

Northwood Hills

NHHA NEWSLETTER – AUGUST 2006

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**BULK TRASH
PICK-UP DATES**
MONDAY-TUESDAY
BEGINNING WITH:

**AUGUST 14
SEPTEMBER 11
OCTOBER 9
NOVEMBER 13
DECEMBER 11**

PRESIDENT'S VIEWPOINT

By Gene Saunders

Whew-ee, it's hot! As I wrote this, we're in day 10 of temperatures over 100F, and I for one am spending my evenings indoors where it's cool. When the overnight lows don't go below 80F, I know it must be August in Texas.

Many of us have seen the highest electricity bills ever, so it's useful to take an energy audit to see if you've done all you can to contain usage. This includes insulation: the higher the R-number, the better. Some new homes are being built with **rigid foam insulation**, which is up to 2 times better than most other insulating materials of the same thickness (source: energy.gov). Adding insulation to the attic is relatively easy and very cost effective. To find out if you have enough attic insulation, measure the thickness; if it is less than R-22 (7 inches of fiber glass or rock wool or 6 inches of cellulose), you could probably benefit by adding more. The US Department of Energy says most homes should have between R-22 and R-49 attic insulation.

Big kudos to NHHA Member Amy Zepeda for managing the 2006 NHHA Independence Day Parade! Without the past support of Mike Metzger and Mark Carlton, who handled this task before and provided the week-by-week how-to guide, her job may have been harder. Amy – great job! Now, let's talk about repeating this in 2007!

Changing subjects : lately, some non-members have called to ask if NHHA Security can do Out-of-Town checks on their property, with a promise to join our association. Sadly, the answer is "no". While non-members get a lot of benefits, we have to draw the line at providing NHHA Security services. The Dallas Police non-emergency number is 214-671-0499 (for emergencies, dial 911).

A few months ago, neighbors near the Spring Valley/Cliffbrook intersection made it well known that they didn't want zero-lot (dense) homes on the south side of Spring Valley, across the street from Northwood Hills. Working with the City Planner, Chris Buehler, your NHHA supported the neighbors and got the developer to change his tune. He's now willing to accept the R-1/2 (acre) zoning that already existed on that property.

It's imperative that you join the NHHA before zoning cases arise. If you wait until after-the-fact, you risk going it alone. That said, I can't guarantee that a majority of your 9-member NHHA Board will support all zoning cases, especially if they're controversial.

Finally, a big **Thank You** to NHHA Security Officer Scott Hintz, who will soon be moving to South Carolina. He's been working the day shift here for nearly a year, and we're going to miss his expertise and shiny face! Let's be sure to let him know how he's appreciated. Crime continues to be very low here, and we owe a debt of gratitude to Southwest Group Protective Services.

MEMBERSHIP-MATICS: MORE? LESS? WE DO THE MATH!

by Audrey Mitchell

Happy yet? Perhaps money can't buy happiness, but it can buy things that *make* you happy like our exclusive neighborhood security patrol, our peaceful tree-lined medians with attractive stone signage, and our central location to all things good in the Metroplex. No doubt about it: Northwood Hills could be the best-kept secret in far north Dallas.

Although the costs of our American lifestyles are spiraling out of sight, your HOA has maintained annual dues at \$240 per property since 1995. **Had Northwood Hills kept members' dues in pace with the annual rate of inflation for the last eleven years, the NHHA would be assessing dues of \$318.90 today to maintain similar buying power.** Alternatively, we can say that the buying power of today's dues at \$240 per year is equivalent to \$180.62 back in 1995.

A recent issue of Money magazine reports that a growing body of research shows that a friendly neighborhood, quiet streets, and a short commute are daily fundamentals that can indeed make you lastingly happier; whereas a new sports car and a McMansion, not so much.

In our last newsletter, the President of the NHHA asked for responses on how to improve our membership services. I would like to thank all our readers who acted on his invitation to participate. We learned a great deal from your input.

