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Northwood Hills

HOMEOWNERS ASSOCIATION

Urgent Notice: Oak Wilt Comes To Northwood Hills

If you don't read anything else in this edition of the Breeze, read this: deadly oak wilt disease has been confirmed in several parts of Northwood Hills. One of the most destructive tree diseases in the US, oak wilt can devastate whole neighborhoods and result in millions of dollars in property loss. Simply put, if you have oak trees in your yard, they are at risk.

NHHA began working with certified arborist Alan Johnson of Holcomb Tree Service in the spring, planning to trim and clean the median trees when it was "safe" – typically mid-June. But the wet spring weather continued into summer and Alan put our tree work on hold due to the continued threat of oak wilt. Meanwhile, we received several reports of possible cases, and now Alan has confirmed oak wilt on multiple streets.



Oak wilt is an infectious disease caused by a fungus that invades and disables the water-conducting system in susceptible trees. All oaks are susceptible to oak wilt to some degree, but red oaks -- particularly Spanish oak, Shumard oak and blackjack oak -- are extremely susceptible. White oaks, including post oak, bur oak and chinkapin oak are less susceptible to the fungus and rarely die from oak wilt. Live oaks are intermediate in susceptibility to oak wilt,

continued page 4

Members Going Above and Beyond... Behind the Scenes

Here's the latest edition of the Northwood Hills Breeze...thanks in great part to NHHA members Kevin and Kristi Burke and their staff at Direct Mail Partners (DMP).

Since 2002, Kevin and Kristi have owned DMP and provided day-to-day management of its many services that include data processing, document preparation, automation letter shop/mail shop, laser printing, business reply mail management, fulfillment and all types and service levels of presort services.

What do they do for NHHA? DMP vice president Gina Martin helps maintain the Northwood Hills resident mailing list to USPS standards. After the newsletter is printed and sent to DMP, addresses are pre-sorted and applied digitally, not only speeding delivery but saving us postage costs as well. With the help of Kevin, Kristi and all the folks at DMP, what's in the Breeze is in your mailbox!



Northwood Hills Homeowners Association
P O Box 800874
Dallas, TX 75380-0874

Mid-Year Update

by Rebel Webster, President

What "lazy days of summer???"

As you'll see throughout this info-packed issue of the Breeze, NHHA has planted, paraded and now we're launching an awareness attack on oak wilt disease, which threatens the stately trees of Northwood Hills. By page 19, you'll want to join NHHA right now. Go ahead and get the jump on 2010... your membership will start immediately.

Sit back, pour another glass of sweet tea, and start with this recap. Then enjoy the parade photos, read about the medians and consider volunteer opportunities from page 18.

Security/Safety - At the beginning of 2009 we added an additional eight-hour patrol shift. Southwest Group Protective Services officers are now on duty seven days a week, and a police scanner enables them to stay on top of what's going on. The officers have performed hundreds of out-of-town home checks on members' homes this year. We want to increase patrol hours even more in 2010, and we'll need your membership to make that happen.

Beautification - Our median renovation project is on a roll. Meadowcreek East is complete and we'll finish Meadowcreek West this fall; read more on pages 6-7 and 9. We also will add the Meandering Way plantings provided by your memorial donations for NHHA past president Gene Saunders. Once again this year, we sponsored the April Alley Clean-Up and the Battle the Bugs weekend - our annual war against fire ants and mosquitoes.

Membership - Despite very uncertain economic times, NHHA met its membership goal for the year in early April and by June had collected 97 percent of 2009 membership dues. Our new membership database now holds some 10,000 pieces of data - from email addresses to cell phone numbers to payment records to areas of interest. Only members in good standing have access to the patrol's services and receive MemberMails.

Services - In January we launched online dues payment, which proved to be significant in increasing early, full payments. Thirty-six percent of NHHA members paid online. We worked with the City of Dallas on problem properties and pools, bulk trash and other code compliance issues, and with the Dallas Police Department to implement

additional police presence on the northern and eastern fringe and Bert Fields Park. The 16th Annual Independence Day Parade was the stuff postcards are made of, and now we're planning National Night Out.

