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AUGUST INSIDE HILLCREST

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NOTE TO BUILDING BOARD MEMBERS - SEPTEMBER HLC MEETING: TBA

It has been a while since we have had our monthly meeting, and many buildings are currently tackling major projects involving elevators, roofs, parking lots and other expensive repairs, often without the benefit of guidance from those who have already been through it. There are several brand-new boards, and they may not know who to call among their fellow building boards to get expert advice and protect themselves from overpriced and/or shoddy work.

We need someone from **EVERY HILLCREST BOARD** to attend the September meeting, especially with budget time coming up. And no worries, if none of your board members RSVP, I will find someone in your building who can attend and, at the very least, share information about which leaders have the expertise and experience, so the newer board members know who to call.

Bad decisions cost every unit owner in the building, and they deserve better.

And please, if you are on a board and have never managed a condo before, don't try to reinvent the wheel. If you are looking for companies to bid on a major project, learn from the buildings that have already been through it. For those experienced building presidents: If your building recently completed a major project and you would strongly recommend the company, please share that information with your fellow leaders.

I am hearing far too many horror stories about buildings overpaying for shoddy work because inexperienced boards are trying to figure everything out on their own. There is no prize for learning the hard way.

True leaders never stop learning. And you can't learn anything if you think you already know everything.

TOWN HALL MEETINGS

It is always a pleasure for me to attend Commission meetings and Town Hall events of interest to our Hillcrest/Parkview community. Hillcresters are unfailingly courteous and intelligent with their comments and questions. For me, this goes back 27 years. I fell in love with Hillcrest for just that reason.

Our honored guests were **Caryl Shuham, Hollywood District 1 Commissioner** who is running for Broward County Commissioner, and **Maura Bulman** who has been on the **Broward County school board** for two years and seeking another term. They offered to come to Hillcrest/

Parkview to learn more about our concerns, and to answer any and all questions. The Townhall Meeting recap is on page 2.

On the other hand, unfortunately, in any election we always seem to have at least one or two candidates who shows no respect for Hillcrest by planting their campaign signs on our property without permission. Of course, the buildings cannot grant permission unless all the unit owners back the same candidate and that never happens, which is what makes our country great. So, if the only way you learn a candidate's name is because they illegally placed a yard sign on our properties, put a black line through them.

And please GET OUT AND VOTE August 18th. Our voting location is **Clubhouse 2 at 1150 Hillcrest Court**, between building 7 and 8 at the end of the Cul de sac. **The following Town Hall meeting will be held at that location also.**

**PROPERTY APPRAISER'S OFFICE COMING TO HILLCREST
UPCOMING TOWN HALL MEETING,
Wednesday, AUGUST 26,
Stop by anytime between 1:30 to 3:30 PM
Clubhouse 2, 1150 Hillcrest Court**

Representatives from the Property Appraiser's Office will be available to meet with **Hillcrest property owners** and answer questions about property **tax savings, Homestead Exemption and protecting your property.**

PLEASE NOTE THAT THIS IS NOT A TWO-HOUR MEETING - REPRESENTATIVES FROM THE BROWARD COUNTY PROPERTY APPRAISERS OFFICE WILL CONDUCT ONE-ON-ONE SESSIONS WITH YOU TO BE SURE THAT YOU ARE GETTING ALL THE EXEMPTIONS YOU HAVE COMING TO YOU.

There is **LIMITED PARKING** in front of the Clubhouse, which is why we are offering a two-hour window for you to stop by with your questions and concerns. Please carpool if you can, and **DO NOT** park in the guest parking spaces of the surrounding buildings. Additional parking is available around the tree in front of the Clubhouse or on the swale.

They can assist you with applying for Homestead Exemption and Senior Income Exemption as well as other available exemptions. Did you know that in Florida, if your home qualifies as your primary residence, you may be able to fully protect it from

creditors during bankruptcy, regardless of its value? Just ask OJ.

This is a terrific opportunity to sit down with someone who can look at your individual situation and make sure you are receiving **every property tax benefit for which you may qualify.**

There is another reason I hope our **senior residents** will take advantage of this opportunity. As a Realtor, I have seen far too many heartbreaking situations where a homeowner passes away, and the property title was not set up properly to accomplish what they intended for their family.

Sometimes a title that was never properly prepared creates a legal and financial nightmare for the heirs. Other times, a well-intentioned homeowner adds a family member to the deed without understanding the consequences, only to discover later that they have given up certain rights or made it difficult to sell or refinance the property.

ADDED BONUS

Stanley Swiderski, PA, our **IH attorney** specializing in living wills, trusts, Lady Bird deeds, quit claim deeds, Health Care Surrogates, Durable/Medical Power of Attorney, etc. will also be in attendance should you have questions about the best way to word your deed to protect yourself as well as you loved ones.

This meeting is about more than just saving a few dollars on your tax bill. It is an opportunity to **protect your home/condo, understand your rights and make sure your property is properly protected for you and your heirs.** Bring your questions. Sit down with a Property Appraiser's Office representative. It could be one of the most worthwhile conversations you will have all year.

PREFERRED VENDORS

MIS Contractors installed impact windows for us a couple of years ago, and they made a big difference in our electric bills, especially since we face west. Read more about Macallister Smith and his company on page 5.

