

Northwood Hills

NHHA NEWSLETTER – JANUARY 2004

WHAT'S INSIDE

THIS ISSUE OF NHHA NEWS

At Annual Meeting held January 26, four new directors and president for 2004 were elected. Details on page 2.

You can help NHHA welcome new neighbors as they move in. Page 2.

Killer oak tree disease threatens neighborhood. How to protect your trees detailed on page 2.

Membership drive adds 80 new members. Team volunteers cover all five NHHA areas. Page 3.

Fretz Rec Center offers new activities for 2004. Details on page 4.

2004 annual reports cover NHHA finances and area home sales – pages 5 & 6.

BULK TRASH PICK-UP DATES

Pick-up weeks are those beginning with the second Monday of each month.

FEBRUARY 9

MARCH 8

APRIL 12

MAY 10

JUNE 14

JULY 12

OUTGOING President's Message: Fred Williams

This is my “last hurrah” as your president, and let me tell you these four years have been a great experience. I’ve met and worked with wonderful neighbors. It’s been a privilege serving with exceptional volunteer directors and officers. We’ve always tried to do the right thing – usually pleasing most, sometimes disappointing others. High points have been our Fourth of July celebrations put on by Mark and Lynn Carlton; the planting of 400 trees arranged by Barbara McAlister and supervised by husband Don; our just-concluded membership drive chaired by Sheila Baxter that produced 80 new members; the tireless dedication of Treasurer Gene Hoffmann; and of course the daily counsel of my most important advisor, my wife Pat, who kept all our computer records and will do so for another year.

We have good relations with most City Departments and with our councilperson, Lois Finkelman. Our medians look good and getting better, and our crime rate is low, thanks to the NHHA Patrol. I am saddened by leaving, but it is time for someone else to take the reigns. I won’t be bored, because I’ve accepted the post of volunteer chair-man of the Dallas Landmark Commission.

Thanks for the opportunity of being your president.

INCOMING President's Message: Gene Saunders

If you live in a community, you should contribute to it; I have tried to do that the past few years as Webmaster of www.northwoodhills.org. I’ve been attending the NHHA Board meetings for about seven years and have lived in Northwood Hills since December 1995. As a result of working with the Board of Directors and as Webmaster, I feel I know enough now to contribute as your President. I look forward to meeting and working with even more neighbors to make Northwood Hills an ever improving place to live. We have elected a strong slate of Officers and Directors that bodes well for the organization. Fred’s departure leaves some big shoes to fill, and I suspect I’ll have the distinction of being the NHHA’s youngest-ever president (I’m 46), but not the first with a full-time day job. With our new, expanded membership base, 2004 should be a fantastic year.

At NHHA Annual Meeting...

***NEW OFFICERS AND
BOARD MEMBERS
ELECTED FOR 2004.***

Your Association held its fourteenth Annual Meeting January 26, at Northwood Hills Elementary School. An excellent turnout of members elected four new directors: **Gene Saunders** of Area 1, **Mark Hord** from Area 2, **Judy Davis** Area 4, and **Audrey Mitchell** Member-at-Large. The complete Board elected Gene Saunders President and Gene Hoffmann Treasurer for 2004. After this, a 2003 financial report and budget for 2004 were presented. You can view these reports on page 6 of this newsletter.

Welcome to Northwood Hills...

***INVITE YOUR NEW
NEIGHBORS TO
BE NEW MEMBERS.***

In the past twelve months, 57 homes in Northwood Hills changed ownership. These new neighbors are prime prospects to become members of our homeowners association. All it takes in most cases is an invitation. That's where you can be of great help to NHHA – and make your new neighbors feel extra welcome.

When you learn of a home in your area being up for sale, call the NHHA hot line and give us the address. Our number is 972-480-5249, and we're open 24/7 for your calls. We'll be on the alert to greet the new homeowner when the sale is complete. And if you want to do the same, we can provide you with a "welcome neighbor" package of information about NHHA.

