

Inside Hillcrest

– Connecting Neighbors to Neighbors –



NOVEMBER 2020

HOLLYWOOD, FLORIDA

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NOVEMBER INSIDE HILLCREST

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When a great man dies, for years the light he leaves behind him, lies on the paths of men. - Henry Wadsworth Longfellow

I rarely cry when someone I don't know passes away but I did cry when Alex Trebek died. I never met him but Jeopardy has been a part of our family's life for decades – and still is as the last episodes are still airing. We can only hope that the spirit of a man who "brought consensus and class to a nation in need of both" somehow rubs off on the rest of us.

CONGRATULATIONS AND GOOD-BYES

Congratulations to **Linda Sherwood**, who maintained her position as our own District 6 Hollywood Commissioner. I was shocked that **Dick Blattner** did not retain his seat in District 4. The Sun Sentinel called him "smart and charming" and he definitely is both. Dick is one of the most knowledgeable and hard working Commissioners I have met and I so appreciated him sharing all the City of Hollywood Commission meetings with Inside Hillcrest. He and his City updates will be missed.

A TEAM IS NOT A GROUP OF PEOPLE WHO WORK TOGETHER...

a team is a group of people who respect each other. We all have different talents which is great when it comes to Business partnerships (and Condo Boards for that matter). Check out page 10 and meet Michele Pisano, our newest A Team member and by far the BEST Realtor we have met in a long time. Some of you have worked with her already and know what I mean. She is



also a former resident of Hillcrest! Michele has all the qualities that make for a great Realtor – passion, knowledge, empathy, common sense, energy, attention to detail, and she fearlessly fights for our buyers and sellers. Yes, we love her. Brian is still King of the Inspection process and I am still Queen of the Appraisals but with Michele's eye for detail and willingness to learn, we have been more successful (and less stressed) since she joined

the A Team. A big THANK YOU to Cheryll Field, a friend of Michele's and one of our neighbors in Hillcrest 27 who suggested she call us back in March. Michele is stellar!

REAL ESTATE UPDATE

As you can see on page 11 – the Real Estate market is HOT! You can always tell by how short the Days on Market have gotten. The one bedrooms rocked the sales that closed in October but the units that went under contract last month were largely 2 bedrooms and a lot were corner units, which had been slow-moving for the past few months.

Prior to October, we were used to our single family homes and townhomes selling within days, but our condo listings were taking a little longer. Not anymore! We are getting offers at or over list price for remodeled condos now too. The operative word is "remodeled". Condos with original kitchen and/or baths, especially if they have carpet and wallpaper, are still a tough sell unless they are priced right. Some buyers have the funds to put in the 30K or more that it takes to remodel an average Hillcrest unit but most do not. With mortgage rates still around 3%, it almost doesn't make sense to pay cash. However, cash buyers are willing to pay over appraised value for something that suits their personal tastes and saves them time and effort.

Any and all trades that service the Real Estate industry are busier than ever: mortgage lenders, appraisers, inspectors, plumbers, painters, electricians etc. New home contractors are experiencing a shortage of lumber. Anyone buying appliances right now know how long it is taking to get them delivered. Being confined apparently has inspired people to want to beautify their surroundings.

HELP WANTED – PAGE 7

There are a lot of talented Hillcresters out there; some who have experienced unemployment due to the Pandemic. There are definitely some businesses (especially

home services and technology) that have experienced an upturn and need to hire. Here are a few options for those of you who are interested. I can vouch for all three "bosses" – great people and good friends.

When I joined the Greater Hollywood Chamber of Commerce, I met **Amber Gapski** who was the Membership Director in 2010. Since then, Amber has moved on but we always kept in touch. She is one of those people that you can never forget. For the past few years, Amber has been involved in the Construction business and opened her own pressure washing company called **A Blast Pressure Washing**. That name is SO Amber... She is looking for a technician so see her ad on page 7.

Dave Moadab, a fellow Chamber member, is the owner of **Solutions Squad**, a provider of Managed IT and Network Security Solutions. Dave and I were talking about great teams and he mentioned that although his services are exceptional and he has no problem communicating that to potential clients, he really could use a Sales Manager who not only understands the technology but can communicate the benefits to potential clients. If you have these kind of skills and would like to make a living at it, see page 7.

Sandy Briglio, of Briglio Insurance Group is a guy I have known for years. His office is right down the street on Hollywood Boulevard. And he is the winner of Our City Magazine's BEST OF HOLLYWOOD for the second year in a row.

A long time Chamber member, his agency handles everything home and property related. Prior customer service and sales experience are required but if you are GREAT at both and are trainable, this may be the job for you. And you know the page number to get details – lucky 7.

The Greater Hollywood Chamber of Commerce has been a great resource for our Real Estate business and for our personal needs. Long time members are almost always those at the top of their fields. One thing I have found is that if you are not very good at what you do, do NOT join a Chamber. Word spreads.

It is almost funny to see how some businesses that join the Chamber do not stick around if they are borderline – if you are not great at what you do it is probably best to stay under the radar!



NO ONE WINS ALONE - BY COMMISSIONER LINDA SHERWOOD



A boxer does not win a fight alone just because he is alone in the ring taking all the punches and the only one with his/her arms raised high as the winner. But what people do not see are the people behind the scenes his/her manager, his/her sparring partner, or the person who keeps him/her on their toes. The same is for the winner of a Political Race. My thank you to everyone who helped me win a very contentious and negative race that was thrown my way.