If you have worked with a business that has done a stellar job for you, remember that we now have a **RESIDENTIAL PREFERRED VENDOR LIST**, compiled entirely from **resident recommendations.** And we mean all kinds of businesses, not just contractors: doctors, lawyers, electricians, plumbers, carpet cleaners, insurance agents, elder needs, locksmiths, and more.

We just added CarFix, **"Our Name Says it All"**, which specializes in bodywork and collision repair but also has the staff to address mechanical issues, complete auto detailing AND most importantly, they offer free pickup and delivery. They were recommended by a Hillcrest 23 resident who told us: "I used CarFix and would highly recommend their services. They are professional, reasonably priced and very dependable." See their ad on page 11. Ask for Richard.

To receive the updated Residential Preferred Vendor list, email info@HillcrestLC.com. We will also publish the list in its entirety in the September issue of Inside Hillcrest.



JULY 22 TOWN HALL RECAP - by Steve Schneider

Two elected local officials running for Broward County elected positions fielded questions from a polite, intelligent crowd of Hillcrest and Parkview at Hillcrest residents on July 22 at the Parkview at Hillcrest Clubhouse.

Hollywood City Commissioner Caryl Shuham and School Board member Maura McCarthy Bulman led the Question and Answer session for attendees. Shuham is running for the District 6 seat on the Broward County Commission. She is seeking to replace the retiring **Beam Furr**, who has endorsed her. McCarthy Bulman is rounding out the end of a two-year term as the District 1 School Board representative. She is running for reelection for a complete four-year term.

Both made opening statements. Then they took questions.

Shuham stressed her background as a civil engineer and as a construction attorney. Those skills came in handy during her almost eight years as a Hollywood City Commissioner, she said. Shuham faced many issues involving development and redevelopment proposals, which she handled well because of her background, she said. According to Shuham, these same skills mean she will represent the community well if she's elected to the Broward County Commission. Shuham plans to focus on flood mitigation, infrastructure, solid waste management and public safety, among other pressing issues.

McCarthy Bulman, also an attorney, stressed her long-term involvement with Broward County public schools. All four of her children have gotten public school educations in District 1. Despite declining enrollment, and a drop in state funding, McCarthy Bulman discussed her innovative efforts to make sure public school students in our district receive strong and varied educational opportunities.

At one point Shuham complimented McCarthy Bulman for fighting to protect public schools in our district. McCarthy Bulman took the handoff, noting she is also working to "chip away" at long deferred maintenance of public school campuses in the southeastern part of Broward County. Some of the older schools reside in our district.

Asked about businesses that are suffering on Hollywood Beach, Shuham noted the **City of Hollywood offers a 50% parking discount for residents** to go to the beach and/or visit shops and restaurants there. At the County level, she wants to work with the County Tourism Board to get better recognition for Hollywood as a tourist destination.

A resident also asked Shuham about the status of the 1301 Project on Hollywood Beach. The project calls for construction of a high-rise luxury condo with "affordable housing." Shuham noted the project is facing a lawsuit that was filed recently. She also voiced her objection to the so-called "poor doors" - separate entrance and amenities that may be built for residents who aren't paying luxury rates there.

A resident also asked McCarthy Bulman about how public schools are doing in our area. She pointed with pride to the changes being made at nearby Hallandale High School. Changes include switching to a four day week, new programs in auto shop and media production.

"It's going to be cool," she said, adding the high school will become a magnet school drawing students from as far away as Sunrise to the north.

Of course, both candidates discussed tight budgets. One attendee voiced her concern for prospect of a statewide Constitutional Amendment to cut property taxes for homesteaded properties. Shuham agreed adding that the measure means potentially less money for the County to fund necessary programs.

For McCarthy Bulman, the tight budget has to do with declining enrollment, which leads to less money from the state. The property tax Constitutional Amendment on the November ballot exempts schools from cuts that County and local governments will feel. Attendees also learned that Florida has the lowest teacher pay wages in the country, which surprised many.

You can learn more about Shuham at <https://www.carylshuham.com/>.

Go to <https://www.mauraforbroward.com/> to learn more about McCarthy Bulman.



ELECT CARYL SHUHAM

FOR BROWARD COUNTY COMMISSION • DISTRICT 6

INTEGRITY AND EXPERIENCE

(954) 609-0055

✉ CarylShuhamforBroward@gmail.com

 [carylshuham.com](https://www.carylshuham.com)

Political advertisement paid for and approved by
Caryl Shuham, Democrat, Candidate for
Broward County Commission, District 6.





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For
Broward County School Board - District 1



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FOR BROWARD COUNTY SCHOOL BOARD, DISTRICT 1, NON PARTISAN.

WHEN TOMORROW IS TERMINAL: MAKE ESTATE PLANNING YOUR LOVE LANGUAGE - by David Treece



His diagnosis came on a Thursday afternoon. By Friday morning, Javier and Elena were sitting silently at their kitchen table, coffee growing cold between them, trying to understand how life had changed so quickly.

For twenty-three years, they had done everything “right.” They worked hard. Saved diligently. Paid extra on the mortgage. Helped both sets of aging parents with groceries, medications, appointments, and whatever else was needed. Retirement accounts were solid and growing steadily. The future felt stable.

Then came the words no family is ever prepared to hear: “It’s terminal. Suddenly, retirement planning became treatment planning.

In the weeks that followed, the fear wasn’t only about medical decisions. It was about everything else they had never finished.