So, what did we learn? Overall, we came away with a strong indication that you regard security, beautification, and neighborly communications as the most helpful resources to maintaining and improving upon the high quality of life in Northwood Hills. Many of your suggestions were ingenious and delightful! We hope to act upon many of them in the future.

In the end, our emphasis on crime prevention is where the majority of your membership dues are allocated. At our current level of participation, we can support 80 hours of weekly private patrol. Based upon our present dues level, it takes nearly 400 annual memberships to fund this important service. Many of you express a desire for 24/7 private patrol. This would require we raise our current level of 550 memberships to 800++ or should membership participation remain flat, we would need to significantly raise our dues.

The moral of this story is buy into your NHHA and hold the Porsche!

Now, for those of you truly interested in the mathematics, I used the Consumer Price Index as the best measure of inflation to calculate the figures represented.

KEY RESULTS OF OUR LEGISLATURE'S SPECIAL SESSION

Here is a short list of the changes legislated recently by our state lawmakers:

1. The \$1.50 property tax rate will be cut by \$0.17 in 2007 and another \$0.33 in 2008 resulting in a maintenance and operations tax rate of \$1.00 per \$100 valuation.
2. Meaningful discretion will be given to all school districts like RISD and DISD, allowing a local enrichment of up to \$0.04 tax per \$100 valuation, with local school board approval. Another \$0.13 per \$100 valuation could also be levied, but only with voter approval.
3. The statutory cap on all school district operations tax rate is cut from \$1.50 per \$100 valuation to \$1.17 per \$100 of value next year.
4. Protection is provided against "appraisal creep" by triggering an automatic rollback election if appraisals or value increases generate more than the equivalent of a \$0.04 tax increase per \$100 valuation.
5. Teachers, counselors, librarians, and nurses will receive a state funded \$2,000 pay raise. This is in addition to any raises that may be given by RISD or DISD.
6. There will be a uniform school start date on the 4th Monday in August for all public school districts with no waivers.

STAY INFORMED

To sign up for our email alerts, NHHA Members (only!) should send a blank email from the address you want to receive, to:

members-subscribe@northwoodhills.org

THE PRINCIPAL'S CORNER

By NHE Principal Mackie Kazdoy

In education, summer brings a time of new beginnings. I am delighted that this summer is bringing me back to Northwood Hills as your new principal! I have taught school for 12 years, was the counselor at Moss Haven Elementary and the assistant principal at Northwood Hills Elementary. For the last four years, I have been the principal at Richardson Heights Elementary. I loved my years at Northwood Hills and I'm looking forward to returning.

Each year is a special beginning for students. A new teacher, a new classroom, a new routine, new friends mixed with old ones, and now a new principal. Northwood Hills has a history of being a loving, fun school with high academic and behavioral standards. Teachers successfully strive to know their students and their needs, both academic and personal. Parents are involved and dedicated to the success of all of our children. Community members are involved and interested in their neighborhood school. I'm proud to be part of such a school!

Please write a note, send an email or call when you have questions or concerns about school.

Mackie Kazdoy, Principal
Northwood Hills Elementary
14532 Meandering Way
Dallas TX 75254
469-593-4300
Mackie.Kazdoy@risd.org

The best learning environment is one where the school, home and the neighborhood are united working for students' success! Welcome to the 2006-2007 school year at Northwood Hills Elementary School!

DID YOU KNOW ...?

- ✓ Dallas residents may hold up to two garage sales every twelve months: 214-948-4176.
- ✓ Dallas provides over 140,000 childhood immunizations annually: 214-670-0519.
- ✓ Dallas issues over 220,00 birth certificates each year. Birth and death certificates can be purchased at City Hall or online through www.vitalcheck.com : 214-670-3092.
- ✓ The Dallas City Council meets each Wednesday at 9 a.m. on the 6th floor of City Hall, 1500 Marilla St. (MAPSCO 45Q).

Meetings on the first and third weeks are briefing meetings. Those on the second and fourth weeks of the month are agenda meetings. Anyone wishing to speak before the council can register with the City Secretary's office by calling 214-670-3738.