Thank you to each of my supporters who phoned and emailed me confirming their support and belief in me because they all knew the TRUTH was on my side. Thank you to everyone who contributed monetarily to my campaign whether \$25 or \$500 or any amount in between, because they trusted me. They always knew that I would make the best decisions for our beautiful city. Knowing that money could never sway any decision I would make on behalf of the citizens of our city. In the last few days as money was running low the wonderful friends who came to me on their own with checks and cash in hand before the last bell was rung.

Thank you to my friends throughout every district in our beautiful city who gave of their time and energy hour upon hour to make this campaign work. Thank you to everyone with their glowing endorsement of me.

Thank you most of all to my family. Some of our residents knew my children as acquaintance but grew to know each one on an individual basis during this campaign. The complements that were received on their behalf made an immensely proud mother of me. Each one of my family played to their strengths. Maureen walked daily leaving literature on every door and coordinated early voting. My adopted Cuban

daughter Regla & our neighbor Marilyn who calls me mom worked 12 hours days for all 14 days during the early voting. They literally worked in the sweltering heat and the pouring rain until their feet were swollen by the time, they got home each night. My Mindy took full control of the social media coordinating with Craig Agranoff of PoliticalConsulting.com working into the middle of the night for months she made sure that every ad, every endorsement, every endorsement video, every graphic was seen by thousands of phones and computers. So amazed were other candidates that they asked me how it was done. They had never seen a better social media plan. Michael my eldest, spent election day delivering all the food, drinks, and campaign materials to the 9 polling locations plus making sure that each poll was running smoothly.

So, what did I do? I set the game plan; I took the punches! I prepared the handout, hired the printer, hired the consultant, hired the sign installer etc... I took care of the treasury. I was able to factually correct the false misinformation being disseminated by my opponent, I was able to correct the false statements being thrown out by my opponent through key posts and articles. I answered the multitude of written questions sent to me along with zoom interviews for the major endorsements I gained.

Now the seat is WON and it was won with HONESTY, INTEGRITY AND LOVE. A sad part to this end is that 2 of my colleagues lost their seats and I will surely miss them. However, I look forward to working with our newly elected commissioners all with the same heart that makes Hollywood an even better place to live! Thank you for your trust in me to continue to work for the citizens of Hollywood.

Thank you,

Commissioner Linda Sherwood District 6



Hello, neighbor!

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Rotem Amir, MD completed her education at the prestigious Tel-Aviv University. She then entered the renowned Cleveland Clinic Program and completed her Internal Medicine Specialty with honors. She served on the medical jeopardy team and won several tournaments. Dr. Amir is double board certified in internal medicine and continues to provide the most updated care to her patients. She shares her love for practicing medicine with her patients at her established medical practice in Hollywood, FL., where she is an expert diagnostician and loves to take care of seniors. Additionally, she is an Associate Clinical Professor Nova Southeastern University.

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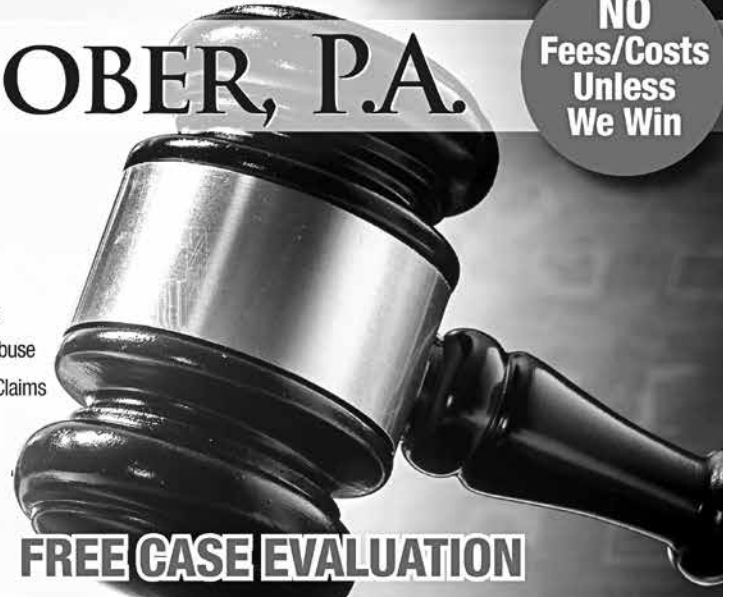
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BEWARE OF POISON - By Steve Schneider



A Hillcrest pooch is back home and healthy after eating rat poison she found in the bushes in back of her low-rise building this fall.

The dog spent at least 30 hours at a local vet hospital. The life-saving treatment cost her master almost \$1,500.

The small, eight-year-old pet, who consumed enough rat poison to kill her, lived to spend the upcoming holiday season with the unit owner who loves her.

Inside Hillcrest is not naming the owner, who gave the following account:

Her dog was walking in back of their building when she disappeared for about five minutes. When the pooch appeared again, she had green slime in her mouth.

The unit owner investigated. She found green balls, that looked like candy, in the bushes in back of their building. Eventually, the woman learned the item was a rat poison that she identified over the internet.

Authorities confirmed it was rat poison. They told her the poison could hurt a dog with more heft, but would likely kill the Hillcrest hound, who weighs 13 pounds.