- *What would happen to the house when Javier could no longer work?*
- *What will happen to the retirement accounts they had spent decades building together?*
- *How would Elena manage finances alone while caring for parents on both sides of the family?*

They had spent years preparing for retirement... but not for interruption. So they reached out to a financial advisor for clarity in the middle of chaos.

She, along with the legal and health professionals he referred, helped them organize beneficiary designations, healthcare directives, powers of attorney, and a will. Together, they reviewed insurance coverage, adjusted retirement projections, created an income strategy for Elena’s future, and made plans to continue supporting their parents without sacrificing her long-term stability.

For the first time since the diagnosis, they felt something unexpected — tranquility. Not because the future was certain, but because it was finally prepared for.

One evening, as they sat holding each other in the quiet of their living room, Javier whispered something Elena would never forget: “I can’t control how long I’m here. But I can still take care of you.” That became the real purpose of their estate plan. Not documents. Not numbers. But love made tangible.

Estate planning is not only for the wealthy, the elderly, or the retired. Sometimes, it becomes the greatest act of care a person can give another.

Don’t wait for a crisis to deal with your end-of-life documents and wishes.

Schedule a consult with Team Treece for a comprehensive estate review, recommendations, and access to helpful planning resources. Email us at info@davidtreece.com or call 305-751-8855.

This example is hypothetical and for illustrative purposes only. It does not represent an actual client experience, and results will vary.

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MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER



Questions About Your 2026 Property Assessment or Exemptions?

The Property Appraiser's Office mailed over 782,000 TRIM (proposed tax) Notices last month. The TRIM Notice shows your property's 2026 Just/Market Value, any tax-saving exemptions you are receiving and the proposed tax amounts as set by the taxing authorities listed on the notice.

The 2026 Just/Market Values are based on the market data from 2025 with January 1, 2026 beDenim and Diamonds" Auction & Gala Eventd in the 2027 assessments.

It is important to remember the Property Appraiser's Office does not set or collect taxes. If you have questions or concerns about any of the proposed tax rates or non-ad valorem fees, including fire assessments, please contact the taxing authority listed on the TRIM Notice.

If you believe you are entitled to a Homestead Exemption or any other exemption not shown on your TRIM Notice, you may still late file for any 2026 exemption until September 18, 2026. For a list of all the available tax-saving exemptions and to apply for these exemptions online, please visit our website at web.bcpa.net or call us at 954-357-6830.

If you have questions about your 2026 Just/Market Value or exemptions, please email or call us prior to September 18, 2026.

Exemptions & General Questions

CSEmgmt@bcpa.net
954-357-6830

Residential Property

ResTRIM@bcpa.net
954-357-6831

Condo/Co-op & Timeshares

CondoTRIM@bcpa.net
954-357-6832

Commercial Property including Duplexes

CommercialTRIM@bcpa.net
954-357-6835

Tangible Personal Property

tpp-docs@bcpa.net
954-357-6836

The ABSOLUTE deadline to file an application for any 2026 Exemption or to appeal your property's 2026 Just/Market Value with the VAB is September 18, 2026.

Value Adjustment Board

The Value Adjustment Board (VAB) is an independent quasi-judicial review board. If you believe your Just/Market Value is not what a buyer would have reasonably paid for your property on January 1, 2026, you should first contact our office. If after speaking with one of our appraisers, you still do not agree, you can file an appeal with the Broward County Value Adjustment Board. If you were denied an exemption, you may also file a petition with the Value Adjustment Board to appeal this denial. The deadline for any VAB petition is September 18, 2026. To file a VAB petition online, please visit their <https://bcvab.broward.org/axiaweb2026>. Should you have any questions for the Value Adjustment Board, they can be reached at vab@broward.org or 954-357-7205.

If my office can be of assistance to you, please feel free to contact me at martykiar@bcpa.net.

Take care,

Marty Kiar, ESQ, CFA
Broward County Property Appraiser

Hello Neighbor!



Sharon L King, Agent
134 South Dixie Hwy Suite 101
Hallandale Beach, FL 33009
Bus: 305-933-4900
sharon@sharonking.net
Mon-Fri 9:00 AM - 5:00 PM
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MARTY KIAR

BROWARD

COUNTY

PROPERTY APPRAISER

MOBILE EXEMPTION EDUCATION TEAM HILLCREST HOLLYWOOD CLUBHOUSE 2

TO APPLY FOR A HOMESTEAD EXEMPTION, YOU MUST HAVE COPIES OF THE FOLLOWING DOCUMENTS:

For All Applicants:

- ☒ A valid Florida Drivers License OR Florida I.D. Card; AND
- ☒ Broward Voter Registration OR a Declaration of Domicile; Utility Bill AND
- ☒ Social Security Numbers of ALL owners.

For Resident Aliens:

- ☒ Permanent Resident "Green Card," OR proof of asylum, OR your INS I-485 letter showing that application to convert to permanent resident status is complete.

ADDITIONAL TAX EXEMPTIONS ALSO AVAILABLE

Widow/Widower Exemption: Bring a copy of your spouse's death certificate, newspaper obituary, or memorial card.

Disability/Veteran's Disability Exemption: Ask us about the filing requirements for these exemptions.

Senior/Low-Income Exemption: Requires at least one owner be 65 as of January 1, 2026. Note: Husband or wife may file on behalf of both. (call for info on required documents)

See more exemptions listed at web.bcpa.net.

