

Holiday 2010

THE NORTHWOOD HILLS BREEZE

Inside...

Crime Information	page 4
NHHA Information	page 9
Real Estate Report	page 12
Membership	page 15



Northwood Hills

HOMEOWNERS ASSOCIATION

NHHA Focuses On Crime: Launches Surveillance Camera and Sign Initiative

Call them “signs of the times.” Fitted to the backside of stop sign poles, or attached with homeowners’ permission to alley fences, signs that indicate a neighborhood is using one or more surveillance cameras send a powerful message to the bad guys: go somewhere else.

An evaluation launched more than a year ago and approved by NHHA members at the 2010 Annual Meeting last January will culminate in the purchase of one surveillance camera for each area of Northwood Hills. But the deterrence value is all in the communication.

“Criminals don’t know where the specific cameras are or how many we have,” said David Abell, who spearheaded the project for NHHA along with Ed Fikse. “They just know they don’t want to be caught, and these signs tell them we’ve increased their risk.”

“True deterrence is a matter of layers and mixing your methods,” said Fikse. “We have armed security, we encourage the use of motion sensor lights and home alarm systems. We remind residents all the time to lock their cars and garage them if possible, and to be aware of suspicious people and situations. This was a different method and it made sense to add it to our mix.”

As this issue of the Breeze goes to press, specific camera installation sites are being evaluated based on neighborhood entrances and exits, traffic patterns and areas of criminal activity concentration.

See page 2 for a Q&A on the project.

Don't Pinch Pennies on the Porch Light

The hills, winding streets and large trees of Northwood Hills contribute to it being a very dark neighborhood at night. NHHA recommends motion-sensor lights for alley fences and back driveways, and front-yard illumination also helps deter crime.

Don't underestimate the power of your porch light. Its welcoming glow during the evening becomes a crime deterrent during the overnight hours.

Tempted to turn it off at bedtime to save money? A 60-watt bulb turned on for 10 hours each night only costs only about \$2.25 a month, depending on your electricity rate. Substitute a 60-watt energy-efficient CFL bulb -- which uses only 13 actual watts -- and the cost drops to 49 cents per month.



Northwood Hills Homeowners Association
P O Box 800874
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Camera and Sign Q&A

Q: Will the cameras catch criminals?

A: They are real cameras and capture real footage, so that's a possibility. But the value in them is not in catching/convicting a criminal, but the ability to post signage that will deter many criminals.

Q: How many are being installed, and where are you putting them? How did you decide where to put them?

A: Initially there is one camera in each area of Northwood Hills (see Area map on page 8). The company we chose -- OmniWatch -- made recommendations about where to install them based on entrances/exits to the neighborhood and traffic patterns.

Q: Why isn't there a camera on every street?

A: We don't have the financial resources to install that many, and again, the deterrence value is in the signs.

Q: Can they see into my living room?

A: No. The cameras are not pointed into anyone's home. They are directed at recommended streets or intersections. They have a limited range of view...the intent would be to capture an image of a license plate, or a person walking down the street.

Q: Who has access to the footage?

A: The footage will only be made available to Dallas Police Department officers or investigators, and only in the event of a crime.

Q: Where is the footage stored, and for how long?

A: The images collected by the camera are encrypted and are stored remotely on OmniWatch servers for one month.

Q: What other neighborhoods did you research for comparison?

A: Bent Tree West, Lakewood and Highland Hills (Lake Highlands area) The opinions were universally positive about the effectiveness of the effort as a deterrent. One neighborhood has tracked a 70 percent decrease in crime since they began the camera/sign initiative four years ago.

Q: Doesn't this create a false sense of security?

A: It shouldn't. We are committed to fully communicating what the expectations of this initiative are. It is a deterrent, just like using a security patrol, turning on your lights, or arming your home alarm system.

continued page 3

Camera and Sign Q&A

continued from page 2

Q: How much crime do we really have in Northwood Hills?

