IH
INSIDE HILLCREST
CONNECTING NEIGHBORS TO NEIGHBORS

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OCTOBER INSIDE HILLCREST

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HILLCREST/PARKVIEW REAL ESTATE

I am becoming increasingly more dismayed by the poor quality of Hillcrest and Parkview listings and how it affects how buyers perceive our community.

Buyers Judge Hillcrest by What They See Online. People who already know Hillcrest understand its appeal. They appreciate the ideal location, the relative value, the solid construction, and the solid financial health of our buildings. But what about buyers who are discovering Hillcrest for the first time? They often form their first impression through online listings. The photographs, property descriptions, asking prices, and length of time on the market all influence how they perceive an individual property, and sometimes the community as a whole.

That is why professional marketing matters. Every listing represents an opportunity to highlight what makes Hillcrest special. When reviewing last month's sales, pay particular attention to **original asking prices and days on market.** These figures can reveal valuable insights into pricing decisions, buyer response, and the difference between simply listing a property and successfully selling it.

If you are already listed, go online and LOOK at your listing compared to others. Think like a buyer - which one would YOU want to see? And more importantly, which one is the best value for your dollar? If you are considering selling your property in Hillcrest, be sure to read the Real Estate pages in this issue AND DO IT RIGHT!

POSTING ELECTION SIGNS ON CONDO PROPERTY

Back in the day when we had educated, respectful residents, the joke about posting election signs was, "we will do so as long as all residents in the building agree on a candidate". Two buildings had no problem littering the swale by their building with election signs. One took it a step further and continued to post the sign of THE LOSER on the property over and over again, and believe me, I met the guy - he really is a loser. See **Eric Glazer's** article on page 11.

ELECTIONS, PAID TV ADS, AND THE IMPORTANCE OF THINKING FOR OURSELVES

There's a saying attributed to Ben Franklin that goes, "We are all born ignorant, but one must work hard to remain stupid." The sentiment raises an interesting question: How willing are we to question what we hear, especially when it comes to politics?

Election season provides a perfect example.

One television commercial promises to eliminate income and property taxes, lower gas and grocery prices, and make life better for everyone. The next commercial warns that the same candidate's promises are unrealistic, his record is troubling, and his claims cannot be trusted.

So, who's telling the truth? It's a fair question and one that deserves more than a 30-second answer.

Political advertising is designed to persuade. Some ads emphasize a candidate's accomplishments and proposals; others focus on an opponent's failures, statements, or controversies. Neither a polished promise nor a frightening accusation should automatically be accepted as fact.

Yet it's tempting to believe the message that confirms what we already think. We trust the source we like, dismiss the one we don't, and move on with our day.

After all, checking claims takes time. Reading beyond a headline takes effort. Comparing credible sources can be tedious. And sometimes, the facts complicate a story we'd much rather see in black and white.

But isn't that precisely when we should pay closer attention? There are journalists and news organizations that investigate claims, examine documents, and challenge public officials. No source is infallible, which is all the more reason to compare reporting, look for evidence, and distinguish fact from opinion. A little healthy skepticism can go a long way.

And this isn't just about politics. It's about how we make decisions, whom we trust, and whether we're willing to reconsider an opinion when new information comes to light. History offers some sobering reminders of what can happen when a leader's authority goes unquestioned and followers become reluctant, or unable, to challenge what they're told.

In November 1978, more than 900 people died in Jonestown, Guyana, in a tragedy associated with cult leader Jim Jones. More than 200 of the victims were children. The disaster remains a devastating reminder of the human cost of manipulation, coercion, and the surrender of independent judgment.

Of course, an election campaign is not Jonestown, and the circumstances are profoundly different. But the broader lesson about the importance of questioning authority, examining evidence, and thinking independently is worth remembering.

We don't have to agree on every issue. We don't have to watch the same news programs or reach the same conclusions. Disagreement is part of a healthy democracy. What matters is whether we're willing to ask questions, even uncomfortable ones, of the people we support as well as the people we oppose.

Are we judging a candidate by a documented record or by a television commercial? Are we examining a promise to see whether it's realistic? Are we willing to acknowledge a mistake by someone whose other positions we support?

And perhaps the most important question of all: If the facts pointed in a different direction, would we be willing to change our minds?

Political loyalty is understandable. We all have values, priorities, and beliefs that influence our choices. But loyalty shouldn't require us to abandon our judgment, excuse dishonesty, or ignore evidence.

Our votes matter. The decisions made by elected officials affect our taxes, our communities, our freedoms, and our future. We owe it to ourselves AND to each other to take those decisions seriously.

So, the next time a campaign ad promises everything we've ever wanted or warns us that the other candidate represents everything we fear, let's pause before reaching a conclusion. Check the facts. Read beyond the headline. Listen to perspectives that challenge your own. And remember that changing your mind in response to credible evidence isn't weakness. It's good judgment.

Democracy doesn't require us to think alike. It requires us to think. The most dangerous fool isn't the one who doesn't know the truth. It's the one who has seen it, recognized it, and decided that loyalty matters more.

ON A LIGHTER NOTE - CALLING ALL FIVE TO TEN YEAR OLD FUTURE FAMOUS SOCCER STARS

Have you heard of futsal? It's a fast-paced, five-a-side version of soccer played indoors on a hard court. Using a smaller, heavier ball with less bounce, futsal challenges young players to sharpen their footwork, improve their passing, and think quickly on the move.

Futsal helps young players develop quick reflexes, fast decision-making, teamwork, and outstanding ball control in tight spaces. These skills can give them a strong foundation for soccer and other sports.

