

# Northwood Hills

NHHA NEWSLETTER – JANUARY 2006

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## PRESIDENT'S VIEWPOINT

*By Gene Saunders*

Last year (2005) was **The Year Of The Sign** here in the `hood! We replaced the rusting in-ground security signs with blue-and-white "Crime Eye" signs; added 115 black-and-gold Street Toppers to our intersections; and installed over 300 blue-and-white NHHA custom Alley Signs to make address location easier for our patrol, fire department, and even our pool services!

Special thanks go to our NHHA Board (especially Mark Hord and Olga Ruff) for pushing through our application for non-profit status. There are details inside, and what that means to our HOA (Home Owners Association).

The number of property crimes drops each month! We believe it is due to the presence we have with our NHHA Security patrol, acting as a deterrent. **The results are indisputable; we've cut crime by 2/3** since the new patrol started in July! Crime was low before, and it's even lower now. Please get to know our officers; they are proud of this accomplishment and love to communicate with us.

Crime prevention is something each one of us can do. The number of open garage doors has dropped since we asked our patrol to close them, then place an NHHA Door Hanger letting you know that we prevented your home being burglarized! For those few of you who received one, please consider it our **friendly** way of saying "we're all in this together!" If you decide not to wait for National Night Out (in August) and hold a crimewatch meeting in your home, call our NHHA Security patrol and they'll drop by for an exchange of ideas.

Please encourage your neighbors to **join our voluntary homeowner's association** to help add more patrol time to our neighborhood and make it an even safer place. We'd like to make this a 24x7 patrol but cannot do that without everyone's financial support.

Dallas City Council passed the NSO [Neighborhood Stabilization Overlay] in November, after a year of debate; anyone interested in using that tool should contact Janet Tharp in the city's development department at 214-670-3620. Minimum overlay size: 50 homes.

Finally - it seems like only yesterday when I accepted the challenge of being NHHA President (memo to Fred Williams: I'll get you for this!) for two years, and that time has come to a close.

At the time of this printing, we're still arm-twisting (!) the best candidate for your approval. We'll be replacing half the NHHA Board, so please come and meet your new representatives. Elections will take place at our annual meeting on **January 26<sup>th</sup> (7pm at Northwood Hills Elementary School)**. I hope to see all of you – members and wannabe-members alike – at that gathering. Odds are we'll have milk and cookies (!) waiting for you.

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

**JANUARY 9  
FEBRUARY 13  
MARCH 13  
APRIL 10  
MAY 8  
JUNE 12**

## **CONSTRUCTION ZONE!**

By Linda West

The construction at Belt Line and Hillcrest is now underway (hopefully! This was written in mid-December). The objectives of this project include:

- Add another left-hand turn lane to both east- and westbound Belt Line;
- Add new traffic signals;
- Repair and improve sidewalks and wheelchair ramps on all four corners;
- Improve access to Fretz Library and Recreation Center;
- Widen Belt Line to accommodate the new lanes. The specific impact to Northwood Hills property is that Belt Line will be widened on the south side between Dartbrook and Hillcrest.

According to Tim Starr, Project Manager with the City of Dallas Public Works and Transportation Department, the project is scheduled to finish in four- to six-months. Starr also says that the contractor will keep lane closures to a minimum. They expect to keep all lanes open during rush hours, with only a few exceptions to repair an existing pavement problem.

## **HAPPY SWEET 16<sup>th</sup>!**

by Audrey Mitchell

Since its inception in 1990, your Northwood Hills Homeowners Association has dedicated itself to serving the 1,145 homes of our area by enhancing the value of our properties and improving the quality of life in our neighborhood.

During that time, we have circulated thousands of informative newsletters to everyone who lives here and we have achieved important victories on behalf of our community, such as the clearing of the Holly Tree apartment property in 1997. Our efforts have forged close relations with city offices, departments and agencies. Our presence is respected at City Hall whenever issues involving our neighborhood are debated.

