

# Northwood Hills

NHHA NEWSLETTER – JUNE 2004

## WHAT'S INSIDE

THIS ISSUE OF NHHA NEWS

**NHHA's 4th of July Parade and fun-fest** will mark its eleventh year this coming July 3. P.2.

**New playgroup for tots and moms** wants you to join, make friends. P.2.

**Lost house pets** may be victims of predatory animals in area. Page 2.

**City restrictions on lawn watering return June 1.** Details: page 3.

**E-mail alerts a benefit popular with members.** Examples on page 3.

**Two-step method for controlling fire ants** is choice of experts. P.4.

**First quarter 2004 real estate report of home sales** looks good vs. '03. Comparisons on page 5.

### **BULK TRASH PICK-UP DATES**

WEEKS BEGINNING WITH:

**JUNE 14**  
**JULY 12**  
**AUGUST 9**  
**SEPT. 13**  
**OCT. 11**  
**NOV. 8**  
**DEC. 13**

## *PRESIDENT'S MESSAGE*

I don't know about you, but every year the Dallas Central Appraisal District (DCAD) raises my appraisal by the statutory maximum 10%. Last year, I decided to fight this for the first time in my eight years in Northwood Hills. So I completed the PROPERTY TAX PROTEST form and mailed it by the May 30 deadline. A few weeks later, I received a notice of my appeal date and made a notation of it in my Personal Digital Assistant. Unfortunately I entered the wrong date in my PDA. My appointment was for the day before I showed up, so I had to accept the assessment without protest. Argh! I will now double or triple-check the date every year. You'll need to do your homework before meeting with them. Getting the "neighborhood comps" from one of our friendly local realtors will help your cause.

There are two umbrella organizations for the various homeowners associations in Dallas. One is the Dallas Homeowners League and the other is the North Dallas Neighborhood Association. NHHA belongs to both. As your President, I attend meetings and report monthly to your NHHA Board about what's happening in surrounding areas. The same goes for meetings hosted by the Dallas Police Department at the North Central Operations center (Hillcrest and McCallum). It's not surprising to find that things which trouble us also perplex adjoining HOAs (from vandalism, to the erosion of the sound walls that developers install alongside the main thoroughfares).

I will continue to send neighborhood crime reports and alerts to our NHHA Members (the rest of you are always welcome to join, and help fund our fast-response patrol staffed by off-duty Dallas Police officers). Remember that we are paying for faster-than-normal response (normally less than 2 minutes, compared with the DPD's standard 20-minute response). This can be a big difference, like the time a potential burglar rang my doorbell at 12:30 AM (scared off by my dog) and the NHHA Patrol arrived about 90

seconds later.  
Membership dues  
protect your property as  
well as property values.

*Our 11th anniversary...*

***FOURTH OF JULY  
FUN-FOR-ALL COMES  
JULY 3 THIS YEAR.***

Leading the BIG PARADE will be a fire engine and a police cruiser with kids of all ages marching along behind. Prizes will be awarded for best or most patriotic costume, best-decorated bicycle, wildest car or float, and more!

Last year's attendance was over 400. This year's celebration will be Saturday, July 3, with assembly beginning 9:30 AM at Northwood Hills Elementary School. The parade starts at 10 AM from the corner of Meandering Way and Cliffbrook.

Immediately afterward we'll have games, a MoonWalk, Photo Buttons, the Dunking Booth, face painting, tattoos -- but what are ICY TOES??? Sno-cones, hot dogs, and cold drinks will be available from NHE Cub Scouts of Pack 585.

It's NHHA's biggest event of the year for everyone living in Northwood Hills, one of north Dallas' largest neighborhoods and best residential communities.

Plan now to join us! Call Mark or Lynn Carlton at 972-392-2749 for answers to your questions.

*Help us keep you informed...*

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

Members say 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 register your new address with us at [www.northwoodhills.org](http://www.northwoodhills.org). *Thanks!*

*Attention neighborhood moms...*

***MAKE NEW FRIENDS  
IN PLAYGROUP FOR  
INFANTS & TODDLERS.***

Looking for a way to connect with other moms of toddlers and infants? Join the neighborhood playgroup started by Erin Olson last summer. It's a great way to make friends (there's even a separate mom's night out) and the children love getting together to play. Groups gather at a different house from 10 AM to noon every other Friday (summer schedule pending). If you're interested, call Erin at 972-392-1214 or e-mail [olsos@swbell.net](mailto:olsos@swbell.net).