And here's the inspiration: soccer greats such as Pelé, Lionel Messi, Ronaldinho, and Neymar have all been associated with futsal or small-sided football during their development. The game's emphasis on creativity, quick thinking, and technical skill makes it a fantastic way for young players to learn while having fun.

Ready to kick-start your soccer journey? T**urn to page 5** and discover the opportunity waiting for your young star!

HILLCREST LEADERSHIP COUNCIL

Building A Better Community

TURN THE PAGE ON HOW YOU THINK ABOUT AGING - *by David Treece*

At TreeceFi, we take care of your wealth, but we care even more about your wellbeing.

Financial planning is an important part of preparing for the future, but it is only one part. How we age is also shaped by our health, relationships, purpose, living environment, support systems, and the choices we make long before we need them.

That's why we facilitate **Aging in Pages**, an educational book discussion group designed to spark conversations about what it really means to grow older with confidence, independence, and intention.

Books that get us talking—and thinking! Sometimes the books are practical. Sometimes philosophical. Sometimes funny, unexpected, or a little uncomfortable. Each title is chosen to explore an aspect of life that can influence the way we plan for the years ahead: aging, purpose, relationships, health, housing, mortality, community, and legacy.

These conversations give us new ways to think about questions we do not always make time to ask: What does a good life look like as I grow older? *What will help me stay independent? Who will be part of my support system? What matters enough to plan for now?*

Aging in Pages is part of our **The Solo Ager™ support initiative**, which brings together courses, webinars, educational resources, and community events to help people age confidently and in control, especially those navigating later life without a traditional family support network.

Upcoming book discussions: All groups are held online **via Zoom from 7–8 p.m. ET.**

Wednesday, October 21: *Living Resistance: An Indigenous Vision for Seeking Wholeness Every Day*
A conversation about wholeness, balance, community, and living with intention. Kaitlin B. Curtice challenges hustle culture and invites us to think about aging as a daily practice of care—for ourselves and the people around us.

Wednesday, November 18: *Sum: Forty Tales from the Afterlives*
Funny, imaginative, wistful, and occasionally unsettling, David Eagleman's short tales about possible afterlives offer an unexpected way to think about how we are living right now.

Wednesday, December 16: *Aging in Place Using Universal Design*
A practical discussion about creating homes that support independence, safety, comfort, and dignity throughout life. We will explore how thoughtful design choices today can make aging in place easier tomorrow.
Find more details and register at TreeceFinancialGroup.com/AIP-Book-Group

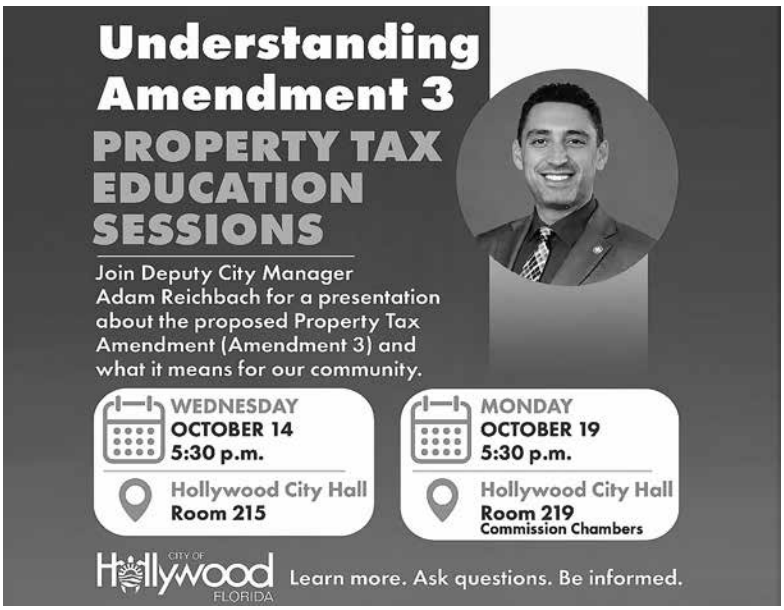
No pressure, no obligation—it's even OK if you haven't finished (or even read) the book. Come for the ideas, the conversation, and the opportunity to think differently about your next chapter.
Explore Aging in Pages on Bookshop.org
You can find more titles on our online bookshop's curated lists. From "Aging with Assets" to "Sex & Relationships", there's sure to be a book or two that will interest you! Do you have a book you think we should include? Email dtc@davidtreece.com with your suggestion.

Happy reading! Team Treece looks forward to turning the page on aging with you!









Hello Hillcrest and Parkview residents,

Please help us spread the word about these two upcoming educational presentations: "Understanding Amendment 3: Property Tax Education Sessions."

What is the proposed Property Tax Amendment, and what could it mean for Hollywood?

Join Deputy City Manager Adam Reichbach for one of two education sessions to learn more about proposed Amendment 3, including its potential impact on property taxes, City revenues, and municipal services, and to ask questions.

Wednesday, October 14 at 5:30 p.m.
Hollywood City Hall, Room 215

Monday, October 19 at 5:30 p.m.
Hollywood City Hall, Room 219, Commission Chambers

Learn more. Ask questions. Be informed.

J&R Coastal Living Management Services, LLC is proudly owned and operated by Julia Dourvetakis and Richard Louis, both State of Florida Licensed Community Association Managers (LCAMs) who bring nearly **25 years of combined hands-on experience** in property management, property and casualty insurance, condominium board governance, and organizational leadership.

Julia and Richard founded J&R Coastal Living around a simple philosophy: **property management should be personal, proactive, and accountable.** Rather than managing communities from a distance, they work together as a team, providing detailed, methodical, white-glove service and developing genuine partnerships with the boards, owners, and residents they serve.