The dog paid no mind to what the experts said, although she was not used to being away from her owner while in the hospital. Otherwise, though, the animal did not give in to the potentially deadly concoction.

This experience caused the unit owner to reach out to Inside Hillcrest. She wants people to be careful and thoughtful.

Of course, the woman understands that people are concerned that nearby construction of new housing has forced critters to flock to our buildings for hiding places.

But, she says, rat poison is a serious, deadly brew of chemicals that people should not place on Hillcrest property.

"We don't want dogs and cats, and other animals, including squirrels, to die because someone put down poison," she said.

The woman added that young children -- visiting relatives and exploring -- could also find the poison and put it in their mouths.

"That would be an even greater tragedy," she said, adding residents should speak with their condo president before taking action to deal with the critters. "And make sure you post information at your building so everyone knows what you did."

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November Kitchen Korner - by Cindy Abraham

Again, I will not be printing traditional Thanksgiving recipes. We all have our own family traditions. When I was a kid, we never had turkey; none of us really liked it. We had chicken or Cornish hens. When I started making turkey for Thanksgiving, I had to make two kinds of stuffing because not everyone liked my Oyster-Sausage stuffing – the kids preferred Stove Top. I had to serve jellied and chunky cranberry sauce because my step-father liked jellied, and corn as well as green beans to keep everyone happy. The only thing everyone in the family agreed on was the pull-apart garlic bread.

With the pandemic and family spread far and wide, the only thing about a traditional dinner I will miss are the leftovers. I love a good turkey, mayo, stuffing, cranberry sandwich. I do have a couple of recipes that you may want to use when you put together whatever it is you decide to make. I am including a good chicken recipe that is Thanksgiving-ish also.

Pull Apart Garlic Bread

Basically, you just take your favorite frozen rolls and put them in a glass baking dish. Toss them with oil, butter and fresh garlic and minced parsley. Let them thaw in the baking dish and rise. Then bake them according to the package directions.

Stuffing Mini-Muffins

These are a hit because they are individually made. You can use a mini-muffin pan (makes about 16) or a regular muffin pan to make 9. Leftovers are great too.

- 1 ½ cups stuffing
- 1 TBS extra virgin olive oil
- 1 TBS butter
- 1/3 cup minced onion
- 1/3 cup minced celery
- 1 sweet Italian sausage (no skin and you can use turkey sausage)
- 3 minced garlic cloves
- ½ tsp dried sage
- ¼ cup finely chopped small apple
- 2 TBS chopped cranberries
- 2 large eggs beaten
- 1 TBS chicken broth



Pre-heat oven to 350. Spray mini-muffin pan with non-stick butter spray. Melt butter in a large skillet and add oil. Add onion and celery and cook over medium high heat. Stir until golden, about 5 minutes. Add sausage, garlic and sage. Break up sausage and stir until meat is cooked through. 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. Serve warm. You can pre-make muffins, let cool completely, put them in a container and keep in the refrigerator until ready to serve. Warm them up before serving.

Oyster Sausage Stuffing Muffins– use the same recipe



as above but substitute 1 8-oz container of shucked oysters instead of apple and cranberry

Stuffed Glazed Chicken Breasts or Thighs

4 skin-on breasts or thighs. The stuffing is going to be stuffed under the chicken skin – be careful to lift carefully so as not to tear the skin. Stuffing:

- 1 diced red or green apple (don't peel unless you want to)
- ¼ cup golden raisins, currants or dried cranberries
- ¼ cup chopped pecans or walnuts
- ½ cup stuffing (or cut up 2 pieces of toast)
- 3 TBS chopped onion
- 1 Italian sausage (skin removed)
- 1 tsp dried sage

Preheat oven to 350. Crumble the sausage in heated skillet with oil and brown. Add onion and sage and stir until onion is translucent. In a bowl combine fruits, nuts, and stuffing. Add sausage mixture and stir well and let cool. Use your fingers to carefully lift the skin away from the meat to stuff. Secure with toothpicks. Place chicken on roasting pan rack and brush with glaze. Bake for one hour.

Glaze:

- ¼ cup OJ concentrate
 - ¼ cup butter
 - 1/3 cup apple jelly
 - ¼ cup dry sherry (or apple or cranberry juice)
- Combine and melt in a pan so you can brush on during cooking and have enough to pour on top at the end.

And because apples are cheap right now and this recipe is so easy AND healthy that I have made it four times this month, here is a nice dessert recipe.

APPLE CRUMBLE (you need a 8" square pan with at least 2" sides)

- 3-4 pounds apples, cored, peeled and cut into 3/4" chunks
- 2 TBS packed brown sugar plus 1/3 cup divided
- 2 TBS lemon juice
- 1 tsp salt divided
- ½ tsp cinnamon
- 1 cup wheat all-purpose flour
- ½ cup sliced almonds chopped fine (I use the food processor)
- 5 TBS unsalted butter melted
- 2 tsp vanilla extract
- 2 tsp water

Place one oven rack in the upper middle and one on the lowest position and heat oven to 400 degrees.

Toss apples with 2 TBS brown sugar, lemon juice, ½ tsp salt and the cinnamon in a large bowl and then pour them into the 8-inch baking pan and press into an even layer. Cover tightly with foil, place baking pan on a rimmed baking sheet and place on the lower rack for 35 minutes

Whisk flour, almonds, ½ cup brown sugar and ½ tsp salt in a medium bowl until combined. Add melted butter, vanilla and water and (wearing gloves), mix until crumbly and no dry flour remains.

