

Inside Hillcrest

– Connecting Neighbors to Neighbors –



JULY 2022

HOLLYWOOD, FLORIDA

VOLUME 16 • ISSUE 7

JULY INSIDE HILLCREST

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Welcome to the semi-annual (January and July) Inside Hillcrest whimsy issue. We print the jokes and stories you have sent us in the past 6 months that actually made us laugh...or cry.

MANGO SEASON

You know what they say: "If you live in South Florida and you have to buy mangoes, you have no friends." Either I am blessed or I know people who have too many mangos! Anyway, THANK YOU to Alan & Cindy Libero, Sandy & Maya Briglio and Maddie Katz, for the roughly 400 mangoes I have turned into gallons of mango jam, mango chutney, mango rum or mango tequila.

Hardly anyone wanted the chutney in the past so I only made one batch. This year I made four batches to keep up with the demand. A batch of anything is roughly 14 mangoes = six jars of jam or chutney and about eight 8 oz bottles of rum or tequila. Wasting nothing but the skins (and I wish I could figure out a way to make something out of the peels), I don my gloves and start peeling. I slice the mango meat in both directions and pare it off as close to the seed as I can without getting any of the fiber that surrounds the seeds.

I use a strainer to trap as much of the excess juice as I can for two reasons; 1. because it just makes boiling down the chopped mangos longer and 2. I need the juice to make the mango rum and tequila. The seeds still have plenty of mango on them so I add them to the juice. I set the bowl aside to make either rum or tequila. The strained chopped mangos go into a pot to make either jam or chutney. Now that you have the basics, all the mango recipes are in this month's Kitchen Korner.

I AM NOT A MANGO LIAR

If I promise you any of the above and didn't give it to you, remind me. I finally had to make a list of who wanted what but I know I missed a few people. Please call me if you didn't get what I said I would give you. Especially if you are the two ladies who live in Hillcrest 27, 11th floor. I forgot your unit number.

HOMEOWNER ASSISTANCE FUND

Our own Marie Paule Woodson, State Representative, Florida House District 101, always looks out for us. That woman is one of the hardest working people I have ever met! She emailed us with some information she wants to share regarding a Homeowner's assistance program. **The Homeowner Assistance Fund**

(HAF) is designed to mitigate financial hardship associated with the COVID-19 pandemic by preventing homeowners' mortgage delinquencies, defaults, foreclosures, and displacements as well as loss of utilities, home energy services, internet, property and flood insurance and homeowner or condominium association fees. (For details on this program, email us at inside.hillcrest@comcast.net.)

TALKIN' 'BOUT MY GENERATION

A couple of Sundays ago, I happened to read an "In My Opinion" article written by one of my favorite newspaper columnists for the **Miami Herald, Ana Veciana-Suarez** about Generational Warfare. It was one of those "I couldn't have said it better myself" moments. I emailed her and asked if I could reprint her column in Inside Hillcrest for July and she graciously agreed! A big THANK YOU to Ana and the **Tribune Content Agency** for allowing us to give our readers a special treat in this issue! Of course I will also be attaching a funny video spoofing the Millennials for our Email subscribers!

WHAT THE HELLTH?!

In the May issue I wrote an article about how doctors practices, insurance companies, hospitals and medical device companies are being taken over by businesses and how "care" is missing from the term "healthcare". It is all about the \$\$\$ anymore. Since then many of you have shared horror stories about how hard it is to get necessary testing with the insurance companies turning down requests for coverage. You will love the link included in the email version of IH this month. Dr. Will Flanary is a real MD with a cutting sense of humor. I laughed my (what is the medical term for "ass"?) off.

JOHN CAIZZA

This is the story that made me cry – made a lot of us cry. John Caizza, president of Hillcrest 24 passed away last month. He was a great leader and a great guy. He turned Hillcrest 24 into one of the most beautiful remodeled buildings in Hillcrest – everything from new paint and décor to electrical and plumbing upgrades, aluminum railings, and impact windows throughout the entire building. I bonded with John over us both being Michiganders. He was as tough as they

come after 40+ years as president of the Ford UAW Union in Detroit. At his Celebration of Life on Saturday the 9th, even the building vendors showed up. One told me he didn't get the job but he appreciated being considered! How's that for respect?!

His lovely wife Carla presided over the ceremonies with kindness and good humor. It was very touching.

The recurring theme from the residents and board members was how at the beginning they butted heads with John and some flat out didn't care much for him...until they really got to know him. Under that rough and tumble exterior, John was an honest, fair, knowledgeable hard-working building president who put the building first and was usually in the office by 5:30 AM. He got the job one and saved the building tons of money with his exceptional negotiation skills. Whenever I stopped by 24, I looked forward to chatting with him just because he was so on the ball about Hillcrest building issues. And also to watch him spar with Yana Perez, the property manager. Carla and I call her his "work wife" the way they went at it. During his tenure as president of Hillcrest 24, John became a resource for other building presidents. What a loss for not only Hillcrest 24 but for all of Hillcrest. Rest in Peace, John.

REAL ESTATE UPDATE

I definitely see the market slowing down lately. The benefit of underpricing rather than overpricing is definitely the better way to go. Good real estate is about strategy. Not sure where some of you are getting your agents, but dealing with rookies has been very tough on those of us who know what we are doing. Our broker says that, "The smartest agent in the deal does all the work" so we suck it up but it is tough carrying some of these agents over the finish line. The good news is that if the agent on the other side is new or doesn't know Hillcrest/Parkview, our client – whether the buyer or the seller – ends up with the best end of the deal

And for you quiz lovers out there who love to compete for the \$50.00 or \$100.00 gift card, in honor of our July joke issue, there is a Real Estate Quiz in the middle of this issue for you.

AND FINALLY...

One goal of Inside Hillcrest besides being an enjoyable read, is to keep our readers informed of important issues and give you useful information. We are pleased to be the first to let you all know that the Vegan Alliance Coalition Agency for Nontraditional Thinking (VACANT) with the blessing of the FDA, and with full bipartisan support in both the House and the Senate, has declared that bacon will no longer be considered meat. You're welcome.



**GOOD ONES**

Every box of raisins is a tragic tale of grapes that could have been wine. Irony is getting pregnant on a pull-out sofa.

They say we can have gatherings with up to eight people without issues. I don't even know eight people without issues.

Theme parks can snap a crystal-clear picture of you on a roller coaster going 70 mph, but bank cameras can't get a clear shot of a robber standing still.

