Hillcresters Making A Difference

*"You cannot change the world unless you start with your neighbor!  
You can't save the world if you can't save your neighbor."*

*– Angie Karan*

One thing we should all be doing, not only in Hillcrest, but in everyday life; is trying to make life easier for others. Sometimes it is just noticing that someone seems stressed and doing or saying something to make them laugh. The "I am not my brother's keeper" mentality can do more to negatively impact the culture of our buildings more than anything else. Each Hillcrest building has its own personality, and sometimes even a nickname! We have the "intelligentsia" building, the "United Nations" building, and even one that is referred to as Stalag ##. Remember we do not identify buildings unless they do something good. In that particular building, I had a client (a retired priest) who had fallen on hard times and had to sell his condo to get out from under the mortgage and maintenance fees. I explained to the building treasurer and then president and offered to have him pay a \$25 late fee every month until we could sell and they could get the back maintenance at closing. Long story short, they refused and instead racked up over \$2000 in letters from the building attorney letting him know every month that he was late. His total profit was less than the building attorney's. One can only hope that karma kicks somebody in the ass.



What happened to taking care of the people in our buildings? Luckily in that particular building they have a security guard that does pay attention and a new board member who cares enough to help. A similar situation occurred and this time it was

handled humanely. They called us to help and the unit owner was able to recoup enough to help pay for an ALF for quite a while and of course, at closing, the building received all the back maintenance. That's what estoppel letters are for – no need to line the building attorney's pockets. Our friend and advertiser, David Treece of Treece Financial Group stepped in and made sure that our seller's proceeds stay safe and accessible. Our elder care attorney, Mark Roseman, Elder Care Attorney had an important article in the last issue, so if you need another copy, contact us. And because the elderly usually need housekeeping help, we are including Gladys Hurtado's business card. Gladys is kind, patience and conscientious. I hire her for all my listings and for my own condo. Recently she called me because an elderly client was obviously very ill and refused to get medical attention. I was able to notify the building board and they checked on her to make sure she was OK.

In yet another building this past month, the maintenance staff brought to our attention the plight of an 80-year old woman who was 4 days away from being evicted by the bank. She hadn't paid the mortgage for two years but continued to pay her maintenance. Thanks to some Hollywood Chamber members and Hollywood Jaycees, she was packed up and moved to a safe place within the allotted time. The building president waived the time restriction on the use of the elevator, Brian Maguire of American Van Lines pulled a truck into overtime to get her furniture to a storage facility, Kelly Edwards from the Jaycees spent 11 hours packing and moving her personal belongings to her new place. When it started raining and Kelly's open bed truck was an issue, Deborah Gronvold, the Director of the Hollywood Jaycees, showed up at 8PM with her big SUV and helped. The maintenance people from the building all pitched in as well as the building Vice-President until 9PM that night.

All the building presidents are aware of Inside Hillcrest's "Help for Hillcresters" fund and the ones that actually care for their residents, reach out to us. Hillcrest is in a very good place right now. The 40-year safety inspections are being complied with, each building received a chunk of money from the developers to use for needed repairs and enhancements and the number of foreclosures and short sales no longer affects the building finances.

*Continued on Pg.4*

..... **QUESTIONS & ANSWERS** .....

**Questions for Andrew Maxey,  
Land Project Manager,  
South Florida Market, Pulte Group**

**Question:** Do you have any information about future Club house? Will there be any type of fitness room or gym in the Clubhouse for the Condominium owners? Thank you.

**Answer:** For the shared amenity that will be accessible for Hillcrest residents, we are proposing a +/- 2,000 SF clubhouse with bathrooms, a multi-purpose room, indoor catering kitchen, and outdoor grilling kitchen. There will not be a gym or fitness room with workout equipment, but there will be a multi-purpose room which could potentially be used for aerobics type activities.

**Question:** It is our understanding that the lakes will be 12' to 25' deep. What holds the water in - a type of liner or seawall? If we were to have flooding, isn't there a chance that the overflow could pose a threat to the foundations of our condominium buildings?

**Answer:** There will no sea wall and no liner. The lake is design per the Broward County standards with a lake slope and maintenance easement. The water level will be set and maintained at a specific elevation. In heavy rain events, if the water rises above this level our lake will drain out into the city's drainage system through a control structure in the lake. There will be no risk of flooding to the condos.



**Update on turtles and owl relocation:** (Ed note: If anyone wants actual pictures of "turtle man" as we call him, actively netting and removing the turtles for relocation, a reader actually sent them to us. Email us at [inside-hillcrest@comcast.com](mailto:inside-hillcrest@comcast.com) and we will send them to you.

The turtles and owls have been relocated after obtaining the required permits and under the direction of EW Consultants, Inc. a Natural Resource Management, Wetland and Environmental Permitting Service. It is important to get the truth out about what is really happening as there seems to be a lot of misinformation.

**Here are some points of clarification:  
Regarding the Turtles:**

- These turtles that have turned up as a result of our earthwork are not a protected species and do not require any specific relocation.
- We have notified our environmental consultant team, EW Consultants, and they will be on-site periodically moving forward to identify any of these turtles and relocate them.
- Our site contractor has also been notified and the operators will be vigilant with identifying potential habitats moving forward.
- There are claims of turtles being stuck in concrete. This is untrue. We have no concrete trucks on site, we are only excavating earth. It was probably mistaken for wet, sandy dirt.

**Regarding the Owls:**

- We have a permit for the bird nest removal (copy available)
- FWC is aware of our relocation efforts
- We have hired EW Consultants to remove the nests. They are licensed and certified to do this.
- After the burrows are removed we will monitor the owls to ensure they have not relocated to the construction site.