Communications - The new database and email distribution system enabled us to restrict MemberMails to current members this year, adding value to your paid membership. The Northwood Hills Breeze continues to be an important source of information for non-internet users as well as folks in our neighborhood who are not yet NHHA members. Our latest and greatest is NHHA's presence on Facebook® - see page 15 - and by year's end we will launch a new and improved NHHA website.

Well, I'm out of room, but at NHHA we're never out of ideas or plans. The rest of this year we'll be busy...come join us.



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Marketing
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Director, Membership
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Ross Goldberg -- At Large
Director, Website
rg@northwoodhills.org

Bob Nance -- At Large
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bn@northwoodhills.org

We're listening! If you have
a comment, question or
concern, or just want to get
involved, contact us.

Bulk Trash Early-Birds Risk Fines

During this spring and summer Northwood Hills has seen a significant increase in the problem of bulk trash being put out before collection week...sometimes as much as three weeks early!

It isn't the policy of NHHA to "call code" on offenders, but complaints are coming in fast and furious. Any resident can call 311 and anonymously report an offense, and even first-time violations can carry a hefty fine. A second violation can carry up to a \$1,000 fine.

Don't tempt fate – or your neighbors. Collection day in Northwood Hills is the SECOND MONDAY but make it easy on yourself. Clip and refer to the bulk trash collection schedule on the back page of this newsletter.

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Oak Wilt Comes to Northwood Hills

continued from page 1

but are most seriously affected due to their tendency to grow from root sprouts and form vast interconnected root systems that allow movement (or spread) of the fungus between adjacent trees. Oak wilt can kill a live oak within six to 12 months and a red oak in just four to eight weeks.

Oak wilt cannot be cured. Containment of the spread depends on early detection, correct diagnosis and prompt action. It's important to mention that diseases other than oak wilt affect oak trees and may produce similar symptoms.



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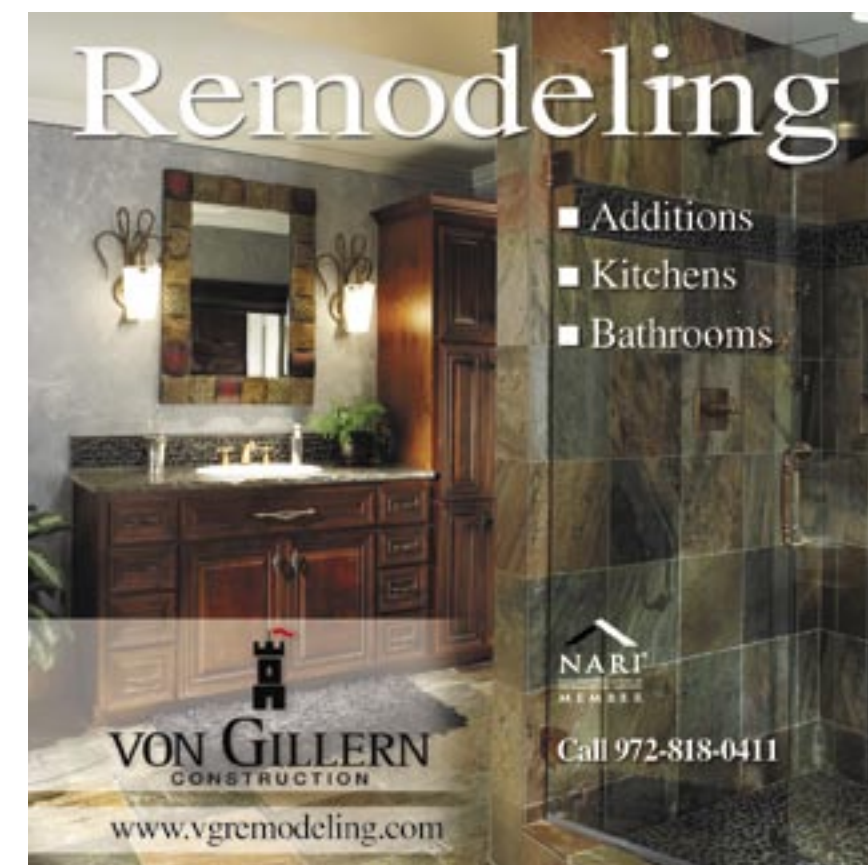
Oak Wilt: What Do We Do?

