

Summer 2010

THE NORTHWOOD HILLS BREEZE

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Northwood Hills

HOMEOWNERS ASSOCIATION

Spring Creek to Get Major Facelift, New Tenants

The daisy logo hints at the age of Spring Creek Village, but now the 40-something shopping center will get a facelift and new lease on life.

The 15-acre property, at the northwest corner of Coit and Belt Line, was purchased June 1 by JAH Realty LP. Renovation begins in September with the demolition of the Plant Market and three-story building that faces Coit Road.

Additional work will be put on hold until January, when new facades, improved signage and architectural features including a clock tower are installed.

"We don't want to disrupt holiday sales of the existing retailers," said JAH Realty's Graham Irvine.

By the time spring puts a fresh face on Northwood Hills, Spring Creek Village will be rejuvenated as well.



NHHA to Offer Another Benefit for Members

This fall NHHA will announce another benefit exclusively for Members – a discounted price for micro-chipping pets. The limited-time offer will be available only at Northwood Animal Clinic on Peyton near Spring Valley.

"Our clinic serves Northwood Hills," said Dr. Garry Bounds. "But I've lived in this neighborhood for many years and I'm happy to help with this important effort for Members of NHHA."

Details about the dates of the offer and discounted pricing will be sent to NHHA Members through MemberMail.

"We help Members with lost and found pets by distributing MemberMails," said Webster. "But this is more reliable. A sign blows down, a collar comes off, but a microchip is permanent."

Bounds added, "Microchipping can provide great peace of mind."



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

Mid-Year Update

by Rebel Webster, President

Whether it's the start of school, or the sky's changing shade of blue, or a different smell in the air...about this time of year we shake off summer and assess where we are and what's ahead. We want to "wrap it up" as the year begins to slide towards its inevitable (and often frenzied) conclusion.

Within NHHHA it's no different. We look at the goals set at the Board retreat and pause to evaluate where we are in accomplishing them. We look at our mid-year financial status and we measure how we've performed against what Members expect. We determine how to finish out the year. And we report to our Members, whose dues fund this voluntary homeowners association's activities.

Because The Breeze is mailed not just to NHHA Members but to every address in Northwood Hills, we publish our mid-year report to show the value of membership to those who have not yet joined.

Security/Safety/Crime

As promised when the 2010 budget funding was approved, NHHA has evaluated the implementation of video surveillance cameras for the neighborhood. You can learn more and offer your opinion...see page 12.

The curb painting/No Solicitors sign/alley address sign project is complete, thanks to NHHHA Board leaders Clark Dunklin and David Abell.

Crime and Security Chair Judy Switzer established a format and schedule for "Security Snapshot," which comes out the first of second week of each month and tallies crime incidents for the previous month. Judy and Board member Glynn Newman receive and review three crime incident reports every weekday and follow up personally with Members who have been victimized. This is an invaluable tool as we try to further reduce crime in Northwood Hills.

Judy and Glynn have distributed two Crime Alerts, alerting Members to an escalation in either the number or gravity of criminal incidents.

Again this year, we plan on adding additional security during the holidays. Meanwhile, to date our crime has been mostly car burglaries, but these incidents have increased over last year -- more reason for us to evaluate different methods of deterrence like cameras.

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The DPD's mounted patrol unit got a lot of attention when they worked Northwood Hills for several days this summer.






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It's a 3-Peat!!! NHE Retains Exemplary Rating

News from Northwood Hills Elementary...

- The school has been given Exemplary status for the third year in a row by the Texas Education Agency.
- Please watch out for children as they walk and cross streets near NHE, especially Cliffbrook/Meandering Way crossings.
- You can support NHE every time you shop at Kroger, Tom Thumb, Office Depot, and Target. Contact Linda West at nickandsimonsmom@sbcglobal.net or 972-866-9046 to find out how or go to http://nhepta.org/grocery_partners.asp.
- Please welcome your neighborhood kids selling Sally Foster gift wrap, an annual favorite, during September. This year we'll have the popular Mixed Bags reusable bags! Contact the school at 469-593-4300 if you are interested. All donations benefit our elementary and, in turn, our community.
- NHE will continue the after-school program with PACE, but space is limited. Contact Jennifer McEvoy, PACE On-Site Coordinator, 469-593-4256.
- Visit the our website: www.nhepta.org.