A: The Dallas Police would tell you that compared to other neighborhoods, it's almost non-existent. But if it's your car that's stolen or burglarized, or your home that's broken into...then the crime becomes very real. We have to do everything we can -- from installing the cameras and signage to using home alarm systems every time we leave and being alert -- to really maximize a layered approach to crime deterrence.



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No Dues Increase in 2011 for NHHA Members

Again in 2011, for LESS THAN \$1 A DAY, you have full access to the services of the private security patrol that serves Northwood Hills Homeowners Association. This includes having the private phone number to call the patrol anytime they are on duty (88 hours over the course of a week) and the ability to schedule an out-of-town home check anytime you travel.

As an NHHA Member, you also receive Members-only "MemberMail" communications that are distributed about once per week and "Security Snapshots" that detail criminal activity in neighborhood each month.

Your membership is vital to the ability of NHHA to maintain the services you count on. If you're paying your dues semi-annually or quarterly, please make your final 2010 payments and help NHHA keep the 2010 books tidy. If you'd like to go ahead and pay your 2011 dues, take advantage of the easy online payment option. Just go to www.northwoodhills.org.

Sharing Our Streets: City Bike Plan Information

The following information was provided by Linda Koop, District 11 City Council Representative, who also chairs the Council's Transportation and Environment Committee.

The 2011 Dallas Bike Plan website (www.dallasbikeplan.org) serves as a one-stop source for information about the Dallas Bike Plan, including news and information on the project schedule and educational materials. Other links include information on the Safe Routes to School Program and the Complete Streets Initiative.

NEXT PUBLIC MEETING - THURSDAY, JANUARY 20, 2011 Dallas City Hall Flag Room (6E North)

Review the revised network recommendation maps based on comments from the September Public Meeting and a full draft of the 2011 Dallas Bike Plan at www.dallasbikeplan.org.



Crime Up in 2010

Although Northwood Hills is fortunate to experience near-zero violent crime, the neighborhood is not immune to criminal activity, particularly when it comes to burglary of cars and homes.

December is the number one month for residential burglaries, and the increase in 2010 of BMVs (Burglary of a Motor Vehicle) in Northwood Hills should prompt everyone to be especially careful. Crime and Security Chair Judy Switzer, who tracks crime statistics for NHHA by using DPD data from three sources, notes there have been 65 BMVs in Northwood Hills through October 31.

"That's 50 percent more than the 44 BMVs we had in all of 2009," says Switzer. "The incidents that have occurred this year have tended to be a bit more professional in nature. And we've had several occasions where three to five vehicles were hit in one night."

The perpetrator(s) identify targets, and remove wheels/rims/tires within three to five minutes before moving on to the next vehicle. SUV third seats were removed from a number of vehicles, and in one instance, the thieves took airbags.

"These criminals know what they are doing, get in and out in a hurry and will brazenly perform the crime right in front of the front door in a circular drive," says Switzer. "These incidents are in stark contrast to the smash-and-grab of an iPod or GPS in plain view in an unlocked vehicle, which is what we were seeing last year."

Additionally, so far there have been two incidents of UUMV (Unauthorized Use of a Motor Vehicle) – which is a nice way of saying "stolen car."

continued page 5

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Crime Up in 2010

continued from page 4

Northwood Hills residents have also experienced nine burglaries so far in 2010. Some occurred in residences, others were in outbuildings, one that housed an office, and still others in sheds. Two incidents of criminal mischief rounds out the offenses-to-date.

Crime is typically on the rise from Thanksgiving through New Years Day. If you witness suspicious behavior, call 911 first, and then NHHA Members should call the private security patrol.

NHHA Members should also take advantage of the security patrol's out-of-town home check service for greater peace of mind when you travel this holiday season.

Contact Judy Switzer with any questions regarding criminal activity or out-of-town check procedures. Email js@northwoodhills.org or call 214-801-7273.

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



News From the Greenway

by Hoyt Westdyke, Carol McAdams, Zoe Ramsey and Bill Rogge

The gateway median to the oldest part of Northwood Hills (south of Spring Valley) is called The Greenway. Located at the Hillcrest/Elmridge entrance, it is maintained through private contributions from residents in that area and always looks beautiful. The Greenway provided great inspiration for the renovation of the Meadowcreek and Meandering Way medians during the past two years.