Remove sheet from oven and smooth the top of the apples with a spatula. Scatter the topping evenly over the apples, breaking up any clumps larger than a marble.

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



Greetings Hillcrest Residents,

2020 has been one of the most difficult years in modern American history. The COVID-19 crisis, an ongoing debate over race and social equity, and an economic recession have all inflamed tension and division in our community. These tensions have been exacerbated by an election cycle that was more divisive than any in recent times. On the surface, it would be fair to wonder

how we can possibly come back together. But at no moment in American history has it been more important that we listen to each other, heal, and move forward as one nation.

Hollywood itself, including the Hillcrest area, showcased a broad range of opinions in this election. The city broke 60-40 for Joe Biden over Donald Trump – a close enough margin for us all to say that we know people who voted for the other person, no matter who you supported. This divide was even starker in the Hillcrest area, where some precincts went for President Trump and some precincts went for President-Elect Biden. This division is not a flaw in our democracy – it is a feature. We argue, we debate, and then we come together. This election cannot be any different.

No matter who you voted for or what party you support, we face pressing issues that must be addressed as a team. The month of October saw a record-number of new COVID-19 cases in America. We continue to face the economic fallout of this crisis, which is a particular challenge in South Florida as we near the holiday season and the usual population growth during the winter months. This virus does not have a political party – and until we get it under control, we can not move forward with our normal debates. In addition, we face pressing issues such as climate change. Residents in Hollywood saw just this month severe flooding from King Tides and torrential rain. Climate change will continue to lead to these impacts if we do not take steps to address it in a bipartisan way. The issues we face are going to take patience, time, and teamwork.

I trust our community to do it. Broward County and the city of Hollywood have a long history of furious debate followed by reconciliation

and togetherness. I know we will join hands and move towards a new day with our new President. Let us continue to support each other in these challenging times.

Hollywood Commissioners

I would like to congratulate Linda Hill Anderson and Adam Gruber on being elected to the Hollywood City Commission – and Linda Sherwood on being re-elected as commissioner. Linda Hill Anderson will be the first African-American commissioner in Hollywood's history – a fairly astonishing fact given that our city was founded in 1921, nearly 100 years ago! She will bring a much-needed perspective to the commission. Adam Gruber is a promising young leader, and I know that his ideas and passion will translate into strong service to our community. Linda Sherwood has served her community well and delivered results for residents in her district, which is why she was re-elected resoundingly. I know that all three of them, in partnership with the incumbent commissioners and Mayor Levy, will serve our city well. We are lucky to have a Hollywood government that functions well, works together, and strives for change.

Contact Us

I hope we can all be together again soon. I miss visiting my friends in Hillcrest. Until then, you can always contact my office for any assistance you need. Our District office is conveniently located in the lobby of the Hollywood Branch of the Broward County Public Library at 2600 Hollywood Blvd, next to Hollywood City Hall. However, during the COVID-19 crisis, it has been closed temporarily. My staff is working at our office in Fort Lauderdale and from other remote locations within our District. The Ft. Lauderdale office is open for your convenience Monday through Friday from 9AM to 5PM. If you would like to schedule an appointment, or you have a great idea, suggestion or an issue that needs my attention, feel free to call me at 954-357-7006/786-559-2306 or send me an email at bfurr@broward.org.



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EMOTIONAL SUPPORT ANIMALS AND SOME NEW FLORIDA LAWS

From Eric Glazer's CONDO CRAZE AND HOA'S BLOG

Tune in Sunday mornings to 850 WFTL

Are there problems in your Florida Condo and HOA? If so, call in and tell attorney Eric Glazer from Glazer and Associates, P.A., every Sunday at 11 AM. Get your questions answered live & on the air. The show is also streamed live on the web at www.850wftl.com. New Florida Statute 760.27 defines "Emotional support animal" as an animal that does not require training to do work, perform tasks, provide assistance, or provide therapeutic emotional support by virtue of its presence which alleviates one or more identified symptoms or effects of a person's disability." So, yet another owner or renter wants an emotional support animal. What must they prove? Let's see what the new Florida Statute 760.27 says:

1. A disability "a physical or mental impairment which substantially limits one or more of such person's major life activities such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working. And....

2. That the pet alleviates the disability and is necessary to now use and enjoy the dwelling.

Can the Association Ever Deny The Request?

Unless otherwise prohibited by federal law, rule, or regulation, a housing provider may:

(a) Deny a reasonable accommodation request for an emotional support animal if such animal poses a direct threat to the safety or health of others or poses a direct threat of physical damage to the property of others, which threat cannot be reduced or eliminated by another reasonable accommodation.

(b) Can The Association Ask For Medical Records? NO

Notwithstanding the authority to request information, the association may not request information that discloses the diagnosis or severity of a person's disability or any medical records relating to the disability. However, a person may disclose such information or medical records to the association at his or her discretion.

Suppose the Disability is Not Apparent?