1. DON'T TRIM YOUR OAK TREES UNTIL DECEMBER. NHHA will continue to distribute oak wilt updates via MemberMail and the website. If your tree is damaged by a storm or wind and you must remove a limb, make sure the cut is treated immediately with a tree wound or latex paint.
2. Don't take a chance. If you think your oak tree may have a disease, call a certified arborist for an opinion. Don't rely on your "yard guy" to accurately diagnose oak wilt. An arborist will assess your tree(s) and if oak wilt is confirmed will advise you on the best way to contain the spread to your (or your neighbors') other trees.
3. If you have oak wilt, PLEASE let us know. We are mapping the disease in Northwood Hills to help manage the problem.

If you have questions or need to report oak wilt, contact Rebel Webster at rw@northwoodhills.org or 214-866-0155.

Additional Oak Wilt Resources:

www.texasoakwilt.org
www.texasforestservice.tamu.edu
www.stopoakwilt.com



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Live oak leaves showing oak wilt symptoms



This red oak on Meadowcreek has succumbed to oak wilt.



Oak wilt can wipe out entire blocks of trees, completely changing the look of yards in the neighborhood.

NHHA Median Renovation



Demo begins...



The median was sectioned into multiple areas of turf and ground cover around the walls, requiring extensive edging and trimming. The new simpler design makes maintenance much easier (thus less expensive.)



A completely new irrigation system goes in, incorporating the latest technology in water-efficiency.

The Dust Settles on Meadowcreek East...And We Keep Going

We're gaining ground on the median renovation project with the completion of the east side of Meadowcreek. Gone are the crumbling walls, antiquated and broken sprinklers and worn-out plants. Now, a new wall and marker brand this entrance to Northwood Hills and miscanthus grass adds soft texture. Dozens of pink Knockout™ roses give us year-round greenery and vivid color, and pink crape myrtle trees provide summer flowers and colorful fall leaves. We also have a bed at each end of the median for seasonal flowers.

In renovating Meadowcreek East, the goal was to make the median cool and inviting, simplify maintenance and provide a sustaining environment for the plantings. A big emphasis was placed on preserving and improving the two large live oaks which had been originally planted in stone rings that crumbled as the tree roots pushed through. Crews carefully trimmed roots that were girdling the trees and added soil and compost to the appropriate level.

The median now is much more spacious and enjoyable for neighbors and nature alike. A family of cottontail rabbits, temporarily evicted during the work, once again calls Meadowcreek East home.

What's next? Just after Labor Day we'll break ground on Meadowcreek west of Hillcrest. The water-wizards from Texas Waterboys will install efficient irrigation and Yellow Rose Landscape will again work their magic with new plantings. Late this year, the professionals at Holcomb Tree Service, under the direction of certified arborist Alan Johnson, will remove dead wood and trim the median trees, lifting low-hanging branches into compliance with city of Dallas vehicle clearance guidelines.

In addition to Texas Waterboys and Yellow Rose, special thanks to NHHA past president Larry Baker for his donation that enabled us to purchase the new marker, and to the residents along Meadowcreek who pardoned our mess.

We're nearly to the end of the big overhaul of our medians, but natural spaces and plants evolve. There will always be a need and opportunity for member volunteers to help with the maintenance of our medians, and to provide guidance and information to homeowners. You don't need a degree in horticulture...just a passion for plants. Email rw@northwoodhills.org to be part of the next generation of caretakers for our green spaces.



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NHHA Median Renovation



The dirt packed around the live oaks harbored large fire ant mounds.



New soil and compost are at the appropriate level around the big trees.



The median now has a rain/freeze sensor, which brings us into compliance with Dallas city code and minimizes waste.



Neighborhood Schools Back in Session

It's back to school time and that means attention to school zones and crosswalks. Kids don't always watch for us...we have to watch for them.