**Who are EW Consultants?** EW Consultants, Inc. is a company that specializes in the complex process of environmental permitting and regulatory approval.

From their website: "Our experience in conducting detailed studies of listed species has led to the success of habitat conservation projects, species relocations and conservation banking. Each and every species has an essential contribution to make to our environment. The EW team is actively committed to protecting endangered species and the habitats in which they live.



# TIME FOR A CHANGE

*By Candidate for City Commissioner E. Jeffrey "Jeff" Ladner*

Now that the primary election is over which occurred on August 30th, we now focus our attention on the general election this November 8th. Most of our attention will be on the candidates for President of the United States as we watch their candidacy unfold.

On November 8th, the residents of Hollywood's District 6 will also have the opportunity to decide who will represent us for the next four years. The neighborhoods of District 6 include Hillcrest, Washington Park, Beverly Park, Beverly Hills, Lawn Acres and portions of Park East and Hollywood Hills.

I have met many residents as I walk around and attend neighborhood events, and many residents have expressed to me their dissatisfaction with City Hall. Many feel they have no one representing them and their concerns. It is a time for a change in leadership and representation!

I will be your advocate in City Hall. I will listen and address your concerns regarding our neighborhoods and the future of our city. I am running for District 6 City Commissioner, because like you, I am unhappy with how our neighborhoods are being neglected and unrepresented in City Hall. In my many years residing in Hillcrest,

I have witnessed for myself the lack of representation and feel as if no one is looking out for us. Like you, I have my own concerns such as lack of basic services like cleaning and maintaining our streets, addressing resident's concerns about traffic and speeding through our streets. I walk along Washington Street past the same trash and discarded Christmas trees months after the holidays are over. I love Hollywood and the area in which I live, but our neighborhoods need more proactive leadership, someone to listen and respond to your concerns.

What has been your experience this past nine years? How often have you seen your commissioner in your neighborhood working with residents to make all neighborhoods and our City the Jewel it can, and should be?

If you are ready for a change, to have someone who is willing to strive to improve our neighborhoods, to work with civic associations, code compliance as well as our police and fire departments to make our neighborhoods safe and beautiful, vote Jeff Ladner to be your next Hollywood District 6 City Commissioner.

***Time for a Change is this November 8th!***



**ELECT**

Jeff **LADNER**

*for*  
**HOLLYWOOD CITY COMMISSIONER**  
**DISTRICT 6**



TIME FOR A CHANGE

[www.ladner4hollywood.com](http://www.ladner4hollywood.com)    [jeff@ladner4hollywood.com](mailto:jeff@ladner4hollywood.com)

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- Fiscal Responsibility of City Hall
- Work with Existing Businesses to Grow
- Infrastructure Improvements
- Thoughtful Development of Hollywood



## Hillcresters Making A Difference

*Continued from Pg.1*

We have a beautiful new development coming with parks, lakes and walking trails that will allow us to enjoy the areas behind our buildings. In my opinion, Hillcrest is one of the nicest, safest, perfectly located developments in South Broward and our beautiful, oversized condos are undervalued. Our buildings remain fiscally sound and the majority of our residents are educated and financially comfortable.

We should all be proud of our community and strive to keep it a close-knit family neighborhood where we all look out for each other.

### IT TAKES A VILLAGE

We are BIG FANS of Grace and Jae Jeon of Jeon's Korean Martial Arts for the needs of our elderly and also for our children. Turns out I have tendonitis and got the requisite shot in the shoulder but the tingling ache would not fully go away. Grace Lee brought her new Tai Chi expert to one of our meetings and taught me a few moves which really do the trick. My dear friend Jean Pierre Villeneuve has long been trying to explain the benefits of Tai Chi for all of us "over-55" folks so see page 10 for an article about how this low impact discipline helps balance and prevents falls as well an explanation of the difference between Tae Kwon Do, Hap Ki Do and Tai Chi.

For children there is no better discipline than Tae Kwon Do to help with self-esteem, tame aggression and build a healthy body and mind. We have about 1000 children living in Hillcrest and another 725 going to school here at Championship Academy. We need to work on having an after school Tae Kwon Do program right here in Hillcrest with Jeon's Korean Martial Arts. What a wonderful opportunity for our kids! We will be speaking with Ms. Savitria Guthrie, Principal of Championship Academy and see what we can do. Remember that Ms. Guthrie earned a teacher of the year award from the Hollywood City Commission last year and it was well deserved. A great lady and administrator!

### ADVERTISERS MAKING A DIFFERENCE

Inside Hillcrest tries to find advertisers who can benefit our community with their goods or services. We now have a team of qualified elderly care vendors who have been involved in moving our elderly neighbors into affordable ALFs or finding suitable home care. We have actually assembled of "TEAM" of go-to people when a friend or neighbor notices an elderly person needs help. Our main "go-tos" are Carlos Diaz of Specialized Nursing Services who can provide full or part-time nursing, Carlos Rivas of South Florida Senior Services, who helps our residents find the right ALF to suit their personality and their budget, and of course, we love Margie Longstreth of Five Star Premier Residences (see our back page) which fortunately, many of our Hillcresters can afford. The name says it all. Frankly, my mom couldn't afford Five Star but was very happy at Peninsula which is right up the street on Hallandale Boulevard and we have several Hillcresters living there also.

*Continued on Pg.8*



## WHAT IS SNAG GOLF?

**According to their website:**

<http://www.snaggolf.co.nz/snag-golf/about-snaggolf/>

SNAG stands for "Starting New at Golf". It is a fun game that is easy to learn and can be played anywhere. SNAG contains all the elements of golf but in a modified form. SNAG is a proven learning and training system. SNAG provides a variety of programs that include junior golf, ladies golf, corporate golf and family golf events. SNAG is the best introductory golf program for anyone starting out in golf.