A new Japanese maple was added to the Greenway to honor and thank Bruce Jamieson, an original Northwood Hills homeowner who diligently worked to begin, oversee and maintain the Hillcrest entrance for 15 years. *(photo, left)*

Carol and Richard Larsen donated a beautiful natural stone bench to the Greenway to encourage and invite neighbors to stop, enjoy and smell the flowers. *(photo, right)*

Chris and Lamar Ozley are honoring their good friend 'TJ' Hartman (another original homeowner) on her birthday by making a special contribution that will add additional daffodil and bulb plantings for enjoyment in the spring. Chris says "TJ delights in our flower display!"



Friends of Beautification

Each year NHHA allocates a portion of the annual budget (typically between 10 and 15 percent) to the ongoing upkeep of the medians we maintain through an agreement with the City of Dallas. This includes trimming/mowing, water utilities and seasonal color plantings.


However, it's great to have a little extra "financial fertilizer" to make other improvements. Our thanks this year to Larry Baker and Claudia Ratner for contributing additional funds for our beautification efforts.

If you'd like to be part of Friends of Beautification in 2011, we welcome your participation. You can even designate that your contribution be used for improvements to the median you pass each day.



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Save the Dates: February 8

The Northwood Hills Homeowners Association Annual Meeting is tentatively set for Tuesday, Feb. 8, 2011. The meeting is usually held at Northwood Hills Elementary. Details are being finalized, so watch the NHHA website in January for complete details.

Prior to the meeting, NHHA members will receive a recap of the association's activities and financial status for 2010, as well as a preview of the 2011 budget.

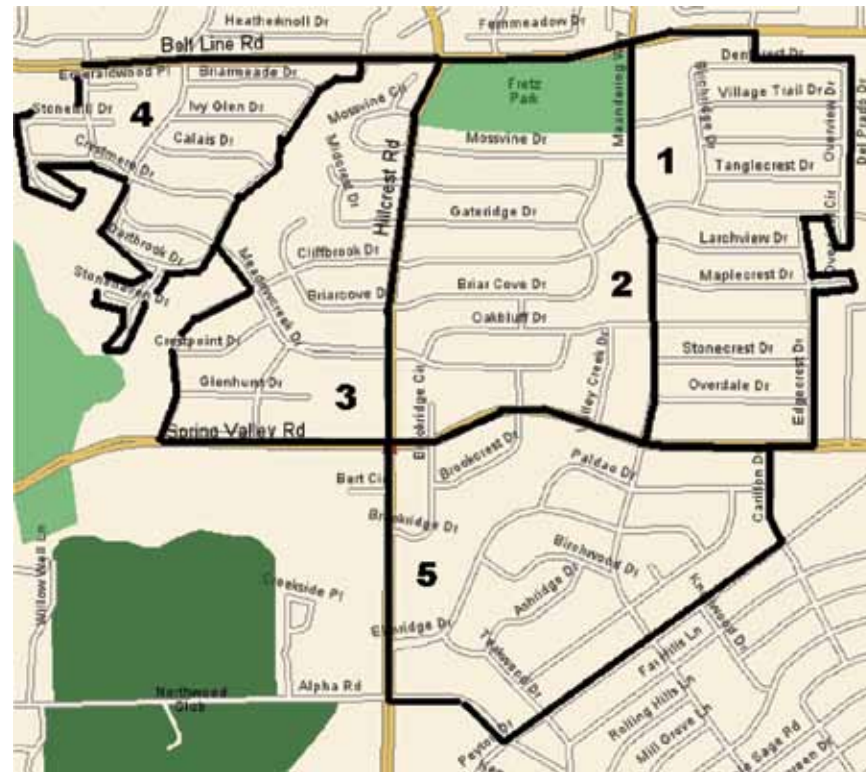
Annual Meeting agenda items include a presentation of the 2011 budget for membership vote; election of Board members; and updates from our crime/security, beautification and membership chairs. We'll also have time for general Q&A, so bring your questions.