Someone posted that they had just made synonym buns. I replied, "you mean just like the ones that grammar used to make?" I am now blocked.

Dear paranoid people who check behind their shower curtains for murderers... if you do find one, what's your plan?

The more I get to know people, the more I realize why Noah only let animals on the boat.

Facial recognition software can pick a person out of a crowd but the vending machine at work can't recognize a dollar bill with a bent corner.

When all this pandemic stuff is over, I still plan to wear a mask. It hides the perpetual look of annoyance I have for most people.

Covid-19 Fact: 87% of gym members don't even know their gym is closed.

I never make the same mistake twice. I do it like, five or six times, you know, to make sure.

Someone just honked to get me out of my parking space faster. So now I just have to sit here until both of us are dead.

My train of thought derailed. There were no survivors.

If you see someone buying candy, popcorn, and a soda at the movies, they are a drug dealer. There's no other explanation for that type of income.

After a year and a half of this pandemic, I'm either going out for ice cream or to commit a felony. I'll decide in the car.

I just got pulled over by a cop who asked me if I had a police record. Apparently "Roxanne" wasn't the answer he was looking for.

I know it's time to clean out my purse when my car assumes it's an extra passenger who isn't wearing a seat belt.

Dr. Oz says rubbing coffee grounds on your naked body will get rid of cellulite. Apparently, you can't do this in Starbucks. And now the cops are here.

In the 1980s I fell off my bike and hurt my knee. I'm telling you this now because we didn't have social media then.

Some people seem to have aged like fine wine. I aged like milk ... I got sour and chunky.

Dear Sneeze: If you're going to happen, happen. Don't just put a stupid look on my face and then leave.

Vegetarians live up to nine years longer than meat-eaters. Nine horrible, worthless, bacon-less years.

I still have a full deck; I just shuffle slower

We all know Albert Einstein was a genius. but his brother Frank was a monster.

I just asked myself if I'm crazy, and we all said "No"!

*** * * FOOL FOR THOUGHT... * * ***

What if there were no hypothetical questions?

Is there another word for synonym?

Where do forest rangers go to "get away from it all"?

What do you do when you see an endangered animal eating an endangered plant?

If a parsley farmer is sued, can they garnish his wages?

Shouldn't a fly without wings be called a walk?

Why do they lock gas station bathrooms? Are they afraid someone will break in and clean them?

How do they get deer to cross the road only at those yellow road signs?

What was the best thing before sliced bread?

One nice thing about egotists: they don't talk about other people.

Does the little mermaid wear an algebra? (This one took me a minute).

Do infants enjoy infancy as much as adults enjoy adultery?

How is it possible to have a civil war?

If you ate both pasta and antipasto, would you still be hungry?

If you try to fail, and succeed, which have you done?

Whose cruel idea was it for the word 'lisp' to have 's' in it?

Why are hemorrhoids called "hemorrhoids" instead of "assteroids"?

Why is it called tourist season if we can't shoot at them?

Why is there an expiration date on sour cream?

If you spin an oriental person in a circle three times, does he become disoriented?

Can an atheist get insurance against acts of god?

WINE WHINES

I didn't want to waste the good stuff, so I used the oldest bottle in his wine collection to make my spaghetti sauce.

I enjoy a glass of wine each night for its health benefits. The other glasses are for my witty comebacks and flawless dance moves.

My doctor has given me three days to give up drinking. I've picked June 5th, July 17th, and October 9th.

My dilemma is, 25% of me wants to be slim and trim, but the other 75% of me wants pasta, cheesecake, and unlimited glasses of wine.

If you had to choose between drinking wine every day, or being skinny, would you choose red or white?

I drink wine because the doctor says I shouldn't keep things bottled up.

I just read an article about the dangers of drinking.... It scared the crap outta me, so that's it! After today, no more reading!!

Him: Honey, can you toast some muffins? Me: I certainly can! Here's to muffins!

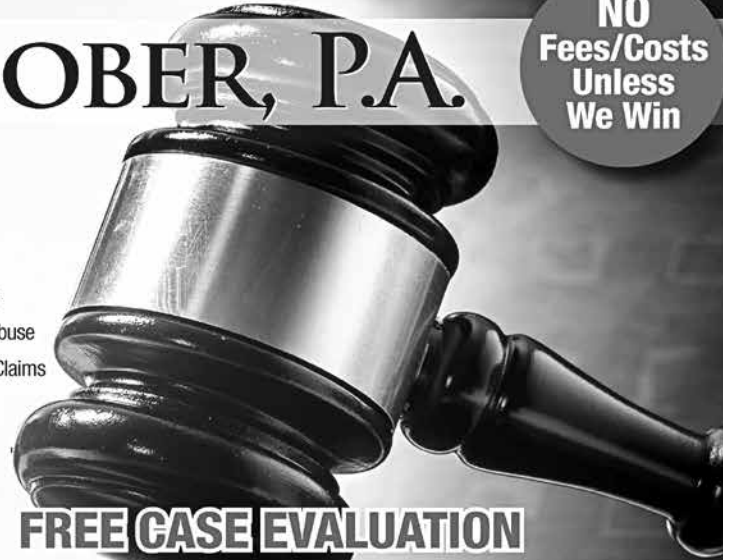
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    **RANDOM MUSINGS**    

We can't fight homelessness, hunger, or poverty but we are going to fight climate change. Just let that sink in for a minute.

It amazes me how much 'exercise' and 'extra fries' sound alike.

I stood waving to my neighbor for 10 minutes this morning, before realizing she was cleaning her windows!

If the earth were flat cats would have pushed everything off it by now.

Don't be mad at lazy people. They didn't do anything.

Do you ever feel like your body's 'check engine' light has been on, and you're still driving it like "Nah, it'll be fine"?

Everyone has the right to be stupid. It's just that some people abuse the privilege.

I don't like the word "lazy". I like to call it "selective participation."

Without freedom of speech, we would not know who the idiots are.

Apparently, I am not retaining water. According to my doctor I am retaining cookies, ice cream, and pizza.

My tolerance for idiots is extremely low today. I used to have some immunity built up, but obviously there is a new strain out there.

Sorry I haven't gotten anything done today. I've been in the Produce Department trying to open this stupid plastic bag.

Apparently, RSVPing to a wedding invitation "Maybe next time," isn't the correct response.

1950: I'll bet in 70 years we'll have flying cars. 2020: This syrup is racist.

Day 12 without chocolate. Lost hearing in my left eye.