**WEDNESDAY AUGUST 26,
2026
1:30pm - 3:30pm**

Meet with our specialists to assist with tax saving exemptions, sign up for Owner Alert, or to answer questions regarding your property.

**BCPA STAFF WILL BE ON SITE TO PROVIDE ASSISTANCE FOR
YOUR PROPERTY NEEDS.**

**FOR MORE INFORMATION, VISIT:
WEB.BCPA.NET
OR CALL: (954) 357-5579**



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Meet Macallister Smith of Modern Installation Solutions **MIS** - by Steve Schneider

Hillcresters are in the middle of another hurricane season, and so far, it's been quiet. But as South Floridians know, that can change quickly.

Installing hurricane-impact windows is one of the best ways to protect your condo while making an upgrade you can enjoy every day. Beyond storm protection, new windows can **reduce outside noise, improve energy efficiency, provide clearer views and operate more smoothly** than older windows. Qualifying impact windows may also reduce homeowners insurance premiums, depending on the property and insurer.

Fortunately, Hillcrest owners have a local company already familiar with our community. **Modern Installation Solutions (MIS)** is a Dania Beach-based, licensed and insured general contractor with more than 10 years of experience. Owner Macallister Smith says MIS has completed numerous projects throughout Hillcrest and has developed working relationships with various Hillcrest associations, an important advantage when navigating condo approvals and installation requirements.

He is also proud of his installation crews and the strong customer reviews they have earned. In addition to hurricane-impact windows and doors, MIS provides **roofing and air-conditioning services**.

WHAT ABOUT FINANCING?

MIS can help homeowners explore available financing programs, including PACE (Property Assessed Clean Energy) financing for qualifying improvements. PACE financing is generally repaid through a property-tax assessment, and other financing options may also be available. Owners should compare terms, costs and eligibility before selecting any financing program.

WHY CONSIDER IMPACT WINDOWS?

- Storm protection
- Energy savings
- Less outside noise
- Clearer views
- Easier operation
- Potential insurance savings
- Added buyer appeal

Ready to See What New Windows Would Cost?

MIS offers Hillcrest owners a **FREE in-home consultation and estimate**. There's no obligation — just an opportunity to learn about your options, costs, financing and the approval process.

Call Modern Installation Solutions (MIS) today at (954) 507-6429
Available 7 days a week until 8 p.m.
miscontractors.com

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



Cindy Abraham



Brian Gaiefsky

The 2026 market started out flat, showings have picked up and we are seeing our listings sell. The momentum is still leaning toward buyers. Slower sales and more listings mean they have more choices and more negotiating power. Inventory keeps climbing and selling times are longer, but Keller Williams A Team Florida continues to be the leader in Hillcrest sales.

Sellers who align with the market (realistic pricing, good presentation) can still do well, but patience may be necessary. Hillcrest has the perfect location, but price and condition are still major considerations for buyers. One of A Team Florida's key advantages is knowing exactly what matters most to today's buyers, so we can guide our sellers on how to make every showing count. Another is that we have been selling Hillcrest since 2005, and we know the buyer agents who shop here regularly. With our in depth knowledge of Hillcrest, we make the process from contract to close smooth and stress-free.

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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HILLCREST CONDO MARKET UPDATE

– by *Cindy Abraham, Keller Williams A Team Florida*



Hillcrest remains a buyer-leaning condo market, with substantial inventory and many properties taking two to four months or longer to sell. This gives buyers considerable negotiating leverage, with many transactions closing approximately 3–5% below asking price, **but only if the seller priced right in the first place or continuously lowered the price until it reached or came close to current market value.** Buyers are paying close attention not only to price, but also to **condition, views, upgrades, monthly maintenance fees, reserves, insurance costs, and the possibility of special assessments**, all of which can significantly affect affordability and purchasing decisions.

Condition has also become increasingly important. Today's buyers generally **prefer move-in-ready homes and are reluctant to take on renovation projects.** Updated, clean, well-presented units tend

to attract more attention and can sell faster, but only when they are priced correctly. With longer market times, sellers are generally better served by pricing close to recent comparable sales within the same building or community, rather than starting high and attempting to chase the market through repeated price reductions.

Parkview at Hillcrest continues to command a substantial premium comparable with the established Hillcrest condominium buildings, with many three-bedroom residences priced in the \$500,000–\$700,000 range. Despite the difference in price points, buyers in both communities remain value-conscious and selective.

The bottom line is straightforward: **presentation gets buyers interested, but realistic pricing gets properties sold.** In today's Hillcrest market, the combination of condition, upgrades, competitive pricing, and strong marketing is increasingly important to achieving a successful sale.



JULY 2026 MARKET REPORT FOR HILLCREST AND PARKVIEW AT HILLCREST

– by *Cindy Abraham, Keller Williams A Team Florida*

THE MARKET IS FINALLY WAKING UP! ...and July gave us some encouraging signs...

Things are definitely picking up, and after a fairly quiet stretch, it is nice to have some numbers that make us sit up and pay attention!

Our “normal” range for active **condo listings is 60–80 units**. Since I started in Real Estate in 2005, I have seen this market swing wildly in both directions. During the buying frenzy of 2023, we got down to just six active listings at one point because everything was selling. Then there were the bad old days of 2011, when prices were in the toilet and our inventory climbed to **200 listings!**

What I still cannot figure out is why buyers seem to go on a shopping spree when prices are high and disappear into the shadows when prices are low. You would think it would be the other way around! Maybe buyers simply feel more confident when everyone else is buying, while a slow market makes them nervous. Whatever the reason, the pattern never ceases to amaze me.

