

Inside Hillcrest

– Connecting Neighbors to Neighbors –



SEPTEMBER 2020

HOLLYWOOD, FLORIDA

VOLUME 14 • ISSUE 9

SEPTEMBER INSIDE HILLCREST

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CONGRATULATIONS!

Congrats to **Marie Woodson** who won the Democratic Primary for Florida State Representative in our district. She is very thankful for all the Hillcresters who turned out and voted for her. Looking forward to November! I am sorry that **Al Pollock** did not win his battle to become our next Broward County Sheriff. But we have not heard the last of Al and I can't wait to see what the future holds for him!

HILLCRESTERS WE LOVE

Daniela Solivan from Hillcrest 10 has written many wildlife articles for us over the years and was recently joined by **Meredith Shuster** in Hillcrest 26, who has written several in the past few months. These articles get a lot of favorable comments from our readers so we are always grateful when we can feature them in Inside Hillcrest. The pictures are always amazing. You have a treat in store for you in this issue. Meredith has another of her articles about our four-legged and/or slithery neighbors who have taken up residence since the Parkview at Hillcrest project began on page 13.

The impact of COVID-19 really hit home with Daniela. She is one of many in the service sector who lost their livelihood as a result of the pandemic. Not one to sit around, she has been using her artistic talents to create some gorgeous topical jewelry – including mask chains, lanyards, zipper pulls, etc. She has always been super-creative and you are going to love what she has been doing – **SOFLOCRAFTS** - please see page 12.

SERVICE PLEASE

Inside Hillcrest gets calls all the time from folks wanting to advertise in our paper. But not just anyone can advertise – they have to be known to us or recommended by a Hillcrest resident or Hillcrest building board.

I am happy that **Walter Vanderhorst**, a **Certified Home Inspector**, met the criteria and even happier that he is a US Navy Veteran.

According to Walter, his 13 years in the navy “taught me the value of hard work, and also gave me a great deal of skill and an eye for detail.”

As Realtors, we use inspectors for every deal. **WM Inspection Services** does it all, 4-point home inspections and full condo inspections. He is your guy if you need to get a wind mitigation report for your insurance company, which can get you a discount on your homeowner's insurance.

Kaleed Mohammed from Hillcrest 24 had this to say: “Could not be happier with the service I received from WM Inspections. Walter called me ahead of time to tell me when I should expect him. When he arrived promptly, he went over what he needed to do to make this a smooth inspection. He did a thorough job and was meticulous with his work. He obviously knows his work well too. I had the report in a few hours and so too did my insurance. I'll definitely use him again and will recommend to anyone needing a home inspector. Can't go wrong with him!”. See his ad on page 9.

COVID-19 CLEANING

This of course has become a hot topic. One of our old friends, **Larry Goldenberg**, who has been one of our go-to handymen here in Hillcrest for a long time – especially when it came to safety issues like non-slip flooring, safety bars, etc., has added cleaning/sanitation services to his repertoire of skills. His new ad is on page 17 and his biz card is on page 18.

PROTECTING GREEN SPACE

Residents of Hollywood are upset about the Emerald Hills Golf Course owner's decision to try and change 27 acres of land (about the size of 20 football fields) from Open-Space, to Residential in order to build nearly 500 rental units. The Developer has had only one public presentation (by Zoom) and residents were

not even allowed to ask questions. Residents are concerned that the Developer's plans have been flying under the radar during the pandemic, and most residents are unaware of what is being proposed. Grandview Condominium hired former Mayor Peter Bober's law office to represent it in opposition to the golf course development, and on page 8 is a letter Peter sent to the Mayor and Commissioners.

It is good to know that our former Mayor is still looking out for the interests of Hollywood residents. We lucked out in Hillcrest with how beautiful the Parkview project turned out although our own Hillcrest Compliance Committee still has issues with some of the finishing touches. But a rental project would not be welcome here and I feel for the Grandview residents who do not want one in their neighborhood

THE ULTIMATE PANDAMMIT

If you are not getting the email version of Inside Hillcrest, write us at inside.hillcrest@comcast.net and get on our email list. Attached to this email issue is a video of a little girl's reaction to the shut-down. I remember when I was about 8 years old and was told I had to wait 10 minutes for something – I thought it lasted forever! This little girl is just beside herself! Hysterical!

UPDATE ON THE PARK AS OF AUGUST 2020

The paved walkways have been fixed and an additional walkway was built to the entrance of Pool 3. The concrete pads for benches and trash receptacles have been poured and the benches, if not in already will be installed shortly.

The tarp that is in the water behind Bldg.26/27 should be removed by the end of this month.

The playground has been installed beside the large clubhouse although it is currently closed due to COVID-19. The small clubhouse is almost complete, but no time frame was given for the additional park Gazebo to be installed behind the school.

Pulte is waiting for a permit for the pond behind the high rises on Hillcrest Drive and should have it soon.

Once completed, the additional landscaping can be done. In the coming weeks there will be improvements made at the intersection of 37th Street and Hillcrest Drive.



Continued on Pg.2



Greetings Hillcresters,

As you know, the Broward Supervisor of Elections completed their final count of vote by mail ballots which confirmed our win in the Democratic Primary for Florida State Representative of District 101. I give THANKS to GOD, my family, #TeamWoodson, my mentors, my friends, voters, donors, organizations, and the thousands of people that stood with us and helped us with our primary victory on August 18th.

As an immigrant, I truly understand that America is a land of opportunity and I challenge every young person to work hard and pursue their dreams and passion because anything and everything is possible with God's guidance, community support and resilience.

When my birth country did not offer me an opportunity for growth, America took me in and gave me greater opportunities. I am forever grateful and thankful to this country and so many people who supported and encouraged me throughout this journey. My sincere thanks to my husband, children and entire family who believed in me and were always there to lift me up.

This campaign has been one of the greatest experiences of my life. Having met so many residents and new friends, I am overwhelmed by their love and support. Speaking with the residents on the campaign trail has enhanced my ability to be more effective when I go to Tallahassee and I enjoyed every minute of it.

To my opponents, I commend you for running great races as well and I thank you for challenging me. All three of us worked very hard for the same purpose. I look forward to working with both of you for the residents of District 101.

THIS WIN IS FOR ALL OF US; but, make no mistake, this battle is not over. I still need your vote in the General Election on November 3rd to become the next State Representative for District 101. Additionally, this election is bigger than ALL of us! It is paramount that we VOTE to restore the soul of our nation!