Thanks for teaching me the meaning of 'Plethora'. It means a lot.

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July Kitchen Korner - by Cindy Abraham

All things Mango. If you follow the basics of mango peeling and cubing on the cover you should have a pot of mango cubes and a bowl of mango seeds and juice. That is step one. Anytime you are handling any foods like raw meat, vegetables, or fruits, wearing gloves is a good idea but especially with mangos unless you like orange fingernails. You can find recipes for mango anything online of course. I have made mango cake, mango pie and mango ice cream & sorbet. I even bought a portable ice cream maker. But let's start with my mango jam, chutney, rum, and tequila.

Every year I figure out a better way. This year I slice the mangoes and put a strainer over the bowl. Extra juice does not help when you are making the jam or chutney, it just takes longer. But it is GREAT to pour all the extra juice into the rum and tequila! I also made a batch using Canadian whiskey. My friend Sylvia and I like it the best!

For the pot with the mango cubes from the 14 mangoes, you have the base for the jam or chutney. In the bowl with the seeds and juice you have the base for the rum or tequila. Let's start with the jam.

MANGO JAM

12-14 small or 8 large mangoes, peeled, seeded, and cubed
3-4 TBS brown sugar, coconut sugar or Stevia brown sugar
Lime squeeze
½ TBS oat bran powder or corn starch



Starting on medium-high, let the mangoes start simmering. Add a squeeze of lime and about 3-4 TBS brown sugar if you like a little caramelization in your jam (like I do) and using a wooden spatula, stir, scraping up the bottom. Don't worry if the mangoes stick, you will scrape up some nice caramel patches that taste great in the jam. The more the mangoes stick, the harder you scrape the bottom and the oftener you turn down the heat.

Continue to stir every 3-5 minutes. I actually set the timer. When most of the juice is evaporated, you will end up on the low setting and continue to stir every 3-5 minutes. I add the oat bran powder or corn starch to help thicken the jam. You will know the jam is done when you use the wooden spatula to scrape the bottom and it takes a while for the mangoes to re-cover the bottom of the pot. Remove from heat and let cool. Spoon into jars.

MANGO CHUTNEY

2 cups sugar
1 cup distilled white vinegar
6 cups mangoes (4-5), peeled and diced (¾ inch pieces)
1 cup chopped onion
½ cup golden raisins
2 TBS crystallized ginger, finely chopped (lasts forever in the fridge)
1 minced garlic clove
1 tsp mustard seeds
½ tsp red chili pepper flakes



Combine sugar and vinegar in a pot, bring to a boil and stir until the sugar dissolves. Add the rest of the ingredients, turn down to a simmer and stir occasionally, uncovered until slightly thickened for about 45 minutes to an hour.

MANGO RUM OR MANGO TEQUILA

I buy the spiced rum and gold tequila. No need to buy the good stuff. I use either brown sugar or coconut sugar for the rum, or liquid agave for the tequila but that's just me. I think it tastes better and I like the rum to be a little darker color.

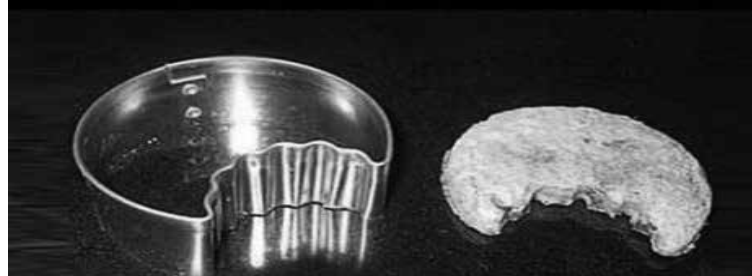
1 cup rum or tequila
¼ cup sugar dissolved in ½ cup water

Add to the seeds and juice in the aforementioned large bowl. Cover with plastic wrap and mark it RUM or TEQ and the date. Refrigerate. 3 days later, wearing gloves, squeeze the pulp off the mango seeds into the bowl. Discard the seeds. Refrigerate for two more days. Strain well. I use two different strainers: one with small holes and one with very small holes. When you strain out the pulp, put it in a plastic bag and freeze to make frozen mango daiquiris or margaritas.



Take the bowl of strained liquid and restrain it into a large measuring cup. Using a funnel and a very fine tea strainer, fill the bottle(s) with the liqueur. You may have to rinse the strainer several times.

How to keep all the cookies to yourself:



Pro cooking tip:
If you stir coconut oil into your kale, it makes it easier to scrape it into the trash.



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



Greetings Hillcrest Residents,

Summer vacation may be here, but my office is still hard at work as the summer heats up! While our County Commission is on recess, things in Broward County are not slowing down. Read on below to learn about some of the most important happenings in Broward County this month!

Hurricane Season

Hurricane season is officially here! Scientists are on record as stating that this is likely to be a more active hurricane season than ever. In fact, we already experienced an early tropical depression last month, which caused significant flooding throughout District Six. If that much flooding could occur due to a minor tropical depression, a full-blown hurricane could cause severe damage with flooding and wind. That is why it is so crucial that residents prepare for hurricane season by buying supplies, readying their home, finding their evacuation route, and locating a shelter near them. You can find all that information by going to Broward.org/hurricane.

Budget

Broward County is deep in discussions on our FY23 budget. The budget process is a promising time where we can assess our needs and pave a path for our future. We have many needs here in Broward County, especially as we continue to face an affordability crisis that is affecting all our residents. We also have a great opportunity, given the immense talent and potential in Broward County. The budget allows us to invest in that talent to realize our potential. Issues that will be addressed in this budget include affordable housing, transportation, coastal resiliency, emergency dispatch, and much more. As always, my office is available if you have any questions or suggestions!

Sea Turtles

We are now at the peak of sea turtle nesting season! Broward County is currently tracking the number of sea turtle nests and has up-to-date data through mid-June. On District Six beaches, there are currently eight leatherback sea turtle nests, 86 loggerhead sea turtle nests, and four green sea turtle nests! We must be diligent in protecting these nests from damage and be cautious of lighting and other human activity that could harm these beautiful animals. Many residents don't know that the epicenter for sea turtle conservation is right on Hollywood Beach! The Carpenter House on Hollywood North Beach is home to the Marine Environmental Education Center, which is a partnership of Broward County and

Nova Southeastern University. Among other important research, this Center is responsible for leading the efforts of our Sea Turtle Conservation Program and studying for future recommendations.