As we approach our 16<sup>th</sup> anniversary, we want to thank you -- our members and supporters -- for our success!

- Every time you pick up your house keys to go out and lock the door behind you, you can be proud. Without you, we could not employ the centerpiece of our program which is the private

patrol provided by Southwest Group Protective Services.

- Every time your family, friends, and business colleagues comes to visit, you can be proud. Without you, we could not plant trees on the Preston Ridge Trail or landscape and beautify our medians along Meandering Way, Meadowcreek, Spring Valley, Belt Line, and - we save the best for last - Elmridge at Hillcrest.
- Every time you see a home remodeled or a property scraped for new construction, you can be proud. Without you, we could not have focused on deed restrictions, code enforcement and compliance, and street and alley repair.
- Every time you witness jets departing the Addison airport with little effect, see the litter of garage sale signage disappear overnight, or hear that a neighbor's lost pet was found, you can be proud. Your HOA is a social network that has expanded its basket of benefits beyond just "the basics".

And we're not about to stop! To ensure our strength for today and for years to come, **we need your continuing support.** One way to do that is to pay your annual dues today! Don't put it off until tomorrow or the next month.

It's been a great 16 years! Moreover, with members and supporters like you behind us, it's just the start.

## **ALLEY SIGNS – ALL DONE!**

A big THANK YOU to Adam Carlton (a member of Scout Troop 444) for finishing the installation of the neighborhood alley signs as part of his Eagle Scout project!

Additional alley signs may be purchased for \$12 each by completing the form at [www.northwoodhills.org/news/AlleySignPromo.html](http://www.northwoodhills.org/news/AlleySignPromo.html) or by calling the NHHA Hotline. If you have any questions or concerns with your sign, please contact the NHHA Hotline at 972-480-5249.

## **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](mailto:members-subscribe@northwoodhills.org)

## CRIMEWATCH

By Steve Baxter

Twas the night before CHRISTMAS,  
And DARK all about,  
`Cause in Northwood HILLS  
The outside lights were OUT!

There wasn't a stir,  
At the home of the Tyndales  
`Cause they were all skiing,  
In the resort known as Vail.

This was enticing,  
To all the young crooks,  
Who make their own living,  
Selling whatever they took!

Not only from your house,  
That happens to be dark,  
But your neighbors as well,  
An easy enough mark!

So let's light it up,  
To deter the young thieves,  
From spoiling the good time  
We had Christmas Eve!

On a serious note, NHHA Security Officer Scott Hintz observed that Northwood Hills is still very dark, especially in the fall/winter months. He recommends the best deterrent for crime is to light up the outside of your house, and to keep your garage door closed and locked.

To get a streetlight installed, submit a petition to the City signed by the 4 homeowners who straddle the light (2 per street side). Next, 6 of the 8 neighbors (4 per street side) surrounding the location must agree; including the 4 who signed the petition. If they approve the petition, TXU Electric Delivery will install the light in 10-12 weeks. The City bills the person who requests the light; as of June 2005 that's about \$12/month.

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## 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.

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## WHAT PEOPLE ARE SAYING ABOUT THE NEW PATROL

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We had a 2 week trip out of town scheduled last month and our regular house/dog sitter got sick and cancelled out the day before. In addition to hurriedly stopping the paper, mail, getting my sister to water some things while we were gone, I contacted our new security group to periodically check on the house. I was very pleased with the service - especially by the number of times my neighbors noticed them in the driveway. **I am so glad we re-joined NHHA after the security change was made.** Now I just need to remember to order my alley sign!

- Elmridge homeowner

That's a wonderful tip (that walkers should carry cell phones AND whistles). Please pass along our thanks to the Security Team for this idea and let them know we would appreciate their continued communication.

- Kim Calhoun

20 July 2005

We have seen this new patrol more in the last two weeks than we have ever seen the Dallas Police in the many years that they have been patrolling our neighborhood. **Was surprised to see they are even on bikes.** Good job.