Onward to Victory!
Thank you from the bottom of my heart!
Merci beaucoup de tout mon coeur!

Mèsi anpil avèk tout kè mwen!
Muchas Gracias desde el fondo de mi corazón!
Yours in service,

Marie Woodson

Continued from Pg.1

Lighting is still an issue, not only at the 3 entrances to Hillcrest via Washington but also along Hillcrest Drive. **If anyone has history/knowledge where the original electrical hookup for the entrance lights on Washington came from, please let us know.**

Many Hillcrest residents have concerns over the health of the ponds. Castle Group said that treatment for mosquitos is done monthly. We obtained additional information from the Parkview Association:

Aquatic Plants/Algae in Lakes

Due to multiple inquiries regarding this topic, I would like to provide some clarity on the lake and the aquatic plants that grow from it.

The association currently has the weed like aquatic plant that grows over water level treated monthly. During the summer months it rows back faster. The "weed" that grows in a native (non-invasive) aquatic plant that plays an important role in keeping the lake healthy and in ecological balance.

We are looking into options to aid in keeping the growth of this aquatic plant and the resulting algae to a minimum during the summertime with the lake management company. Legally they are only allowed to treat within a two-week period and this schedule is being maintained.

Again, if there are any questions for the Compliance Committee, please forward to Cindy Abraham, Secretary for the Hillcrest Leadership Council at hillcrestleadershipcouncil@comcast.net.

NOV. 3RD RE-ELECT
LINDA SHERWOOD
HOLLYWOOD COMMISSION DIST. 6

☆☆☆☆ **EXPERIENCE MATTERS** ☆☆☆☆
IN THE LAST FOUR YEARS ALONE I HAVE:



- FACILITATED THE REHAB OF BOB BUTTERWORTH PARK AND ZINKIL PARK AND PLAYGROUND
- ☆
- WORKED FOR AND VOTED FOR THE CONSTRUCTION AND ZONING OF 441
- ☆
- HELPED FACILITATE CONSTRUCTION OF WALMART ON 441
- ☆
- WORKED WITH LAWN ACRES TO PROTECT PRIVACY AND SAFETY WITH THE WALMART PROJECT
- ☆
- CONTINUED MY POLICY TO RESOLVE COMPLAINTS WITHIN 24HRS
- ☆
- WORKED WITH HOLLYWOOD GARDENS WEST TO OBTAIN NEW SIDEWALKS, LIGHTING, AND LINEAR PARK AND PLAYGROUND
- ☆
- STOOD STRONG TO GET THE PLAYGROUND MOVED FURTHER FROM BLDG. 16
- ☆
- FACILITATED THE ADDITION TO BEVERLY PARK KAYE GATHER COMMUNITY CENTER

- FACILITATED FUNDING TO THE WASHINGTON PARK COMMUNITY CENTER FOR CEC FOOD PANTRY TO CONTINUE 3X WEEK FOOD DISTRIBUTION AND VOLUNTEER YEARLY FOR THEIR HOLIDAY FOOD DISTRIBUTION TO THE COMMUNITY
- ☆
- FACILITATED THE PROJECT BY PULTE FOR PARKSIDE AT HILLCREST AND MET WITH PULTE AND HILLCREST TO FACILITATE SAFETY AND CONTRACT OBLIGATIONS
- ☆
- FACILITATED PERMITTING FOR BLDG. 21'S WATER TOWER
- ☆
- FACILITATED ROUND-ABOUT AND SIGNWAGE FOR SPEEDING ON HILLCREST DRIVE
- ☆
- FACILITATED NO PARKING IN FRONT OF BLDG. 19
- ☆
- WORKED WITH PARK EAST TO GET ORANGEBROOK GOLF COURSE ON THE GOB FOR FUNDING
- ☆
- FACILITATED ORANGEBROOK EL. SAFETY ZONE WITH POLICE PRESENCE
- ☆
- REQUESTED TREES AND ALLEY RESURFACING IN HOLLYWOOD HILLS SOUTH

MY LEADERSHIP EXPERIENCE FAR SURPASSES MY OPPONENT
Elected City of Hollywood Commission Dist. 6 2008-Present

Political advertisement paid for and approved by Linda Sherwood, Non-Partisan, for Hollywood Commission Dist. 6

IT'S TAX TIME AGAIN BY: COMMISSIONER LINDA SHERWOOD



Hollywood's main income comes from property taxes. We get a little from permitting, impact fees, gas tax and fines, but our property tax is the number one income producer. And to be clear, Hollywood is not the only entity that makes up the total for what you are appraised on your home.

We have the county, the school district, the water district, the hospital district, Children family services all added into what makes up the tax bill we receive every November.

So, what does Hollywood do with our tax money? 77% goes to pay for the salaries, pensions, and healthcare for our 1,312 employees. This is an awful lot taken out of the budget before we even get started to pay our bills or try to fix infrastructure although that amount is well deserved by our hard working employees.

The 2021 budget coming up to be approved for OCT.1st had a \$7.5 million shortfall from a balanced budget which is required by law. So, what to do next is have every department cut back to the bone and freeze various positions. With that we closed the shortfall and can now present a balanced budget. If you have the time tune in to view on Comcast Ch. 78 Sept. 14th and 24th. Beginning at 5:30 pm to see the

measures we had to take to manage and get to a balanced budget. It is also available on Hollywoodfl.org any time you want to see it. Please make note we did not raise the millage rate at all. The good thing was the property taxes the city will receive were assessed in 2019.

The pandemic did not hit until 2020. And that is the worry we have in planning for the 2022 budget. We are afraid that the property taxes will lose quite a major amount of value because of the pandemic. The Pandemic has caused many foreclosures and we are expecting a huge drop in values meaning a lot less income to Hollywood.

How big of a shortfall will that bring to us is the question we are asking right now. And what will we have to do to close a much bigger shortfall? We have a \$603 million dollar budget which makes it tight going if our income does not meet up to it.

We are thanking God that the GOB, the Penny Tax, and the ILA with Broward County passed.

With the GOB and Penny Tax we will still be able to fix our streets and alleys on a yearly basis. The ILA will help to rehab houses. With the GOB our parks, new Police cars and a very much needed new Police Station will add to Hollywood's appeal.

We just added 2 new fire engines with the GOB and more to come, along with rescue ambulances. We are still moving forward no matter what obstacles come our way!!