If a person's disability is not readily apparent, the association can request reliable information that reasonably supports that the person has a disability. Supporting information may include:

RELIABLE DOCUMENTATION

1. A determination of disability from any federal, state, or local government agency.

2. Receipt of disability benefits or services from any federal, state, or local government agency.

3. Proof of eligibility for housing assistance or a housing voucher received because of a disability.

4. Information from a health care practitioner, a telehealth provider, or any other similarly licensed or certified practitioner or provider in good standing with his or her profession's regulatory body in another state but only if such out-of-state practitioner has provided in-person care or services to the tenant on at least one occasion. Such information is reliable if the practitioner or provider has personal knowledge of the person's disability and is acting within the scope of his or her practice to provide the supporting information.

5. Information from any other source that the housing provider reasonably determines to be reliable.

Can a person Have More Than One Emotional Support Animal?

If a person requests to keep more than one emotional support animal, the association may request information regarding the specific need for each animal.

Can The Association Require Proof That The Animal Is Properly Vaccinated?

The Association may require proof of compliance with state and local requirements for licensing and vaccinating each emotional support animal.

Are There Limitations On What An Association May Ask Someone Who Wants An Emotional Support Animal?

A housing provider may develop and make available to persons a routine method for receiving and processing reasonable accommodation requests for emotional support animals; however, a housing provider may not require the use of a specific form or notarized statement, or deny a request solely because a person did not follow the housing provider's routine method.

What about these websites that offer to classify your animal as an emotional support animal for a fee?

An emotional support animal registration of any kind, including, but not limited to, an identification card, patch, certificate, or similar registration obtained from the Internet is not, by itself, sufficient information to reliably establish that a person has a disability or a disability-related need for an emotional support animal.

A DOCTOR CAN NOW BE DISCIPLINED FOR:

Providing information, including written documentation, indicating that a person has a disability or supporting a person's need for an emotional support animal without personal knowledge of the person's disability or disability-related need for the specific emotional support animal.

AND SO CAN THE PATIENT:

817.265 A person who falsifies information or written documentation, or knowingly provides fraudulent information or written documentation, for an emotional support animal or otherwise knowingly and willfully misrepresents himself or herself, through his or her conduct or through a verbal or written notice, as having a disability or disability-related need for an emotional support animal or being otherwise qualified to use an emotional support animal, commits a misdemeanor of the second degree. In addition, within 6 months after a conviction under this section, a person must perform 30 hours of community service for an organization that serves persons with disabilities or for another entity or organization that the court determines is appropriate.

What if The Animal Damages Association Property?

(4) LIABILITY.—A person with a disability or a disability-related need is liable for any damage done to the premises or to another person on the premises by his or her emotional support animal.

GLAZER & SACHS P.A.

Eric Glazer

Attorney at Law

Also admitted in New York
and The District of Columbia

One Emerald Place
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MEET MICHELE PISANO

Keller Williams Realty Professionals newest A Team Florida member, Realtor® Michele Pisano's love of real estate started at a young age. As a child, working side by side her father flipping houses, she learned how to transform diamonds in the rough to places that families could call their home.

For the past 16 years, Michele and her husband have lived in beautiful Hollywood, Florida. She lived in Hillcrest 26 for a few years and now owns a home in Hollywood Hills. The diverse downtown restaurants and shops, expansive Green Hollywood Farmer's Market, and quaint boardwalk and serene beaches are some of the reasons why she chose to plant her roots here.

With a background in sales, fine art, graphic design, and 15 years teaching special education, Michele brings patience, attention to detail, and an eye for design when guiding clients through the intricate process of home buying, selling, and investing.

As a recently retired teacher, Michele is returning to her original passion with the hopes of helping families and individuals meet their real estate needs.

In her spare time, Michele enjoys caring for rescue cats, creating art, and continues to provide autism resources on her Autism Behavior and Teaching Tools store at: <https://www.teacherspayteachers.com/Store/Autismbehaviorandteachingtools>

Born and raised in New Jersey, Michele attended Montclair State University where she earned a degree in Fine Arts. She went on to earn her masters in Holistic Counseling from Salve Regina University in Newport, RI.

Continued from Pg. 6

Put uncovered baking pan back on the baking sheet and bake on the upper rack until the topping is evenly browned and the filling is just bubbling at the edges – 25 to 35 minutes. Transfer pan to wire rack to cool at least 45 minutes before serving. DELICIOUS topped with vanilla yogurt, regular or frozen.

BEST RECIPE FOR NOT ONLY THANKSGIVING BUT FOR EVERY DAY OF YOUR LIFE:



It is traditional in many families to start the Thanksgiving meal by saying out loud what we are grateful for. It is always a wonderful exercise because we can actually see that it makes the person talking relax and smile. I swear it even makes the food taste better.

Humor me and try this for one week and see how it works for you: When you wake up in the morning, name three things that you are grateful for. (Sometimes it is the same three every day – that is ok too). At the end of the day, think of three nice things you said or did to make someone smile or three things that someone else said or did that made you smile. It can even be someone on TV. If you do this every day, I guarantee it will lift your spirits throughout the hours in between. Gratitude is a powerful medicine.

OCTOBER 2020 STATE OF THE MARKET

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



Again, there were 12 closed sales during the month of October. 15 more went under contract. Although the 59 current listings are pretty close to 50/50 when it comes to all age/over-55, October was a good month for all age accounting for roughly 2/3 of the pending and closed sales.

Most of the listings, 45 out of 59, are in the high rises. So proportionately, the buildings are about equal when it comes to percentage of sales.