Vote By Mail

Election season is here, and now is the time to make sure to order your vote-by-mail ballot! Due to changes in state law, you may need to order your vote-by-mail ballot again, even if you have already automatically received it for years. The last day to request a mail ballot for the August 23rd primary election will be August 13th. Ballots are expected to be mailed out beginning in mid-July. To register for a vote-by-mail ballot or renew your request, please go to browardvotes.gov.

Contact Us

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. I am pleased to report that it has re-opened and is available to you from 10 AM to 4 PM, Monday through Friday. My staff is also working from my office in Fort Lauderdale and from other remote locations within our District. The Fort 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 **954-357-7006/7790** or **send me an email at bfurr@broward.org**.

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HUGE NEWS!!! Most Medicare recipients don't know about this special election period that allows them the ability to change.

In addition, Careplus offers members the access to our social services department which assists low income recipients to apply for additional help to pay their part B premium, to get Medicaid, and even apply for food stamps.

If I can help any of you, please let me know, I'll be more than happy to meet with you!

Jennifer Romo - Your Hollywood CarePlus Representative

ARE YOU PAYING TOO MUCH FOR PRESCRIPTION MEDICATIONS?

- by John Tust

We are all accustomed to the copay for prescription medications. Whether you have private insurance, Medicare Part D, or a Medicare Advantage Plan that includes a prescription benefit, your plan pays a portion of the prescription cost.

Did you know that you might be able to get a better price than your prescription benefit? For example, I regularly take Finasteride 5mg Tablets. The cost under my Medicare Part D plan is \$118 for a ninety-day supply. However, I can purchase the same drug for \$7 using an electronic coupon. This is not a misprint.

You are not obligated to use your prescription benefit plan for every prescription. Sometimes you can buy a drug for less using electronic coupons offered by services like GoodRx and RxSavers. These services are complexly free to use.

Here is a step-by-step guide:

- Search for **GoodRx or RxSavers**.
- Enter your prescription medication including dose and quantity.
- You will be presented with the cost at different local pharmacies. Select the pharmacy that you want to use and print your coupon or receive it through email or text.

It's that simple. There's no long registration process.

Keep in mind:

- You can use the electronic coupon for one prescription and use your regular prescription plan for another prescription. Just advise the cashier when you pick up your medications.
- The best price might be at different pharmacy. If Walgreens has your prescription but the coupon is good at CVS, just ask the pharmacy technician to transfer your prescription.

Common meds for blood pressure and cholesterol are generally cheap (or free) under most insurance plans. The savings for less common meds are often substantial.

Finally, always look at the dosage. For example, you are prescribed 100 mg pill that costs \$2 each. The 50 mg pill might cost 75 cents each. In this case take two of the 50 mg pills at a cost of \$1.50. Or you might find that the 200 mg pill costs \$3 each. In this case, use a pill splitter and cut the pill in half. Questions? Email me at jmtust@gmail.com

Hi Hillcrest Neighbor!
 Are you looking for a companion/friend to help you do some of your daily chores, enjoy the things you want to do and have some company doing them? I would love to be the one. My fee is \$15 per hour and I am available 7 days a week.
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UPDATE YOUR VOTER REGISTRATION ON LINE

If you have not voted recently or updated your voter record, go to www.BrowardSOE.org and click on "Update Voter Info".

PRIMARIES - EARLY VOTING

There is only one location for early voting for registered Hollywood voters.

What: Primaries - Early Voting

When: Saturday, August 13th through Sunday, August 21st, 10 AM to 7 PM

Where: The Library at 2600 Hollywood Boulevard

On August 23rd you will cast your ballot at the location on your voter's registration card.

OR VOTE BY MAIL WITH A POSTAGE PRE-PAID BALLOT THERE ARE SIX (6) WAYS TO ORDER a VOTE-BY-MAIL BALLOT NOW

Order a Ballot On-Line: www.BrowardSOE.org

Order a Ballot by E-mail: VBM@Broward.org

Order a Ballot In-Person: 115 So. Andrews Ave., Room 102, Fort Lauderdale, Florida 33301

Order a Ballot by Mail: Broward Supervisor of Elections - VBM Request, PO Box 029001, Ft. Lauderdale, FL 33302-9001

Order a Ballot by Phone: 954-357-7055

Order a Ballot by Fax: 954-321-0310

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At www.browardSOE.org you can track your ballot from the time your request is received, to the time it is mailed to you, to the time you return it to the SOE, and see immediately whether or not your completed ballot has been certified for processing.

If you plan to VOTE BY MAIL, request a ballot now and return it by mail well before August 23rd.

SOME OF THE SERVICES AVAILABLE ON LINE:

Register to Vote.

Change Your Party Affiliation

Order Vote-By-Mail Ballots For All Elections Through 2022

Track Your Vote-My-Mail Ballot - Click on "My Status"

Update Your Voter Info - Including Changing Your Name or Address

For more information about what you can do on line go to www.BrowardSOE.org

www.BrowardSOE.org

PLEASE SHARE THIS MESSAGE

FINAL UPDATE FROM THE HILLCREST COMPLIANCE COMMITTEE

– submitted by Betty Merk

The Parkview at Hillcrest Homeowners Association Inc. had their election on June 30th, 2022. Their address is 4600 Hillcrest Drive and phone number 754-263-7426. The Board of Directors (in alphabetical order) effective July 1, 2022 are: Brian Belmonti, Robert F. Detorres, Stan Fishman, Gaurav Mehta and Tama Rozovski. Board positions will be determined at a later date. Although Pulte has handed off to the Association, they are still on site completing a Townhome building and some work around the irrigation pond on the east park.

The question of the increasing Iguana population was raised and at this time the HOA is not planning to address this issue. The paving in the area is now complete and no additional paving is planned. There is still one outstanding dead palm tree that will be removed in the north/west side on Hillcrest property. At the 3 entrances coming in off Washington, installation of bushes behind the signs and replacement of trees are complete. The dead trees around the ponds will fall on the HOA. Fence locks and missing pegs have been repaired. The extra shade structure is complete at the west side of the park. Finally, the lights are now working around the turnabout. The tarp that fell in the water years ago behind building 26/27 is still there but Pulte has promised to remove it when they work on the adjacent irrigation pump.

We would like to thank Daniel Lemus (Pulte) and Amarilis Rodriguez (Castle Group) for all their help.

The trails are shared so the Parkview HOA asks that everyone follow the rules (see below). Wishing everyone a great summer!