SNAG is well known internationally and is growing rapidly around the world. There has never been a system dedicated to the development of new players that is both easy to teach and learn. This system integrates modified equipment with simple instructions that make the learning process fun. Our coaching systems are designed to be scaled up as you grow. Play indoors or outdoors, completely portable so you can take golf anywhere.

We believe that SNAG is the junior coaching program of the future:

- Designed to make it easy to play
- It is so much fun
- It is safer than real golf equipment
- It can be played almost anywhere
- Kids are learning without really knowing it
- It is easy to teach, you don't have to be a golfer
- It is easy to learn
- Did I mention how much fun it is?

## Open Letter from Championship Academy of Distinction Savitra Guthrie, Principal, and staff of Championship Academy of Distinction

**Note from the Editor:** *Principal Savitra Guthrie (who won last year's Chamber Teacher of the Year award) and our good neighbor and parent, Mike Harweger will be contributing articles in each issue of IH during the school year.*

The entire team at Championship Academy of Distinction is excited to welcome our students, parents and community partners to the 2016/2017 school year! We spent a tremendous amount of time this summer planning, organizing, and evaluating our programs to ensure that we are offering a superior educational experience to all students. We are proud of the accomplishments our students made last year, and we plan to continue our journey to attain excellence in all we do.

Championship Academy of Distinction would like to thank our neighbors in the Hillcrest community for being so kind and patient with arrival and dismissal times. We know there is an influx of traffic around the school during those times and we appreciate your understanding. The beginning of the year is the most difficult time and we are working to improve the arrival/dismissal process to decrease waiting time for parents and traffic for everyone.

We are excited to announce the start of our fall sports season. We will begin the year participating in soccer and cross country. A schedule of games will soon be added to our website. We encourage all Hillcrest residents to come out, enjoy the competition and show your support for the team.

Along with the official school website, **ChampionshipAcademy.org**, you can follow Championship Academy of Distinction on Facebook as well. The school posts daily and gives you a "behind the scenes" look at what goes on in our school.

We look forward to meeting more of our students' families and neighbors as we progress into the school year. We are happy for the opportunity to communicate with our neighbors through the Inside Hillcrest Newsletter. We will be back with more Championship Academy news in the next issue!

**For those that drive thru the school zones please note; this is directly from the Florida DMV website:**

### **School Zone Speed Limits**

Take a guess at the biggest fine you can get for speeding. If you think it is \$200 or \$300 you are not even close. Fines are doubled for speeding in a construction or school zone. Get caught speeding more than 30 mph over the speed limit in a school or construction zone and the fine is \$555.50.

When the school zone speed limits are in effect, from 7:30 to 8:30 in the morning and from 2:30 to 3:30 in the afternoon, the speed limit is 15 miles per hour. Please observe the school zone speed limits for the safety of our children and to avoid very expensive tickets!

*For Immediate Release - September 4th, 2016*

**THE HISTORIC HAMMERSTEIN HOUSE, WHICH IS ON THE U.S. NATIONAL REGISTER OF HISTORIC PLACES, IS OPEN FOR TOURS ON THE FIRST SUNDAY OF EACH MONTH BEGINNING OCTOBER, 1ST, 2016 THROUGH AND INCLUDING MAY 1st, 2017.**

### **Hollywood Historical Society**

**(954) 923-5590**

1520 Polk Street, Hollywood, FL 33020  
or contact us at [hollywoodflhistory@att.net](mailto:hollywoodflhistory@att.net)

**WHAT: Guided Tour of the Historic Hammerstein House**

**WHEN: Sunday, October 1st, 2016 1-4 PM**

**WHERE: Hammerstein House, 1520 Polk Street, Hollywood**

**WHO: Tours conducted by Hollywood Historical Society docents**

**HOW MUCH: FREE**

**CONTACT: The HHS at 954 923 5590 or visit [hollywoodhistoricalsociety.org](http://hollywoodhistoricalsociety.org) for more information.**

**Check our facebook page  
"HOLLYWOOD HISTORICAL SOCIETY"  
for continuous fun and historic information.**



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# EXPERIENCE MATTERS

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**If you have any questions please contact Carlos Diaz at (954) 529-1383 or the office at (305) 652-2799**

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



# Hillcresters Making A Difference

Continued from Pg.4



One important facet of senior care is finances. Thanks to an elder care specialist who pointed out that my mom was the widow of a WWII veteran, we ended getting an additional \$1100 per month that went a long way to help pay for her ALF.

That type of help is what Princella Seymour of Complete Elder Solutions provides our residents. I have called upon David Treece of Treece Financial TWICE to help protect the assets of one of our sellers who had no one to look out for them. Both are living comfortably in the ALF of their choice and their funds are in a safe account. We call Mark Roseman is our Elder Care Attorney when we need legal help.

Suffice it to say we quite a TEAM of people to help our elderly, their families and caregivers! All relevant contact info is on pages 19 and 20 so CLIP AND SAVE! Many of our advertisers are in businesses that make our life easier or in businesses that we would rather not have to use (because it means something broke) but at least we have someone we can trust: the FOUR Mikes: Mike's Great Bear (auto), Mike Balan (A/C), Mike Simic (Executive Plumbing) and Mike Bencivenga of A-1 Mica who remodels our kitchens. We have Steve Rowe, our proud Veteran, of MR Restoration should we have flood, fire or mold issues. Todd Wooten of Mack, Mack and Waltz is there for our insurance needs. Got a new business or need more business? We all look forward to getting our Sharp Saver magazine so we know it is a great marketing venue. If you want to jumpstart your business call Sam DeCarlo 954-605-3380. It is the only print advertising that I have ever gotten leads from – besides Inside Hillcrest of course.