- Pat Casella

**I feel having the visibility of the patrol will lead to many problems never surfacing that might have.** It is always good to have a proactive stance instead of a reactive response.

- Kyle Stuard, Principal  
Northwood Hills Elementary

Just wanted to give a HUGE KUDOS to the fantastic job you and the Board are doing! I really enjoy all the email updates, the new patrol (especially the signs) is great, everything is turning around so much for the better! GREAT WORK!

-Amy Nowlin Zepeda

We have the alley sign. Also wanted to let you know that the NHHA Patrol helped us out the other night. **We had left the garage door open and officer Scott Hintz rang the doorbell to let us know.** I feel safer knowing they are checking on things.

-Sally and Warner Stone

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### NEW PATROL (continued)

My in-laws were out of town and had notified NHHA Security. Over the weekend, my family was swimming and watering the plants at their house. **Security saw our car and came around the back to address the situation.** Obviously it was easily explained, but I immediately felt that it was a "job well done". I continue to be impressed with the recent change!

- Mike Metzger

Since my children began attending NHE in 2003, I have enjoyed walking them across the street to school or standing on my porch to watch them walk over. I have not enjoyed watching drivers who completely ignore their presence in the crosswalk as they sail through it. The school cannot put out a patrol and numerous calls to the police department have not produced any improvement. **Since the new security team has come on board, I am much relieved at the coverage this intersection has received.** He parks in a visible spot in the mornings and afternoons or drives the speed limit which forces the cars behind him to do the same. He is very cognizant of the need for safety and the lack of drivers' caution. This service is making a difference! I am very grateful and wish every household would submit their homeowners dues to allow us to expand these services!

- Jane Williams

Thank you for sending a security representative to our block event for National Night Out. Ray Symons was very informative on things we should be keeping in mind this summer.

- Stacey Aucoin

### DOOR-TO-DOOR SOLICITING

... is allowed from 9am until 30 minutes after sunset, Monday-Saturday (exceptions for non-profit organizations, or if you posted a NO SOLICITING sign).

**Northwood Hills  
NHHA NEWSLETTER**  
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**Northwood Hills Homeowners Association**  
P.O. Box 800874 Dallas, TX 75380-0874  
**Gene Saunders, President**

DIRECTORS

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

**Web site:** www.northwoodhills.org  
**Homeowner's Hotline: 972-480-5249**

### ABBREVIATED FINANCIALS

	<u>Dec Actual</u>	<u>2005 Budget</u>
Membership Dues	\$116,610	\$116,600
Advertising	\$6,250	\$5,000
Total Income	\$123,150	\$121,800
Beautification	\$33,550	\$21,600
Patrol	\$92,277	\$92,000
Total Expenses	\$130,856	\$119,180
	<u>Dec 2005</u>	<u>Dec 2004</u>
Total Assets	\$23,451	\$48,047
Retained Earnings	\$39,206	\$34,822

Details are always available upon request to any NHHA Member.

### NONPROFIT R US

**Annual expenses cut by over \$8,000**

By Olga Ruff

This fall, the Northwood Hills Homeowners Association Board applied for and was granted tax-exempt status by the Internal Revenue Service as a 501(c)(4) non-profit organization. **Donations are not tax-deductible.** The board initiated this filing so that we could be better stewards of your membership dues.

NHHA is now exempt from all Texas franchise tax and sales and use tax. The sales tax exemption extends to all goods and services purchased for use by NHHA such as our Security Patrol and most of our Median Maintenance costs. Obviously, the additional 8.25% sales tax savings will allow us to reduce our costs, and to permit NHHA to progressively increase its numerous programs and services to our neighborhood. Before purchasing any items for NHHA use, please contact Olga Ruff at 972-701-8229 for a Texas Sales and Use Tax Exemption Certificate.

### LEASH LAW REMINDER

The wild animals that live in/near our creeks often prey on small animals (our cats and dogs, in addition to snakes and mice) - Dallas City Code prohibits any household animal from running loose, but we commonly get reports of stray dogs & cats, which can become food for the wild animals. Some homeowners have asked if the City will trap the bobcats, cougars, etc. that live here, and the quick answer is NO (unless they attack a human).