PRIVATE PROPERTY

Parkview at Hillcrest

TRAIL HOURS: DAWN TO DUSK

- NO LOITERING
- DOGS MUST BE ON A LEASH
- PICK UP AFTER YOUR DOG

CLOSE THE GATE BEHIND YOU

What's Happening In The Real Estate Market in Hillcrest and Hollywood?



Cindy Abraham



Brian Gaiefsky

The market for single-family homes has exploded. Right now, homes are at a premium and buyers are paying over list price; either all cash or coming up with the difference between the appraised price and the list price. Bidding wars are common.

What does this mean to us? Homes are becoming out of reach for many. The next best thing is a townhome or large condo. As we all know, Hillcrest condos are known for their size and views. And Keller Williams A Team Florida are known as the Hillcrest experts which is why agents shopping Hillcrest look for our listings.

Looking to buy or sell? Let's talk. Or send us an email or text:

Chat – 954-964-2559 - Email – Info@ATeamFlorida.com

Text – Cindy - 954-895-1617 Brian – 954-415-5323



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REAL ESTATE QUIZ

15 correct wins a \$50 Gift Card, get the bonus questions right also you win \$100

What country has the highest percentage of private homeownership? A. USA B.China C. Romania

How many condominium buildings are there in Hillcrest?

A. 27 B. 29 C. 24

How many condominiums are there in Hillcrest? How many homes and townhomes?

A. 2355 + 645 = 3000 B. 2150 + 850 = 3000 C. 2400 + 600 = 3000

Which Hillcrest building(s) started out as co-ops rather than condos?

- A. 1 through 11 and 15 through 18
- B. 1 through 18 and Building 21
- C. Building 4

Which Hillcrest building was built first?

A. Building 1 B. Building 11 C. Building 7

According to Hillcrest history, for many years you could not buy a condo in Hillcrest unless you were:

A. Norwegian B. Jewish C. Under 5'2" tall

Which two buildings were the last ones built?

A. 19 & 20 B. 26 & 27 C. 12 & 14

How many Hillcrest buildings allow rentals right away? A. 2 B. 3 C. 5

Which Hillcrest low-rise building allows washer/dryer combos in any unit with the proper permits? A. 2 B. 3 C.11

Which building is the only Hillcrest high rise that has 1/1/0 units as well as 1/1/1 units? A. 21 B. 23 C. 25

Which Hillcrest high rise was built with a line of 2444 SF 3-bedroom units? A. 21 B. 26 C. 27

How many buildings in Hillcrest are: 3 story, 5 story, 6-12 stories?

A. 11, 4, 9 B. 10, 5, 9 C. 13, 1, 9

How many Hillcrest buildings are all age and how many are over-55?

- A. 11 all age + 13 over-55
- B. 12 all age + 12 over-55
- C. 10 all age + 14 over-55

How many real estate transactions has Keller Williams A Team Florida completed in Hillcrest/Parkview alone since 2011?

A. 201 B. 315 C. 384

What should you look for when hiring a real estate agent?

- A. The one that lets you negotiate a lower commission
- B. The one with the highest success rate and best reputation in your area
- C. The one who is the most agreeable and does things your way

BONUS QUESTIONS

What is the difference between a condominium and a co-op?

What is the difference between a townhouse and a villa?

JUNE 2022 STATE OF THE MARKET REPORT

by Cindy Abraham, Keller Williams Realty Professionals A Team Florida



We are definitely seeing a cooling off of the market. However, remember that April/May/June are the hottest months (no pun intended) for Real Estate. We tend to slow down a bit this time of year and usually September & October are even slower but because of the volatility in the economy with inflation and higher interest rates, anything can happen.

June was the slowest month yet but to me it just looks like sellers got a little too crazy with the list prices. A 1% jump in interest rates lowers a buyers buying power by about 10K. Last year we saw as low as 2.7% interest rates and now we are seeing 5.7%. Some sellers overpriced and waited for the market to catch up. See the second sale below. In the same building, one agent wisely underpriced and the bidding wars really benefited the seller. It's all about strategy and A Team Florida knows them all.

We went up to 13 condos on the market at one point in June. As of today, there are 10 active listing, 6 are one bedroom units. Only 7 went under contract in June and 14 closed. One interesting thing I noticed was two 1/1/1 units on the market on the same floor in the same building, were priced 48K apart! That is how dramatic a price difference can be between original vs. remodeled units. Both went under contract last month.

Some upgrades/repairs are worth doing and some are not. Brian has a construction background and we have flipped units in the past so he knows which improvements will bring a return on investment and which will not. He also has great contacts to get the job done at a reasonable price. As a seller, you don't want to spend a lot of money to get the job done so our clients are always happy with the result...the best sales price they can get.

If you are thinking about selling, talk to us first. We will always tell you what you need to know, not what you want to hear. **Call me or Brian at 8-HILLCREST or email info@ateamflorida.com.**

HILLCREST CLOSED SALES DURING JUNE

Building	Unit #	B/B	SF	List Price	Orig. List. Price	DOM	
C-25	523	2/2	1344	299,000	290,000	52	
C-27	901	2/2	1344	255,000	260,000	200	
	22	817	2/2	1132	215,000	195,000	7
R-19	604	2/2	1100	199,990	200,000	42	
	8	312	2/2	899	189,000	189,000	24
	17	410	2/2	990	179,000	175,000	12
	3	215	2/2	992	170,000	170,000	42
	25	310	1/1/1	900	159,900	165,000	7
	8	202	2/2	910	139,900	125,000	71
R-16	212	1/1/1	770	139,000	155,000	2	
	4	309	1/1/1	744	128,900	122,500	31
	6	208	1/1/0	672	127,500	127,500	77
	27	704	2/2	876	109,500	104,000	99
	22	305	1/1/1	844	105,000	94,950	25

PARKVIEW AT HILLCREST STATE OF THE MARKET JUNE 2022



Curious as to how much equity you have built up in your Parkview home? Call us at 8-HILLCREST or email INFO@ATeamFlorida.com.

Parkview listings more than doubled in June. Thirteen total listings: three townhouses and ten single-family homes ranging from \$529,750 for a 1421 SF townhome to two 4/2/1 single family homes listed at \$1,395,000. I noticed a nice sized (2009 SF) townhome at 1456 Silk Oak Drive listed for \$715,000.

Only one went under contract during June, a single-family home listed at \$850,000. We have the buyer side of that one. Five closed during the month of June.