NOVEMBER 3RD

★ ★ ★ ELECT ★ ★ ★
JACK ANTHONY IZZO
 For City of Hollywood City Commissioner District 6

Our Current Commissioner has been in office for 12 years and has only a handful of accomplishments she will post on campaign flyers. What about the rest of the Great things she help get us in those twelve years?:

- **Higher taxes.**
- **Gave away a parking garage making 2.5 million in revenue to Margaritaville for a land lease in exchange for 1 million a year.**
- **Approved the sale of the Margaritaville Hotel losing the city 20 plus million due to not reading the contract, then felt "duped".**
- **Bought 22 8x8 lifeguard towers for close to \$200,000 dollars each. Teds sheds could have built the identical tower for 35k.**
- **Selling our city's last pieces of green spaces to developers for pennies.**
- **Wants to outsource most city jobs.**
- **Done nothing for our city's infrastructure like storm drains and sewer systems.**
- **Has not fought to have a better police presence in our neighborhoods.**
- **Funded her campaign with money from developers. Owned!**
- **The list goes on and on.**

Let's give Hollywood what we need and deserve. A leader that will put residents first.

Someone who can do their due diligence on a contract to make sure it's a good deal for our city.

A person who can't be bought! A leader who wants to bring jobs back to Hollywood.

WHAT WE NEED:

More police officers
 Lower taxes
 Tax help for the elderly
 No more deals with developers
 Bring back sanitation
 Bring back city run crews to fix our infrastructures
 No more subcontracting and outsourcing city employees



Together we can save our city much needed money in the budget and hopefully lower our taxes. And not by cutting corners, but rather cutting out the middle men.

We all strive to live in a neighborhood you can feel safe to walk around in at night, to raise your family safely, and protect your largest investment, your home.

ON NOVEMBER 3RD, VOTE FOR NEW LEADERSHIP, FOR A BETTER TOMORROW.

VOTE JACK ANTHONY IZZO FOR CITY COMMISSIONER.

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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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September Kitchen Korner - by Cindy Abraham

For the longest time I asked myself "What in the world is flap meat?" And why the heck do that call it that? If you google it, almost every site mentions the "unfortunate name" From the internet, "Beef flap meat is a very thin cut from the bottom sirloin. It has a texture and flavor somewhat similar to skirt steak, but is less prized (and thus less expensive). It's frequently used in tacos, carne asada, stir fry & other sliced or chopped applications." I finally bought it (on sale of course) and made the following.

It wasn't one of those "OMG can't wait to make it again" but it was very good paired with a pear gorgonzola salad (BOGO at Publix) on our "cut out the carbs" night. The recipe calls for flank steak but flap meat is more tender and the leftovers make great sandwiches.

MARINADED F--- MEAT

¼ cup hoisin sauce
1TBS honey
½ tsp cayenne (or 1 tsp if you like heat)
2 minced cloves garlic
1 tbs bourbon
½ to 2 lbs. flank steak or flap meat

Whisk the first five ingredients together in a small bowl. Place the meat in a sealable plastic bag and pour the marinade over it. Refrigerate at least 2 hours or leave it at room temperature no more than one hour. Turn bag every so often to marinate all sides.

Preheat oven to broil. Remove meat from marinade and broil on high for 10 minutes each side. Poke the thickest part to be sure it is starting to feel firm. Remove from oven and let rest for 10 minutes. Slice diagonally across the grain – season with salt and pepper to taste.

DALGONA COFFEE

(Whipped coffee) or as I call it:
CAFÉ DELICIOSO!

Thanks to Celia Alvarez, Hillcrest 21 for this one. You can drink it hot or cold. It is perfect over ice for a mid-afternoon boost! I used instant Café Bustelo, turbinado sugar and vanilla almond milk.

INGREDIENTS

- 2 tablespoons instant coffee (regular, Espresso or decaf)
- 2 tablespoons granulated sugar*
- 2 tablespoons boiling water
- a pinch of cinnamon optional
- 1 cup of milk**

INSTRUCTIONS

- Add the coffee, sugar and boiling water in a bowl (you can easily double or triple this recipe). Using a hand mixer or stand mixer and whip on one of the higher speeds.
- Whip the entire mixture for about 2 minutes. Scrape down the sides and whip any bits that didn't get whipped.
- Taste - it will be very strong but you will be diluting it with your milk and you can add more sugar IF desired. I have seen some people add another tablespoon of sugar, but it was fine for me.
- Add the coffee to a tall glass (about 8 ounces/1 cup) of your favorite milk. I have tried it with soy milk, almond and oat milk. If you're doing iced, add a few ice cubes, then the milk, then spoon the whipped coffee on top. If using hot, just add it to the glass.



- Using your spoon or straw, stir vigorously to swirl it into your milk.
- Sip and enjoy!

*You need to use granulated sugar. You can use white sugar, brown sugar, raw sugar, coconut sugar, or a sweetener replacement as long as they are granulated.

**Use regular milk or any vegan milk (such as almond milk, soy milk, oat milk, cashew milk or any other.

Can also be used as a topping on cakes or cookies or once you mix it with milk freeze it to make coffee ice cream.

WHITE VINEGAR DOS AND DON'TS

White vinegar has made a resurgence as a natural cleaning agent. But be careful; you may do more harm than good if you use it on the wrong surfaces. A mild soap and water work best on most of the following:

DO NOT USE VINEGAR TO CLEAN:

Countertops – the acid can etch and dull granite, marble, and other natural stones

Knives – can corrode copper and aluminum and also dull the blades. Also do not run knives through the dishwasher for the same reason – especially if they have wooden handles.

Washing machines and Dishwashers – can damage rubber seals and hoses and cause leaks. Buy products specifically made to clean washing machines and dishwashers at any grocery or department store.

Flooring – Again, the acid can scratch, dull, or cloud the finish on laminate, wood, marble and tile floors.

Clothes Irons, Stainless steel, and small appliances – can be permanently damaged and lead to rust.

Computer screens, cell phones, tablets and TVs - vinegar can damage the anti-glare film and make the touch screen less responsive.

DO USE VINEGAR TO CLEAN:

Windows – Vinegar and water works better and is safer than most store-bought window cleaners which may contain ammonia and causes streaks.

Carpets – Vinegar is great for cleaning wine and juice stains. Mix 2 cups water with 1 ½ tsp dish soap and 2 TBS vinegar, apply it to the stain and let it sit for about 5 minutes. A 1 to 1 mix of vinegar and water can help with pet stains.