*Protect your house pet...*

***DISAPPEARANCE OF  
SMALL ANIMALS  
WORRIES NEIGHBORS.***

Several small pets -- mostly cats -- of area homeowners have turned up missing in recent months, and speculation has centered on other predatory animals. There have been several eyewitness sightings of foxes, coyotes and bobcats, especially in the vicinity of area creeks.

It's a City Code violation to allow any domestic animal to be untethered, so the best way to protect your pet is to keep it confined. If your cat gets out and doesn't come back, the City won't be sympathetic unless a carcass is found. Then they will employ a "Trap Specialist" if you call Dallas Animal Control at 214-670-8246.

But the best way to guard against losing a pet is to not let it roam but keep it at home. We're recording area wild animal sightings, so let us hear from you.

*They're b-a-a-a-ck...*

***LAWN WATERING***

## ***RESTRICTIONS RETURN TUESDAY, JUNE 1.***

Here they come again! From June 1 through September 30, 2004, no automatic sprinkler watering is allowed by the City of Dallas between 10 AM and 6 PM at homes or businesses. Also, if your system wastes water for any reason, such as a broken or missing sprinkler, you can be fined. And no watering is allowed at any time during precipitation.

Furthermore, the City prohibits discarding any foreign materials, including grass clippings and such, into storm drains. This can result in pollution in the lakes and reservoirs that supply our water.

These regulations apply to any residential or business property a person owns, leases or manages. You might want to cut out this column and post it where the whole family can see it. Don't risk a fine that starts at \$250 and can rise to \$2,000 for repeat violations.

### ***For backhands and backstrokes...***

## ***NEARBY SPRING CREEK SWIM & TENNIS CLUB WANTS NEW MEMBERS.***

The nonprofit social club at Spring Creek and Beltline would like to attract more members from Northwood Hills. They have made many capital improvements in recent years, and the pool, cabana and two lighted tennis courts look like new. Already have a pool? Join for tennis and social events at a reduced rate. Call Linda McNeil (972-386-7646) or Mark Carlton (972-392-2749).

### ***Another valuable benefit...***

## ***NHHA MEMBERS GET VITAL INTEREST***

## ***ALERTS BY E-MAIL.***

*Here are examples of useful information sent to members during the past month:*

NHHA has obtained reports from DPD concerning robbery offenses in the areas of Northeast, Southwest and Central Divisions. Suspects are driving up to victims who are on foot in parking lots. One suspect leaves the vehicle and demands the victim's purse, then returns to vehicle and they both flee the scene. Be on the alert whenever you walk in a parking area. You can request a security escort as follows: North Park Mall - 214-363-8347

Valley View Mall - 972-661-2425

Galleria Mall - 972-458-2700

A rash of auto vandalism and burglary has occurred in north Dallas and Richardson recently. The vehicles involved were parked either on residential streets or in shopping area parking lots. Cars parked on the street have had their windows smashed. Cars both on the street and in parking lots have been subject to "smash and grab" looting. If you MUST leave your car on the street, remove all items inside from view. Thieves have been known to break into a car for something as minor as sunglasses. Keep your car in your garage if at all possible. And, speaking of garages, an open garage door is an invitation to theft. And a garage door remote opener left in your car can be stolen and used by thieves.

Remember, the NHHA Patrol is for the exclusive use of members. Do not give out the number. Instead, ask neighbors to join us and help expand Patrol hours.

### ***'Tis the season...***

## ***GET RID OF FIRE ANTS USING THE TEXAS TWO-STEP METHOD.***

From May to September, fire ants are a problem in our neighborhood. They like the temperature between 70 and 90 degrees, and they build mounds when it rains. They also sting like crazy when you disturb them and get some on you. The best way to rid your yard of the pests is called the two-step method, and it is recommended by experts.

The first step is to let them eat bait. This means applying a broadcast bait, which is a product containing a food source and an insecticide. The bait should be spread over the entire yard in spring and fall. It is then carried by worker ants to the rest of the colony where it is shared by the queen and other ants and kills them all.

The second step is to treat individual mounds. This is done by drenching the mound with liquid insecticide.

For more details on the two-step method as well as recommended products to get the job done, access our Web site, [www.northwoodhills.org/info/fire-ants.html](http://www.northwoodhills.org/info/fire-ants.html). You'll find all the info you need to do the Texas two-step like a pro.