537 home/townhomes have rented since the beginning of the Parkview development. The rental market is slowing down with only one going under contract in June and five rented. Days on Market are taking a little longer also.

JUNE CLOSED SALES

ADDRESS	B/B	SF	LIST PRICE	SOLD FOR	DOM
S-4374 Greenway Dr	3/2/1	1881	850,000	830,000	4
T-1053 Eucalyptus Dr	3/2/1	2189	700,000	701,000	5
T-5140 Eucalyptus Dr #5	3/2/1	1421	550,000	510,000	15
T-5182 Eucalyptus Dr #1	3/2/1	1561	510,000	515,000	11
T-4920 Eucalyptus Dr #2	3/2/1	1421	495,000	500,000	45

PARKVIEW AVAILABLE RENTALS

ADDRESS	B/B	SF	PREV./CURRENT	DOM	NOTES
S-1487 Pongam Terr	5/3/1	2501	6000	110	1-car
T-4944 Greenway Dr	3/2/1	2165	4300	64	Wtrfnt/2-car
T-1190 Eucalyptus Dr	3/2/1	1421	3800	8	1-car
T-4920 Eucalyptus Dr #3	3/2/1	1421	3600	39	1-car
T-3976 Poinciana Ln	3/2/1	1421	3600	106	1-car
T-3976 Poinciana Ln	3/2/1	1421	3600	74	1-car
T-4022 Long Leaf Ln	3/2/1	1421	3400	29	1-car

PARKVIEW RENTED IN JUNE

ADDRESS	B/B	SF	PREV./CURRENT	DOM	NOTES
S-4615 Greenway Dr	3/2/1	2220	5600	35	Wtrfnt/2-car
T-5077 Eucalyptus Dr	3/2/1	1906	5000	22	2-car
T-1040 Eucalyptus #3	3/2/1	1421	3700	12	1-car
T-4022 Long Leaf Ln	3/2/1	1421	3400	33	1-car

MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER



22022 TRIM Notices

The Broward County Property Appraiser's Office mails the TRIM (proposed tax) Notices in August of each year. This is NOT a tax bill but a notice showing your property's 2022 just value, exemptions and proposed taxes as set by the various taxing authorities. The TRIM Notice is your opportunity to review your 2022 just value and ensure you are receiving all the tax-saving exemptions you are eligible for.

Florida Statutes require our office use January 1 as the date of assessment each year. The 2022 just values are based on the market data from 2021. Our office must consider changes in market conditions – up or down – when developing the just/market values each year. The 2022 just values will reflect the significant changes in the 2021 market data. As the real estate market trends upward, most property owners will see increases in their just/market values.

Our office does not set nor collect property taxes. If you have questions about the proposed tax rates, the contact information and public hearing dates for the individual taxing authorities are listed to the right of each agency name on the TRIM Notice.

I Recently Applied for Homestead Exemption—Why Is It Not Showing on my TRIM Notice?

Florida Statutes require our office use January 1 as the date of assessment and to determine exemption eligibility each year. If you purchased your home after January 1, 2022, you are eligible for 2023 Homestead Exemption. The 2023 exemptions will show online in December and be included for the 2023 tax year.

I Had Homestead Exemption Last Year - Where Did My Exemptions Go This Year?

If you purchased your home in 2021, you may have “inherited” the previous owner’s exemptions last year. These 2021 exemptions would have been removed at the end of last year, so they are no longer showing on your TRIM Notice for tax year 2022. Fortunately, you can still late file for 2022 Homestead and any other exemptions you may qualify for until September 19, 2022. To apply online, please visit our website at <https://web.bcpa.net/>

I Am a Senior Citizen – Why Isn't the Senior Exemption Showing?

The Senior Exemption is both an age and income-based exemption that is not automatically applied to a property because of the income requirement. To be eligible for this exemption, an applicant must be age 65 or older as of January 1, 2022 and have an adjusted household gross income for 2021 not exceeding \$32,561. If you believe you qualify for this additional exemption, you can still late file until September 19, 2022. To review the exemption requirements and to apply for this exemption, please go to our website at <https://web.bcpa.net/bcpaclient/#/SeniorExemption>

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

Take care,

Take care,
Marty Kiar, CFA - Broward County Property Appraiser

SENIOR AMUSINGS

Threw out my back sleeping and tweaked my neck sneezing. So, I'm probably just one strong fart away from complete paralysis.

The main function of the little toe on your foot is to make sure all the furniture in the house is in place.

Some people age like fine wine. Others age like milk.

So, the CIA can hack into my smart TV and listen to every word I say, but McDonalds can't hear me say "no pickles" thru their drive-thru speaker?

You can't truly refer to yourself as an adult until you catch yourself getting really angry when the grocery store changes their layout.

You know you're old when your knees give you a more accurate weather forecast than your local weatherman on TV.

Being a little older, I am very fortunate to have someone call and check on me every day. He is from India and is very concerned about my car warranty.

Over 5000 years of eating bread, and in less than a decade, everyone's allergic to gluten.

At my age, a trail of clothes leading to the bedroom means I dropped them on my way from the dryer.

No, I can't do Snap Chat or TikTok, but I can write in cursive, do math without a calculator, and tell time on a clock with hands.

I want to be 14 again and ruin my life differently. I have new ideas!

Hard to believe I once had a phone attached to a wall, and when it rang, I picked it up without knowing who was calling, and I'm still alive!

WORD GAMES

PRESBYTERIAN:

When you rearrange the letters:
BEST IN PRAYER

ASTRONOMER:

When you rearrange the letters:
MOON STARER

DESPERATION:

When you rearrange the letters:
A ROPE ENDS IT

THE EYES:

When you rearrange the letters:
THEY SEE

GEORGE BUSH:

When you rearrange the letters:
HE BUGS GORE

THE MORSE CODE:

When you rearrange the letters:
HERE COME DOTS

DORMITORY:

When you rearrange the letters:
DIRTY ROOM

SLOT MACHINES:

When you rearrange the letters:
CASH LOST IN ME

ELECTION RESULTS:

When you rearrange the letters:
LIES - LET'S RECOUNT

SNOOZE ALARMS:

When you rearrange the letters:
ALAS! NO MORE Z 'S

A DECIMAL POINT:

When you rearrange the letters:
I'M A DOT IN PLACE

THE EARTHQUAKES:

When you rearrange the letters:
THAT QUEER SHAKE

ELEVEN PLUS TWO:

When you rearrange the letters:
TWELVE PLUS ONE

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KIDS THESE DAYS? How about the adults...

by Ana Veciana-Suarez/ courtesy of the TRIBUNE CONTENT AGENCY

"Kids these days!" I've heard that phrase way too many times, and always to justify an older generation's sense of superiority. It grates. It deflects. And more importantly, it's wrong.