Most importantly, they approach every decision with one guiding standard: **protect the property, serve the people, and manage every community as though it were our own.**

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MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER



The Broward County Property Appraiser's Office is responsible for ensuring the fair assessment (value) of all properties and applying all exemptions. We make it our #1 priority to assist all Broward residents in obtaining every tax-saving exemption for which they are eligible.

The Property Appraiser's Office does not set your tax rates, collect property taxes, or determine how the tax revenue is allocated by local government. The property tax bills are sent by the Broward County Tax Collector's Office. If you have questions regarding the payment of your tax bill, the Tax Collector's Office can be reached at 954-357-4829 or you can visit their website at https://browardtax.org/.

Where Is My 2027 Homestead Exemption?

The tax bill you received this month from the Broward County Tax Collector is for the 2026 tax year. If you acquired your home in 2026 and the previous owners of your new home lawfully received Homestead Exemption or any other exemption on January 1, 2026, you may have inherited their exemptions on your 2026 property tax bill. Florida Statutes require these 2026 exemptions to be removed, and the property be reassessed at the full Just/Market Value for 2027. This may result in an increase in your 2027 property taxes. It is important that you apply for your own Homestead Exemption in your name if you believe you are eligible for 2027. Your new 2027 Homestead Exemption will be reflected next year on all 2027 property records, notices, and tax bills. You can apply for Homestead Exemption and any other exemptions you may qualify for online at https://web.bcpa.net/bcpaclient/#/HomesteadExemption.

If you have questions regarding your Homestead or other tax-saving exemptions, please contact our Exemptions Department at 954-357-6830.

The Property Appraiser's Office Has Moved to a New Location

The Broward County Property Appraiser's Office has moved to 1801 NW 49 Street, Suite PA1, Fort Lauderdale, FL 33309. Our staff will continue to assist property owners at events throughout our community as well as through virtual visits. To find out where we will be in the community or to schedule a virtual appointment, please visit https://web.bcpa.net/ExemptionExpress.

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

Take care,

Marty Kiar

Marty Kiar, ESQ, CFA
Broward County Property Appraiser

SOLID WASTE UPDATE - *by Beam Furr*



Good news! Over the past several weeks, many more cities formally approved the **Facilities Amendment** to the **Solid Waste Master Plan.** This has officially sent us over the 80% population threshold needed to keep the Authority together and formally enact the Solid Waste Master Plan. This is the biggest milestone for solid waste and recycling in a generation for Broward County – and is the product of a lot of teamwork and endless compromise. The process of getting us here has taken about ten years. Over the past two years, the Solid Waste Authority has worked through intense debates and unexpected challenges to find common ground and create a Master Plan that will transform solid waste and recycling in Broward County for generations to come.

Moving forward, we have a **big vision** for what the future looks like. This includes expanding education and outreach programs countywide, creating new recycling drop-off centers, exploring facilities that are necessary to hit a **75 percent** recycling rate, finding ways to create a circular economy, making better use of our existing assets, working together to control flow and get the best prices, and much more. We have worked with Waste Management to open the possibility of composting at the landfill, all while working to remove organic waste from Monarch Hill. In addition, we are looking at how to create a pilot program for yard waste and enact a new ordinance governing construction and demolition (C&D) waste.

This Master Plan does not happen without the participation of a broad tapestry of **our community.**

So many community members were engaged from day one. At every meeting, we would hear from representatives from the League of Women Voters, the Sierra Club, environmental and business groups, our school students, engaged neighbors and many more in between. Now, the real work begins. Next up, we will begin to formally implement the Master Plan in months to come. We have proven that we know how to work together and come up with solutions that work for everybody.

As we continue to move forward, I hope that community members like you continue to stay engaged. To learn more and get involved, go to browardswa.org.

INSIDE HILLCREST BOATING SAFETY ANNOUNCEMENT

South Florida's waterways are beautiful, but every year, we hear heartbreaking stories of people who never made it home.

They were young. They were older. They were parents, children, spouses, friends, and neighbors. Behind every headline was a family and a community left to grieve. Could a boating safety class have prevented any of those tragedies?

We may never know. But that's exactly why boating safety education matters. I'm often asked, *"How many lives has a boating safety class saved?"* The honest answer? **We don't know because the goal is to prevent the tragedy from ever happening.** Knowing what to do before an emergency happens can make all the difference.

The U.S. Coast Guard Auxiliary, Flotilla 51 Unit, is holding our LAST boating safety class of the year, and we invite our Hillcrest community to attend. Whether you're an experienced boater, a licensed captain, a weekend cruiser, or just getting started, you can always learn something new.

That one piece of information you learn could someday **save your life or the life of someone you love.**

You only get one chance at life. Make boating safety part of the plan. Please join us and help keep our South Florida waterways safer for everyone. Education saves lives.

OCTOBER 2026 USCG Auxiliary, Flotilla 51, BOATING SAFETY CLASS LOCATION AND DATE

- **Location:** Phil Foster Park
  U.S. Coast Guard Auxiliary Building
  900 East Blue Heron Blvd
  Riviera Beach, Florida, 33404
- **Date:** Saturday, October 17th, 2026
- **Time:** 8:00am to 2:00pm. Registration Time is at 7:45am.
- **Cost** - $25.00 **(**CASH OR CHECK ONLY**)**

CLASS TOPICS

- Safe operation of a boat.
- Navigation of the waters.
- Boating laws.
- Managing emergencies.
- Required safety equipment.
- Other critical boating safety topics....

USCG Auxiliary Flotilla 51 Instructors will make you a better prepared, safer boater and increasing your boating enjoyment!