Remember, all Northwood Hills residents are welcome at the Annual Meeting. However you must be an NHHA member to vote.

February 14

If you love your oak trees, mark Valentines Day on your calendar as the start of "danger season" for Oak Wilt disease and don't prune any oaks from February 14 through Memorial Day.

Northwood Hills Boundaries and Areas



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Takin' It to The Streets...Use Caution and Common Sense When Walking

The ambiance of Northwood Hills makes it a great neighborhood for outdoor exercise, and dozens of residents take to the streets each morning and evening to walk or jog. But winter's shorter days means it may be dark out when you're ready to go.

The National Highway Traffic Safety Administration says that 70 percent of pedestrian deaths occur in the dark and 69 percent occur on neighborhood streets. Visibility is further impaired by bad weather, and drivers are often distracted by their commute (or their cell phone).

Two NHHA Members recently said they have narrowly missed hitting folks walking in the streets because they couldn't see them. If you're a walker/jogger in Northwood Hills, consider these tips to help avoid a tragedy:

Wear colors that drivers can see.

Basic black is so slimming...and deadly. When it's dark, blue and red are also too dark for drivers to see and stop in time. If you are wearing black or dark blue, even a car going only 20 mph would not see you in time to brake to a stop. Wear white and you can be spotted in time by those going 40 mph.

Wear a reflective vest or other highly reflective material.

With reflective gear on, even the speedsters going 60 mph can see you in time to stop. And rather than wearing only one small reflective patch, you really need a full outline of reflective piping so drivers know they are looking at a moving human.

Use lights.

You can purchase small flashing lights that clip on a belt to provide lightweight visibility. Look for them in cycling shops or running stores. So YOU can see the street, a flashlight is a good idea.

Don't wait 'til 2011...join NHHA TODAY and enjoy instant access to our private security patrol services. Going out of town for the holidays? You can arrange for the patrol to check on your home and property while you are away.

Roll Up Your Sleeves

Are you passionate about Northwood Hills? Have a concern or opinion? Want to make a difference? Now's your chance.

Board leadership and non-board roles that are less time-intensive are available. 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 – supervises the vendors and budget for maintaining the medians; monitors and distributes information on Oak Wilt; promotes Alley Clean-Up Day and Battle the Bugs. NOTE: This job requires regular hands-on involvement and can be time-intensive.

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. NOTE: This job involves about 50 hours PER ISSUE (four issues per year).

continued page 11

Your neighborhood and your homeowners association need you. Not just your dues...but your active participation. If your schedule permits, consider a Board position and email a Board member to learn more. Short on time? Consider getting involved in just one area that interests you. Contact any Board member, or email president@northwoodhills.org.

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This is your home. It means a lot to you. A good, reputable remodeler should not hesitate even a minute when asked to provide references, schedules, budgets and plans. If they do, move on. Check out the background and references of the company you plan to use. We have heard horror stories from our neighbors in Northwood Hills who used someone to work on their home without checking them thoroughly, only to find they were not what they appeared to be.

I will also challenge you to not pay a deposit. Unless some unusual circumstances exist, it's not needed.

If you are having more than one company bid your project, have them all bid from the same set of drawings and specifications. Yes, it takes time and effort to create this scope of work but you will really enjoy the process of working through the details if you do it before the demolition begins.

I could say more but space is limited. Call us at 972-239-3733, even just to talk about what we love doing -- remodeling. Check us out on the web, www.kaspercustom.com, or on Facebook.

Judy Switzer
NHHA Security Chairperson

Interested in a no-nonsense approach to the value of your home and a plan to sell at the highest possible price?

Contact me at 214-801-7273 or Judy@JudySellsDallas.com

For helpful search and online resources visit www.JudySellsDallas.com

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Roll Up Your Sleeves

continued from page 9

Ad sales -- contacts and signs up advertisers

Marketing -- works to market 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

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 (see listing on page 5) or locate our phone numbers on the "Call Us!" section of the website -- www.northwoodhills.org.