Coffee Makers – If your coffee is starting to taste bitter, clean your coffee maker. I clean ours every couple of months. Vinegar removes grease and calcium buildup as well as water mineral build up in coffee makers.

- Fill the coffee carafe with 1 part vinegar and 3 parts water
- Pour the mixture into the reservoir, put a fresh paper filter in the basket, and turn on your machine.
- After the machine has gone through half the cycle, turn it off and let it sit for an hour or so.
- Turn the coffee maker back on and let the cycle complete.
- Throw away the vinegar and water that is in the carafe.
- Run the coffee maker 1-2 more times through with plain water to completely remove all traces of the vinegar.

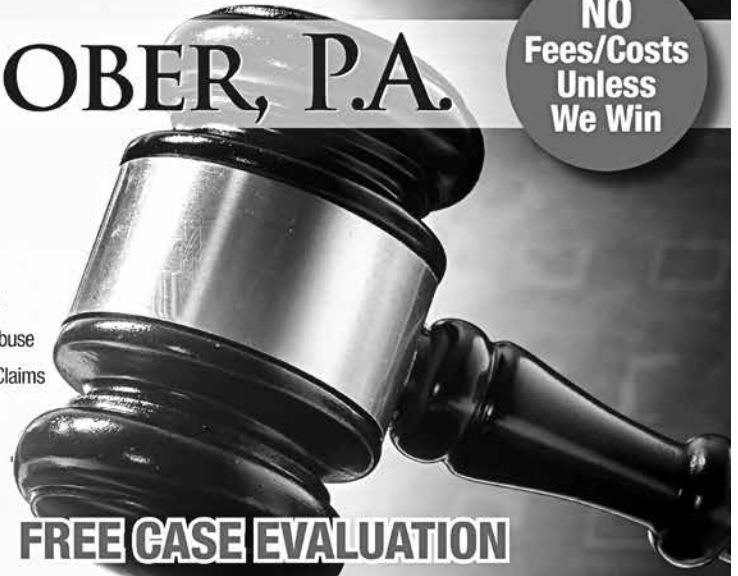
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Samara
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STATE OF THE COUNTY - County Commissioner Beam Furr - District 6



Greetings,

Election Season is here – and this is truly the most important election of our lifetimes. With COVID-19, continued protests for racial justice, and a major economic crisis, the stakes in this election are exceptionally high. The August 18th primary election saw a record-breaking turnout of 316,000 voters in Broward County, including major youth turnout rates.

That is good news in comparison to past elections, and a solid sign of enthusiasm on all sides for the general election on November 3rd. But despite these record-breaking numbers, only 25% of registered voters cast a ballot! That means that three out of four people did not exercise their right to vote in a major election. That cannot happen this November – we need everyone to participate in our democracy to make our county and our country all it can be.

Urge your friends and family to make a plan to vote now – the deadline to register to vote is coming up, and residents should register at browardsoe.org right now if they have not already. The August primary also saw a record number of mail-in ballots, a trend that is expected to continue in November. In the August primary, many ballots were rejected because they arrived too late, and others were rejected due to signature errors. It is imperative that residents send in their vote by mail ballots with plenty of time – in fact, I would encourage them to drop them at an early voting site or the Supervisor of Elections office – there are safe and clean vote-by-mail drop boxes at every early voting site, and 24/7 voting boxes outside of both Supervisor of Election sites. Voting is the most fundamental right of our American democracy – and in 2020, that right is more important than ever. Vote early and vote safely this election season, and let's break turnout records here in Broward County!

C.A.R.E.S Act Funding

Broward County has received \$338 million in C.A.R.E.S. Act funding to help our County and our residents get back on their feet. Over the summer, Broward County worked hard to develop a plan for how this money will be spent. Much of it will be used to provide Personal Protective Equipment and other medical infrastructure for our first responders and hospitals. In addition, significant funding will also go directly into our community in the form of rental assistance as shown above, small business assistance, and other programs designed to help our residents.

We have launched our County portal for assistance very soon. Over the summer, we set aside \$100 million to be used by our local municipalities in Broward County so that our cities can develop their own assistance programs and create the safest cities possible for us as we work our way through this crisis. These cities have also launched their own portals for an entire suite of services and assistance.

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. However, during COVID-19, it has been temporarily closed. My staff is working from my office in Fort Lauderdale and other locations. This 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** or **786-559-2306**. You may also send me an email at **bfurr@broward.org**.


BOBER & BOBER, P.A.

Attorneys at Law
2699 Stirling Road, Suite A-304
Hollywood, Florida 33312

Phone: (954) 922-2298 • Fax: (954) 922-5455

Peter Bober
Samara Bober

Peter@boberlaw.com
Samara@boberlaw.com

August 13, 2020

Sent via Email & Fax

Office of the Mayor and Commissioners
Hollywood City Hall
2600 Hollywood Boulevard, Hollywood, FL 33020

RE: Our Client, Grandview at Emerald Hills, Inc. / Objection to Proposal by PPG Development, Taillard Capital and First Eagle Management to Develop the Emerald Hills Golf Course

Mayor and Commissioners:

This law office represents the interests at Grandview of Emerald Hills, Inc. (hereinafter, "Grandview"), located at 2800 North 46th Avenue, in Hollywood. Grandview has over 1,400 residents, many of whom are both longtime residents as well as concerned citizens.

As you are aware, First Eagle Management, LLC, the property owner of the Club at Emerald Hills' golf course, has submitted a *land use plan amendment* to the City of Hollywood, seeking to change nearly 27 acres of green space (the equivalent of about 20 football fields), from open space to residential, in order to make way for nearly 500 rental units. First Eagle Management has teamed with PPG Development and Taillard Capital (hereinafter, the "Developer") to build those rentals. This project has gradually moved forward over the quiet

summer months, as most Hollywood residents have, understandably, been distracted by the current COVID-19 pandemic, and the havoc it has wrought.

As proposed, the nearly 500 rental units would consist of a variety of multi-story apartment buildings situated on what is now, open, green space. Under the proposal, the remaining parts of the golf course acreage would be completely reconfigured and revamped to a promised championship level. Finally, the Developer plans to demolish and replace the existing private clubhouse, as well as add a resort style pool with club amenities, for dues paying members. To accomplish these aims, the Developer will first need the Hollywood City Commission to approve a coveted *land use change* from open space, to residential. The Developer says if the City will allow what it describes as "luxury" rentals to be built, it will never again seek to eliminate any more open space on the golf course in the future. To this end, the Developer promises to have the golf Club record a deed restriction stating that henceforth, the golf course will be used only for recreational, open space.