## HOUSE CALLS ARE BACK!

We have Abe Ruttenberg, our acupuncturist who comes to our home to relieve our strains, pains and stress with acupuncture and Dr. Henkel, our favorite podiatrist, who also makes home visits. Our favorite new advertiser of course, is Kevin of Low Priced Dry Cleaning who PICKS UP AND DELIVERS to Hillcrest.

Continued on Pg. 13

# GET OUT YOUR TOOTHBRUSH!

For fine and thin hair, let dry 75% before adding Great Clips Root Booster; I will show you how to apply the next time you come to the shop.

Blow dry hair with head down while you tousle your hair from root to crown with your fingertips. When your hair is completely dry, give the roots extra lift by back-combing their undersides with a clean, dry toothbrush for extra volume. The soft bristles grip and lift the hair strands rather than tearing the hair with a comb.

Until next month:

**Stop by for a great cut at GREAT CLIPS of Hollywood**

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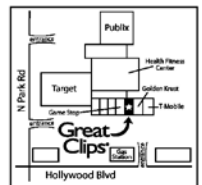
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# COMPLETE ELDER SOLUTIONS – Princella Seymour

**About US**

Complete Elder Solutions is one of South Florida's leading experts in geriatric and special needs issues. We work with families to maintain the dignity and independence of seniors and individuals with disabilities.

**Mission**

Complete Elder Solutions is passionate about advocating on behalf of older adults and individuals with disabilities.

**Our Team**

Our President, Princella L. Seymour, is passionate about the needs of seniors. She has over twenty-five years of experience working with seniors and families in the local community. She is a graduate of Florida International University and received a master's degree in social work along with special certification in dementia and geriatrics. Our team of dedicated professionals includes Geriatric Care Managers, Nurses, Social Workers, Psychologists, Attorneys, Accountants, Financial Advisors, Real Estate Brokers and Property Managers. We start with a comprehensive assessment to find out the needs and desires of the elderly client and their family members. We can focus on one or two concerns or assess all of life management areas including: medical, financial, legal, psychological, social and housing. Once the assessment is complete a plan of action is developed to address problems and manage tasks in any of the life management areas. Our Geriatric Care Managers can report to family members and other responsible parties as outlined in the Care Management Plan.

**Frequently Asked Questions**

**Q. I live in another state but my mom loved one lives alone in Florida and needs some assistance. Can you help?**

A. Absolutely. We can focus on one or two concerns or assess all life

management areas including medical, financial, legal, psychological and social and housing. Once the assessment is complete, a care management plan is developed along with recommendations.

**Q. Can you help me find home health care?**

A. Yes, we have extensive experience in helping clients select the right home health care company?

**Q. Can you help me select an Assisted Living Facility or Skilled Nursing Facility?**

A. Yes, have extensive firsthand knowledge about Assisted Living Facilities in Florida. First, we assess the level or care you need along with your budget considerations. Then we make you aware of the culture and atmosphere of the facility along with the activities offered.

**Q. How can I qualify for VA and or Medicaid Benefits?**

A. Many of our clients are surprised to find out they qualify for benefits because they think they have too much in assets. VA and Medicaid benefits can be used even if you are living at home or need the benefits to assist in medical expensive for those living in Assisted Living Facility or Skilled Nursing Facility even if you are over the allowed threshold. Please call for a free phone consultation with our specialists to see how you can qualify.

**Q. Do you help with financial and legal services?**

A. We work with a team of professionals who specialize in providing services for the elderly and disabled including attorneys, accountants, insurance and financial advisors.

**Princella L. Seymour**

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# The Benefits Of Korean Martial Arts

Virtually everyone in Korea gets some Tae Kwon Do training; it is their national sport much like baseball is our national sport.

What is the difference between Tae Kwon Do and Hap Ki Do? The basic difference is their defensive methodology. Tae Kwon Do is essentially an offensive art. The techniques are devised to encounter an opponent, penetrate his defenses, and offensively strike him in the most powerful manner possible. Plus it has a strong philosophy that goes with the physical training; one of respect, discipline and self-esteem which makes it great for kids.

Hap Ki Do is more of a defensive art. Even at its most elementary level, Hap Ki Do techniques are designed to teach the student to deflect punches or remove themselves from the various holds an attacker may have upon his body, and then send the opponent to the ground with a well-placed joint lock, throw or a powerful counter strike. Hap Ki Do, with its lower kicks, is easier to learn and practice for the more mature adult body.

Even though TKD is more known for kicking than HKD, HKD has a wider variety of kicks. In general, if sport oriented, it's Tae Kwon Do and if self-defense oriented, it's Hap Ki Do.

While Tae Kwon Do and Hap Ki Do are examples of hard styles; Tai Chi is a classic soft style and is an ancient Chinese tradition that was originally developed for self-defense but has evolved into a graceful form of exercise that is now used for stress reduction and a variety of other health conditions. It improves balance and flexibility and is great for the elderly – even those in wheelchairs. Tai chi promotes serenity through gentle, flowing movements performed in a slow, focused manner and accompanied by deep breathing. It is a noncompetitive, self-paced system of gentle physical exercise and stretching.