***** A Florida State Boater Identification Card and Certificate will be provided upon completion of the program. *****

What is the U.S. COAST GUARD AUXILIARY?

The U.S. Coast Guard Auxiliary is the volunteer uniformed component of the United States Coast Guard. Over 21,000 volunteer members across the country in every state serve their community and country.

Volunteer USCG Auxiliarists do the following:

- Support the operations and missions of the United States Coast Guard in a non-military, non-law enforcement capacity.
- Promote and improve recreational boating safety through education and advocacy.
- Provide trained crews and facilities to enhance the safety and security of the waterways of the United States.
- Further the Homeland Security Mission of the U.S. Coast Guard.

U.S. Coast Guard Auxiliary, Flotilla 51, holds multiple boating safety classes throughout the year to educate the public on boating safety. Florida has many waterways that are used by thousands of people each day. The aim of these classes is to educate and save lives. Education does save lives! Boating education is just one way that Flotilla 51 makes a difference in their community. We are always accepting volunteers. Please see our recruitment flyer attached to this email. We welcome you all to attend our monthly flotilla meetings.

Please see Format Flyer on next page for more information about the October 17, 2026, Boating Safety Class.

Questions/Registering for the Class or Volunteering with the USCG Auxiliary: Text or Call Captain Clark at 1-561-635-1030 or Email Auxiliarist Christian Durante at the email below:

Christian Durante, Volunteer Auxiliarist
USCG Auxiliary, CGD-SE Flotilla 51
Recruitment POC
E: uscgauxiliaryflotilla1776@gmail.com

Elaine Schwartz is retiring from the Hills Democratic Club of Hollywood Florida &
We are honoring her at our 2026 Annual Holiday Party & Awards Luncheon

-- JOIN US --



Sunday, Noon
December 6th, 2026
Tropical Acres
2500 Griffin Rd, Ft. Lauderdale

For Information
Contact Roz Schab:
954-673-5601
avenuexbrooklyn@yahoo.com

Hills Democratic Club

Greetings Hillcrest and Parkview families,

Hollywood PAL is launching an affordable recreational futsal and soccer program in partnership with the **Major League Soccer Foundation.**

FUTSAL/SOCCER) LEAGUE IS HERE

We are thrilled to announce our new 6-week recreational 4v4 MLS Soccer Program for children ages 5–10! Whether your child is brand new to the sport or looking to sharpen their skills in a fast-paced, high-touch environment, this league is designed for all skill levels.

At Hollywood PAL, we are committed to keeping sports fun, inclusive, and accessible for our community.

Program Details:

- Ages: 5–10 years old
- Format: 4v4 Futsal
- Duration: 6-Week Recreational League
- Cost: Registration is only $50!
- Practices: Tuesdays & Thursdays, 4:30 PM – 5:30 PM, beginning on October 13th
- Game Days: TBA

How to Register:
Spaces fill up fast, so secure your child's spot today!

- **Scan the QR code on the flyer below**
- **Visit our official website at www.hollywoodpal.com**

Let's GO Play MLS (Futsal)!



TURMERIC - HELPFUL OR HYPE

The ancient Greeks had a simple philosophy for living well: "Everything in moderation." It's advice that has stood the test of time, yet somehow, in our modern quest for better health, we seem determined to ignore it.

Every day, we're bombarded with advice about what we should eat, drink, or take to cure what ails us. Turn on the television, scroll through social media, or browse the shelves of a health food store, and you'll find no shortage of products promising miraculous results. One supplement will supposedly ease your aches and pains, another will fight inflammation, and yet another may claim to be the answer to just about everything short of immortality.

The trouble is that when something sounds too good to be true, it often is. Even products touted as natural and harmless can have unwanted side effects, interact with medications, or cause harm when taken in excessive amounts. Good intentions and clever marketing are no substitute for understanding what we put into our bodies.

Which brings us to turmeric. This bright golden spice has been used for centuries in traditional medicine and has attracted considerable modern interest for its potential health benefits. But is turmeric truly the wonder supplement some claim it to be, or has its reputation gotten a little ahead of the evidence? And just as importantly, can something beneficial become harmful when we take too much of it?

Let's separate the promise from the science and take a closer look at what turmeric can and cannot do for our health.

Raw turmeric is useful, but much less magical than the hype suggests. The main active compound is **curcumin**, and the best evidence points to modest anti-inflammatory effects, not a cure-all. Turmeric is generally good for:

- **Inflammation:** Curcumin can reduce some markers of inflammation. This is probably its most plausible benefit.
- **Osteoarthritis/joint pain:** There's reasonably good evidence that standardized curcumin extracts can modestly reduce pain and improve function in people with knee osteoarthritis. The evidence is much stronger for extracts than for simply eating raw turmeric. **(Rheumatoid arthritis:** Turmeric/curcumin has some evidence of anti-inflammatory and pain-relieving effects, but the evidence is still not strong enough to consider turmeric a treatment for RA.)
- **Antioxidant activity:** Curcumin has antioxidant properties, although what happens in a test tube doesn't necessarily translate into a major health benefit from eating turmeric.
- **Cooking/nutrition:** Fresh turmeric is a perfectly good flavorful root and provides small amounts of fiber and other plant compounds. This is probably the most straightforward reason to eat it regularly.

Claims that turmeric will **"detox" you, prevent cancer, dramatically boost immunity, melt belly fat, or cure chronic disease** go well beyond the evidence.

And there's an important distinction: **raw turmeric ≠ a high-dose curcumin supplement.** Turmeric contains only a relatively small amount of curcumin, and curcumin is poorly absorbed. Adding black pepper (piperine) can substantially increase absorption, which is why the combination shows up in supplements, but greater absorption also means greater exposure and isn't automatically better.