Due to Grandview's location, this project is literally in its "face." To be sure, the highest and most dense aspects of the project are planned on land directly to the north of Grandview, as well as directly across the street (to the east), on the other side of 46th Avenue. By no means will the impacts of traffic, noise, congestion and loss of open space be felt *only* by Grandview.

Other nearby property owners will be similarly affected, not to mention the impact to residents citywide from the tremendous loss of green space.

As you consider the Developer proposal, there are a number of points Grandview wishes for you to consider. First, and foremost, this matter is quasi-legislative (as opposed to quasi-judicial), giving you *extremely* wide discretion to reject the land use amendment request. Second, please consider the fact that most Hollywood residents are not aware this project is even happening.

Continued on Pg. 9

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Continued from Pg. 8

Certainly, you recall the many years of back-and-forth over the fate of Sunset Golf Course, and the many hundreds of residents *citywide* that contacted you about protecting green space. As that saga proved, the residents of Hollywood are very attuned to environmental protection, golf course development issues and the protection of open space. That you may not have heard from many residents (yet), should not be mistaken for a lack of interest. Rather, the pandemic has caused a significant disruption to the lives of many residents.

Third, although the Developer has agreed to a deed restriction keeping the remaining golf course as open space into the future, in reality, deed restrictions *can* be undone or modified by a future Hollywood City Commission and/or a *future* landowner—so, it is not necessarily, permanent. For the limited number of residents who have tracked this questionable proposal, even they may be unaware that deed restrictions are not really “permanent” at all.

Fourth, the City Commission should not be charmed by the Developer’s promise of “luxury” market rental units. While a developer certainly can promise that a rental unit will have “luxury” standards, there are differing definitions of what the term “luxury” means. Developers also *cannot* guarantee what the prevailing *market* rental rate will be in the future, or whether lower rents will be appropriate based on market conditions. Therefore, the Developer’s claims to the community that this project will *raise* property values is dubious at best.

Fifth, five hundred units is dense for this type of rental project, and the surrounding community will see and feel the impacts from traffic, noise, congestion as well the contamination/environmental (chemicals/pesticides/dust) remediation cleanup process frequently associated with digging up golf courses. Taking traffic as a prime example, according to Broward County, the roads around the proposed development (Sheridan, Stirling, and 46th and 56th Avenues) are *already currently* rated at “C,” “D,” and “F” levels of service, respectively.

With all the foregoing in mind, please consider the following:

1. The Golf Course owners claim to need the promised improvements to the golf course and country club because the nationwide economics of golf have deteriorated, thereby making it more challenging to stay in business. Even if *true*, as a policy decision, should the City permit the reduction of green, open space for a dense residential development to increase the *profitability* of the golf course owners?
2. What will the costs to the surrounding community be, such as *decreased* property values, congestion, and traffic, and are those costs too high of a price for the surrounding neighborhood to pay for the proposed rental development?
3. If golf play is truly declining nationwide as the developer maintains, and that trend continues (or *accelerates* due to the pandemic), then erasing 27 acres of open space for a residential development will not change that trend. If the City makes private profitability the deciding factor for the loss of green space, then this project will be just the first step in the eventual loss of most, if not all, of the golf course’s open space.
4. Is the Developer’s claim that a nearly 500-unit rental community is going to revitalize the community and increase home values, speculative puffery or based on real data?
5. Has the Developer been truly transparent with the public? If you visit the Developer’s website <http://www.theclubemeraldhilldevelopment.com/>, there is absolutely no text of *any kind* explaining critical details of this project, including the number of

units, the *amount* of green space lost, the location of the buildings, the environmental impacts, contamination issues, or the myriad other issues. The website requires users to someone know they must to scroll down to the absolute bottom of the web page, click a completely misleading web link, only to then be directed to a 1.5 hour *video*—all that to get simple answers. The bottom line: why is there nothing in *writing*, and should average residents have to jump through hoops to get information on this project?

6. Lastly, and most importantly, how does replacing 27 acres of green space with nearly 500 rental units, serve the *public* interest?

Grandview requests that the City Commission delay this project from moving any further, including going on the agenda for the *September* Planning & Development Board meeting. Due to the lack of resident participation, as well as serious questions about the project remaining, it would be inappropriate for the project to move to the next step. In conclusion, the residents of Grandview, many of whom have lived in Hollywood for decades, support and applaud the City in its efforts to modernize and improve. This project, however, as *currently* proposed, will not accomplish that goal, but will instead, do the opposite. Grandview therefore requests that it be notified of all meetings and substantive proceedings related to this land use amendment request, as Grandview intends to reserve all rights, and waive none. Thank you for your service to the City, as well as your attention to this matter.

Sincerely,

/s/. Peter J. Bober

/s/. Peter J. Bober, Counsel for Grandview at Emerald Hills, Inc

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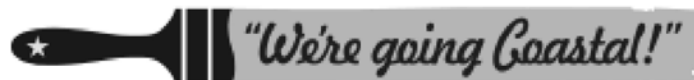


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AUGUST 2020 STATE OF THE MARKET

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



Sixteen Hillcrest condos went under contract in August (but three deals fell through so only 13 are still under contract). Eight contracts closed. We are up to 63 Active Listings, 52 in the high rise buildings and 11 in the low and mid-rise buildings. Of the 63 listings, one is a 3/2/1, forty are 2 bedrooms and 22 one bedrooms.

Of the 13 pending sales, 6 are in the high rise buildings and 7 are low/mid-rise units. Of the six high rise sales, half were in buildings that allow rentals so they may be investors. Of the eight closed sales in August, only two were in all age buildings. Remember that the baby boomers are one of the biggest generations and many are downsizing, moving, or buying winter residences.