- ✓ Air quality report (recorded weekdays after 4pm): 214-948-4439
- ✓ Dallas residents can pick up free mulch for garden use from the Bachman Transfer Station (9500 Harry Hines) or the McCommas Bluff Landfill (5100 Youngblood Rd).
- ✓ Report missed garbage collection: call 311.
- ✓ Dallas animal adoption program: 214-670-8226.
- ✓ Restaurant food scores are at www.dallascityhall.com/html/food_scores.html

ABBREVIATED FINANCIALS

	Actual	Budget
Membership Dues	\$109,728	\$119,040
Advertising	\$6,750	\$6,250
Total Income	\$117,468	\$125,550
Beautification	\$4,949	\$20,050
Patrol	\$46,426	\$95,490.
Total Expenses	\$55,847	\$125,550
	6/30/2006	6/30/2005
Total Assets	\$83,310	\$71,040
Retained Earnings	\$22,352	\$39,206

Details are always available upon request to any NHHA Member.

Northwood Hills NHHA NEWSLETTER

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Northwood Hills Homeowners Association

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NEW URBANISM

by Jeffrey J. Brown

New Urbanism is really old urbanism. Examples of New Urbanism communities in the Dallas area are: Mockingbird Station; the Uptown area; Downtown Plano; The Shops at Legacy and Addison Circle. These communities are characterized by residential, commercial and retail spaces in close proximity to each other in walkable communities.

If you have not had a chance to visit any of the communities listed above, especially Mockingbird Station or Legacy, I encourage you to do so--catch a movie; get a bite to eat, do some shopping--all in one area.

Low density traditional residential suburbs work as long as we have unlimited amounts of cheap energy. In my opinion, as time goes on energy supplies will become increasingly limited and more expensive. New Urbanism communities will be better able to cope with restricted--and more expensive--energy supplies than will traditional suburban communities.

The Southwest Richardson Area (SWRA), has a lot of advantages. We have mass transit on four sides (Beltline; Coit; Spring Valley and North Central), and in contrast to more remote suburban areas, we are relatively close to many job centers. If we are willing to think outside the suburban box, I believe that we can both increase our quality of life and increase our property values.

In my opinion, we need to consider--and act as advocates for--much more flexible zoning that would permit such things as more townhomes, more sidewalk cafes, small retail, etc., along major roads such as Beltline. Imagine for a moment that we had a string of sidewalk cafes along Cottonwood Street, across the street from Cottonwood Park--as part of a New Urbanism redevelopment plan focused on Beltline, Coit and Spring Valley.

As a change of pace, consider walking, instead of driving, over to one of our neighborhood restaurants. Start trying to localize as much as your shopping as possible. Consider using mass transit. Most of all, imagine living in a community where one could easily walk to coffee shops, restaurants, retail, commercial and entertainment areas.

Imagine it, and it will be so!

Jeffrey J. Brown is an independent petroleum geologist and a 13 year resident of Southwest Richardson.

NO SOLICITORS - UPDATE

by Gene Saunders

All 400+ members who paid their annual dues for 2006 in full (\$240) no later than May 31st were mailed a free NO SOLICITORS sign in attractive black lettering on a brushed gold background. This is our HOA's gift to you for your strong support and timely payment. The sign is suitable for display on your front door or next to your doorbell.

A few of us were "beta testers" for the signs, and found them to apply easily to glass, brick and wood with a few drops of adhesive.

Dallas Assistant City Attorney Lisa Christopherson confirms that not only does this satisfy the requirement for anyone who rings your doorbell, but it also satisfies the ordinance regarding handbills (advertisements) left at your door.

Dallas Code Inspector John Duncan says that anyone who places a handbill or solicitation on your door is in violation of Dallas City Code Section 7A-13; **to complain, please dial 3-1-1 and provide details about the handbill, including the date it was left at your door.** Inspector Duncan may even pay a personal visit to get your copy of the handbill.

The entire NHHA Board thanks **Kasper Custom Remodeling for generously underwriting the mailing of these signs**, which fully comply with the Dallas City Code (Section 42-21).