Remember, we had been averaging only about **six condo sales a month**. In July, however, we had 8 closed sales, with another 15 units going under contract. That is a rather significant jump and hopefully a sign that buyers are finally coming back out of hiding.

PARKVIEW IS PICKING UP, TOO

Parkview sales have generally ranged from zero to two a month. July was a much better month, with **three closed sales and two more going under contract**, all of them townhomes. The low-to-mid \$600,000s appear to be the sweet spot right now. All three of the July closings had two price reductions, and all sold within approximately **three to four months**.

Translation: Price it right, be patient, and listen to the market!

RENTALS: TIME TO DO THE MATH

There are currently **3 single-family homes, 6 townhomes, 2 two-bedroom condos** and 11 one-bedroom condos listed for rent. Only **six of those 22 rentals have been on the market for less than a month**.

If your rental has been sitting on the market for more than 60 days, DO THE MATH.

Our job as Realtors is to help you **make money, not lose money**. Sometimes that means having an honest conversation about price. A rental that sits vacant for months can cost you far more than a reasonable price adjustment.

And speaking of rentals...

A RULE IS A RULE

Once again, I came across a rental listing in a **building that does not allow rentals** and immediately alerted the building President. It is disappointing when a unit owner chooses to ignore the rules of the building. What is even more disappointing is when a Realtor takes the listing anyway.

And before anyone says, “How would the Realtor know?” — there really isn’t a good excuse. An agent needs to research comparable sales and listings in order to properly price a property. That research should also reveal the building’s rental restrictions.

excuse. An agent needs to research comparable sales and listings in order to properly price a property. That research should also reveal the building’s rental restrictions.

Rules are rules. And in Real Estate, **doing the right thing should always be more important than getting the listing**.

RENTAL SALES WERE HEALTHY IN JULY

On the positive side, rental activity was quite healthy during July. Four condominiums went under contract, along with three single-family homes and five town homes. So while the sales market appears to be waking up, the rental market is showing plenty of life, too.

The bottom line: Whether you are buying, selling or renting, the market is giving us clues. The trick is paying attention to them!

For guidance tailored to today’s market, contact **Brian Gaiefsky and Cindy Abraham, Keller Williams A Team Florida!**

CLOSED SALES DURING JULY 2026

(R-Rental building, C- Corner unit, T – Townhome, S – Single Family)

Building	Address	SF	B/B	\$ ORIG LIST	SOLD	DOM
T	1475 Silk Oak Dr	1,824	3/2/1	699,000	650,000	101
T	5068 Greenway Dr	1,769	3/2/1	674,000	620,000	112
T	3973 Poinciana Lane	1,421	3/2/1	548,000	515,000	126
C-25	3850 Washington St 816	1,344	2/2	299,995	255,000	280
RC-24	4200 Hillcrest Dr 700	1,284	2/2	235,000	230,000	46
R-19	901 Hillcrest Dr 504	1,100	2/2	227,000	182,000	103
15	4800 Hillcrest Ln 514	992	2/2	185,000	140,000	478
7	1201 Hillcrest Ct 302	992	2/2	135,000	135,000	192
7	1201 Hillcrest Ct 209	672	1/1/0	149,900	130,000	71
23	4330 Hillcrest Dr 718	1,132	2/2	138,900	125,000	119
C-21	4400 Hillcrest Dr 520	1,284	2/2	138,900	122,500	237

HILLCREST/PARKVIEW JULY 2026 RENTALS

Building	Address	SF	B/B	\$ ORIG LIST	RENT	DOM
FS	4426 Greenway Dr	2,501	5/3	9,900	9,100	15
S	4325 Large Leaf Ln	2,423	3/2/1	5,300	5,200	32
S	3917 Mahogany Ln	1,881	3/2/1	4,200	4,100	160
T	1455 Silk Oak Dr	1,800	3/2/1	4,100	4,000	107
T	4764 Eucalyptus Dr	1,780	3/2/1	3,950	3,800	21
FT	1300 Eucalyptus Dr	1,421	3/2/1	3,300	3,300	63
T	5060 Eucalyptus Dr	1,421	3/2/1	3,400	3,300	156
24	4200 Hillcrest Dr	1,312	2/2	2,500	2,400	68
16	950 Hillcrest Dr	775	1/1/1	1,775	1,700	72
19	901 Hillcrest Dr	830	1/1/1	1,700	1,700	14
20	919 Hillcrest Dr	830	1/1/1	1,700	1,700	112



August Kitchen Korner - by Cindy Abraham

The higher my stress level, the more I cook. By that measure, I have apparently had quite a month. But if you're reading Kitchen Korner, chances are you're hungry, so I'll spare you the details and get right to the important stuff: FOOD.

In the past month, I managed to burn my **Oysters Rockefeller**, abandon two recipes somewhere in the middle of making them, and still come up with a few dishes worth making again. Go figure.

Honestly, though, some of the best meals were old-time favorites, all of which have appeared here before. The **Salmon Feta Pasta** is ridiculously easy and always delicious. And then there is my **Pork with Brie and Mashed Potatoes** (includes slices of pork loin with mushroom gravy) served over Brie mashed potatoes. That, my friends, is **comfort food**.