So why has it been wielded since immemorial?

I've been thinking about how older generations judge those that succeed them ever since I read a Michigan Dollar Tree store that was forced to shut its doors because it was short-handed. The manager posted this hand written sign:

"I apologize for us closing AGAIN. My 2 new cashiers quit because I said their boyfriends couldn't stand here for their entire shift. Don't hire Gen Z's. They don't know what work actually means. NOW HIRING! *Baby Boomers ONLY, thanks."

Because we live in the era of easy access to cameras, the sign went viral. The manager was fired and a corporate spoken distanced the company from the settlement, announcing the sign "was absolutely not approved by or condoned" by higher-ups.

The sign, however, is emblematic of what many older people think – and say – of the younger generation. They're lazy. They want things handed to them. They're arrogant, misguided. Entitled, and [fill in the blank with whatever this disparaging adjective fits your biases]. The stereotypes are endless and trite, as stale as a box of crackers left open over-night.

Not long ago I argued with a relative who supervises and office comprised mostly of younger professionals, many with impressive academic credentials. She had spent the day interviewing candidates for an opening and was flabbergasted by their questions and demands.

They simply aren't willing to put in the hours it takes to get the job done!" she complained. Hours, I should note, that are way more than the standard 40. And here's the insult to the injury: As salaried employees, they won't get paid overtime.

I pointed out that their requests were reasonable. After all, we need more work/life balance, and younger employees aren't shy about asking about this. Wish I had been as brave, as confident.

"When I started..." she began.

GENERATIONAL WARFARE

Therein lies the problem. The work world has changed, but too often those in power use outdated benchmarks to measure the commitment and desire of incoming workers. Of course, it's not just the exclusively defined work ethic that fuels generational warfare. The priorities of younger generations are constantly questioned as well.

Saddled with the avocado toast label, millennials are accused of a willingness to grow up, to settle down, to land a mortgage. Forget that many in my generation bought their homes for what would now be considered a bargain. Forget that we enjoyed years of economic prosperity. Forget that house prices have rocketed and wages haven't kept up with the cost of living.

Our exaggerated sense of accomplishment allows us to think we're better, stronger, smarter – and more willing to put in the hours. Oh, please.

We were once the butt of jibes too. I clearly remember my parents wringing their hands over long-haired hippies, pot-smoking kids, and young people who didn't know the value of a dollar or the privilege of an office job.

Yet, we grew up to captain industry, to discover cures, to raise families, to help the underprivileged, to lead churches, mosques, and synagogues. We've also waged unnecessary wars, exacerbated economic inequality, worsened climate change, and adopted materialism as a moral principle.

Decades of living an unremarkable life have taught me that every generation – every race, every ethnicity, every religion, for that matter – is far from homogeneous.

Groups will always be made of people who work hard and people who are lazy, people who don't plan and people who scrimp and save for the

future, people who are self-centered and people who are selfless, people who feel entitled and people who are willing to sacrifice.

Another hard lesson I learned: the lift you feel by putting someone else down in momentary. The drop, on the other hand, can be steep and permanent.

Ana Veciana-Suarez write about family and social issues. Email her at avecianasuarez@gmail.com or visit her website AnaVecianaSuarez.com. Follow @AnaVeciana

NO GOOD DEED...

Blessed are those that can give without remembering and take without forgetting.

One day a florist went to a barber for a haircut. After the cut, he asked about his bill, and the barber replied, 'I cannot accept money from you, I'm doing community service this week.' The florist was pleased and left the shop.

When the barber went to open his shop the next morning, there was a 'Thank You' card and a dozen roses waiting for him at his door.

Later, a cop comes in for a haircut, and when he tries to pay his bill, the barber again replied, 'I cannot accept money from you, I'm doing community service this week.' The cop was happy and left the shop.

The next morning when the barber went to open up, there was a 'thank you' card and a dozen donuts waiting for him at his door.

Then a politician came in for a haircut, and when he went to pay his bill, the barber again replied, 'I cannot accept money from you. I'm doing community service this week.' The politician was very happy and left the shop.

The next morning, when the barber went to open up, there were a dozen politicians lined up waiting for a free haircut.



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***** GROANERS *****

An invisible man married an invisible woman. The kids were nothing to look at either.

I didn't think the chiropractor would improve my posture. But I stand corrected.

I once took a new girlfriend out on our first date to the ice rink, and entry was only half price. She called me a cheap skate.

Studies show cows produce more milk when the farmer talks to them. It's a case of in one ear and out the udder.

Did you know that a raven has 17 rigid feathers called pinions, while a crow only has 16? So, apparently, the difference between a raven and a crow is just a matter of a pinion.

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FINDING INNER PEACE

Peter Nguyen / Pixabay (submitted by Etta Stevens)



"Remind yourself of your inner peace, and you will have greater capacity to find solutions." -Dadi Janki

So many of us are looking for peace. Peace is not just the absence of sound, but that true elixir of contentment that satisfies the soul. You can achieve this peace with the

practice of Raja Yoga Meditation, but as with all things nothing comes easily. There is a little sweat and elbow grease that we need to apply to our life to get things started, and then some fine tuning and maintenance to keep the spiritual wheels moving along.

There are so many clichés that we hear about peace. Yet these are only valid if our attitude and perceptions are tuned into that state of mind, then that will help us to remain peaceful. To some degree that requires vigilance on our part, to be aware of those triggers that we all have, this means that our inner peace can be lost if we become careless. It can be a split-second's mis-judgement, and the result of that choice trips us into anger where we will see our inner peace depleted. When we own something of value, we want to protect it, in the same way we have to create an attitude that sees inner peace as valuable.

"Do not let the behavior of others destroy your inner peace." -Dalai Lama

However, here are some principles of life that can help us to find that inner peace we are so desperately looking for.

Remembering who I am

By simply remembering that I am a peaceful soul, I become more at peace. This is not something I need to become because I am already peaceful at my spiritual core, peace is my original nature. As I remember my peace, all the inner peaceful atoms and molecules begin to wake up and start to dance. Peace particles begin to envelope my whole being and I am soothed by an inner calmness.