Fall Fun Close By

Northwood Hills' central location makes getting to area events a snap. Cooler temps invite a wide range of festivals and events – some just blocks away. Here's a sampling:

Addison Oktoberfest Sept. 16-18 at Addison Circle Park. This authentic German festival is one of the largest outside of the famed Munich celebration. www.addisontexas.net/events/Oktoberfest/

Plano Balloon Festival Sept. 17-19 at Oak Point Park in Plano. Hot-air balloons take to the sky in this 31st annual event. Friday and Saturday nights feature a "balloon glow"...spectacular. www.planoballoonfest.org

Greek Food Festival, Sept. 24-26 at Holy Trinity Greek Orthodox Church, Hillcrest at Alpha. This 54-year tradition offers the best in Greek food along with entertainment, dancing and shopping. www.greekfestivalofdallas.com/

State Fair of Texas Sept. 24-Oct. 17 at Fair Park. A Texas tradition since 1886. www.bigtex.com

Cottonwood Art Festival, Oct. 2-3 at Cottonwood Park, on Belt Line just east of Coit. Local, regional and national artists. Free. www.cottonwoodartfestival.com

The 500, Inc. WineFest 2010, Nov. 6 at The Cavanaugh Flight Museum in Addison. winefest@the500inc.org

Attention All Bike Enthusiasts!

by Linda Koop, Dallas City Council, District 11

The North Central Texas Council of Governments (NCTCOG) has given the City of Dallas a grant to create the 2011 Dallas Bike Plan. It will be part of a model being created for local jurisdictions within the North Central Texas region with respect to alternative transportation and bicycle planning.

On May 27, 2010 approximately 320 citizens participated in the 2011 Dallas Bike Plan Open House at Dallas City Hall. With Mayor Leppert and five City Council members in attendance, the open house allowed the opportunity to provide feedback on how to improve and encourage bicycling within the City of Dallas and to its neighbors within the North Texas region. Feedback on the overall network and potential bicycle connections, and on location-based safety issues, was gathered using maps.

For those who have yet to sign up to receive bicycle plan information by email or standard mail, please visit www.dallasbikeplan.org and click on "Join Contact List."

Be sure to visit the website regularly throughout the planning process to stay up to date on information pertaining to the development of the 2011 Dallas Bike Plan. And, as always, contact my office anytime you have a concern or suggestion. Send me and email at linda.koop@dallascityhall.com



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Mid-Year Update

continued from page 2

Beautification

Meandering Way, Meadowcreek East and Meadowcreek West are complete; now we must maintain relatively new plants in this summer's oppressive heat.

We added a new bed of roses to the Gene Saunders memorial median and are testing solar-powered spotlights on the Northwood Hills markers. 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.

This fall we will tackle the Spring Valley median just east of Hillcrest, and we continue to evaluate options for the southwest corner of Hillcrest/Belt Line.

Membership

Despite very uncertain economic times, NHHA met its goal of 530 Members for the year in early April and by May had collected 99 percent of 2010 membership dues. The roster continues to grow – now at six percent over projection/budget for 2010. (You can join right now... see page 15.)

Services

In 2009 NHHA launched online dues payment, which again this year resulted in early collection of dues.

NHHA has assisted many residents in getting code compliance officers to respond to zoning violations, domestic and wild animal complaints, construction without permits, early trash, illegally parked cars and improperly maintained yards and pools. NHHA Board member John Mottram follows these issues closely for you...refer to page 5 for his contact info, as well as the entire Board. John, by the way, is NHHA Secretary and takes minutes of the Board meetings, which are always available for public review.

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NHHA Leadership

Glynn Newman – Area 1
Director, Security & Crimewatch
gs@northwoodhills.org
469-223-3582

Rebel Webster – Area 2
President, Beautification,
Marketing
president@northwoodhills.org
214-866-0155

David Abell – Area 3
Director, Security Cameras
da@northwoodhills.org
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John Mottram – Area 4
Director, Secretary
jm@northwoodhills.org
972-991-3187

Clark Dunklin – Area 5
Director, Membership
cd@northwoodhills.org
214-802-9162

Ed Fikse – At Large
Director, Security Cameras
ef@northwoodhills.org
972-661-3921

Bob Nance – At Large
Director, Treasurer
bn@northwoodhills.org
469-233-0857

Judy Switzer
Security & Crimewatch Chair
js@northwoodhills.org
214-801-7273

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

Pictures Worth a Thousand Words

We are working on the NHHA website to update content and make the site more useful for current and prospective residents. The site also can be a great marketing tool for Northwood Hills, and NHHA is looking for photographs to help create a "picture" of the neighborhood.