Two sales of note were a gorgeous completely remodeled 2/2 in an over-55 low rise went for 158K and a similarly gorgeous 1/1 in an all age low rise sold for 120K. This last one was our sale and we just closed a new high for a high-rise 2/2 convertible that will be in next month's State of the Market

PENDING SALES

Building	Unit #	B/B	SF	Orig. List	Final List	Sold/DOM
2	201	2/2	992	175,000	169,000	97
9	314	2/2	899	150,000	140,000	54
25	610	1/1/1	900	135,000	134,999	52
6	203	2/2	980	139,000	133,500	49
24	304	1/1/1	896	119,500	117,500	45
26	914	1/1/1	844	120,000	107,000	202
18	107	1/1/1	775	99,900	89,000	41
19	212	2/2	1150	155,000	154,000	53
10	105	1/1/1	672	130,000		19
10	311	1/1/1	672	125,900		21
19	503	1/1/1	810	125,000		8
19	307	1/1/1	830	114,888		18
18	206	1/1/1	775	88,777	85,000	226

CLOSED SALES

Building	Unit #	B/B	SF	Orig. List	Final List	Sold	DOM
27	316	2/2	1344	184,90	159,000	147,500	170
23	719	2/2	1184	169,000	159,000	140,000	288
4	114	2/2	899	158,000		158,000	23
21	800B	2/2	1132	120,000	135,000	130,000	262
6	312	2/2	910	124,500		124,500	75
9	101	1/1/1	770	130,000		120,000	64
25	516	1/1/1	884	113,000		98,000	232
22	109	1/1/1	844	77,500		63,000	118



PARKVIEW AT HILLCREST JULY SALES LISTED IN THE MLS PENDING SALES

T = Townhome/ SF = Single Family

Currently, there are 3 Parkview townhomes (ranging from 377K – 449K) and 3 single family homes ranging from 550K to 670 K) listed in the MLS. Six more went under contract in August, again 3 and 3. Nothing showed up in Closed Sales through the MLS.

And it looks like we have the same issues with Realtors as we have in the condo community; missing info and one home was actually listed as being located in the "Hillcrest Country Club" rather than Parkview. Two townhomes were listed as single family homes. When properties are improperly listed, they do not show up when buyer agents are looking for their clients which is one reason for extensive Days on Market.

Yes, using local Realtors is important. Curious as to how much equity you have built up in your Parkview home? **Call us at 8-HILLCREST or email INFO@ATeamFlorida.com.**

PENDING SALES

TOWNHOME	B/B	SF	LIST PRICE	POOL/WTR	DOM
S - 1442 Bursera Terr	4/2/1	2795	759,000.00	YES/YES	65
T - 4023 Poinciana Ln	3/2/1	1421	359,000.00	NO/NO	46
T - 3944 Black Olive Ln	3/2/1	1421	359,000.00	NO/NO	155
S - 1427 Pongam Terr	3/2/1		524,500.00	NO/YES	226
T - 3943 Mahogany Ln	3/2/1	1881	499,900.00	NO/NO	40
T - 4024 Black Olive Ln	3/2/1	1421	352,500	NO/NO	102

SoFloCrafts - Photos by Daniela Solivan



Hello neighbors,

Some of you know me by the Hillcrest Wildlife articles I have submitted last year; some of you even know me in person. 2020 has been, and still is, a bit of a rollercoaster ride to say the least.

Half of my life I have worked in the tourism / hospitality industry and then in March, all of it has changed with the drop of a dime. I found myself in an unknown situation, unemployed from one day to another due to the COVID pandemic.

Since I am a firm believer that everything happens for a reason, I took a leap of faith and ventured out into a new endeavor, which I named **SoFloCrafts**.

I have always been creative and about 2 month ago; I started creating little accessories with all type of beads (i.e. glass, wood, polymer, gem stones, natural shell) charms, tassels, silver colored accents and much more. These creations are very versatile and can be used as key chains, bookmarks; necklace charms, car mirror dangle, or just add them to any zipper, purse, backpack or planner. Each item is unique and handmade by me – special requests are also welcome.

I am now also making mask chains / lanyards, which are very popular with everyone, due to the mandatory mask wearing order. These lanyards can also be used for your glasses with the silicone connectors. I usually sell these mask chains for @ \$15.00 per piece (plus shipping), but would do a "special price" of \$10.00 per mask chain for my neighbors – just mention Inside Hillcrest when you contact me. As a little bonus, I will also offer personal delivery within the Hillcrest area.

Here is how to reach me:

Facebook: <https://fb.me/SoFloCraftsCo>

Instagram: www.instagram.com/SoFloCrafts

e-mail: hello@soflocrafts.com

Feel free to stop by, follow, share, like, comment, recommend and if you like one (or more) of my little craft ideas, please feel free to share with

your family and friends. These are perfect little gifts for all occasions and pricing is available upon request. Keep in mind, Christmas is just around the corner!! I do also create customized orders for special occasions, such as birthdays, baby showers, baby gender reveals, or wedding favor gifts.

Thank you all in advance. Your support means the world to me!! I am grateful and would love to hear from you.

Daniela



IN OUR BACKYARD – by Meredith Shuster, Hillcrest 26

In Our Backyard. . .besides birds there are several other creatures. Are they friend or foe? I am sure there are more than what I can mention here but personally I have seen: racer snakes, curly tailed lizards, green, brown and striped anoles, frogs, soft shell turtles, green iguanas, and the entertaining gray squirrel. Which are our friends? I suggest we look at what they eat.



Racer snakes, all the anole species (lizards with straight tails), frogs and turtles eat a large variety of insects. Crickets, grasshoppers, cockroaches and mosquitos are favorite foods for all our snakes and lizards. In addition, the snakes keep the lizards and frogs in check. If you

think you are seeing more lizards and anoles - you probably are.

June and July are the breeding and birth months for these creatures. We may not want these creatures in our homes, BUT they are our friends. Our bug population is thriving on the warm days and especially warm nights.

The more we allow these creatures to run around our patios and foliage, the fewer bugs we will have. Several decades ago, the curly tailed lizard invaded Florida. It also eats insects but will eat anoles and several of our plants. We sort of like them. They are larger and more “dinosaur” looking than most of the straight tail anoles. The way they curl their tails is a form of communication to their fellow lizards. They tend to take over the territories of the straight tail anoles. The larger ones can really chow down on palmetto bugs and as long as they leave the gardens alone. . . whoops- there goes the bean plants!



Who can forget the last couple of summers when Hillcrest was overrun with frogs! During the construction, we saw a minimum of larger birds that feast on the tadpoles and small amphibians. Frogs the size of softballs greeted us at front doors and lived in our patios.

Yes, they eat a good amount of bugs - but, they were literally underfoot. The return of the birds with the help of the snakes and turtles have lessened the amount. The balance may take another year or two. The ones that I have seen lately are about the size of my thumb. Still a good appetizer for several of our backyard friends.



Gray squirrels are fun to watch. For the most part, they eat nuts and seeds. They will eat some of our plants but generally will leave landscape alone if there are enough seeds and nuts.