February begins danger period...

***WARNING: KILLER
DISEASE THREATENS
YOUR OAK TREES!***

So much of the beauty of Northwood Hills comes from our majestic oak trees, beloved assets that are in grave danger from mid-February through May because of a menace called Oak Wilt disease.

The frightening truth is that our neighborhood has the highest incidence of Oak Wilt in north Texas. So it is crucial that homeowners know the facts about this threat and how to prevent it. The following information comes from a paper written by Russell Peters of Arborological Services.

1. Oak Wilt is caused by a fungus that blocks the flow of nutrients to leaves, causing them to turn color and drop.
2. Trees are infected in two ways: by flying insects that carry the fungus spores from diseased trees to healthy ones, and by root contact.
3. The spore-carrying insects are most active in late winter and early spring, going from one oak tree to another feeding on sap from cuts in the bark.
4. If you prune your oak trees during this period from mid-February to the end of May, you open the bark and invite the spread of killer fungus.
5. If you discover infected trees on or near your property, contact a tree service to block root infection by trenching and/or injecting fungicide.

So, be alert to this threat. **Do not prune oak trees from mid-February to the end of May.** And keep an eye out for Oak Wilt disease in the trees around your property.

Neighbors recognize benefits...

**NHHA MEMBERSHIP
DRIVE A BIG SUCCESS:
ADDS 80 NEW MEMBERS.**

Dedicated teams in all five NHHA areas went to work in early November, knocking on doors, writing letters, and making phone calls to invite new neighbors and old to join the Northwood Hills Homeowners Association. It was a rousing success, and reminds us of the benefits of a strong organization looking out for our best interests. As one team worker put it, "Membership in NHHA is like an insurance policy on the value of your property."

Team leaders were appointed in each neighborhood area who then enlisted the help of fifteen or more neighbors to call on non-member households. Homeowners new to Northwood Hills especially welcomed the invitation to join, citing the desirability of the neighborhood as a principal reason for moving here, and an asset worth almost any cost to protect.

NHHA is seeking volunteers for a welcoming program in 2004 to contact new home buyers as soon as they move in and invite them to join the Association. (See story on page 2).

**HAVE YOU CHANGED
YOUR E-MAIL ADDRESS?**

Our members tell us they like getting neighborhood news and special alerts by e-mail. So please tell us when you change your e-mail address or Internet service provider. Go on line and send your new address to **paw6515@aol.com**. Thanks!

Let us count the ways...

**HOW DOES NHHA
BENEFIT YOU AS
A HOMEOWNER?**

Here is a brief check-list of the ways NHHA works to serve your best interests:

- 1. Improving property values.** See the real estate report on page 5 for proof of the growing value of Northwood Hills homes.
- 2. Lowering crime rates.** Members' dues support the NHHA Police Patrol – 7pm to 1am Monday thru Saturday plus five random daytime hours Monday-Friday.
- 3. Protecting neighborhood standards.** Appearing before City agencies and urging code compliance by residents, NHHA protects our high quality standards.
- 4. Addressing issues with City Hall.** A well-informed membership, speaking with a single voice, is the best way to assure being heard by city government.
- 5. Keeping well-informed by e-mail.** You get news you can use about neighborhood matters plus tips on crime prevention.
- 6. Beautifying our common areas.** Your dues support new projects each year, and volunteer efforts preserve what we have.

YES! I WANT TO JOIN NHHA.

NAME _____

-
SPOUSE'S NAME _____

ADDRESS _____

HOME TEL _____ E-MAIL _____

Please make check payable and mail to:
Northwood Hills Homeowners Association
P.O. Box 800874, Dallas, TX 75380-0874
Dues are payable \$60 per quarter or \$240 annually.

For kids and grownups...