- Historic photos – quite a few residents have been in Northwood Hills 40 years or more and have wonderful pictures of the neighborhood in its early years of development
- Event photos – pictures of the Parade, special events,

continued page 14



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Mid-Year Update

continued from page 5

The 17th Annual Independence Day Parade was an out-of-the-park hit and now we are planning a New Member welcome event.

Communications

NHHA continues to send out a MemberMail about once per week, with multiple topics included. We continue to monitor the response to MemberMail and tailor our messaging accordingly. If you have a suggestion, PLEASE DO let us know.

There's plenty of informative news to report in this issue of The Breeze, but I needed to take a bit of space to brag on the good work your neighbors in NHHA are doing on your behalf. They give their time and efforts tirelessly; if you don't know your Area representative, look them up in this issue and shoot 'em an email of thanks...or a great idea...or your offer to help out with a committee or event or project. The rest of this year we'll be busy...come join us.

Be Aware: Traffic Enforcement in Northwood Hills

Most schools in the Northwood Hills area are back in session. In addition to the school zones, which police monitor for illegal speeding and cell phone texting, there are some other hot spots residents should remember.

- The yield sign at Belt Line and Alexis was changed to a stop sign. Several residents have received citations there.
- Meadowcreek from Belt Line to Hillcrest, and Cliffbrook from Hillcrest to Spring Valley. These are both popular cut-through routes and favorite speed trap locations.
- The Cliffbrook/Spring Valley corner. Officers park behind the fence and snag Spring Valley speeders.
- Just south of Northwood Hills, the intersection of Edelweiss and Hillcrest offers good cover for police to get speeders coming north on Hillcrest from LBJ.

While police are in the area, they will also be looking for illegally parked cars to ticket. Cars parked at the curb but facing oncoming traffic get a citation that carries a \$45 fine, and that automatically increases to \$85 if it is not contested or paid in 15 days.





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Undaunted by Date Change and Soggy Week, Parade Go-ers March On

After days of periodic rain and a gully-washer the evening before, the NHHA Independence Day Parade stepped off with a big crowd and high style on Saturday, July 3.

Dolf Berle led the crowd in the national anthem (wife Julia signed) and Dennis Eubanks' fire truck got the parade underway. Grand Marshal Sherry Peart, who founded the parade ago, rode in style thanks to Randy Testut, who garaged his Harley this year in order to chauffeur Sherry. Parade Chair Paula Hardick was chauffeured by Jerry Ragsdale. (Both Sherry and Paula proved they are experts at the "parade wave.") John Peart's truck provided a rolling stage for emcee Michael Webb.

Members of Spring Valley United Methodist Church had a big group, and they also sponsored and manned the ever-popular Bounce House in the post-parade activity area.



Judges Hoyt Westdyke and Bruce Switzer had plenty of great entries to review and winners were not disappointed. This year's parade featured trophies, certificates and ribbons for winners in categories such as Most Patriotic, Reddest, Bluest, Best Hat and more. And there were red, white and blue beads, leis, toys and trinkets for the entire crowd, courtesy of NHHA.

Shirley Westdyke and Elizabeth Waring manned the registration table and Nancy White helped with both registration and games. Mary Helen Nine and her daughter Georgia, along with Amy Sallusti, kept the games and activities going while Matt Nine filled water balloons.

Everyone enjoyed popcorn, cotton candy and snow cones, sponsored by Elizabeth and Rich Waring and their Texadelphia restaurant which opens this fall on Belt Line in Addison.



Special thanks to Ross Goldberg for website updates, the NHHA Board members who worked set-up and take-down (and everything in between) and to all the other volunteers who pitched in on the spot to help.

See you next year!



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Doug Traver's Bachelor of Science in Architecture degree coupled with NARI's prestigious Certified Remodeler (CR) and Certified Kitchen & Bath Remodeler (CKBR) designations uniquely positions TRAVER Construction to educate homeowners about the remodeling process and help them through the many decisions that must be made with creative solutions. Additionally, TRAVER Construction has recently acquired Lead-Safe Certification as required by the Environmental Protection Agency (EPA) to conduct safe renovation work practices regarding lead paint in pre-1978 housing.