Both elementary schools serving Northwood Hills are rated "Exemplary" by the Texas Education Agency (TEA). They are part of the Richardson Independent School District, which as a district has received Recognized status for the fourth consecutive year. RISD is the largest, most diverse district in Texas to have earned Recognized status for four consecutive years. Of its 53 campuses eligible for a TEA rating, 52 (98 percent) received either an Exemplary or Recognized rating for 2008-09.

The success of area schools directly affects property values and the quality of life in our neighborhood, and both elementary schools can use volunteers. If you're interested in helping these schools, contact Spring Valley principal Kelly Colburn at 469-593-4600 or Northwood Hills principal Mackie Kazdoy at 469-593-4300.








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Northwood Hills Q2 Real Estate Recap

by Judy Switzer

Buyers continue to select Northwood Hills as their neighborhood of choice. As this publication goes to press, one property is under option, six are pending and 31 homes have sold since the beginning of 2009. At the current rate, sales will outpace 2008 by nearly 25 percent.

As the market hums along, it is important to note that 26 of 31 closed transactions sold under \$500,000. This means most of the homes selling in Northwood Hills are not new construction, or complete remodels. The higher-end market in our neighborhood, as well as south of LBJ, is a bit soft due to uncertainty in the economy as well as the cost of jumbo money.

So what can buyers and sellers entering the market do to maximize the deal they get on a/their home? The National Association of Realtors (NAR), and the Texas Associations of Realtors (TAR) will confirm that when buyers first start contemplating purchasing a home, they begin their search on the internet. However, once they have made the decision to buy, it is important to know that buyers typically will find a realtor to represent their interests. Buyers should interview agents, and select one they feel can best help them with the arduous tasks associated with qualifying, finding, showing and negotiating the best deal on their behalf.

Sellers, on the other hand, have a very different challenge. In today's market it is all about the PICTURES! It is important that the seller understand the proper questions to ask an agent. For example, "how many websites will my home appear on?" and "how many pictures of my home will be out on the internet?" or "what should I do to maximize how the pictures look on the internet?" and "how should I prepare my house for sale?"

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...But What About The Walls?

Q: The cement walls along both Belt Line and Hillcrest are an eyesore. What can be done?

A: Most people don't know it, but the walls are the private property of the homeowners whose property adjoins them. Each homeowner is free to power-wash, repair or even replace his/her section, and homeowners can get together and collectively address their adjoining sections of the walls. (Residents along Spring Valley west of Hillcrest are doing just that.)

The property between the wall and the street is the maintenance responsibility of the homeowner as well, including mowing, picking up litter and keeping overhanging trees trimmed up.

Email Rebel Webster at rw@northwoodhills.org if you have further questions about the walls.



Another Fab Fourth in Northwood Hills

Despite July 4th falling on a Saturday, plenty of residents were in town to enjoy the 16th Annual Northwood Hills Homeowners Association Independence Day Parade.

New this year, sidewalk chalk drawing kept small hands busy before the parade, and later kids enjoyed balloon toss, Hula Hoop®, Pin the Hat on Uncle Sam and an old-fashioned favorite – Icy Toes. Chills and squeals were plentiful as children plunged their feet into barrels of icy water to pick up prizes with their toes.

A bounce house, dunk tank and Billy Buttons making commemorative buttons rounded out the day, along with free popcorn, cotton candy and snow cones. NHHHA board members handed out complimentary red, white and blue leis, beads, hats, pinwheels and American flags to participants and spectators.

First-time Parade Chair Paula Hardick pulled off a fantastic event. Special thanks to these volunteers who pitched it to make it perfect:

Judges: Hoyt Westdyke and Craig Koehrsen; Registration: Shirley Westdyke and Elizabeth Waring; Concessions: Erin, Celia and Alexa Hardick, Robby Sharpenburger; Past Parade Chair

continued next page



Fab Fourth

continued from page 10

and Advisor: Mark Carlton; Go-To-Guy: Rob Colburn; Emcee: Michael Webb; Games: Ashley Lantz and Cassie Dickerson; Cub Scouts and parents of Troop 585; Fire Truck: Dennis Eubanks; Promotion: Yvette Testut; Security: Sgt. Noe Adame (Southwest Group); Clark and Sandy Dunklin; David Abell; Aaron Dyer; Ross Goldberg; NHHHA Board.