Even those scientists who are spiritually awake today are aware of how the mind-body connection works, and that at a cellular level our cells are listening and they feel and respond to whatever we are vibrating and transmitting. The cells can feel that energy and they react accordingly, either working in harmony with us and good health, or dissonance and disease. Quite literally there is a dance going on within all of us and some notes are more in tune than others!

"A calm mind is not just peaceful. It is focused. Self-directing and Divine." - Dadi Janki

The Drama of Life is... Perfect

The life choices we make and the events and people that revolve around us are what we call 'The Drama.' Yes, some of us create a larger drama in life by over-reacting to events, panicking or getting very emotional. Yet it is all one big drama... and as in a theatrical sense, this drama has a script and a stage and we are all the players on the world stage of life. But the most important point of all is that the drama is perfect. God would not create a drama that was imperfect. Even when something feels "wrong", and we do not fully understand how the mechanism of the drama works, yet still it is part of the perfect drama. So, it has to be perfect...

When we can begin to accept that everything 'just is...' there is a deep sense of inner peace. Of course, that does not mean we simply sit back and become a spectator of the drama, quite the contrary. We pluck up our courage and gusto and become the hero actor that we are meant to be in

our own life. By the way, the word 'hero' means diamond in Hindi, so it's not really about the position as much as it is about becoming a rare and special jewel who shines brightly.

"The only thing we need to do is remember I am a soul and the Game of Life is playing itself out." - Dadi Janki

Understanding Karma

Karma is a universal philosophy. The law of cause and effect, Newton's third law of thermodynamics and the law of sowing and reaping. Every faith tradition talks about this and we have a conviction that this law exists, yet once we are out of the church, mosque, or temple we tend to comfortably forget all about it. Or we believe it applies to someone else and not us.

Understanding karma can also bring us a deep sense of inner peace. Especially in moments of injustice, betrayal, unfairness or perfidy. Even if we lost the battle of words, not all has been lost... because we may have won the battle of karma. No one escapes their karma... even if on the surface it appears that they do! Just this fact alone brings an inner calm to the soul. Therefore, we do not need to be the judge or pass judgement, and nor do we wish ill to the opponent. But just knowing that everyone reaps what they sow means we can be at peace, everyone will get their own justice. There is no ill feeling or malevolent wish towards others because we are mature enough to know that we also will reap what we sow. So, we tread carefully.

Sometimes the law of karma is understood as the law of attraction. If we are putting out negative and peaceless thoughts, what do you think will echo back to us? Only negative and peaceless vibes, exaggerated and expanded as they gather momentum on the rebound. Hence, if we want to be at peace and at one with ourselves, then we need to emit only that which we want returned back to us. So let us begin with this simple lesson: Let everyone of us only send out what we want to boomerang back to us.

"Peace is the result of retraining your mind to process life as it is, rather than as you think it should be." - Wayne W. Dyer

God has a Plan

Apart from the drama being perfect, God also has a plan and His/Her plan must have been well designed. Do you not think? In life things happen for a reason, but we are unaware of the details and the reason behind those 'happenings'. Blessings come disguised as a broken leg or bankruptcy, only so that we can exit our comfort zones and see a larger and more beneficial picture. If we do not shift ourselves, even after seeing the signals presenting themselves to us that it's time to change, then in the end, some big shift will shift us.

Trusting God is a good tip to remain stable in our inner peace. Love begets love. Remember the Supreme Divine and you will be in the thoughts of the Supreme Divine too, because of the magnetic pull and attraction of love.

Perhaps we need to trust more in these spiritual principles, because they work whether we are conscious of them or not. The sign of a wise soul would be someone who chooses to work with the spiritual laws and God, rather than against them.

"It's not necessary to search for peace. It is within. Your original state is one of peace." - Dadi Janki

It's Time... to start experiencing that inner peace right here and right now, cos it's absolutely right there... inside of you.

Meditation fills us with these positive qualities and powers very easily. This is because meditation is a beautiful relationship and connection with the Supreme Source of spiritual energy and power – God. In our teachings,

THE CYNICAL PHILOSOPHER - FOR GOOD READERS

Just read that 4,153,237 people got married last year. Not to cause any trouble but shouldn't that be an even number?

If I had a dollar for every girl that found me unattractive, they would eventually find me attractive.

I find it ironic that the colors red, white, and blue stand for freedom until they are flashing behind you.

When wearing a bikini, women reveal 90% of their body... men are so polite they only look at the covered parts.

A recent study has found that women who carry a little extra weight, live longer than the men who mention it.

Relationships are a lot like algebra. Have you ever looked at your X and wondered Y?

America is a country which produces citizens who will cross the ocean to fight for democracy, but won't cross the street to vote.

Did you know that dolphins are so smart, that within a few weeks of captivity, they can train people to stand on the very edge of the pool and throw them fish?

My therapist says I have a preoccupation with vengeance. We'll see about that.

I think my neighbor is stalking me, as she's been googling my name on her computer. I saw it through my telescope last night.

You're not fat, you're just... easier to see.

If you think nobody cares whether you're alive, try missing a couple of payments.

I always wondered what the job application is like at Hooters. Do they just give you a bra and say, "Here, fill this out"?

I can't understand why women are okay that JC Penny has an older women's clothing line named, "Sag Harbor."

My therapist said that my narcissism causes me to misread social situations. I'm pretty sure she was hitting on me.

The pharmacist asked me my birth date again today. I'm pretty sure she's going to get me something.

I think it's pretty cool how Chinese people made a language entirely out of tattoos.

Money can't buy happiness, but it keeps the kids in touch!

Continued from Pg. 16

He teaches us that obstacles are only a test, to succeed we must preserve and continue to move forward in life. God is full of those qualities and powers and never loses them ever, unlike us, who need to fill ourselves constantly when we lose our way. Nonviolence is the spiritual way for peace and compassion. The early morning is the best time to meditate and also before bed if you can.

MEDITATION IS THE ONLY WAY TO BRING UP YOUR CONNECTION TO YOUR HIGHER POWER AND COMBINE YOUR ETERNAL GIFTS OF LOVE, PEACE, HAPPINESS, WISDOM, AND PERSEVERANCE.

Our MEDITATION CLASSES ARE NOT OPERATIONAL IN PERSON AT THE CURRENT TIME DUE TO THE PANDEMIC. I AM CONDUCTING A ZOOM CLASS: Every Tuesday Morning at 10:30 am EDT. Zoom ID 830 9088 9112. Password: etta (lowercase)

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