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Melons for Medians

Back by popular demand, the NHHA Melons for Medians watermelon sale is becoming a popular fixture of the Independence Day Parade. And why not? A sweet, delicious, fresh-off-the-farm watermelon is a bargain at \$5, especially when it's for such a good cause.

The sale was started in 2008 to bring in additional funds for the median renovation projects, and it is underwritten so all proceeds go to NHHA's beautification efforts.

This year's sale was underwritten by Judy Switzer and Associates. Judy and her husband Bruce, along with "Duke," were a persuasive team. Some attendees bought two melons!



Camera Evaluation Continues

NHHA Board members David Abell and Ed Fikse are in the final stages of evaluating video surveillance cameras as an additional crime prevention layer in Northwood Hills. If you have a question, concern or opinion about the use of cameras, contact either of them. da@northwoodhills.org or ef@northwoodhills.org.

Other neighborhoods already use cameras, and many more are considering them. NHHA was invited to share our learnings thus far with other North Dallas homeowners associations at the North Dallas Neighborhood Alliance General Meeting this summer. Interest in our evaluation methodology was keen and there was feedback from groups who already have implemented cameras.

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Real Estate Recap

by Judy Switzer

With an AutoMLS Search set up for myself, I closely follow the day-to-day real estate activity in our neighborhood, but when I compile the search results and compare them to a year ago, the similarities and differences stand out.

First...similarities. There are 42 homes on the market in Northwood Hills. There was almost exactly the same number of homes on the market last year. In fact, during the first half of 2007, when the market was red-hot, the number of homes for sale had only dwindled to about 32.

Also, the active listings are evenly distributed among areas and prices ranges, so we do not have an over-supply of homes in any one price range. In a slow market, we expect inventory to increase dramatically, forcing those sellers who must sell to lower their prices.

While the market is softer today, the values are as affected by what a ready, able and willing buyer can find in adjacent neighborhoods as they are by anything in Northwood Hills. That means buyers who want to live here might have to pay more for a home than in other neighborhoods. Due to the unique beauty in the lush tree-lined streets, our values have out-performed many other areas.

Now for the differences. While 26 homes sold through July 31, 2010, compared to 32 homes for the same period in 2009, the make-up of the sold homes' values is dramatically different. Half of the home sales in 2010 have been property values over \$400,000, as compared to just 37 percent in 2009, with just five homes selling over \$500,000. In 2010, 35 percent of the homes sold-to-date had sales prices in excess of \$500,000.

Another indicator the market is improving is the dollars/foot calculation, up from \$120/ft. This includes REO properties that sold for as little at \$46/ft and new construction that closed at over \$218/ft.

The overall outlook is better than it was in 2009. More buyers are purchasing homes...or newer construction. There seems to be a pent-up demand for homes in the higher price ranges and jumbo money may be more available. The fact remains: the quicker you can sell your home, the more you will get for it. For more information, contact Judy Switzer, Broker Associate, at 214-801-7273 (cell).



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Why Wait? Your 2011 Membership Can Start Today

Don't wait 'til 2011...join NHHA right now and your membership starts immediately! Then you'll have access to the security patrol's out of town home check service during the holidays.

Fill out the membership form on page 15 and mail your check, or use the online membership form and FREE online dues payment option.

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

- Go to northwoodhills.org and click the "Pay Dues" link to access a 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 pays the transaction fee.

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

Pictures

continued from page 6

- annual meetings or other occasions in the neighborhood
- Home building photographs
 - Family or Activity shots – kids playing in the yard, on bikes, in the pool
 - Wildlife
 - “Atmosphere” – trees, rainbows, parks, the creeks

No names will be used. Email rw@northwoodhills.org to submit photos in jpg format. NHHA can also borrow black and white or color prints, scan them for use, then return them.



Red fox sightings are fairly common in Northwood Hills, but when the animals take up residence to raise their young they can be more problematic than interesting.

Wildlife expert Mike Trpkosh sets and explains a humane trap to a family while Kent Robertson, Division Manager of Dallas Animal Services, looks on.

Canary BY Gorji

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Judy Switzer
NHHA Security Chairperson

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| <input type="checkbox"/> Marketing/Public Relations/Advertising | <input type="checkbox"/> Other _____ |
| <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... |
|---|--|
| September 13 | September 9 |
| October 11 | October 7 |
| November 8 | November 4 |
| December 13 | December 9 |

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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