Sponsors Step Up to Make Fourth Festive

This year's NHHHA July 4th event was made extra special by the generous support of sponsors.

A big "thank you" to our new banking partner, North Dallas Bank & Trust, for sponsoring the parade and helping our budget go farther. Our neighborhood Kroger at Coit and Belt Line was the water sponsor, allowing us to provide complimentary bottled water along the parade route and at the activities area.

Richardson Motorsports generously loaned us an ATV... sure came in handy!

Parade prizes – including Most Patriotic, Reddest, Blue-est, Most Original and Special Judges Awards – were provided by the Waldrop family/Enchilada's Restaurants, Richardson Bike Mart, Run On, Dos Rios Tex Mex Grill and Dirty Dawgz.

When you visit these businesses, please take a moment to thank them for their support.



Thanks to Debbie Steckler, Clark Dunklin and Ross Goldberg for sharing their photos.

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Our website contains additional information, portfolios of our work, and reviews from past clients. Please visit our website at www.kaspercustom.com. You can also visit our new Facebook page, Kasper Custom Remodeling, LLC, for current news and updates. Or call us at 972-239-3733 for a personal consultation.

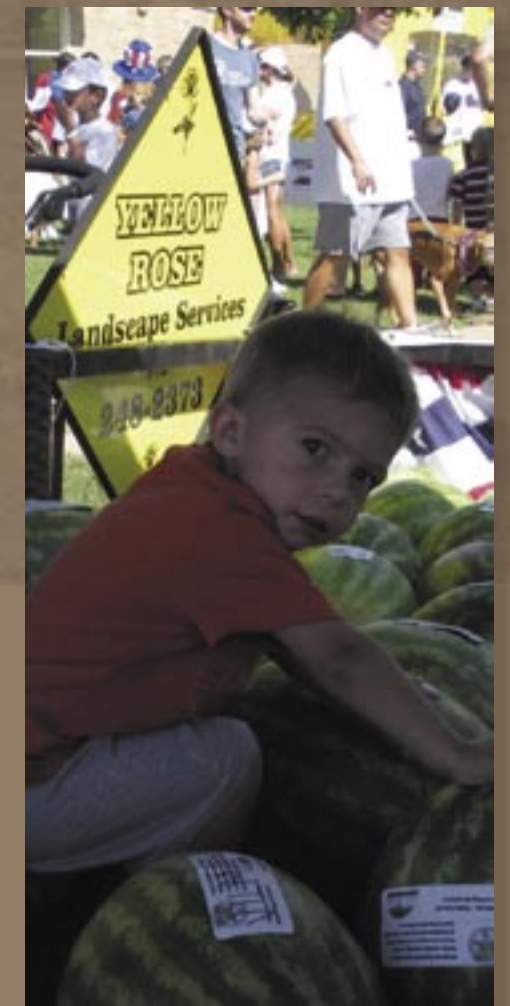


Melons-for-Medians Makes Money for Meadowcreek

What's the Fourth of July without a ripe, juicy watermelon???

Once again this year, NHHA sold dozens of farm-fresh melons at the Independence Day Parade to raise money for our beautification efforts.

Bert Blair and his team at Yellow Rose Landscape Services underwrote the melons, so our sales price of \$5 each was pure profit. Thanks Bert and Yellow Rose for your support of NHHA!



Security Snapshot

Southwest Group Protective Services Sgt. Noe Adame is the senior patrol officer serving Northwood Hills. The Skyline High School graduate has been a security professional for seven years. "Common sense precautions work," he says. "And get to know your neighbors. Looking out for each other makes a big difference."



Q2 Real Estate Recap

continued from page 9

Because we know buyers begin their search on the internet, it is important to take your marketing plan to the ultimate consumer. The job of a listing agent is much different than that of a buyer's agent. A listing agent needs to determine the likely buyer(s) for your home and put together the marketing plan to reach those buyers. Depending on the type of home you are selling, you are either in a buyers' market where supply outweighs demand; or a sellers' market where demand is greater than supply; or a stable market where demand equals supply. Each condition requires a very different marketing plan for success.

