

# Northwood Hills

NHHA NEWSLETTER – JANUARY 2005

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

WEEKS BEGINNING  
WITH:

**JANUARY 10  
FEBRUARY 14  
MARCH 14  
APRIL 11**

## *PRESIDENT'S MESSAGE*

*By Gene Saunders*

Have you caught yourself writing 2004 on your checks? I did, and then remembered that I changed my calendar a few days ago. It's time to make a 2005 habit (if not those pesky New Year's Resolutions).

Northwood Hills HOA - Annual Meeting

Wednesday, January 26 at 7pm

Northwood Hills Elementary

Being your NHHA President has given me the opportunity to work with many of you (old timers and newcomers alike) as we continue to make sense of what's happening at Dallas City Hall. We've invited the **candidates for Council District 11** to speak at a brief Q&A at our Annual Meeting, which will be held later this month. This is a great chance to hear their positions on the Strong Mayor controversy.

We have an **aggressive agenda** in store – including Katherine Seale's explanation of the *Discover Dallas!* Project (a 10-year effort designed to **document pre-1965 neighborhoods**, which includes Northwood Hills). They're seeking volunteers to help, and everyone who has a few spare hours (maybe even as part of a leisurely stroll) is encouraged to participate.

We've made some improvements to our NHHA Patrol, not the least of which is the appointment of Robert Stangl as **Crime Watch Liaison** to the ENP (Expanded Neighborhood Patrol) program. Robert will explain this at the annual meeting, so please -- **invite your neighbors!**

Finally, to our members south of Spring Valley Road who were confused by Valley View's membership drive signs: trust me, you live in Northwood Hills (check your deed or [www.dallasCAD.org](http://www.dallasCAD.org)).

*Yes, we are historic*

**DISCOVER DALLAS!**

*By Katherine Seale*

Learn more about your house, record the neighborhood's history, and put Northwood Hills on the map! Northwood Hills is invited to take part in an architectural survey of Dallas' historic neighborhoods. Yes, Northwood Hills is old enough to be considered historic!

The "*Discover Dallas!*" project is conducted by Preservation Dallas, a 501(c)(3) non-profit organization for historic neighborhoods. The goal is to record construction details, neighborhood history, and planning characteristics on Dallas neighborhoods **built before 1965**.

*Discover Dallas!* is an innovative project that encourages neighborhood residents to play an active role in recording their area's characteristics. The information collected by residents will be placed in a searchable online database. Users will be able to search the resultant database by neighborhood, address, date built, and more. Using the city's Geographic Information System (GIS), the data will be displayed using detailed, colored maps. Neighborhood histories and planning characteristics will also be available.

Already 500 residents in 29 neighborhoods have participated in the *Discover Dallas!* survey. Neighborhoods are using the information in a variety of ways from a community gathering, to a planning exercise. One neighborhood is using the photographs and history they collected for a **coffee table book!**

Katherine Seale, director of *Discover Dallas!*, will explain the details and **how you can get involved** at our annual meeting, on Wednesday, January 26 at 7pm (Northwood Hills Elementary School).

*Spring Valley Elementary News*

**ELEMENTARY TEACHER  
OF THE YEAR**

*By Chris Goodson*

With the holiday season now behind us, the Spring Valley Elementary [SVE] community continues to be thankful for a wonderful start to a great year. In addition to the many success stories that we see from day to day, we can hardly contain ourselves as we have a year-long celebration over the accomplishments of one of our own family members, **Gloria Voutos**.

Gloria received the highest of honors when she was named **The Elementary Teacher of the Year for the State of Texas!** Having a member of the Spring Valley staff receive this recognition reaffirmed to all of our community members that SVE truly has the best staff in the district. Spring Valley has set the admirable goal of being an Exemplary school within the next one to two years. When you have staff members that are equally as committed to educating students as Gloria Voutos, that goal is not far off. Stop by and see the many things happening at SVE. You can also call our new **Parent Information Line at 469-593-4601** and stay up to date on our events.

*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. Yet, some people change email addresses more often than they change their mind! Please **tell us when you change your e-mail address**. Go online and register your new address with us at **[www.northwoodhills.org](http://www.northwoodhills.org)**. *Thanks!*

Real Estate Update...

**THIRD QUARTER '04  
SLOW, BUT PRICIER**

By Lynn Carlton

Northwood Hills posted only 13 closings in the 3<sup>rd</sup> period of 2004. The same period in 2003 showed 22 closings. Even though 3<sup>rd</sup> quarter sales were slower in 2004 over the same period in 2003, homes in Northwood Hills continued to show improvement in the average sales price and the average price per sq ft.

The following information was taken from the Greater Dallas Association of Realtors MLS and is for general information purposes only. Data was unavailable for 1 sale in 2004 and 3 sales in 2003.