We still only eat beef about once a month, and last week spaghetti and meatballs got the nod. I'm calling these **MEGA MEATBALLS** because the recipe makes more than TWO POUNDS of meatballs. I made twelve 4-ounce meatballs, but you can certainly make them smaller or go completely crazy and make them even bigger.

And yes, whenever I'm dealing with raw meat, I wear gloves. There are some things I simply do not want under my fingernails.

Aldi comes through again. They have top-grade ground beef for less than \$8 a pound and a pound of good-quality ground pork for \$3.59. Grab one of their bags of pretty decent garlic bread from the bread aisle, pick up a premade Caesar salad while you're there, and dinner is basically handled.

It is also no coincidence that all of this month's recipes contain some kind of cheese.

Maybe it's because my sister moved to Wisconsin? Nah. I just really like cheese. And yes, feta remains one of my faves.

PASTA WITH MEGA MEATBALLS

1 lb. ground beef
(preferably 80% lean)
1 lb. ground pork
2 tsp. kosher salt
1 tsp. freshly ground black pepper
1/2 cup finely chopped yellow onion
1 large egg
4 tsp minced garlic
1 cup finely shredded or grated Parmesan
1/2 cup plain breadcrumbs
1/4 cup chopped fresh parsley (save some for garnish)
Extra-virgin olive oil, for drizzling
Your choice of pasta
Large jar sodium free marinara or pasta sauce
Grated Parmesan for serving



Arrange a rack in center of oven; preheat to 425°. In a large bowl, combine beef and pork with your gloved hands. In a medium bowl, add the onion, egg, garlic, Parmesan, breadcrumbs, and 3 tsp. parsley. Mix well. Add the mixture to the meat and incorporate well.

Cook pasta al dente. Set aside saving 1/3 cup pasta water.

Divide mixture into 6-8 oz. each and form into a ball. Arrange on a baking sheet and drizzle tops with oil. Bake meatballs until tops and bottoms start to turn brown, about 15 minutes.

Heat the sauce in a large pot.. Transfer pasta and meatballs to the pot and spoon sauce over with the pasta water to thicken. Let simmer for 20-30 minutes until meatballs are cooked through. Serve with remaining parsley and parmesan.

This was surprisingly good for a light lunch or dinner.

MEDITERRANEAN OLIVE OIL DIP

1/2 cup high-quality extra virgin olive oil
1 small ripe tomato, grated
1 small garlic clove, grated
2 TBS finely minced red onion or shallot
1 TBS red wine vinegar
1 tsp dried Greek oregano
1/4 tsp sea salt, or to taste
1/4 tsp freshly ground black pepper
Pinch of crushed red pepper flakes, optional
2 TBS chopped fresh parsley
1 TBS chopped fresh basil
1/4 cup crumbled feta cheese
2 TBS chopped Kalamata olives, optional
Warm crusty bread or toasted pita, for serving



Grate the tomato using the large holes of a box grater, discarding the skin. Add the grated tomato, garlic, red onion, red wine vinegar, oregano, salt, black pepper, and crushed red pepper flakes to a shallow serving bowl. Stir well to combine.

Pour in the olive oil and gently whisk until everything is evenly mixed. Stir in the parsley, basil, feta cheese, and Kalamata olives, if using.

Allow the dip to rest for 10 to 15 minutes before serving so the flavors can meld together. Serve with warm crusty bread, grilled sourdough, toasted pita, focaccia, or fresh vegetables for dipping.

I came across what appears to be the newest IN THING in all the recipe chatrooms. I kept seeing Chicken Crust Pizza and thought, "That sounds way too weird not to try." Plus, finding a genuinely **good low-sodium/low carb/high protein pizza** can be a challenge.

The trick is getting as much moisture as possible out of the ground chicken. Wrap it in paper towels or non-terry kitchen towels and squeeze. Then squeeze again. And later, squeeze it again. The drier the chicken, the better the crust.

Because...you guessed it. This pizza has chicken for a crust. And surprisingly, it works. Gather your **toppings of choice** and have at it.

CHICKEN CRUST PIZZA

1 pound ground chicken
1 large egg
1/2 cup grated



Continued on Pg. 11

Continued from Pg. 10

parmesan cheese
 ½ teaspoon garlic powder
 ½ teaspoon onion powder
 1 teaspoon Italian seasoning
 ¼ tsp garlic salt
 ¼ tsp ground pepper

Preheat your oven to 400°F. Line a baking sheet (or pizza pan) with parchment paper or aluminum foil sprayed with non-stick spray - important or it will stick). Mix all crust ingredients in a bowl until well combined. Spread the mixture into a thin, even circle on the parchment paper, about ¼ inch thick (IMPORTANT, it needs to be thin.) Use your hands or a rolling pin to shape it.

It doesn't have to be a perfect circle or a circle at all - feel free to choose your shape!

Bake the pizza crust by itself for 20-25 minutes, or until the edges are browned and the center is firm. Remove from the oven and let set for a few minutes before adding your favorite sauce, cheese, and toppings.

Once the toppings are on, return to the oven for 8-10 minutes until the cheese is bubbly and golden.

And now, my final Ode to Feta. I may need to start a support group. This is delicious, especially on a hot summer day when the last thing you want

to do is turn on the oven. Sweet watermelon, cool cucumber, salty feta, a little red onion and fresh mint... it's one of those combinations that sounds almost too simple until you taste it. And then you wonder why you didn't make it sooner. Enjoy!