To get the highest possible price for your home, in the shortest amount of time, with the least inconvenience to you and your family, interview several agents and be sure to ask them the right questions to ascertain their qualifications for the job. For more information on activity in Northwood Hills, contact Judy Switzer, Broker Associate, at 214-801-7273 (cell).

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NHHA is on Facebook®

You can now interact with your Northwood Hills neighbors AND get information about NHHA activities via Facebook®!

- NHHA has created a Facebook page for information about the neighborhood and our homeowners association. The main sources of NHHA information will continue to be our website, newsletter, and MemberMail for member only updates, with Facebook providing a new way to connect with us.

continued page 17

The purpose of NHHA is to preserve and enhance the value of the property and improve the quality of life in Northwood Hills.

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NHHA Moves Money to North Dallas Bank

This summer NHHA moved the association's bank accounts and CD to North Dallas Bank & Trust. Significant breaches of personal information security at Bank of America and a lack of response to our concerns prompted the change. Treasurer Bob Nance evaluated the product offerings, interest rates and fee structure of several area banks during the review process.

As one of the area's largest independent banks, North Dallas Bank & Trust enjoys a history of almost 50 years with the same name, same management and ownership and a record of profitability for every year in operation.

Just days after we moved our accounts, North Dallas Bank showed its support of our neighborhood by stepping forward to sponsor the NHHA Independence Day Parade. If you're a North Dallas Bank & Trust customer, please join us in saying "thank you" for the bank's support...already they have proved to be a friend to Northwood Hills.



Pest Precautions and Prevention

West Nile virus got a slow start in Dallas County this year; the first two reported human cases were announced in late August. Fall's cooler temperatures will be nice for us, but make standing water slower to evaporate. Continue to dump accumulated water in pots and clean birdbaths and fountains regularly. It's also a great time to clean your gutters of leaves and debris, where there's just enough moisture for mosquitoes to breed. The mild Dallas climate means we have to be vigilant all year long – there's a mosquito species for every season.

Kimberly Schofield, program specialist at Texas A&M Extension Service on Coit Road, has sent a reminder about



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treating for fire ants in the fall. "Since the weather has been so hot this summer, we might not see their mounds," she says. They're deep in the soil and cooler temps will bring them to the surface, where they can ruin your outdoor fun. Find more information and a great Q&A about fire ant management at <http://fireant.tamu.edu>.



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A photograph of a white Pepper Square Cleaners van parked in front of a building. The van has green and blue graphics, including the company name 'Pepper Square Cleaners' in large blue letters, 'Cleaning & Preservation' below it, and 'Eco-Friendly' with a globe icon. The phone number '972-386-4663' and 'Serving the Metroplex Since 1979' are on the side. A man in a light blue shirt and white apron stands in front of the van, holding a green and white bag. A woman is partially visible on the right side of the van. The background shows a building with a sign that reads 'Pepper Square Cleaners'.

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Facebook

continued from page 15

- In addition, a new Facebook group has been created as a replacement for the Northwood Hills Chatter group, which was created by Gene Saunders several years ago as part of his personal Yahoo® email account. With Gene's passing, we have no way to add members and so have created the new Facebook group. It is NOT administered by nor affiliated with NHHA and is an unmoderated public group open to anyone. Become a group member to join in the conversation and connect with your neighbors.

You can find out more information about both the new NHHA Facebook page and the new Northwood Hills Chatter Facebook group using this link to our website – <http://www.northwoodhills.org/interact>. If you have questions about access or how to use this new communications service, contact webmaster Ross Goldberg at rg@northwoodhills.org.



Why Wait? Your 2010 Membership Can Start Today

Don't wait 'til 2010...join NHHA right now and your membership starts immediately! Fill out the membership form on page 19 and mail your check, or use the online membership form and FREE online dues payment option.

Current members..."thank you" for your support! Please help us save printing and postage costs by renewing before the end of this year.

- Go to www.northwoodhills.org and follow the "Pay Dues" link on the home page to access our secure payment site set up by EDS.
- Your address is your account number.
- Use MasterCard® or VISA® or make an Electronic Funds Transfer from your bank account.
- You'll receive an email confirming your payment.
- NHHA picks up the transaction fee.