***FRETZ REC CENTER
OFFERS WIDE RANGE
OF FUN ACTIVITIES.***

Program Manager Robert Harder wants you to know there's something for every-one at Fretz Park this winter and spring. For the young-uns there are classes in the basics of basketball, dancing, martial arts, and creative crafts. Older folks can do the latest in Yoga, western and swing dancing, and local sight-seeing trips.

Hoops Mechanix Basketball for ages 4-6, 7-12, and 13-15 teaches fundamentals and skill enhancement through ball handling, shooting, and rebounding. Call Randy Phundheller at 214-324-5516.

Jazz and Hip-Hop Dancing for ages 6-15 has Saturday morning classes providing exercise as well as fun. Call Geena Ngaaje at 214-789-5778.

Children's Martial Arts covers all aspects of balance, defense, discipline, flexibility and muscle toning. Call Larry "Jama" Johnson at 214-647-1161.

Youth Creative Crafts for ages 7-12 using paint, watercolor, clay and ceramics. Call Angela Hale 214-670-6203.

Yoga for Everyone. Relax and learn Kundalina Yoga, using physical Kriyas, breathwork, meditation and stretching for glandular balance and muscle toning. Call Anne Leggett-Walker at 214-349-4530.

East and West Coast Dance. Popular in the Country Western and Dallas Swing scene, Thursday evening classes are open to individuals or partners. Sign up by calling Charles Patterson at 972-312-9600.

Local Sightseeing Fun. Daily trips in and around Dallas during spring break, \$145 for the week, Monday-Friday March 8-12, Call Fretz Center at 214-670-6203.

Annual Fretz Spring Garage Sale. If you have treasures to sell, \$35 rents a 6-foot table for this event Saturday, April 3, from 8:00-1:00pm. Call Fretz at 214-670-6203.

For more details on all Fretz Rec Center programs, stop by and pick up a brochure.

Now five miles long...

***PRESTON RIDGE TRAIL
SEEKS VOLUNTEERS TO
PLAN EXPANSION.***

Every day hundreds of neighbors walk, jog and bike this trail beginning near Coit and Spring Valley and going north along Meandering Way to McCallum. Phase II will extend it across Frankford to the Bush Tollway, connecting there with Plano's trail system. If you use the trail, live near it, or just want to improve your community (and your property values) join Friends of Preston Ridge Trail for just \$35 and help plan its development. Call the Friends Information Line at 972-770-0436.

Northwood Hills

NHHA NEWSLETTER

Published four or more times per year by

Northwood Hills Homeowners Association

P.O. Box 800874 Dallas, TX 75380-0874

Gene Saunders, President

DIRECTORS

Earl Barnette	Mark Hord
Mark Carlton	Mike Metzger
Peter D'Apice	Dick Miner
Judy Davis	Audrey Mitchell

Web site: www.northwoodhills.org

Telephone Hot line: 972-480-5249

Year 2003 Real Estate Review

By Cris Murrey

57 homes in Northwood Hills were reported sold in 2003, according to the Greater Dallas Association of Realtors. There were 10 sales in the First Quarter, 16 in the Second, 22 in the Third, and 9 in the Fourth Quarter. Values in Northwood Hills were at an all time high.

The following statistics are for general information only. The actual value of any particular home in our neighborhood will be determined by its location, lot size, style, condition and amenities, landscaping, and the degree of updating.

2003	Sales Price	\$\$Per Sq.Ft.	Days on Market
High	\$1,150,000	\$186.14	469
Low	\$ 150,000	\$ 49.80	3
Avg	\$ 421,750	\$115.09	80

2003 Homes Sold by Price Range

\$100,000s	2	\$ 600,000s	5
\$200,000s	10	\$ 700,000s	0
\$300,000s	15	\$ 800,000s	0
\$400,000s	19	\$ 900,000s	0
\$500,000s	5	\$1,000,000s	1