**Q3 2004**

	<u>SALES PRICE</u>	<u>\$/SQ FT</u>	<u>DAYS ON MKT</u>
HIGH	\$980,000	\$195.29	386
LOW	177,000	81.73	4
AVG	466,000	127.00	95

**Q3 2003**

	<u>SALES PRICE</u>	<u>\$/SQ FT</u>	<u>DAYS ON MKT</u>
HIGH	\$649,375	\$155.00	469
LOW	275,000	85.25	3
AVG	443,957	123.00	80

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

	<u>Q1'04</u>	<u>Q1'03</u>
\$100,000	1	0
\$200,000	0	3
\$300,000	5	4
\$400,000	3	7
\$500,000	1	2
\$600,000	0	3
\$700,000	0	3
\$900+	1	0

**BE A LITTER-GITTER**

**ADOPT YOUR BLOCK AND KEEP  
IT LITTER-FREE!**

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.

**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!*

*Northwood Hills*

**NHHA NEWSLETTER**

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**NHHA Homeowner's Hotline: 972-480-5249**

Saving our live oaks

**SAVING OUR  
NEIGHBORHOOD TREES**

Northwood Hills is a beautiful place to live and play, but we're at high risk because we have so many of the same type of trees: live oaks. They're wonderful in the winter, because they don't drop their leaves until springtime (giving us nice green trees all winter long). But we're at risk of developing a **monoculture**, where disease could impact an entire species all at once. It's important 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 Arborilogical 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 Valentine's Day until Memorial Day.** And keep an eye out for Oak Wilt disease in the trees around your property.

Let us count the ways...

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

Here is a brief checklist of the ways NHHA works to serve your best interests:

1. **Improving property values.** See the real estate report on page X for proof of the growing value of Northwood Hills homes.
2. **Lowering crime rates.** Members' dues support the NHHA Police Patrol -- Monday thru Saturday evenings, plus five random daytime hours each weekday.
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 crime statistics, and tips on crime prevention.
6. **Beautifying our common areas.** Your dues support new projects each year, and volunteer efforts preserve what we have.

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**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 \$240 annually, or \$60 per quarter.

NEW: we accept online payments!

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*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 everyone (young and old) at Fretz Park this winter and spring. They have expanded hours, which started December 1, opening at 9am Monday-Saturday. There's also a web site: [www.FretzPark.com](http://www.FretzPark.com)

**Morning Exercise** for adults is a great way to get fit on weekday mornings! It's a great strengthening, stretching and resistance exercise class performed to music. Call Gupta, Chizeck or Aguilar at 214-670-6203.

**Total Body Tone-Up** for ages 15-adult is a one hour class involving intervals of resistance sculpture of the whole body to improve your overall health and appearance. Call Regina Smith at 972-234-1295.

**Kinder Fit / Motor Skills, Tumbling, Fitness and Fun!** classes for ages 2-12 uses tumbling mats, balance beams, rhythm sticks and much more. Call Shannon LaPorte at 214-335-0944.

**Martial Arts for Children** for ages 5-up covers all aspects of balance, defense, discipline, flexibility and muscle toning. Call Jama Johnson at 214-647-1161.

**Biddy Basketball** for ages 5-7 will teach your child basic fundamental skills and techniques. Call Wendell Sims Jr at 972-239-3884 or 214-293-2545.

**AARP Defensive Driving.** for ages 50+ helps you become a better driver through education while getting an insurance discount. Call Fretz Center at 214-670-6203.

**Spring Garage Sale.** If you have treasures to sell, \$30 rents a 6-foot table for this annual event: Saturday, April 16<sup>th</sup>. Call the Fretz Rec Center at 214-670-6203.

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

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### ***Crime Watch Liaison Named***

## ***PATROL UPDATE***

*By Robert Stangl*

It's a two-way street out there. As homeowners, it is our responsibility to participate in crime prevention measures.

In turn, we're making sure your input is communicated to the NHHA Patrol, in order to enhance their effectiveness. We're in the process of increasing the visibility of our patrol, partly by adding a Northwood Hills **magnetic sign** to the sides and rear of the cruiser (look for car # 8167).

Here are some safety tips from our officers:

1. Close your windows or drapes/blinds to avoid identification of items to steal;
2. Check for adequate outdoor lighting (is there a place where someone could hide, undetected, in your bushes?);
3. Lock your gates, doors and garage doors;
4. Program our Patrol's number in **all** your cellphones (do it now! while you're thinking about it);
5. Call the Patrol for an escort if you come home late (until 1am) and feel uncomfortable;
6. Call the Patrol when you will be out of town (they'll log extra coverage);
7. Report all crimes (no matter how small) to the DPD (call 911);
8. Check for visible street numbers – both front and rear! That way, when you do phone for help, our officers will be able to find you easily.