This has been one of the busiest months for showings and selling that we have seen in a long time. Brian and Michele have multiple showings every day. We have quite a few Hillcrest listings but also some in the other cities we service, Hallandale, Miramar, Davie, Dania, Cooper City and Aventura. We go as far as South Fort Lauderdale so we have one coming up there also. We can't keep anything on the market for long which is good for our sellers. We are hyper vigilant when it comes to our buyers so if anything pops up that fits their criteria, we are the first ones there to see it. That is how fast this market is moving.

The 2 bedroom units are making a comeback. Although 10 of the 12 closed sales were one bedroom units, 10 of the 15 that went under contract during October were 2 bedroom units including EIGHT corner units so the corners are making a very nice comeback.

And check out the **Days on Market** – price right = sell fast!



PENDING SALES

Building	Unit #	B/B	SF	Orig. List	Final List	Sold/DOM
27	909	1/1/1	844	104,000		21
24	107	1/1/1	896	109,900		19
22	109	1/1/1	896	129,000		19
1	107	1/1/1	700	74,999	64,999	15
20	508	1/1/1	830	130,000		7
25	902-C	2/2	1600	235,000		5
25	322-C	2/2	1344	175,000		11
25	221	2/2	1132	135,000		13
25	502-C	2/2	1344	230,000	225,000	123
24	1020-C	2/2	1284	170,000	160,000	23
23	901-C	2/2	1312	195,000	189,000	18
23	819-C	2/2	1284	129,000	119,000	76
23	711-C	2/2	1284	120,000		137
21	920-C	2/2	1312	150,000	159,900	166
25	618	2/2	1216	165,000	155,000	126
26	403	1/1/1	884	115,000		51
25	714	1/1/1	884	115,000	110,000	143
23	905	1/1/1	896	109,000		13

CLOSED SALES

Building	Unit #	B/B	SF	Orig. List	Final List	Sold	DOM
25	307	1/1/1	844	115,000	110,000	110,000	224
27	114	1/1/1	844	112,950	109,950	102,500	53
24	509	1/1/1	844	119,900		105,000	44
23	409	1/1/1	896	119,000		110,000	42
23	905	1/1/1	896	109,000		109,000	13
18	206	1/1/1	775	88,777	85,000	70,000	26
11	109	1/1/1	775	99,900		96,950	11
20	608	1/1/1	830	135,000		127,000	17
10	106	1/1/1	672	130,000		124,000	55
10	311	1/1/1	672	125,700		120,000	7
25	704	2/2	1132	147,500		144,500	31
21	814	2/2	1132	115,000		105,000	24

PARKVIEW AT HILLCREST JULY SALES LISTED IN THE MLS

Currently in Parkview at Hillcrest, there are seven homes/townhomes listed in the MLS. Three of the seven are resales. Curious as to how much equity you have built up in your Parkview home? Call us at **8-HILLCREST** or email **INFO@ATeamFlorida.com**.

There were three CLOSED SALES recorded in the MLS in October:
 A 3/2/1 (1499 SF) townhome at 1070 Eucalyptus Drive sold for \$334,860.00
 A 3/2/1 (1421 SF) townhome at 4023 Poinciana Lane sold for \$350,000.00
 A 4/2/1 (2795 sf) single family home at 1442 Bursera Terrace with a pool sold for \$735,000.00

There were three PENDING SALES recorded in the MLS in October:
 A 3/2/1 (1476 SF) townhome at 4102 Long Leaf Lane listed at \$345,000.00.
 A 3/2/1 (1421 SF) single family home at 486 Eucalyptus Drive listed at \$377,000.00
 A 3/2/1 (1784 SF) townhome at 909 Banyan Drive listed at \$420,000.00

IN OUR BACKYARD – by Meredith Shuster, Hillcrest 26

In Our Backyard, we are seeing the “change of seasons”. More birds have begun returning as the migration from the north is underway. Next month’s article will feature these “snowbirds”. Reptiles have gone through the hatching stage and little lizards are all over the place. Squirrels are up to their antics and “speed dating” amongst the species is in progress for nest building and eggs to be laid over the next couple of months. As I walk the “Hillcrest rectangle” (Hillcrest Drive to 46th Avenue, to Washington St. to Park Rd to Hillcrest Drive) the doldrums of summer are slowly lifting to the sounds of wildlife getting more active.

In my solitary musings, I reflected on the significance of our backyard creatures. Many indigenous cultures would study the animals that crossed their path as “signs” from the spirit world. For the most part, humans and animals go their own way; but now and again, a creature will catch our attention. In other instances, an animal one would rarely see makes an appearance. Finally, for no obvious reason, a “connection” occurs. You may have experienced this in choosing a pet. A puppy, a kitten, or some other animal seems drawn to you and vice versa. An inner feeling tells you that this is the animal for you. Is there more meaning to these instances? Looking at the more common inhabitants we encounter; lizards, Ibis, ducks and squirrels, let’s explore what they might symbolize. Aww come on, go with me – just for the fun of it.

Starting with the numerous lizards that scurry across our paths they naturally flee as we approach. That trait has been interpreted as a warning to “flee danger or unhappy circumstances” to the person who sees them. If a lizard pauses and allows you to see it, the message was “good luck” as lizards were creatures that could hide well. Their message is “unexpected good fortune is coming to you.” (If this happens to you, buy Lotto tickets.) If these reptiles make you squeamish, try looking at them in a spiritual light. You don’t have to like them, but it does make it easier to co-exist.