Questions about your membership status? Contact treasurer Bob Nance at bn@northwoodhills.org



Northwood Hills Needs You

Are you passionate about Northwood Hills? Have a concern or opinion? Want to make a difference? Now's your chance. We have one board position that will become available in 2010, and non-board roles that are less time-intensive. Take on a long-term job or a short-term project, join a committee of folks with the same interest or spearhead a new initiative. Here's just a sampling of opportunities...

Archives Chair/Historian – works to preserve the history of Northwood Hills

Beautification – median maintenance, fundraising, Alley Clean-Up Day and the Yard-of-the-Month Award

Code Compliance – works closely with the NHHA Board to monitor vacant homes/yards/pools for maintenance and mosquito problems. Familiarity with code compliance or a strong desire to learn about this subject is helpful.

Communications

Newsletter – writes or obtains copy, edits, and proofs each issue of the Northwood Hills Breeze. This job involves about 50 hours PER ISSUE (four issues per year).

Ad sales – contacts and signs up advertisers

Marketing -- markets the association and its initiatives; develops sponsorship and underwriting opportunities.

Publicity – creates news releases; manages media relations

Crimewatch/Safety – monitors crime and safety issues; plans and organizes neighborhood communications or meetings regarding crime and safety

Database Manager – maintains the various NHHA databases – members, prospects, friends, vendors, advertisers, etc

Fundraising – works with the Board and Treasurer to develop new, non-dues income

Legal – provides ad hoc counsel

Membership-Benefits & Retention – works to improve value for members

Membership-Recruitment – responsible for recruiting new NHHA members

Parade Staff – plan and execute the NHHA Independence Day Parade

Interested? Email a board member (list on page 3) or locate our phone numbers on the "Call Us!" section of the website – www.northwoodhills.org. We'll be hosting volunteer meet-and-greet get-togethers this fall...come join us!

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Chef Gorji

The Top Mediterranean Restaurant in Dallas/Ft. Worth – Zagat 08 & 09

★ **BACK-TO-BACK TEXAS STEAK CHAMPION**

NHHA MEMBERSHIP

Choose from two ways to pay:

- Mail your check, payable to NHHA, to PO Box 800874, Dallas, TX, 75380-0874.
- OR, pay by credit card or from your bank account by visiting our secure payment site provided by EDS. Go to www.northwoodhills.org and follow the link. It's quick, secure and easy!

Dues: \$300

Northwood Hills
HOMEOWNERS ASSOCIATION

Northwood Hills Homeowners Association
P O Box 800874 • Dallas • TX • 75380-0874

NEW MEMBER FORM

Your name: _____
Your cell #: _____ Your email: _____
Spouse's name: _____
Spouse's cell #: _____ Spouse's email: _____
Home address: _____
Home phone: _____
Comments or questions? _____
We hope you will want to learn more about our activities. Please check any/all areas of interest.
☐ Security/Crimewatch ☐ Membership Recruitment
☐ Beautification ☐ Golf Tournament
☐ Special Events & Programming ☐ Newsletter
☐ Marketing/Public Relations/Advertising ☐ Other _____
☐ Independence Day Parade
Membership questions? Email Clark Dunklin at cd@northwoodhills.org or David Abell at da@northwoodhills.org.



Bulk Trash Collection Calendar

Pick-up Date – Monday / Tuesday beginning on...	Place debris on curb no earlier than Thursday...
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Sept. 14	Sept. 10
Oct. 12	Oct. 8
Nov. 9	Nov. 5
Dec. 14	Dec. 10

For details on what the city will (and won't) pick up as bulk trash, visit www.dallascityhall.com/sanitation/brush_and_bulky.html



The Northwood Hills Breeze

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P O Box 800874 • Dallas • Texas • 75380-0874
www.northwoodhills.org
Homeowner's NeighborLine: 972-480-5249

WWW.NORTHWOODHILLS.ORG

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Return Service Requested

Northwood Hills Homeowners Association
P O Box 800874
Dallas, TX 75380-0874



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