So check out the ad on this page. In October, Jeon's Korean Martial Arts is offering FREE introductory training for Hap Ki Do and Tai Chi. And free trial Tae Kwon Do classes for the kids with an after school pick-up program offering free pick-up and a free uniform when you enroll your child. They are located minutes away from Hillcrest at 6740 Stirling Road. Give them a call at 954-316-5858.

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# SEPTEMBER 2016 STATE OF THE MARKET

by Cindy Abraham, Keller Williams Realty Professionals

## 55+ Housing Market Remains In Positive Territory According to Real Estate Book Blog



“Builder confidence in the single-family 55+ housing market remains in positive territory in the second quarter with a reading of 57, up one point from the previous quarter, according to the National Association of Home Builders’ (NAHB) 55+ Housing Market Index (HMI) released today. This is the ninth consecutive quarter with a reading above 50.

One of the three index components of the 55+ single-family HMI posted an increase from the previous quarter: traffic of prospective buyers increased four points to 42. Present sales held steady at 61 while expected sales for the next six months dropped two points to 69.

The 55+ multifamily condo HMI dipped one point to 47. The index component for expected sales for the next six months rose three points to 54, while present sales remained even at 49 and traffic of prospective buyers fell seven points to 38.

‘Builders and developers for the 55+ housing sector continue to report steady demand,’ says Jim Chapman, chairman of NAHB’s 55+ Housing Industry Council and president of Jim Chapman Homes LLC in Atlanta. ‘However, there are many places around the country facing labor and lot shortages, which are hindering production.’

Three of the four indices tracking production and demand of 55+ multifamily rentals decreased in the fourth quarter. Present production fell nine points to 51—from a record-high reading in the previous quarter—while current and future demand for existing units both dipped one point to 68 and 67, respectively, and expected future production rose three points to 56.

There are separate 55+ HMIs for two segments of the 55+ housing market: single-family homes and multifamily condominiums. Each 55+ HMI measures builder sentiment based on a survey that asks if current sales, prospective buyer traffic and anticipated six-month sales for that market are good, fair or poor (high, average or low for traffic). An index number above 50 indicates that more builders view conditions as good than poor.

‘Much like the overall housing market, this quarter’s 55+ HMI results show that this segment continues its gradual, steady recovery,’ says NAHB Chief Economist Robert Dietz. ‘A solid labor market, combined with historically low mortgage rates, is enabling 55+ consumers to be able to sell their homes at a favorable price and buy or rent a home in a 55+ community.’”



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## Service Animals vs. Condo Commandos (A Whole Different Type Of Animal)

The service animal issue is continuing to fester in some of the Hillcrest buildings and their attorneys are making a mint. We have a couple of lawyers working in our buildings who will litigate whatever the board wants – knowing they will probably lose – but who cares as long as they are billing by the hour. All an unscrupulous lawyer needs is a board who is pissed off enough about an issue that they are willing to spend whatever it takes. The words “It’s the principle of the matter” come up a lot as your board is spending YOUR money to go after people they either don’t understand or just don’t like.

In one building, the board has spent THOUSANDS of dollars going after a unit owner over a \$300 charge from a closing that took place SIX years ago. The charge belonged to the seller but was not on the estoppel. By the time the property manager realized that fact and called the title company, the closing was over. Of course we asked the seller if he would pay the charge and he said no – actually, he said “hell no” and somewhere along the way the property manager decided to go after the buyer for the \$300. Fast forward 6 years later, the PM doesn’t even work for that building anymore but the board, in their infinite stupidity and quest for revenge, continue to pay an attorney to pursue the matter and who is laughing all the way to the bank.

The service animal issue promises to fatten the wallets of these same attorneys. I actually understand the resistance allowing any type of animal to live in our condos. I am so allergic to dogs and cats that my asthma goes into overdrive if I have to share a dryer with a pet owner. However, I am sympathetic to those who need the support and/or comfort. I would think that some kind of compromise could be made so that pet owners have to use a specific washer and dryer in order to protect those of us with allergies.

Even I was appalled when someone sent me a draft of a set of rules proposed by one of our buildings that includes in part– and I swear I am not making this up (as Dave Barry would say) the following requirements:

- A \$500 cash deposit must be provided prior to the service or companion animal coming onto the premises to provide for damage to the property.

- A \$5,000 cash bond must be provided prior to the service or companion animal coming into the building to be used for legal action for the removal of the animal in the event of a violation of any of these requirements.
- Owner/Potential Buyer CANNOT, under any circumstances, use the Building’s laundry facilities. Laundry must be done off the premises.
- The Owner/Potential Buyer cannot use the Building’s property for walking/exercising the animal.
- Violation of any of these rules will result in the Owner/ Potential Buyer forfeiting the \$500 cash deposit and will have to immediately remove the animal from the premises. The Association will immediately take legal action using the \$5,000 bond to cover the Association’s legal costs.

...ad nauseum. There are thirteen other stipulations in the list of requirements. What kind of an angry hateful mind comes up with something like this? My guess would be someone who needs an emotional support animal.

In the September issue of Florida Realtor, there is an article called “Service Animals – Violating Fair Housing Laws” and subtitled “What happens when a condo doesn’t want to take an oversized service animal?” Some of what we learned:

“...denying housing to someone as a result of the presence of a service animal is a violation of the federal Fair Housing laws. According to federal law, it is discrimination for a landlord or an entity such as a condominium association to refuse ‘to make reasonable accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.’”

As for pet deposits: “...under Fair Housing laws, a housing provider cannot require service animals to have any specific training, apply a blanket weight or breed restriction, require pet insurance or charge a pet deposit.”