The Ibis is the white bird with the long rounded beak that we see in clusters around our grassy areas. They eat a tremendous amount of insects. They are sociable and come back to familiar feeding grounds year round. They are considered sacred birds of spirituality and wisdom.

In Ancient Egypt they are depicted as a god with a human body and bird head. In amongst the white Ibis, some are mottled colored.

Ibis are born dark and turn white as they mature. This was thought to symbolize ‘ignorance when we are born evolving into knowledge and wisdom as we age. They group around other species as we often see them with the ducks symbolizing our ability to “get along” even with those different from us. (Take that Democrats and Republicans). Overall, they symbolize our higher spiritual ideals.

Ducks are symbolic of our emotional states. Spiritually, they remind us to stay connected to our emotions and to “go with the flow” or glide above the water of life with calm and confidence. It is written if a duck appears in your dreams to examine your current situation to determine if you are trying to “duck” something. Their message is to “pay attention” to our emotional needs. They are often thought of as a “wake up call” to be aware of negativity and to take steps to avoid stressful circumstances. (Anyone else no longer watching the news?) A very timely message in our COVID world.

The squirrel surprised me as I researched its spiritual meanings. They symbolize being aware of one’s finances and preparations for emergencies. They represent “having fun” but not at the expense of not having enough resources for that proverbial “rainy day”. Seeing a squirrel in a dream was interpreted as a warning to be prepared. Simple things like being sure your car is maintained before taking a trip or handling a simple leak repair before the pipe bursts are the kind of warnings they impart. I for one, have watched two squirrels scampering in the lawn behind my unit reminding me of Chip and Dale, the cartoon chipmunks.

They look like they are having such fun and at times are more entertaining than what was on TV. In these long days of isolation where socializing is both longed for and scary, take a moment and contemplate the wonder of where we live. There are places more rustic, less crowded, better developed and landscaped but I can’t help but notice the creatures that are in our backyard all symbolize positive things. Just another reason why Hillcrest is a “Hidden Jewel.”

WHAT YOU NEED TO KNOW ABOUT HOMEOWNER’S INSURANCE

The following is the information needed to get accurate homeowners quotes for single family homes (HO3):

- If new purchase, estimated closing date
- If already covered, a copy of the current or upcoming renewal declarations pages so we can provide a fair comparison. If there are differences in what we’re quoting, this will enable us to point out exactly where those differences are.
- Wind mitigation inspection
- 4 point inspection if the home is 30 or more years old.
- Claim history for any owned or occupied property for the past five years. Must include the approximate date, nature of the claim, and approximate payout.
- Date of birth for the primary owner

The following is the information needed to get accurate homeowners quotes for condos:

The same info above is needed for a condo unit except NO 4 point inspection is required. The appraised value would be needed if the condo is new purchase and there is a mortgage. This is because most lenders minimum coverage requirement is 20% of the appraised value. If the building is 5 or more stories, we can usually use the building’s commercial wind mitigation inspection. If this can be obtained, the customer would not have to pay for their own wind mitigation inspection (called a windmit) unless they are trying to qualify for opening protection credit as commercial windmits don’t show opening protection credit unless the entire building qualifies. For new purchase or no prior

insurance, a conversation with the customer regarding what limits are most appropriate for them is needed prior to quoting.

If you have any questions, please contact:

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   **PANDAMMITS**   

I swear we are fighting two pandemics: Coronavirus and stupidity. The longer I stay home, the more homeless I look.

"Alexa, skip to next year".

An excerpt of a romance novel written during Covid-19: "And then she slowly slipped her mask down revealing her ruby red lips and her blushing cheeks. Their eyes met as he slowly removed her gloves."

Years from now when my kids ask me about the 2020 toilet paper shortage, I am going to tell them we had to drag our butts across the lawn. In the snow. Uphill. Both ways.

Lock-down can only go one of four ways: you will come out a monk, a hunk, a chunk, or a drunk. Choose wisely.

Pretty wild how we used to eat cake after someone had blown on it. Good times...

Now that I've lived through an actual plague, I totally understand why Italian Renaissance paintings are full of naked fat people laying on couches.

I still can't believe peoples' survival instincts told them to grab toilet paper.

I am going to stay up on New Year's Eve this year – not to see the New Year in – but to make sure this one leaves.

If I had only known in March it would be my last time in a restaurant for a few months, I would have ordered dessert.

Having some states lock down and some states not locked down is like having a peeing section in a swimming pool.

During the middle ages, they celebrated the end of the plague with wine and orgies. Does anyone know if they have anything like this planned when this one ends? Just asking for a friend.

I never thought the comment "I wouldn't touch him/her with a 6-foot pole" would become national policy, but here we are...