So, is eating fresh turmeric worth it? Sure. If you enjoy it, adding fresh turmeric to food is a reasonably healthy habit. But the bottom line is that turmeric is a useful spice/plant food with potentially modest anti-inflammatory benefits, not medicine.

If you have the actual fresh root, keep it in the food category rather than thinking of it as a medicinal dose. Start with about ½–1 teaspoon of freshly grated turmeric root per day, mixed into food, and see how you tolerate it. If it agrees with you, using roughly 1–2 teaspoons a day spread across meals is a reasonable culinary amount.

More isn't necessarily better. Turmeric can be grated into scrambled eggs, soups or stews, rice, roasted vegetables, sauces, smoothies and marinades. **A little black pepper and some fat (olive oil, avocado, etc.) with the meal may increase curcumin absorption.**

AS ALWAYS, CHECK WITH YOUR DOCTOR BEFORE ADDING ANYTHING TO YOUR EVERYDAY DIET! Especially if you are taking medications, getting treatment for a condition, during pregnancy or if you are nursing.

Ask your doctor, "Is it okay for me to eat fresh turmeric as a food, approximately a teaspoon a day?"

And be very careful before consuming concentrated curcumin/piperine supplement without clearance. There have been reports of liver toxicity with some highly bioavailable curcumin products.

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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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.

ATEAM FLORIDA KW KELLER WILLIAMS REALTY PROFESSIONALS

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

- by Brian Gaiefsky, Keller Williams Realty Professionals A Team Florida



Whether you are thinking about selling, buying, or simply protecting your condominium's value, today's market calls for a closer look at pricing, monthly costs, and the condition of your building.

Buyers Have Choices A publicly reported Hillcrest condo market snapshot, updated October 7, shows 93 active listings and a median asking price of $195,000. Over the preceding 180 days, 69 properties sold at a median price of $185,000, with an average reported selling time of 115 days. The most useful comparisons are recent sales and competing listings in your own building, followed by other buildings with the same demographic.

Buyers look beyond the purchase price. Maintenance fees, property taxes, insurance, and assessments all affect the cost of ownership. A lower asking price may attract attention, but higher recurring expenses can still influence a buyer's decision. A higher maintenance fee also deserves context. What does it include? How much supports reserves? Are major repairs completed or planned? Comparing fees without comparing building conditions can miss the bigger picture.

For a condo buyer, the association's finances are part of the property story. Current budgets, reserve information, inspection reports, and details of planned work help buyers understand what they are purchasing. Owners preparing to sell should obtain current association documents and be ready to explain approved assessments and known projects accurately. Clear information helps buyers evaluate the building and reduces surprises during a transaction.

A renovated kitchen, attractive bathrooms, a clean balcony, and professional photography can help a condominium stand out. Those improvements work best when the asking price reflects comparable sales and the competition buyers can see today. Before listing, review similar units by size, condition, floor, view, monthly fees, and building amenities. If showings are limited or buyers repeatedly raise the same concern, use that feedback to reassess the price and presentation.

When a buyer asks a seller to address a legitimate concern, keep the cost in perspective. A repair or credit of a few hundred dollars may be a sensible investment in keeping the sale together. Refusing a modest request can mean losing the buyer, returning to the market, and paying additional maintenance, taxes, and other carrying costs while waiting for another offer. Every request deserves consideration, but protecting your net proceeds sometimes means being flexible on a small expense



SEPTEMBER 2026 MARKET REPORT FOR HILLCREST AND PARKVIEW AT HILLCREST

– by Cindy Abraham, Keller Williams A Team Florida

The Hillcrest condo market currently has **80 units for sale**. September brought an uptick in closings, with 11 sales and 4 additional units going under contract. The message is clear: buyers are making moves, but sellers are facing increased competition and downward pressure on prices. In a market like this, how you price, present, and market your property can make a significant difference in the outcome.

Sellers, let's protect the value of our Hillcrest community! Hillcrest has a lot going for it: an outstanding location, competitive prices, solid construction, and buildings that are, for the most part, well managed. We should be showcasing those advantages, not giving buyers reasons to overlook them. Yet too many listings fail to do justice to the properties they're supposed to sell. Dark or inadequate photographs, uninspired descriptions, poor presentation, and pricing that misses the mark can make even a desirable property easy to dismiss.

Your listing is your property's first showing. Make it count. In today's market, choosing a real estate professional based solely on a discounted commission can be an expensive mistake. An agent's familiarity with Hillcrest, experience negotiating on behalf of sellers, marketing expertise, and ability to position a property competitively all matter.

A lower commission does not automatically put more money in your pocket! What matters is the value, service, strategy, and accountability you receive. Before hiring an agent, ask some important questions:

- How well do you know Hillcrest and its individual buildings?
- What is your strategy for pricing my property against the current competition?
- How will you showcase my home to attract qualified buyers?
- How will you negotiate to protect my interests?

Your property deserves more than a vague description, poor photographs and a lockbox on the door. It deserves a thoughtful plan, professional presentation, targeted marketing, and an experienced negotiator working toward your goals.

Parkview at Hillcrest: A Look at the Numbers

Parkview saw activity on both the sales and rental sides of the market in September. One waterfront single-family home listed at $1,050,000 went under contract. Three properties closed: one single-family home and two townhomes. As of this writing, 13 properties are available for sale, along with 8 rental listings. Three properties were rented during September. With buyers comparing multiple options, presentation and pricing remain essential. Sellers need to understand their competition, and buyers need to recognize the opportunities available in this market.

The Hillcrest Rental Market: Vacancy Costs Money. There are currently **17 rental properties available in Hillcrest**, a relatively high number of units competing for tenants.