I learned that they also eat insects and may grab an amphibian now and then.

Squirrels get used to humans fairly easily. Several Hillcresters put peanuts out to attract them. No need to make them a “pet”. Do not feed on a regular basis. Stagger the day, time and location where you

put nuts. Squirrels like games and challenges. We don’t want them dependent on humans for food. We like them eating “natures buffet.” It makes our environment better.



That brings me to the iguanas. I can’t help but see them and think of shoes, wallets, belts and purses. These reptiles love flowering plants, bulbs, fruit and blossoms. They invaded south Florida and are rated as much of a pest as rats and pigeons. If we can keep them on the water side of the walking paths and away from our buildings, it will literally save us money.



These creatures dig burrows under sidewalks, foundations and walls. They have been known to disrupt cable and electrical wires. They breed three times a year laying around 70 eggs each time. Fortunately, snakes, birds, and lizards like to eat their eggs. Feast away! There are specific laws involved in the killing of iguanas. It can be done legally but done incorrectly can incur expensive fines. If seen anywhere near the buildings or backyards - stomp the ground and yell or clap hands to chase and scare them away. We don’t want them comfortable in our backyard.

We are seeing a resurgence of nature in our backyard. We are missing resident “top of the food chain” predators such as hawks and owls. The herons and egrets will eat iguanas and lizards that are small enough. Once the ones that escape outgrow the current predators, we will see more than we may prefer. As the rungs of the food chain flourish, the predators will come. Let’s keep our eyes open and watch our backyard to see what happens next.



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Commisioner Blattner's September 2020 Report

by Commissioner Dick Blattner



THE CENSUS:

Only 45 percent of Hollywood residents have submitted Census information. Why is this important? Because distribution of Federal funds is predicated on population. The form is simple and easy. Log onto **MY2020CENSUS.GOV.**

SCHOOLS UPDATE: Last week the Sun-Sentinel reported that enrollment in Broward Public Schools was lower. This is a continuation of a trend, but it's puzzling on several levels.

- The Sun-Sentinel reports most of the decline is from students opting for charter or private schools, which isn't a surprise.
- Hollywood's population is growing slightly each year, meaning we should have more school age children. Enrollment here should be growing or at least stable.
- People move to cities with good schools. They move out to places with better schools.
- The Commission proposed changes and options to the School Board. The suggestions were all rejected. We have to try harder.

THIS CAN HELP: Hollywood resident Debbie Hixson, a school teacher at South Broward High School, is running for the School Board's at-large seat for this November's election. If she wins, it will give us two shots for representation.

I don't ever remember endorsing a candidate this publicly, but Debbie is very well qualified, and she would be a great representative.

MAIL IN VOTING: Ballot distribution begins September 24. **Vote early!** If you are concerned about the mail situation, drop off your ballot off at your precinct. **Voting early is the key.**

UPCOMING SEPTEMBER MEETINGS

Sept. 16 9:00AM/CRA 1:00 PM/COMMISSION
 You can watch these on channels 78 or 99, or on the city of Hollywood website.
 9/14: 1:00PM Mooring Fields, North & South Lake. 5:30PM 2021 budget Public Hearing
 9/24: 5:30PM Second Public Meeting on 2021 Budget.
 9/30: 6:00PM Commission in the Community (Tentative).

CARES ACT. Hollywood's share of CARES money is very substantial through several programs. We will be receiving over \$9 million, to be used for reimbursement for PPE, equipment and compensation for first responders; micro-lending programs and rental and foreclosure assistance for Hollywood residents. ACM Adam Reichbach and Mayor Josh Levy deserve a lot of credit for making this happen.

DISAPPOINTING. My little community of 68 homes just changed sanitation providers, and it does not include recycling. Even though I know most of what we recycle goes into landfills, I always felt better about making the effort to do the right thing. Does anyone know where I can legally drop off recyclables?



I am not adding this year to my age, I didn't use it.

I would never have believed that a few months of uncut hair could weigh 20 pounds, but that's what the scale says.

Masks are apparently the new bra... they are uncomfortable, you only wear them in public and when you don't wear one, everyone notices.

If you wear your jeans five days in a row, they become all baggy and it looks like you are losing weight. Follow me for more quarantine life pro tips.

If you have two glasses of wine at one time, it will help you avoid touching your face.

Nine months past Corona: "Who is the father?" "I don't know, he was wearing a mask."

Finland has just closed their borders, so nobody will be crossing the Finnish line.

Due to the quarantine, I will only be telling inside jokes.

There will be a minor baby boom in 9 months. Then around the year 2033, we shall witness the rise of the "quaranteens."

World Health Organization has determined that dogs cannot contract Covid-19. Dogs previously being held in quarantine will be released. To be clear, WHO let the dogs out.

I will tell you a Corona Virus joke, but you'll have to wait two weeks to see if you got it.

I ran out of toilet paper, so I had to start using old newspapers. Times are rough.

So many corona virus jokes out there, it's a pundemic.



GIVE YOURSELF AN EMOTIONAL DETOX

– SUBMITTED BY ETTA STEVENS



Are you in a habit of checking your phone or laptop every few minutes to read messages from different media sources? Do you evaluate the quality of information you consume? Do you listen, read, and watch everything coming your way? Just as food nourishes the body, information nourishes the mind. Every piece of information we consume is a source of our thoughts. Today not just our phones but our mind is flooded with information. In the name of news and entertainment, we consume energies of violence, hatred, ridicule, and manipulation. So our thoughts reflect shades of anger, fear, and stress. We are what we read, watch, and listen. To keep our thoughts pure and positive, we need to filter the information we are taking in. The next time we receive any message, let us reaffirm, *I am on an emotional diet. The information I consume and share with others is pure, positive, and powerful and fills me with happiness, harmony, kindness, sharing, and caring. I delete negative messages without even going through them. I keep my mind and intellect positive and clean at all times.*

The digital world has made it challenging for some of us to reconnect with the real world. With media flooding our gadgets, we are all going through a content overdose. Most messages focus on negative stories, give us a negative opinion about people, things, and the world, and heighten the negative levels in our minds. Sit back and check how you control your daily media intake. When you consume only positive information, your mind has the raw material to create only positive thoughts and feelings. You will help yourself immensely by avoiding gossip, judgment, and insult – all in the name of entertainment or being well-informed. With less distraction and more time, your days will be more productive and relaxed. So, enjoy your time online but maintain an inner awareness all the time of what you consume.