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– PRESENTED BY THE BRAHMA KUMARIS. SUBMITTED BY ETTA STEVENS



LET'S BECOME MESSENGERS OF LOVE AND JOY

Life is a beautiful journey in which the best experience for all of us is one of love and joy, especially at this Holiday time of the year. Love and joy accompany us right from the time we are born and we grow up with them in our hearts. We live our complete life sharing these two lovely emotions with everyone and receiving the same. Also, it is seen that every purpose that human beings possess is focused on these two emotions and their experience. Yes, they are important and the foundation of a beautiful life experience at any age, but at the same time it is important to note that love and joy is not increasing in the world with time, but decreasing. Today, people are drifting away from each other much sooner and more easily than before and also everyone's hearts are not as filled with good wishes for each other, as before. In fact, expectations and desires are two main negative energies, which are reducing love and joy in the world, the most. Let's become messengers of love and joy for the world by doing the following:

1. Every morning, create a pure feeling of love for everyone in the world, especially each and every person whom you meet and come across the whole day – your friends, relations, office colleagues, and of course family. As you wake up in the morning, take a morning pledge – *Each and everyone is my close one and I have a beautiful relationship with them, which I want to make more beautiful with every nice word and action and every other gesture. I am responsible for making every relationship of my life to work well and without problems. Also, create affirmations regularly in the day - I want to make every relationship of mine rich with qualities of contentment, understanding, acceptance, humility, sacrifice, and an attitude of giving.*

Life is a rich collection of attainments which make us feel loved and give us an experience of joy. There are so many things in life – the people we spend our time with, our education, our physical health, our career, our personality, our wealth, etc. Now happiness does not mean that all these things will always be perfect. In fact, it is the opposite. They will never be perfect. So, everyday talk to yourself positively and don't absorb their negativity. On the other hand, make your nature divine and full of immense love and joy. In a world of uncertainty and ups and downs, God wants us to be messengers of love and joy for everyone. There are people who are more sorrowful than us and even less loved. Hold their hand with your care and support. *While meeting people, always remember – I am a very special soul and full of love and joy, which is God's invisible property which I have inherited from Him. I will remain stable in different scenes of life and help those who are unstable or disturbed by their negative scenes.*

Create No Anger Zones in your workplace and home. There are offices in the corporate world where such zones have been created. In such places, positive thoughts are shared by email or through mobile phone chat or social media and everyone starts their day with messages on positivity, which lays the foundation of a positive day. Also, everyone remembers that they are in a No Anger Zone and it is displayed in some way to remind everyone. In such a zone, angry outbursts and over loud talk, aggressive behavior, revengeful behavior, and negative talk about others are not allowed. This can be done in your office or in your home with children and other family members. Such zones will then become Zones of Love and Joy instead.

You are not only God's child but also God's friend. So every step you take, dedicate it to God and make it special and inspiring. Also, hold His hand and show others the way of holding His hand with you. Behind all the material success and modern lifestyles, there are many sorrowful hearts. Relationships are deceptive and misleading. Physical and mental illnesses are on the rise and good and important roles in any sphere of life can leave you in a second. There is One source of love and joy who does not leave you, no matter what happens in your life. That is God. By trusting Him and giving Him your life, you smile all the time. Otherwise, life's happiness is ready to leave you every now and then, because it is based on changeable factors like relationships, possessions, salaries, positions, and even one's own physical body. A person who keeps God as His companion is full of love and joy. Such people will fill the world with love and joy, the treasures they possess in abundance.

Lastly, we are all actors on the world stage. Always remember that at every moment, people around us are watching us. To change the negative energy into positive, we need to become hero actors on the world drama stage. Hero actors are careful that their every action is beautiful and praiseworthy, which touches everyone's hearts. Such a hero actor whispers the message of love and joy in everyone's ears through every action of theirs.

MEDITATION is a powerful thought. Sit in silence every morning and before bedtime. Even if you never meditated before, the silence will put balance in your life, and soon you will be able to handle anything that comes your way.

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Commissioner Blattner's Final Report

Commissioner

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BLATTNER REPORT CEASES PUBLICATION

Dear Friends,

After many years of monthly and special reports, this will be the last issue. There is a new Commissioner in District 4, Adam David Gruber.

My objective in writing the Blattner Report was to give you an unbiased and insider look at what the City Commission and administration was doing. Many of you responded, and that was very rewarding.


Having served as your Commissioner for 13 of the last 26 years has been an honor and pleasure. Thank you.

There is much to be excited about, looking ahead to even better days for Hollywood. Stay involved, let your voice be heard.

My contact information follows and it would be lovely to hear from you.

Sincerely,

Dick Blattner
954-558-0175 - Dick@DickBlattner.com



“The vaccine should be tested on politicians first. If they survive, **the vaccine is safe.** If they don't, then **the country is safe.**”

—MONIKA WISNIEWSKA
Polish Author

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2021 Homestead Exemption

All qualified Florida residents are eligible to receive a Homestead Exemption on their homes, condominiums, co-op apartments, and certain mobile home lots. To qualify for Homestead Exemption, you must own and make the property your permanent residence on January 1 of the year for which you are applying for this valuable exemption. Pursuant to Florida law, all assessments and exemptions are based upon the status of the property on January 1. If you purchased and/or made the property your permanent residence in 2020 and have not applied for Homestead Exemption, you can apply for 2021 exemptions at any time – there is no need to wait until 2021 to file your exemption application with the Property Appraiser's Office. You can easily apply online at <https://web.bcpa.net>

The timely deadline to file for all 2021 exemptions is March 1, 2021. You must make the property your permanent residence by January 1, 2021 in order to qualify; however, you have until March 1 to timely file your application with the property appraiser's office. The late filing deadline for all 2021 exemptions is September 20, 2021. For information about all the other exemptions available to qualified applicants, please visit the "Exemptions & Classifications" page on our website <https://web.bcpa.net/bcpaclient/#/Homestead>.

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

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



Take care,



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