### *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](http://www.northwoodhills.org)**

**Telephone Hot line: 972-480-5249**

*You can make it happen...*

## ***HERE'S HOW TO FIX BROKEN OR BURNED OUT STREETLIGHTS.***

*By Audrey Mitchell*

This happened to me recently when a windstorm blew our streetlight over and I tried to report it for repair.

In the past, TXU was responsible for fixing broken streetlights. Not so anymore. Now to get such repairs you call Oncor -- the power distributor soon to be known as TXU Delivery Company. That number is 888-313-4747, and is answered by a live individual who will respond to your request during normal business hours. You need to give them the nearest street address to the problem and the pole number if possible.

I also called 311 and the City of Dallas improperly advised me to call TXU. They hadn't updated their records yet.

Streetlights are vital to safety and crime prevention, and whenever we see one broken or burned out, we should report it.

*He's on our hotline and Web site...*

## ***WHO IS CLIFF BROOKS AND WHAT HAS HE DONE FOR ME LATELY?***

A good question, and one we take pleasure answering. Cliff Brooks is our mythical answer man whom you can call or access with questions about the neighborhood, home maintenance, rules and regulations, and just about anything you need help with. (It's a made-up name based on one of our streets). Cliff will respond to hotline calls at 972-480-5249, or Web site queries via [www.northwoodhills.org](http://www.northwoodhills.org). Check him out.

*Real Estate Update...*

## ***FIRST QUARTER '04 LOOKS GOOD VERSUS FIRST QUARTER '03.***

*By Lynn Carlton*

According to Greater Dallas Association of Realtors, seventeen homes in Northwood

Hills were sold during the first quarter of 2004. This compares with just ten homes sold during the same period in 2003.

The following statistics were taken from the GDAR multiple listing service and are intended for information purposes only.

**FIRST QTR 2004**

	<u>SALES PRICE</u>	<u>\$/SQ FT</u>	<u>DAYS ON MKT</u>
HIGH	\$950,000	\$199.37	47
LOW	292,500	90.47	378
AVG	443,471	123.07	65

**FIRST QTR 2003**

	<u>SALES PRICE</u>	<u>\$/SQ FT</u>	<u>DAYS ON MKT</u>
HIGH	\$647,500	\$126.19	110
LOW	209,900	71.79	144
AVG	416,790	118.41	75

**HOMES SOLD BY \$\$ RANGE**

	<u>Q1'04</u>	<u>Q1'03</u>
\$200-300,000	2	1
\$300-400,000	7	3
\$400-500,000	4	5
\$500-600,000	2	0
\$600-700,000	1	1
\$900+	1	0

In difficult economic times, the data above speak well for our neighborhood. As we are fond of saying, think of NHHA dues as insurance on your property values.

***BE A LITTER-GITTER.***

***ADOPT YOUR BLOCK***

***AND KEEP IT LITTER-FREE.***

***Up, up and away...***

***ADDISON AIRPORT***

***RESPONSIVE TO***

***NOISE COMPLAINTS.***

Area 5 Director Peter D'Apice has been in contact with those responsible for noise abatement at Addison Airport. Airport official Darci Neuzil has been receptive and

helpful. When planes take off north, our neighborhood shouldn't be affected. But prevailing winds are southerly and pilots turn east to avoid DFW traffic, all of which puts them overhead as they climb.

Some of our noise, according to Darci, comes from Love Field traffic, but if it's early morning or late evening, it's more than likely a takeoff from Addison.

The Addison Noise Committee meets the second Tuesday of even-numbered months at noon, 16051 Addison Rd., Suite 220. They will review complaints received by the 5th of the month. So, if you want to go on record about excessive noise, note the date and time of day and notify Darci at 972-392-4854.

Please note the word "excessive." We live in an urban area and can't expect to hear the crickets chirp, but when your windows rattle and you are awakened by low flying aircraft, it's time to take action.

---

***WHO'S NEW IN YOUR  
NEIGHBORHOOD IS  
NEWS WE CAN USE.***

Call, write, or use our Web site to e-mail us with names and addresses of new homeowners in your area. We'll invite them to join NHHA and make Northwood Hills even better than it already is. *Thanks!*

big bucks in hat 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](mailto: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.

DIRECTORS

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

Web site: [www.northwoodhills.org](http://www.northwoodhills.org)  
Telephone Hot line: 972-480-5249

*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**