---

## HOME REMEDIES

Every so often we get “tips” that sound crazy but we hope they work. Here are some we tried and the result:

Revive old bread. Dampen crust of a stale loaf of bread under running water and place in 300 degree oven for 6-12 minutes. The steam moistens the inside, the heat firms the crust. Serve immediately. OR wrap bread in dampened paper towel and microwave for 30 seconds.

A sty in the eye – heat a regular tea bag, squeeze out excess and place on closed eye. Wrap bandana around head to keep it there overnight.



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## Hillcresters Making A Difference

*Continued from Pg.8*

Hey, City Hall, you folks should jump on this bandwagon- Kevin can pick up and deliver to you also. Remember that Inside Hillcrest advertisers are hand-picked by residents who believe in them. Kevin's pick-up and drop-off dry-cleaning service with most items at \$2.25 has saved us trips to the drycleaners as well as a lot of money.

### A FUNNY THING HAPPENED

I love to run into residents who have something to say about what they have read in Inside Hillcrest or an experience they had with an advertiser. The number one comment so far is, "I know, I know, I'll remove the wallpaper before I sell." Do I really nag about that?! Guess so. Last month I ran into a neighbor who told me she took my advice and went to Great Clips for a hair-cut. Then she told me her story... She had been using the same hairdresser for 10 years; always got a great cut. Then the last three times, for no apparent reason, the hairdresser did a bad job. The last time, as the hairdresser was cutting her hair, she offhandedly mentioned that her eye doctor told her she had advanced macular degeneration and cataracts but added, "But I can still see fine." Uh...no... So now she goes to Great Clips. It took two haircuts to get the style back the way she wanted it, but now she has a new hairdresser at a better price, right up the street.

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## Pulte Presentation Meeting held Tuesday, August 24, 2016

The purpose of the meeting was to discuss the green space behind building 24 that is slated to be a golf component. Representatives from the high rise buildings and the President of the Low/Mid Rise buildings were invited. Attendees included:

**Pulte Representatives:**

- Andrew Maxey,
- Dave Kanarek, HOA Manager
- Greg Pettibon, Manager of Land Development Department

**Compliance Committee Members:**

- Vincent Verdile (21)
- Don Washburn (25)
- Maeve Savage (6)
- Jeff Ladner (11) & Chairman of the President's Council
- John Moore (23) had to leave for a previous engagement

**High Rise Building Representatives:**

- Tim Martin & Lucy Kreidich (22)
- Carl Angell & Tony Berzenski (23)
- Joseph White (24)
- Diane and Jack Kardys (25)
- Mark Roth (26)
- John Graham & Herman Melotti (27)

It was noted that on the plan that was included in the August issue of Inside Hillcrest, the math for the 645 projected homes was incorrect – there will be 305 townhomes and 340 single family homes.

The developers explained that a program called SNAG has become popular on the site of many existing golf courses that are faltering. Golf is declining in popularity among young people; SNAG stands for Starting New At Golf and is intended to rekindle interest in the sport at a young age. There are two plastic clubs called a launcher and a roller. The balls are actually tennis balls and it is a safe way for youngsters to be introduced to the game.

The attendees had several concerns. One was that there would be children out after dark in the areas behind buildings 23-25 playing SNAG. The plan is for players to check out the

equipment and have to return it before dark since there will be insufficient lighting to play the game after sundown. That fact led to safety concerns about no lighting in the park areas after dark. It was suggested that there be path lighting using mallard lights or so-called dark sky compliant lighting, so that the walking paths could still be used by those residents who work all day and would like to jog or walk in the park in the evening. This type of lighting would not negatively affect the Hillcrest condos facing the park.

The discussion then turned to park access. Rather than a code for gate entry, fobs were suggested. However, issuing and controlling several hundred fobs could be a logistical nightmare. It was noted that human nature being what it is, if someone is determined to get into the park and doesn't belong there, it can and will happen. Buildings 24 and 25 are having problems with ATVs crossing their parking lots to get to the closed 18-hole. Trespassing signs will be put up so that if it continues, it will be a violation that can be handled by the Hollywood Police Department.

Maintenance crews will monitor the park areas and keep them maintained and clean. Trash receptacles and dog waste stations will be installed throughout the park.

Another concern was the current lack of regular maintenance of the grassy areas on the 18-hole course attracting undesirable animals. The development team committed to a more frequent mowing schedule, especially the areas close to the buildings. As far as the removal of trees, we were told that 12-14 ft. live oaks, royal palms other ornamental trees will be planted in the new development. There will be a line of street trees along the perimeter of Hillcrest Drive that will serve as a safety screen.

Our burrowing owls were again a big concern. On 8/26, Pulte's environmental team, EW Consultants, confirmed there were no flightless young in the burrows and were able to successfully remove the owls from the burrow. The hope is that the owls will relocate to the park area in the south course so they can be preserved in perpetuity. Their location moving forward will continue to be monitored.

*Continued on Pg. 15*

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Continued from Pg. 14

Another question was regarding the lake areas. The lakes will be dug 12 - 25 feet deep depending on the area. They need to be deep enough to allow a littoral shelf so that vegetation can be planted and thrive attracting fish, ducks, ibis and nesting boxes to create an ecological habitat area.

For the near future, the earthwork is now underway which should take another 4-5 weeks. Weather will always be a factor. Utilities will be located underground and the foundations for the model homes should be completed by the end of the year. The grand opening of the model homes is projected for March of 2017, again weather permitting. By mid-2017, the land development should be complete and vertical construction will continue into 2018.