For landlords, an empty property is more than an inconvenience. Every month a unit sits vacant can mean lost rental income, while carrying costs continue. Unlike an owner-occupant who continues to enjoy the use of a property while it is on the market, a landlord with a vacant rental is losing income every day.

Pricing is critical. So are attractive photographs, an accurate and compelling description, and a marketing strategy that reaches the right prospective tenants. The goal isn't simply to list your property. It's to position it competitively and help minimize costly vacancy.

Thinking of Selling or Renting? Let's Talk Strategy.

The Hillcrest market is moving, but success requires more than hoping the right buyer or tenant comes along. You need local knowledge, realistic pricing, professional presentation, and skilled negotiation.

Brian Gaiefsky and Cindy Abraham of Keller Williams Realty Professionals, A Team Florida, are Hillcrest residents with more than 30 years of combined real estate experience. We know this community, understand its market dynamics, and believe every property deserves to be represented with care and professionalism.

If you're considering selling or renting, let's discuss how to position your property to stand out from the competition.

Your property. Your investment. Our local expertise. Brian Gaiefsky & Cindy Abraham | A Team Florida *Keller Williams Realty Professionals | Proud Hillcrest Residents.* **CALL 8-HILLCREST** to schedule a complimentary, no-obligation Hillcrest pricing and marketing review.



CLOSED SALES DURING SEPTEMBER 2026

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

Building	Address	SF	B/B	$ ORIG LIST	SOLD	DOM
S	4353 Large Leaf Lane	2,423	4/2/1	807,000	720,000	350
T	4248 Ficus St	1,776	3/2/1	710,000	620,000	354
T	1040 Eucalyptus Dr.	1,421	3/2/1	549,000	530,000	22
R-19	901 Hillcrest Dr. 315	1,150	2/2	245,000	240,000	128
C-23	4330 Hillcrest Dr. 619	1,284	2/2	249,000	200,000	316
23	4330 Hillcrest Dr. 916	1,132	2/2	175,000	175,000	35
4	1000 Hillcrest Ct. 303	899	2/2	205,000	169,000	159
C-26	4001 Hillcrest Dr. 602-04	2,200	3/2/1	320,000	167,450	393
27	3850 Washington St. 510	1,164	2/2	225,000	155,000	472
6	1200 Hillcrest Ct. 306	672	1/1/0	165,000	150,000	163
23	4330 Hillcrest Dr. 1017	1,132	2/2	185,000	146,000	107
4	1000 Hillcrest Ct. 215	744	1/1/1	135,000	122,000	109
23	4330 Hillcrest Dr. 807	844	1/1/1	145,000	105,000	271

HILLCREST/PARKVIEW SEPTEMBER 2026 RENTALS

Building	Address	SF	B/B	$ ORIG LIST	RENT	DOM
T	4984 Greenway Dr.	2,165	3/2/1	4,300	4.300	44
T	5140 Eucalyptus Dr.	1,421	3/2/1	3,600	3,500	83
T	3944 Poinciana Ln.	1,421	3/2/1	3,300	3,050	54
24	4200 Hillcrest Dr. 809	844	1/1/1	1,790	pending	42

October Kitchen Korner - by Cindy Abraham

This first recipe is a bit of a project, but if you prep everything ahead of time, it makes life a whole lot easier. Most days, I actually love prepping. It's like therapy for me (think basket weaving, but with sharper objects). I may have mentioned this before, but one of my favorite parts of prepping is holding a knife. I KID! (Mostly.)

Seriously, though, this chowder is so delicious that it's worth every bit of chopping, stirring, and kitchen cleanup. Just be warned: This recipe makes enough to feed a small army or at least keep you happily eating chowder for several days. So, either make sure you love leftovers, invite some friends over, or prepare to see this chowder again and again. And again.

CLAM CHOWDER

2 cans whole clams (or you can use clams in shells, but I think they are a pain)
3 tablespoons unsalted butter , divided
2 cups cubed peeled, cubed Yukon gold potatoes
1/3 cup shallots , chopped
1/3 cup chopped celery
2 tsp minced garlic
1/2 cup frozen corn
1/2 cup frozen peas
1 TBS flour
½ tsp fresh thyme leaves
1 cup evaporated milk and 1/4 cup heavy cream
1 1/2 cups low sodium vegetable or seafood broth
1/2 TBS Worcestershire sauce
¼ tsp ground white pepper
2 TBS dry sherry or white wine, optional
½ cup clam crackers
2 TBS bacon , cooked and crumbled
2 tsp chives , chopped



Drain the clams, reserving the liquid. Set aside. In a large pot, melt 2 TBS of the butter over medium heat. Add the potato, cooking and turning for 5-6 minutes, or until fork tender. Reduce the heat and stir in the minced shallots and chopped celery, sweating for 3-4 minutes without browning. Stir in the garlic, cooking for an additional minute.

Add the corn, peas, flour and thyme leaves to the mix, tossing to combine and without browning, until it makes a paste.

In a separate medium saucepan, combine the milk and cream, broth, and Worcestershire, heating over low heat until steaming.

While whisking, ladle the milky broth into the Dutch oven or pot, keeping the mixture over low heat until steaming, but not simmering (and not boiling).

Add half of the reserved clam liquid and taste test for salinity. If it needs more salt, add the remaining liquid. The broth should coat the back of a wooden spoon.
When the broth seasoning is correct, add the reserved clams, stirring in until they start to cup, approximately 3-4 minutes.

Remove from the heat and stir in the white pepper, dry sherry and remaining 1 TBS butter.