WATERMELON FETA SALAD

½ cup red-wine vinegar
 2 tsp honey, ¼ tsp salt
 ¼ tsp ground pepper
 ¼ cup extra-virgin olive oil
 5 cups cubed seedless watermelon
 1 cup chopped English cucumber or zucchini
 6 oz. feta cheese, cut into ¾-inch cubes
 ½ cup thinly sliced red onion
 2 TBS chopped fresh mint (or basil)

Whisk vinegar, honey, salt and pepper in a small bowl; gradually whisk in cup oil until completely incorporated. Combine watermelon, cucumber, feta and onion in a large bowl. Gently stir in vinaigrette. Refrigerate for at least 20 minutes or up to 2 hours. Just before serving, gently stir in mint or basil and drizzle with the remaining vinaigrette.



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THE GREATEST METAMORPHOSIS

- by *Brahma Kumaris Aruna Ladva, London, England, Revised and submitted by BK Etta Stevens, Miami/Hollywood*



“We delight in the beauty of the butterfly but rarely admit the changes it has gone through to achieve that beauty.” - Maya Angelou

Nothing in life remains the same; change is the only constant. There are seasons in our life when we enter a chrysalis form; this is a sacred stage of transformation. From the outside, little seems to be happening. Life may feel uncertain, uncomfortable, as though things are falling apart. Yet often this is where the deepest transformation begins. Inside the chrysalis, the caterpillar does not simply grow wings—it dissolves the old self. The old form must surrender to the new before the butterfly can emerge. What appears to be an ending is actually a profound becoming, a new beginning.

Spiritually, we experience the same process. When the divine spark of awareness reawakens the soul — not to judge or deny, but to see. And once something is truly seen, it cannot be unseen. Before being in the stage of awareness, I may have a tendency to try to explain, justify, defend, and rationalize. The moment I see this clearly, the dependency begins to fall away. Awareness dissolves illusion. Illusion requires effort to maintain; truth brings lightness, clarity, and freedom.

The longest journey and the greatest metamorphosis is the shift from forgetfulness to remembering. Remembering my original nature and that I am an eternal, pure and elevated soul. Remembering my relationship with God, Nature and the Universe. Transformation is not becoming someone new; it is revealing who I have always been.

“The butterfly counts not months but moments and has time enough.” - Rabindranath Tagore

The butterfly is already present within the caterpillar. The silent and latent programmer just needs to be activated for the shift of renewal to take place. Like the sculptor who does not create the beauty, but simply reveals that which is hidden, removing what is unnecessary. The metamorphosis is not becoming someone new—it is uncovering who I have always been ... this is the remembering.

Every moment of awareness cracks open the chrysalis a little more. I may not yet have the courage to fly, but my wings are getting stronger day by day, and I am no longer asleep. I am subtly transforming. As this inner metamorphosis unfolds, alignment follows. My thoughts, feelings, words, and actions begin to move together. I no longer live from an identity that I have outgrown. The butterfly cannot return to being a caterpillar. Neither can the awakened soul comfortably return to an unconscious or mindless way of living.

The Journey of Metamorphosis:

Pause and gently reflect: where am I in my journey of metamorphosis. The caterpillar – the comfortable and familiar self—Living through habits, roles, ego, and survival.

Where in my life am I still living from the caterpillar state—holding onto an identity, belief or habit that no longer reflects who I truly am?

The Chrysalis – Re-awakening the deep inner self Awareness, dissolution, letting go, transformation and renewal.

What part of my life is asking me to remain as the chrysalis a little longer? Maybe it's time to step into my true self and let go, trust the process, and allow transformation to happen.

The Butterfly – The truly awakened self. Soul-consciousness, alignment, lightness and angelic living, expressing my potentiality and wholeness.

What would it look like for the butterfly to emerge? How can I begin living today from the awareness of who I truly am?

I am a soul, an eternal being of light. The soul is the driver of my body, the being of awareness. My thoughts and life are ahead of me.

In meditation, we learn about the soul and its qualities, which remain with us until the body passes away.

We are the soul with the best values in life: PEACE, LOVE, PURITY, WISDOM, AND HAPPINESS. These are the qualities within us and can be used for good and constant learning.

I am conducting a FREE ZOOM meditation class on Tuesday mornings, so that we can all learn to live more positively, with an open heart, awareness, and truth in our mind and soul. The class begins promptly at 10:30 am until approximately 11:30 am on Zoom. Zoom ID: 852 5673 8420 Password: 123

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Your Property Taxes at Work

How property tax revenue supports services in the City of Hollywood

46%
of the City's General Fund comes from property taxes

Approximately $\frac{2}{3}$ of the General Fund supports Public Safety

Public Spaces
Parks, beaches, public spaces and recreational facilities are maintained with local tax dollars

Essential Services
Public safety, roadways, sidewalks, street lights and critical infrastructure rely on property tax funding

Why it Matters
If property tax revenue were significantly decreased, service levels could be reduced and alternative local fees may be increased or added.