So far, we have been happy with the transparency and willingness to listen on the part of the Pulte staff. Concord Wilshire had definitely set the tone for open, civil discussion and some of us were concerned when the project was sold to Pulte. However, at this point in time, Pulte has responded very quickly to all questions and concerns. If you are wondering about something, chances are many of your neighbors are also. Please email us with any questions or suggestions to: inside.hillcrest@comcast.net. You will receive a direct answer within 24 hours and your question and answer will be printed in the following edition of Inside Hillcrest.



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# What You Should Know About the Penny Surtax Questions on November's Ballot

Greetings Hillcrest,



This article may come across as a little more dry and “matter of fact” than what you’re used to. That is because elected officials can advocate on the following topic, but we cannot use any government resources to do so. With that being said, I hope to come to a Hillcrest Leadership Council in the coming months to speak on this topic in person.

This November, far down the ballot, after the Presidential Election, the US Senate, the Florida State Senate, Sheriff, Mayor, Commissioners... etc. after all of the races that you will hear way to much about, there will be two questions. These questions will concern two voluntary “half-penny” increases in our sales tax rate. At the point of this writing, the ballot has not been set. For that reason, we don’t know if these two ballot questions will be 8 & 9, or 7 & 8, but we do know that these questions will appear together. Not only will these questions appear together, but the County and the Cities have reached an agreement where both questions must pass with 50% + 1 in order for either to pass.

## What are we voting on?

We are voting to decide whether or not to increase our sales tax in Broward County one percent, or one penny per dollar (for purchases up to \$5,000. Purchases of \$5,000 and over only collect \$50 in surtax) in order to fund Transportation and Infrastructure projects in Hollywood and Broward County at large.

## How should I vote?

For legal reasons, this article cannot advocate that you, the voter, vote one way or the other. That is your decision, and yours alone to make. Instead, I want to make sure that you have all of the information that you may need before choosing how you will vote.

How will I know which question is which?

Each question will be worded similarly. One question will have the word “Transportation” and the other question will replace that word with “Infrastructure.” Each question will also have different descriptions for the acceptable uses for taxes raised. For the sake of simplicity, I will just refer to these as Transportation and Infrastructure.

## What happens if I want to vote for one but not the other?

As I mentioned above, Transportation and Infrastructure must both pass in order for either to pass. So while it is important to know what Transportation will accomplish as well as what Infrastructure will accomplish if passed, I will also point out that this is not a question of whether Transportation is more or less important than Infrastructure. Instead, we are asking the voters if funding for Transportation and Infrastructure are important in their totality.

## How much money will be raised by this tax?

One penny of sales tax will raise an estimated \$310-million in the first full year, and scale with the economy each successive year. This tax will sunset after 30 years, and we estimate that one penny will raise \$12.4 billion in total.

## What kinds of projects will be funded by this tax?

In general terms, the County will use the revenue raised from the Transportation half-penny for projects designed to increase mobility throughout the region. Expanding the capacity of our roadways, expansion of the Sawgrass expressway to I-95, greater traffic signal synchronization or “signalization,” new express bus routes, and moving the Tri-Rail to the FEC tracks along Dixie Highway would be on this list of projects. Further projects would have to be proposed by the County Commission to the independent oversight board for approval.

The Cities will each split the Infrastructure half-penny revenue for Infrastructure projects. The City of Hollywood will have the discretion to propose projects to the independent oversight board for approval. These projects can range from repaving roads, to replacing water mains, to moving the city’s well field. You can now read the details of the plan at [www.apennyatwork.com](http://www.apennyatwork.com)

## What is the oversight board?

There will be an independent oversight board composed of experts in several fields, appointed by community leaders who are not current City or County Commissioners. The board will meet to review projects to determine that those projects fit within the letter of the law concerning how monies raised by each tax can be spent. No project from either the County or the Cities will receive tax revenue funds unless it is approved by the oversight board.

## Have other Counties in Florida passed an Extra Penny sales surtax?

Yes. In 2016, 58 Counties (out of 67) have a voter-approved Local Option Surtax, ranging from a half-penny to one and a half pennies.

For example, Miami-Dade County voters approved a half-penny surtax to fund Jackson Memorial back in 1991, and another Half-Penny for Transit in 2002. In 2015, the Transit Surtax raised \$272 Million, which funds projects that are overseen by the Miami Dade County Transportation Trust. Surtax revenues accounted for 28% of the total budget for the County’s Transit System that year.

Broward County is currently one of 9 Counties in Florida without a Local Option Surtax.

Summing up, it is going to be incredibly important for Community Leaders to really read through the plan at [www.apennyatwork.com](http://www.apennyatwork.com). We will all need to understand what will be accomplished if this item passes, and decide if those goals are worth an extra penny.

-Beam



# The Kitchen Korner

by Cindy Abraham

## BOMBES AWAY!

It is hot out there but I still love to cook. I have been using a lot of fresh fruits in my cooking lately because they just seem to fit in summer dishes. But let's face it, the #1 summer treat is ice cream and you will have a ball with these – they are the BOMBE! Yes, I spelled it right.



Think of your favorite flavors, how they would go together and what toppings would work the best and then instead of scooping and topping as usual, make a Bombe. For example, Elvis Presley's favorite sandwich

was peanut butter, banana and bacon. We tried putting bacon bits in the topping but they were too soft. If we did it again, we would toast them until crunchy or even leave them out. And for someone who loves chocolate covered bacon, that is almost blasphemy.

### What you will need to make a Bombe:

A medium metal bowl  
Plastic Wrap  
3 more bowls to hold each flavor ice cream or frozen yogurt  
3 spoons and a spatula

### For the Elvis Bombe:

One pint each of chocolate, banana and peanut butter ice cream

### Topping:

3 large or 8 mini peanut butter cups  
½ cup banana chips  
1/8 cup toasted bacon bits (optional)

Line the metal bowl with plastic wrap and put it in the freezer. While it is freezing, remove the ice creams from their containers, cut them into chunks and place them in three different bowls. Let them sit for about 5 minutes to soften then stir each one until the ice cream can be stirred but is still fairly firm.