## **LET YOUR OPINION BE HEARD AT CITY HALL!**

In politics as in life, it is true what they say about "squeaky wheels". They really do receive the grease! This past holiday season we all engaged in party talk. We shared our opinions with friends and neighbors on fixing the rancor and influence peddling at Dallas City Hall, the verified alarm response issue, and the zoning issues/concerns in our residential part of north Dallas.

This year your Homeowner's Association Board challenges each of you to make a new and more effective resolution of your political observations: use your PC and your telephone to speak directly to our elected officials and civil servants in charge. Be sure to tell them you live in Northwood Hills, which is in Council District 11.

Contact them when you observe good improvements that deserve praise, as well as when you consider needs being ignored or when you have thoughtful solutions for problems under consideration. Your opinion could change the future of our City for the better. That would be a great legacy to your family and to our entire neighborhood.

District 11 Council: Linda Koop  
[linda.koop@dallascityhall.com](mailto:linda.koop@dallascityhall.com)  
214/670-7817

Mayor: Laura Miller  
[laura.miller@dallascityhall.com](mailto:laura.miller@dallascityhall.com)  
214/670-4054

Chief of Police: David Kunkle  
[david.kunkle@dallascityhall.com](mailto:david.kunkle@dallascityhall.com)  
214/671-3730

City Manager: Mary Suhm 214/670-3297

Assistant: Lynetta Moore 214/670-4509

For all daily and specific non-emergency concerns in City services such as animal control, pothole repair, traffic signal malfunctions, sanitation collection and water main breaks or sewer stoppage, you are directed to **CALL 3-1-1** which is available 24x7. Don't worry; they won't bite!

## **FREEZE SENSORS**

... have been mandatory on Dallas sprinkler systems since January 2005. If your sensor isn't working, please ensure that your sprinkler system

is turned OFF when the temperature drops below 35F, as it can create icy conditions on the adjacent sidewalks and streets.

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## **SAVE OUR SHADE TREES! LEARN ABOUT OAK WILT PREVENTION**

Oak wilt affects live oaks and members of the red oak family including: Spanish Oak, Shumard Oak, Water Oak, Blackjack Oak, Pin Oak and others. This major disease remains a formidable threat to trees in Northwood Hills. The disease is expressed in red oaks by a healthy tree showing fall-like coloring in late spring or early fall and dying. The live oak usually dies slower after showing symptoms (2 months to 2 years). This is an agonizing time for the homeowner because once symptoms are evident there is virtually nothing to do to save the tree.

Oak wilt is spread above ground from sap-feeding beetles that carry the deadly fungus to fresh tree wounds. A wound can be a trunk scar, a torn root, or even a pruning cut. During spring, from February 1 to June 1, our oaks are most susceptible to oak wilt infection. Please, **do not prune your trees between Valentine's Day and Memorial Day.**

It is also important to be careful with firewood. Firewood from red oaks infected with oak wilt can harbor fungal spores and/or beetles carrying the fungus. As a precaution, store firewood under clear plastic and bury the edges. Only wood that has been cured for an entire summer should be stored near uninfected red or live oaks. **If you bought oak firewood for this winter and are unsure of its age or origin, use it immediately.** Fireplace smoke from infected wood burning is not a threat. The fungus is destroyed by heat.

Fortunately, trees in the white oak group, such as Bur Oaks, Chinquapin Oaks, and Post Oaks are resistant to oak wilt. Let's avoid a monoculture! **Planting a variety of trees on your property is recommended to provide a diverse landscape that is less susceptible to attack from one particular insect or disease.**

Here's a short list of suggested tree species from local nurseries to replant in our region of Texas: American Elm; Bald Cypress; Bur Oak; Chinese (Lacebark) Elm; Chinquapin Oak; Montezuma Bald Cypress; Pecan; Cedar Elm and Monterey Oak.

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