Also, when you are involved in your emails, phone messages, and other negative items in your mind, you are going to have trouble sleeping. The body needs sleep to survive, especially in these difficult times.

Resolve Issues on Your Mind Before Sleeping

All of us would like to fall asleep as soon as our head hits the pillow at night. We expect our minds to switch off so we sleep peacefully. But often we go to bed thinking about issues, goals, emails, messages

and to-do lists, or other random thoughts. So the mind gets activated instead of slowing down. It creates several thoughts through the night, disrupting sleep, taking a toll on us physically and emotionally.

Take this moment to see how you resolve issues on the mind before going to sleep at night –

Affirmation: *I am a happy being. I am light and pure. My mind remains calm throughout the day... I take good care of my mind and body...I balance my work with the right amount of rest and relaxation. My right sleeping habits enable my mind, brain, and body to function at their highest potential. I follow a fixed bedtime... I switch off the television... withdraw from gadgets 30 minutes before sleeping. I practice a relaxing routine to prepare my mind and body for rest before I lie down... I watch my thoughts...if there is an unresolved issue on the mind...if my mind is disturbed...if it is churning on any thoughts from the day...stress from family...work...finances...if the mind is uneasy ... I immediately counsel my mind...I give it answers to the questions...or I give it an instruction that I will think about it the next day... My mind obeys me...it becomes silent...it stops thinking about that matter...and calms down. For 10 minutes I read or listen to pure information ...I repeat my affirmations of the day...as the last layer of information for the mind. I ensure my body and mind are well-rested through the night... they get charged... rejuvenated.*

Repeat this affirmation every day to get the sleep you need by slowing down your mind. When you sleep with a light and clean mind, you give yourself enough time to sleep and wake up fresh the next morning.

Another positive vibe to awake refreshed is to wake up with a grateful heart. The first thing I do as I awake in the morning, I say “Thank you God” for another day. This is the choice I make every day and it makes my days more successful, happy, and releases negativity out from my mind. And of course, as a meditator I meditate to begin my day in the most positive way possible. This sets me up for a day with love, grace, and connection to The Divine Spirit. Now I go about my day with joy. Stay at home if you can, wear a face mask, and do not go into crowded spaces. We WILL survive but we must have patience and thoughtfulness to give our brother souls, no matter their color, lifestyle, or background.

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.

Our **MEDITATION CLASSES ARE NOT OPERATIONAL IN PERSON AT THE CURRENT TIME DUE TO THE PANDEMIC.** GLOBAL MEDITATE@8 HAS GONE VIRAL: FACEBOOK LIVE EVERY THURSDAY WITH GREGG BLAIR ON HIS FACEBOOK PAGE AT 8 PM EDT. Join us, live, you will enjoy this positive and gentle meditation by Gregg

I AM CONDUCTING A FACEBOOK LIVE EVERY TUESDAY MORNING ON THE ETTA STEVENS FACEBOOK PAGE. I begin promptly at 10:30 EDT on the Etta Stevens Facebook page. Please join me. I meditate with students, play soothing music, and also talk to help souls get through their own situations.

***MEDITATE@8 CALL IN FOR LIVE MEDITATION**

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MORE ON FACE MASKS – FROM AARP E-MAGAZINE

You don't need a fancy medical-grade mask to deter the spread of the coronavirus, but some face coverings do work better than others, according to a new study published in the journal *Science Advances*. Researchers at Duke University tested the effectiveness of 14 commonly available masks and found that surgical masks and N95 respirators without valves worked the best at blocking respiratory droplets from projecting into the air when a person talks. A variety of double-layer polypropylene and cotton masks also reduced a significant amount of spray from normal speech.

Least effective, however, were bandanas, knitted masks and neck fleeces (also called gaiter masks), the latter of which may be worse than wearing no mask at all. The researchers found that neck fleeces actually dispersed more spray into the air, not less, because the material broke down larger respiratory droplets into smaller particles.

"Considering that smaller particles are airborne longer than large droplets (larger droplets sink faster), the use of such a mask might be counterproductive," the study's researchers wrote.

Face masks are most effective when worn by all

In recent months, public health experts have stressed the importance of wearing face masks as a way to deter the spread of the coronavirus — especially by asymptomatic carriers, or people who don't know they have the virus because they never develop symptoms. Face coverings act as a barrier by helping to keep respiratory particles from escaping an infected individual and landing on another person.

5 Most Effective Masks

1. Fitted N95 (no exhalation valve)
2. 3-layer surgical mask
3. Cotton-polypropylene-cotton mask
4. 2-layer polypropylene mask
5. 2-layer cotton, pleated style mask *

*Non-Woven Polypropylene (NWPP) Material Polypropylene is what surgical face masks are from, but you'll also find it in reusable store bags and interfacing. Polypropylene is generally quite good at repelling viruses

because it provides water resistance for blocking droplet transmission and mechanical filtration from the structure of the fibers. Non-woven Polypropylene material is commonly used to make sportswear, cold weather undergarments, military wear, diapers, food packaging, ropes, tapes, backpacks, sunglasses, tote bags and drinking straws.

3 Least Effective Masks

1. Gaiter-type neck fleece
2. Double-layer bandana
3. Knitted mask

"Just speaking lets these particles get out, and these particles can carry viruses," including the virus that causes COVID-19, explains Eric Westman, M.D., an associate professor of medicine at Duke University School of Medicine and a coauthor on the study. Want to know how your mask fares? You don't need a team of Duke scientists and a high-powered laser to find out. A quick and easy way to tell if a mask is good at blocking particles is to pull it tight and hold it up to the sky. "If you can see daylight through the mask, it's not so good. Or if you can take it and blow really hard, and [your air] just goes right through, that's not blocking much," Westman says.

His advice to the general public, and especially to those concerned about their risk for severe illness from a coronavirus infection, is to "wear the best one that you can." If a standard three-layer surgical mask is available to you — and some are now showing up on store shelves — go for it. But know that your double-layer DIY cotton mask is also fine in the community setting. Just be sure not to wear an N95 mask with a valve, Westman says. These masks release exhaled air, which defeats the purpose of wearing the mask to protect others. Westman says more research is needed to test mask effectiveness, but in the meantime, the study shows that accessible, low-cost options do work.

"If everyone wore a mask, we could stop up to 99 percent of these droplets before they reach someone else," Westman said in a Duke University news release. "In the absence of a vaccine or antiviral medicine, it's the one proven way to protect others as well as yourself."



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