Remove metal bowl from freezer and scoop all three into it; use a spatula to swirl together (don't overmix, you want big fat ribbons). Smooth the top and cover with plastic wrap. Freeze for at least 8-12 hours until frozen.

For the topping, chop or food-process the peanut butter cups and banana chips.

To assemble, remove top plastic wrap from ice cream and invert metal bowl onto a plate. Peel off remaining plastic wrap. Sprinkle topping over bombe and press to adhere until

completely covered. You can make the ice cream up to a week ahead and top it before serving. Cut into slices to serve.

The possibilities are endless – (the Pina Colada Bombe is GREAT):

**KEY LIME BOMBE** – Follow above instructions using 2 pints of lime sherbet and one-pint vanilla ice cream. Top with chopped vanilla wafers, zest from 6 limes (or a lime candy if you can find it) and whipped cream.

**PINA COLADA BOMBE** - Follow above instructions using 2 pints pineapple/coconut and 1 pint rum raisin ice creams and top with a mixture of toasted coconut flakes, chopped dried pineapple and lime zest – we even froze 8 maraschino cherries and chopped them up and added them to the crust.

**BLACK FOREST BOMBE** – Follow above instructions using black cherry, and chocolate almond ice cream and top with a mixture of crumbled chocolate wafer cookies, toasted sliced almonds and shopped maraschino cherries.

As you know, I have a story for every occasion. Here is my “bomb” story. When I was 22 I lived in North Miami Beach. Apparently there was a girl my age named Cindy Abraham that lived in South Miami. In those days it was like living in another country. A friend of mine, Herman, was trying to get my phone number out of the phone book (I was unlisted) and found the other Cindy Abraham. Well, my counterpart invited him over and apparently let him have his way with her. She was a wild child. Two years later there was a story in the newspaper about Cindy Abraham, age 24, who died while making a bomb in a hotel room in Haiti with two other guys.

Not ONE person called to see if I was OK. When I asked friends why no one called, they told me because I was “too boring” to do something like that. Thanks... I guess...



# ARE YOU AWAKE OR ASLEEP?

**Mike George Brahma Kumar UK, London**

*Submitted by Etta Stevens*

Although you believe you woke up this morning it's highly likely that you are still asleep! Not the kind of sleep that keeps you in deep 'snooze mode'. But the sleepiness that overcomes us all to some extent or other, during our waking hours. It takes time and the conscious practice of self-awareness and self-understanding to awaken from the illusions, delusions and confusions that we accumulate on life's journey.

Only when we reawaken a deeper awareness of what is true or accurate will our thoughts, feelings and behaviours change. Some of those illusions are so obvious we might wonder why we didn't see through them earlier. Others are harder to see as we are so well schooled to believe that the beliefs that keep us blind and sleepy are true!

## The Alarm Clock

Waking starts to happen the moment you realize that you are doing one of three things –**reacting** to something/someone, **resisting** something/someone or **repeating** a previous mistake. In each case it is the 'noticing' of some form of mental discomfort or emotional disturbance within our consciousness that signals we are lost in the sleep of illusion and delusion. This is the alarm clock called 'suffering'.

Are you awake or are you still asleep? Here are five of the main signs and symptoms of someone who is sleepwalking through their life.

### 1. Stress Projections

You are still asleep if you blame others, situations or events for your stressful feelings. You believe others create your stress. Stress is a form of pain or discomfort that comes to tell you there is something you need to change within your self, not in the other. All stress is self-created regardless of the circumstances. That's why some people appear to be emotionally devastated by some situations whereas others sail on through without a second thought.

### 2. Self Comparisons

You are still asleep whenever you compare yourself with another person. It means you have not yet realized your own uniqueness and value. In effect you are saying, "I want to be someone else". You believe that you should aspire to be like someone else and that when you are you will have achieved some sort of success. Which of course is impossible. Or you unconsciously believe, "I am unworthy, I am of less value than them". Which is untrue! The awakened soul knows their value and is able to affirm their own worth.

### 3. Happy Purchasing

You are still asleep if you go shopping to be happy. It means you are still attempting to complete yourself with something that is not you! It means you are still trying to find fulfillment by filling your life with stuff.

The awakened soul knows that they are already complete and can never be diminished. Their only effort is to remember and reveal their already fulfilled self every day!

### 4. Problem People

You are still asleep if you believe the 'other person' is the problem. You have not yet realized that it's not what others say or do that is the problem, it's how you judge them that creates your negative feelings about them. In effect it's how you see them that's the real problem.

### 5. Detached Expectations

You are still asleep if your happiness is dependent on your expectations being met. You probably have not yet seen that your expectations are really desires in disguise. And all desires have fear (which is stress) built in – fear of not getting what you want. It means you still believe you are missing something in your life, in your self. And when your expectations are not met you get upset and thereby chase your own happiness away. The awakened soul has 'desire free' expectations and if they are not fulfilled it's OK, they don't lose the plot, because their happiness is not dependent on their expectations being met.

After a while it becomes obvious that everyone, no matter how exalted or elevated, how humble or how simple they may be, will have to make the same journey, make the same effort, undertake the same awareness practice.

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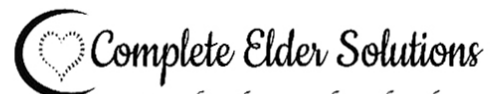
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