YES! I WANT TO JOIN NHHA

NAME _____

ADDRESS _____

HOME PHONE _____

E-MAIL _____

Please make check payable and mail to:
Northwood Hills Homeowners Association
P.O. Box 800874, Dallas TX 75380-0874

Dues are \$240 payable annually, or \$60 per quarter. To maximize the time our volunteers spend with their families, and not bookkeeping, we humbly request that you pay annual dues, if your finances allow it!

TALKING TRASH

Almost everything can be recycled in the city of Dallas, and as a result, we can reap the benefits of thousands upon thousands of recycled products made from materials that otherwise would be piling up in our city's landfills. It makes good sense to be a "green" home, and when children are involved, it instills in them a socially responsible attitude that demonstrates how each of us can make a world of difference for the future of our environment.

It is not rocket science, but we are providing you these detailed guidelines for recycling so it is easy "to be green". You may be amazed at all that can be recycled now! All your recyclables, whether they are paper, glass, plastics or metals, can be collected together in a blue plastic bag. **Blue recycling bags are available for free** at the Fretz Park Recreation Center and Library or they can be purchased at our local grocery stores.

Clip and post this article today! Make it easy by placing a recycling receptacle next to the wastecan in your kitchen. Make recycling automatic for your family!

Paper:

These paper items can be recycled (paper clips and staples are OK):

- Advertising Circulars
- Cardboard: cereal boxes (liner removed), soda and beer cartons, dry-goods packaging, corrugated cardboard, paper towel and toilet paper cores. Large boxes must be broken down.
- Catalogs
- Envelopes, with or without windows
- Junk mail
- Magazines
- Newspapers
- Office Paper: file folders, letterhead, sticky notes, printer paper, calendars and school papers
- Paperback books
- Paper Bags
- Phone Books

Plastics:

Please rinse plastics. All colors are accepted, and labels are OK. Bottles, cups, tubs, bowls and jars with No. 1 through No. 5 and No. 7 recycling symbols on the container can be recycled; remove caps and lids.

Metals:

For recycling metals, please rinse. Labels are OK. These metal items can be recycled:

- Aluminum Drink Cans (no need to crush or flatten)
- Aluminum Baking Tins (clean excess food off)
- Empty Aerosol Cans. Leave the spray nozzle on; remove plastic lid unless part of the can
- Steel or Tin Food Cans and Lids

Glass:

- All Unbroken Glass
- Bottles and Jars - remove metal and plastic lids

Do Not Recycle:

These items **cannot** be recycled:

- Aluminum Foil
- Auto Glass
- Drink boxes and straws
- Household trash

Our city landfill is the largest in Texas and now accepts nearly 2 million tons of waste each year. Let us keep Northwood Hills green by doing our part in stepping up our recycling efforts.

NHHA: TALK IT UP!!

We've reached an all-time high of NHHA Members, but we still have a ways to go to reach our goal of 750 by year's end. Here are the new families who joined NHHA in the past few months:

Briar Cove: Hall; Motsenbocker; Mueller; Strickland
Briarmeade: Isaac
Cliffbrook: Cannon; Cole; Lister; Mercanton; Walker
Dentcrest: Rea
Elmridge: Krispin; Nevitt
Larchview: Dobbs; Gill; Kreft; Roberts
Maplecrest: Swanger
Meadowcreek: Crain; Kerael; Sheikh; White
Meadowhaven: Barron; Cassel; Stoutmeyer
Midcrest: Crabtree
Mossvine: Kamphaus; Meriwether; Webb
Oakbluff: Hardick; Leonnig
Overdale: Drakeley; Hamilton; Rodgers
Overview: Bagheri
Paldao: Schutze; White
Spring Valley: Koehrsen; Modares; Smith
Sprucewood: Pheiffer
Stonecrest: Sohosky
Stonehill: Browning; Mutricy
Teakwood: Stephens
Valleybrook: McGrath
Valley Creek: Dunn

NORTHWOOD HILLS CONTRIBUTIONS TO THE NEIGHBORHOOD

By Mark Hord

Since being re-organized in 1990, the Northwood Hills Homeowners Association (NHHA) has used the voluntary donations of its members to better the quality of life of member and non-member residents of Northwood Hills through activities such as:

1. *Providing an armed security patrol to Northwood Hills and certain adjacent communities.* This service improves the safety, security and quality of life of the member and non-member residents of Northwood Hills as well as the thousands of citizens from throughout northern Dallas and southern Collin County areas who use facilities within -- or pass through -- the patrol area on a regular basis. From 1990 until July 2005, this service (61 hours per week) was provided by off-duty Dallas Police Officers in official squad cars. Beginning in July 2005, armed security is provided by Southwest Group Protective Services for 80 hours per week. Similar to the off-duty police patrol, these officers patrol both member and non-member areas within and adjacent to Northwood Hills, including not only the homes in the Northwood Hills area but also two churches, two temples, a Richardson ISD elementary school (drawing many students from outside Northwood Hills), and the Fretz Park community recreation center.

2. *Community Beautification Efforts.* An active participant in Dallas MOWmentum's adopt-a-right-of-way program, NHHA contributes in a highly visible and meaningful way to the beautification of the Far North Dallas area, such as providing ongoing landscape enhancement and maintenance to portions of the common medians in such high-visibility locations as Meandering Way (part of the Preston Ridge Hike/Bike Trail), Meadowcreek at Hillcrest (a major north-south thoroughfare), and Elmridge at Hillcrest. NHHA also was the primary fundraiser for, and provided significant manpower to, the Father John Stack "Sponsor-a-Tree" Program's 2002 project to install over 400 trees in the medians of four major transportation arteries (Belt Line Road, Meandering Way, Spring Valley Road, and Hillcrest Road) as well as portions of the Fretz Park Recreation Center grounds and Northwood Hills Elementary. This project has already made a significant impact on the beauty of these areas, an impact that will only increase as the trees continue toward maturity and are enjoyed by the thousands who will see them each day for decades to come.

3. *Community Events.* NHHA has sponsored/organized many Northwood Hills-area events, including an annual Independence Day Parade/Fair at Northwood Hills Elementary School (a family event held since 1993 and attended by 200-300 residents), a special City Council Candidate Forum, an August 2005 National Night Out program, and annual general membership meetings at which neighborhood and community events are discussed (the January 2005 meeting also featured a second City Council District 11 Candidate Forum).

4. *Community Awareness Efforts.* NHHA sends a quarterly newsletter (written and published by the NHHA Board) to all of the over 1150 households in Northwood Hills covering topics of importance to Northwood Hills, maintains an electronic email member list and a telephone "Homeowners Hotline" to keep members aware of urgent/important security and other issues, and maintains a state-of-the-art website (www.northwoodhills.org) containing a treasure trove of information useful to area homeowners, including such things as detailed information on selecting a roofing contractor, voter registration and voting information, updates on area road construction projects, how to combat West Nile Virus, and tips on halting the oak wilt disease plaguing Northwood Hills and North Texas. NHHA is also an active member of the Dallas Homeowners League and the North Dallas Neighborhood Alliance, which are organizations of Dallas homeowner associations that promote issues important to Dallas residents, property owners and schools.

5. *Other projects.* In 2005, NHHA installed 306 "rear alley signs" with members' street addresses (installed by NNHA board members and volunteers, these are for use by fire/police, delivery companies, etc.) and purchased 115 "street sign toppers" identifying the neighborhood. In 2006, the NHHA provided over 400 "NO SOLICITORS" signs to our members who paid their annual dues by May 30th.

NHHA is run by a volunteer board, but 9 of us can only do so much! The Board often receives suggestions and ideas from residents of our neighborhood, and that input is welcome and encouraged. Since we operate with limited financial and human resources, however, we really need your help to expand and improve the NHHA's programs. If you're not a member, please consider joining the association. If you're already a member, there's always a need for additional assistance on special projects, committees, etc. We'd welcome your time and involvement in helping NHHA to do the best job possible for Northwood Hills. Several NHHA Board spots are opening up in January due to term limits; contact Gene Saunders for details.