Serve immediately and top with the ½ cup clam crackers, crumbled 2-3 tablespoons bacon and chopped 1 tablespoons chives.

For a lighter clam soup- swap whole milk for 2% milk and use evaporated milk instead of heavy cream.

****

Here's a rare one: a recipe that I didn't particularly care for, but Brian loved. And in our kitchen, apparently, that means it gets to stay. Relationships are all about compromise, right?



EVERYTHING SPICED SHRIMP WITH VEGGIES

8-10 oz. small red potatoes quartered
2 cups broccoli floret
1/3 cup garlic herb cream cheese
Fresh ground pepper
20 large shrimp, peeled and deveined
1 TBS EVOO
1-2 TBS Dash Everything Seasoning
2 TBS butter
1 TBS fresh chopped chives

Put the potatoes in a large pot. cover with water 2 inches and season generously with salt. Bring to a boil, then reduce the heat and simmer until the potatoes are tender when pierced with a knife. 12 to I5 minutes. Add the broccoli and cook until it is bright green and crisp-tender, about another minute.

Reserve 3 tablespoons cooking water, then drain the potatoes and broccoli. Stir the cream cheese and reserved cooking water in a large bowl until smooth. Add the potatoes and broccoli and toss until evenly coated. Season with salt and pepper

Toss the shrimp with the Olive Oil 2nd everything seasoning in a medium bowl. Heat a nonstick skillet over medium high heat until it is very hot Add the butter and melt. Add the shrimp in a single layer arui turning halfway through. until browned, 3 to 4 minutes.

Stir the chives into the potato mixture. Divide the potato mixture and shrimp among plates. Sprinkle with more Everything seasoning and serve.

****

Now THIS dessert is OVER-THE-TOP GREAT!!! Seriously, if you make only one thing from this month's Kitchen Korner, I'd put this one near the top of your list. I originally bought two regular frozen pie crusts, so I made two pies. As it turns out, the recipe seems to have been written for one deep-dish pie, or possibly for someone with much better self-control than I have. Either way, two pies happened, and I'm not apologizing.

You can use a jar of regular caramel sauce or make my sugar-free caramel sauce if you want to cut back on the sugar without cutting back on the deliciousness. I make and use caramel often, and it keeps well in the fridge Chocolate may wear the crown, but caramel is the reason I keep a spoon handy.

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Continued from Pg. 10

CARAMEL APPLE PIE(S) -
two small 8 1/2"pies or one large deep dish pie

Filling:
6 cups peeled and sliced Granny Smith apples (about 4 large apples)
3 tbs lemon juice
1/2 cup sugar, 6 Tbsp. flour
1/4 tsp. salt



For the Topping:
3/4 cup butter,
1/2 cup flour
1 cup brown sugar
1/2 cup quick oats
1/4 tsp. salt, 1 pie crust
1/2 cup pecans, chopped
1/2 cup/4 oz. (or more) caramel topping
Preheat the oven to 375°F.

In a large bowl, combine the apples, lemon juice, sugar, flour, and salt. Set aside while you make the topping.

For the filling: In a large bowl, combine the apples, lemon juice, sugar, flour, and salt. Set aside.

For the crumb topping: In a medium bowl, cut the butter into the flour using a pastry cutter, then cut in the brown sugar, oats, and salt.

Add the apples to the prepared pie shell and top with the topping. Cover the edges of the crust with aluminum foil and bake for 30 minutes. Remove the foil and place back in the oven until the edges are bubbling, 30 to 45 minutes. Sprinkle the pecans over the pie in the last 5 minutes. Finish baking.

Remove the pie from the oven and pour ½ jar of caramel topping over the top. Allow to cool slightly before serving.

BEFORE PUTTING UP THAT ELECTION SIGN
– by Eric Glazer

No matter who you're voting for in November, there is no doubt that the eyes of the nation are on Florida. Some of you might be eager to put up your lawn signs or even signs in your window. But before you do, by choosing to move into a condo or an HOA, know that you do so at your own risk.

There's no doubt that the First and 14th Amendments protect your freedom of speech, meaning that the federal and state government cannot prevent your freedom to endorse the candidate of your choice by having a sign. The problem is, your condominium association and HOA are not considered "the state" or "the federal government." On the contrary, they are private actors that you voluntarily entered into a contract with when you bought your home. If that contract, meaning your declaration, contains clauses that prevent signs, those restrictions are enforceable under a contract law theory. This is simply what you agreed to.

I have not seen a case in Florida that is on point. However, courts in Kansas and Pennsylvania have ruled that community associations may restrict the placement of political signs in private communities.

However, the problem that an association may have is if the governing documents prevent any signage, yet the association turns a blind eye toward owners putting up signs indicating they have installed a security system, or the name of the contractor working on their home, or even "For Sale" signs or signs that say, "Merry Christmas." These are signs too, and if the association is going to allow these type of signs despite a "No Signs" provision in the governing documents, the association would be hard pressed to prevent political signs.

For example, in Prisco v. Forest Villas Condominium 847 So.2d 1012 (4th DCA, 2003) the association documents indicated that pets are not allowed except for fish or birds. Prisco was sued for having a dog. Her defense was that the association was selectively enforcing the documents against her, because they were allowing other owners to have cats. The trial court said cats and dogs are different and thus entered judgment against Prisco. On appeal, the appeals court said the fact that cats are different from dogs makes no difference. What does matter is that neither a cat nor a dog is a fish or a bird, so both should be prohibited. Restrictive covenants should be narrowly construed but should not be construed in a manner that would defeat the plain and obvious purpose and intent of the restriction. See generally Brower v. Hubbard, 643 So.2d 28, 29 (Fla. 4th DCA 1994). In this case, the clear purpose of the restriction is to prohibit all types of pets except fish and birds. The trial court's interpretation defeats that plain and obvious purpose. Thus, regarding this issue, Prisco has shown that the Board is selectively enforcing the restriction and the summary judgment in favor of Forest Villas must be reversed.