Property taxes don't go to Washington or Tallahassee. They stay in Hollywood and support the services you use every day.

www.hollywoodfl.org or www.flcities.com/floridaformula

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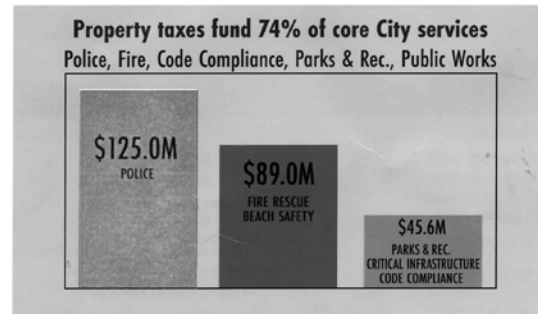
What Property Tax Reform Could Mean for the Community

What's Being Discussed at the State Capitol

- The Florida Legislature is considering several measures that would reduce or eliminate certain property taxes. One or more of these may appear on the November 2026 ballot.

Why it Matters in the City of Hollywood

- Property tax revenue supports core municipal services.
- Funding helps maintain:
 - Police, fire rescue and beach safety
 - Emergency preparedness and response
 - Parks, public spaces and recreational facilities
 - Roadways, sidewalks, street lights and other critical infrastructure
 - Our unique quality of life: safe neighborhoods and community-driven amenities



If Property Taxes are Reduced or Eliminated, Possible Outcomes Include:

- Revenue supporting municipal services would need to be replaced
- Service levels our residents and businesses have come to expect could be decreased
- New or increased local fees
- Greater reliance on alternative revenue sources not governed by the City

Stay Informed

www.hollywoodfl.org or www.flcities.com/floridaformula



Produced March, 2026

ESA ANIMALS, GUESTS AND THE RULES OF CONDO LIVING



Emotional support animals have become a subject of increasing importance in condominium communities. Florida and federal law provide important protections for people with disabilities who have a legitimate, disability related need for an emotional support animal. Those protections should be respected. But they do not

mean that condominium rules disappear or that every situation involving an ESA automatically overrides the community's established rules.

Most ESA owners are respectful of their neighbors and make every effort to comply with reasonable condominium requirements. Unfortunately, there are also situations where the existence of an ESA is treated as a free pass to ignore rules that everyone else is expected to follow.

Having a protected right does not mean having unlimited rights. Disability accommodations and condominium rules are not necessarily mutually exclusive. The challenge for a community is to understand the difference, apply the law correctly, and enforce its rules fairly and consistently. The bottom line is simple: **An accommodation is not an exemption from being a good neighbor.**

There is an important distinction between a resident who has been granted a reasonable accommodation and a temporary guest who brings an animal into the building. An ESA accommodation is intended to

allow a person with a disability to use and enjoy their home. It does not automatically give every visitor the same rights as a resident, particularly in a condominium with a no-pet policy and specific rules governing guests and animals.

An ESA accommodation may protect the right to have an animal. It does not give an owner, resident or guest the right to ignore reasonable condominium rules or subject neighbors to an ongoing nuisance. Excessive barking, jumping on residents in the elevator, and refusing to leash an ESA dog in the hallways need to be addressed by the board. While the board is not in the business of questioning someone's disability or making assumptions about an ESA. It does have a responsibility to establish what the law and the condominium documents require, follow a consistent procedure and address documented violations when they occur.

Complaints about excessive barking is not simply a matter of whether someone happens to like dogs. In a condominium, walls are shared, neighbors live close together and everyone's right to enjoy his or her home deserves consideration. Courts have recognized that persistent, unreasonable animal noise can constitute a nuisance and may justify legal action requiring the disturbance to stop.

The bottom line is simple: Condo living requires consideration from everyone, including residents, guests, pet owners and the association itself. The fairest approach is also the simplest: follow the law, **follow the governing documents, apply the rules consistently and don't ignore a legitimate complaint simply because the animal has an ESA designation.**



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We reserve the right to condense, but we will not edit the piece in order to distort your intent. Anytime we condense, it will be indicated by ...

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PHONE & MAIL SAFETY GUIDE

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GOLDEN RULE: REAL PRIZES ARE ALWAYS 100% FREE

If someone says you won money but asks for ANY payment or gift card first, IT IS A SCAM!

⚠ WATCH OUT FOR THESE NAMES ⚠

Callers using these names or claiming to be from these offices are asking for money. HANG UP IMMEDIATELY:

● AARP Claims Department

● U.S. Prize Disbursement Office

● National Sweepstakes Bureau

● United States Lottery Commission

● Publishers Clearing House

● Federal Grants Administration

● Federal Sweepstakes Board

● Federal Trade Commission (FTC)

● National Gaming Commission

● Internal Revenue Service (IRS)

● Central Prize Clearance Bureau

● U.S. Customs & Border Patrol



Never Buy Gift Cards for a Caller

No real company, lottery, or government agency will EVER ask you to pay fees or taxes using Gift Cards (Target, Apple, Walmart). Never buy cards for anyone over the phone.



Friendly "American" Names are a Trick

Callers will give nice, simple names like "John Smith" or "David Miller" and act very polite. Do not trust them just because they sound friendly or official.



Caller ID Numbers Can Be Faked

Even if your phone screen shows a local Florida area code or a U.S. city, scammers use computer tricks to make fake numbers pop up.



Never Trust a Voice Asking for Money

Even if the caller sounds like a nice neighbor or friendly American, the rule never changes: if they mention money, gift cards, or prizes, hang up!

WHAT TO DO IF SOMEONE CALLS

1

HANG UP
THE PHONE

2

DO NOT BUY
ANY CARDS

3

CALL FAMILY
TO CHECK

📌 Leave this safety sheet next to the telephone at all times!