Five Year Comparison

Sales Price	2003	2002	2001	2000	1999
High	\$1,150,000	\$730,000	\$880,000	\$770,000	\$1,242,000
Low	\$ 150,000	\$220,000	\$185,000	\$140,000	\$ 133,000
Avg	\$ 421,750	\$419,818	\$406,387	\$376,841	\$ 365,513

\$ Per Sq.Ft.	2003	2002	2001	2000	1999
High	\$186.14	\$165	\$168	\$154	\$146
Low	\$ 49.80	\$ 66	\$ 73	\$ 63	\$ 54
Avg	\$115.09	\$114	\$117	\$104	\$ 99

2003/2004 Financial Reports

This is the fifth year in a row of prudent asset management, which is always wise, when income is based on voluntary membership. Our numbers began to slip early in 2003. This was due primarily to a turnover in the houses - old members left with no effective new member recruitment program in place. Still our year-end financials for the last two years have reflected a strong and fairly stable Balance Sheet, but less than banner years in operations.

It wasn't until the door-to-door membership drive last fall, which enrolled 80 new members, that NHHA was ready to move forward again

Under Liabilities, on the Balance Sheet, you can see the Membership Drive brought in an extra \$11,000 in Advanced Dues for 2004. That bodes well for the upcoming years. But, you can also see why we were concerned. On the Budget vs Actual Report under Total Membership Dues, the \$108,000 received was over \$9000 short of our budget. We reduced expenditures, where we could, and shaved the loss to about \$5000 short of our annual goal. We were on track to reduce the deficit even lower until Sgt. Michael Flusche was wounded while on street duty. As a long time member of our patrol, we supported his recovery with a one-time \$1000 gift. It's reflected as a Community Service Donation. If we can maintain our membership base, 2004 should be an excellent year. Gene Hoffmann Treasurer

Budget vs Actual 12/31/03

Balance Sheet 12/31/03

<u>Income</u>	Budget '03	Actual '03	Budget '04
Advertising Income	5000	4265	5,000
Contributions-Unrestricted		10	
Interest Income	200	106	200
Total Membership Dues	117000	107960	116,600
Miscellaneous Income		10	
Total Income	122200	112351	121,800
<u>Expense</u>			
Bank Service Charges	80	161	80
Beautification	21870	17551	21,600
Community Serv. Donations	100	1000	100
Computer - Software		106	
Dues and Subscriptions	150	0	150
D&O Insurance	900	785	900
Internet	300	385	250
Licenses and Permits		93	
Total Member Meetings	300	372	300
Office Supplies	400	208	300
Total Patrol Costs	88400	86495	90,900
Postage and Delivery	2400	1897	2,000
Printing & Reproduction	5000	5597	5,000
Member Recruitment		1179	1,000
Total Special Events	1400	1066	1,500
Taxes - Income	125	0	
Telephone - Hotline	200	243	200
Total Expense	<u>121625</u>	<u>117138</u>	<u>124,280</u>
Net Income	575	4787-	2,480-

<u>Current Assets</u>	12/31/03	12/31/02
Compass Bank		
Contingency Reserve	8,800	8,800
Compass Bank - Other	36,528	28,686
Total Compass Bank	45,328	37,486
Other Current Assets		
Postage Deposit	111	416
Total Other Current Assets	111	416
Total Current Assets	<u>45,438</u>	<u>37,902</u>
TOTAL ASSETS	<u>45,438</u>	<u>37,902</u>
<u>LIABILITIES & EQUITY</u>		
<u>Current Liabilities</u>		
Advance Dues	12,660	920
Total Current Liabilities	<u>12,660</u>	<u>920</u>
TOTAL LIABILITIES	<u>12,660</u>	<u>920</u>
<u>EQUITY</u>		
Opening Bal Equity '98	1956-	1956-
Retained Earnings	39,522	36,688
Net Income	<u>4787-</u>	<u>2,251</u>
TOTAL EQUITY	<u>32,778</u>	<u>36,982</u>
TOTAL LIAB. & EQUITY	<u>45,438</u>	<u>37,902</u>