So, as long as a political sign is a "sign" a unit owner will be allowed to say the association is selectively enforcing the documents against me if they attempt to force me to remove my political sign, if the association is simultaneously allowing any other type of signs including the ones we mentioned.

Either way, GET OUT AND VOTE!

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7 TIPS TO IMPROVE YOUR POWER OF CONCENTRATION

By Aruna Ladva BK London, England, submitted and revised by Etta Stevens



Any form of meditation, prayer or contemplation often needs to have a foundation of some body of knowledge. This knowledge, information or insight enables us to gain a better focus and to get the most out of the creation of our sacred space and time of silence.

Yet, we often do not realize when we begin to hone our concentration powers. It starts the moment we begin listening to that information, about learning how to develop concentration. Because as we tune our ears to the data being shared we already have diverted our attention away from all other things and focused it on the subject matter at hand.

Whether at school or in college, it is important to pay attention to the content of the lecture. For this, it is important not to be distracted. Not to have the mind wander off in other directions. Day dreaming is a good example of the mind wandering off and doing its own thing.

It is important to focus all our attention upon listening, and staying present whilst being focused. It might also mean giving up other things we may prefer to be doing in the moment. But when we know this will be of great benefit to us at some time, in the present or even in the future, then we give it our full attention.

So too in life, it is important to stay focused on why we are here. For this, one needs to define our life's purpose. The emphasis on the purpose is not a doing verb, even if it may be defined as one, but the living quality behind the verb. For example, we are here to love, care, share, stare, dare, to dream and beam! We are here to experience the fullness of our being. Once we are clear on our focus, we can then divert all our energies toward that. That is concentration!

I don't believe that one can work 18 hours a day and still be happy, even if that does bring in several thousand dollars per day. I believe somewhere we justify our stress and busyness. We convince ourselves that it's worth working so hard and such long hours, just as long as we are reeling in the money! Why? Because we see money as a measure of success. But is it? Surely a successful life is a happy life, not just a busy life.

We understand that when we achieve something, we have to give up something else. Nothing is free. All our life is governed by the choices that we make. We may lose relationships to gain time. We may lose time to gain power. We may lose power or our health to gain money. And the perpetual cycle goes on and on.

In life too, we need to focus and concentrate, if we are to have peace of mind and a feeling of true success in life. This means not to expand, and not to diversify our energies to such an extent that it is difficult to manage. Then instead of giving us the elixir of happiness, it causes us one big headache and a lot of stress. When we expand our lives too much in several directions, like creating several businesses, owning multiple houses, or having numerous relationships, spreading our money into various accounts, keeping several pairs of shoes and handbags, and the list goes on, then we do expend energy, and we do not preserve it.

Ask yourself: In what ways do you preserve your energy all day, every day? How much energy are you expending and where? Can you stop the loss of energy?

This is why the hermits and the sages go to the other extreme by giving up everything! They believe that by relieving themselves of all such worldly affairs, they will have more time to work on their spiritual endeavors. Although there may be benefit in this and there is a deep message here, I don't believe it needs to be such a drastic move.

Just as in the example of a tightrope, there needs to be the correct balance of enough tension and enough elasticity so that one can walk on the tightrope. In life too, we need to live amongst our creation and attachments, and this creates the tension, and we need enough peace of mind, which creates the elasticity so that we can excel every day and feel a sense of mastery.

In meditation, we do the same thing. We set aside all other things for that duration of time and just focus on the inner being. We focus on what matters most in life, which is our peace, our happiness, our big heart, our good wishes and our love.

Here are 7 tips to improve your power of concentration.

1) Simplify your life – get rid of all excess…so, you must think less generally about your life… start to declutter… both mentally and physically.

2) When you sit to concentrate, set all other things to one side. Tell yourself, you are giving yourself time alone. Free up some time and space in your head so that you can 'just be'!

3) De-stress the body, loosening all muscles from the tips of your toes to the top of your head. Get a massage and relax more.

4) Try some good breathing exercises. Take a deep breath and begin to focus on what matters most – such as the divine qualities within you. By focusing on these one develops spiritual strength and accumulates power.

5) Sit still – no part of your body or mind needs to pull you. Be still in your mind and your body. Be at peace with yourself.

6) Withdraw all attention from the body; direct your thoughts towards the soul, the being that is you. Sit in your seat in the center of the forehead. This is your seat of consciousness.

7) BE the GREAT BEING that you are. Go within and find yourself in the stillness and the silence. This is where your power lies. Not in the noise and confusion of the external world. Remember that your inner power is expressed outwards; it comes from within to the outside world and not vice versa.

It's Time… for us to concentrate and to find our purpose in life. Create the right balance, and you will walk the tightrope of life with joy and calm.

It's time…for all of us to change our thinking and move to a higher level of awareness.

Awareness can mean that you realize that you are a soul and you have all the wonderful qualities within you of Peace, Love, Happiness, wisdom, and purity. Use these values to find peace and happiness in your own life, and then you can easily share them with others. Meditation can teach you how to be the best "YOU" you can be.

I am conducting a **FREE ZOOM meditation class** on Tuesday mornings at 10:30 am so that we can all learn to live more positively, with open hearts, awareness, truth, and growth in our minds and souls.

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The letter MUST BE SIGNED and a phone number included so we may verify that you actually sent the letter. In the published edition, only your first initial will be used UNLESS you specifically request that your name be included.



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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