Meandering Way Work Continues

An installation of Knock-Out roses furthered the work on the south Meandering Way median, but there's more to be done. Broken brick work and old plantings need to be updated.



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Real Estate Recap

by Judy Switzer

As we near the holidays, the inventory of available homes for sale in Northwood Hills remains steady at 42, exactly the same number of homes we had on the market as reported in the summer newsletter. There are nine homes with an asking price of \$250,000-\$400,000, eight homes between \$449,900 and \$500,000, 10 homes between \$529,000 and \$600,000, seven homes between \$625,000 and \$700,000, four homes between \$745,000 and \$799,000, two between \$850,000 and \$899,000, one for \$1,138,000 and one listed at \$1,500,000.

This demonstrates that the available homes in the neighborhood include all price ranges without an oversupply in any one price range. If you look at the list of homes as a whole, the average price per square foot is \$147.59, with average days on market (DOM) of 141.

Thirty-four homes have sold and closed thru October 31, 2010, at an average value of \$482,881, or \$123.11/square foot, up \$3.00/ft over what it was just three months ago. So while we saw just eight homes close over the past quarter, we had some higher-end, new construction and remodels in the mix. But with 42 active listings and just 34 sales-to-date, we have about a year's supply of inventory on the market, indicating a buyer's market. Typically a buyer's market would suggest of weakening of values. However, as expressed above, that is not the case. This is due in large part to the higher-end homes that have closed thus far this year, and is a good sign of price stability in our neighborhood.

As the Breeze goes to press, we also have two properties under contract. One is listed at just over \$150/sq ft, while the other one is listed at \$177/ft. If both of these properties close, we ought to see the overall prices and the \$\$/ft increase even further by the end of the year.

We are currently riding the "perfect storm." In the 21 years I have been in real estate, it is has been rare to see a soft market as well as record low interest rates. My recommendation for those who might want to upsize, downsize or oversize: now is a good time to get into the market. Sellers may find their homes are not worth what they were in 2007, but hopefully they will be able to make up for that on the buy-side. And when interest rates are low, more of the monthly payment is attributed to the value of

continued page 13

Real Estate Recap

continued from page 12

the home, enabling you to get more of what you want than having to qualify at higher rates.

Interest rates are headed up...it is only a matter of time. Meanwhile, buyers continue to be attracted to Northwood Hills. Let's keep it that way! For more information, contact Judy Switzer at 214-801-7273 (cell).



Brick facades and a clock tower will enhance the new look of Spring Creek Village at the northwest corner of Belt Line and Coit Road.

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Members often ask about the brick walls that border Northwood Hills along Belt Line and Hillcrest. The walls were part of the original development, but 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, as seen in these photos below of a new board-on-board fence.



By the way, 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.

Spring Valley Gets Fall Makeover

The Northwood Hills median on Spring Valley just east of Hillcrest recently received a facelift. Old, overgrown plantings were dug out to make room for the Knock-Out® roses that are a hallmark of the other entrances. The crumbling marker and retaining walls were completely rebuilt, and the entire planting bed was expanded to allow for more color and a better environment for the big crepe myrtle. A border of decomposed granite makes for easier maintenance.



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In providing member services, especially those relating to safety and security, NHHA looks at the geographic layout of the neighborhood. Did you know:

- Northwood Hills is comprised of 1271 homes (including duplexes).
- Twenty-one percent are south of Spring Valley; 79 percent are north of Spring Valley.
- Sixty-three percent are east of Hillcrest; 37 percent are west of Hillcrest.
- The geographic center of Northwood Hills is approximately at Hillcrest and Meadowcreek.

2011 NHHA MEMBERSHIP

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- Mail your check, payable to NHHA, to PO Box 800874, Dallas, TX, 75380-0874.
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<input type="checkbox"/> 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...
---	--

January 10	January 6
February 14	February 10
March 14	March 10
April 11	April 7
May 9	May 5

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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