



Inside...

Dues Notice	page 2
New Leadership	page 4
Security and Crime	page 5
Voting Info	page 10
New Members	page 15



HOMEOWNERS ASSOCIATION

NHHA Focuses On Crime: Launches Video Camera Evaluation

Light years beyond Candid Camera and much more serious than America's Funniest Videos, surveillance cameras and their accompanying signage are an option for neighborhoods bent on containing and preventing crime.

With armed private security officers already on duty seven days a week, NHHA is looking to innovative ideas for additional methods of crime deterrence.

The NHHA 2010 budget members approved at the Annual Meeting includes a Special Project line item of \$25,000 for the installation of video surveillance cameras in Northwood Hills, subject to favorable results from a thorough review process. While cameras have been used successfully in many parts of the Metroplex, every neighborhood has different needs and unique variables that impact their feasibility.

David Abell is spearheading the project, which will include gathering information and results from other neighborhoods, interviews with camera providers, input from law enforcement and security personnel, and careful consideration (with legal counsel) of liability and privacy issues.

"We are just starting the process," said Abell. "This will be a comprehensive assessment and there's a lot of work to do. We absolutely need and welcome residents' input."

Crime deterrence is Northwood Hills Homeowners Association's primary focus in 2010. The association is providing enhanced curb and alley signage to Members, as well as "No Solicitors" plaques. New mailbox decals

continued page 14

NHHA Dues Are... Due Now

2010 dues for Northwood Hills Homeowners Association are due. Memberships are for a calendar year, and are transferable to new owners in the event of a sale.

Members enjoy access to the private security patrol services, the new Security Snapshot crime reports, MemberMail (email notices of community events, code issues, city services alerts, lost pets and other items of neighborhood interest) and the new security-related curb, alley, mailbox and No Solicitor signage.

We appreciate payment in full, as it allows us to forecast income more accurately and reduces printing and postage expenses, but we recognize some members prefer to pay semi-annually or quarterly.

See page 15 for a Membership form and complete instructions for NHHA's online payment option, as well as the PO Box address for check payments.



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

The Power and Value of Membership

by Rebel Webster, President

Whatever our financial situation, we're all closely watching expenses these days – either because we need to or because it's now the thing to do. The era of wanton spending is over. Frugality is cool. Less IS more. It's hip to be cheap.

So why is Northwood Hills Homeowners Association – a VOLUNTARY HOA that charges \$300 per household -- thriving and growing?

Because NHHA Membership is valuable. Sure we're all cutting back, but carefully. We evaluate expense against benefit received, and value (not just cost) is the determining factor in the purchase decision. NHHA allows Members to get important information like crime statistics; have peace of mind that they can call a patrol officer when a suspicious solicitor rings the bell; or connect with other members at a critically important time with a lost or found pet notice.

The benefits Members receive are why we already have more than two dozen new Members and -- just five weeks into the year -- have received more than 50 percent of the annual membership income. I could fill up three pages with thanks and testimonials, but this issue of the Breeze is already jammed with great info you need to read. So here's the short story:

NHHA's crime budget was increased last year, and we also made a major investment in the median renovation project. 2009 showed a modest increase in crime, and admittedly the types of crime we experienced in Northwood Hills were not considered "major." Still, if it's your house or car that's burglarized...it's a big deal.

Then, in January of this year, Northwood Hills had 15 vehicle burglaries. Continued over a year, that would be a 400 percent increase, and one in six residents would be victimized. So NHHA's 2010 focus on crime awareness and prevention is warranted. We are redoubling our crime deterrence efforts and looking at new ideas.

Thanks to a strong membership base, we're planning to invest \$150,000 in crime prevention this year, and for less than a dollar a day you can be part of the effort. There's not a Value Menu in town that can deliver that kind of benefit. Join us.

NHHA Neighborline Discontinued

Due to very low call volume, the NHHA Neighborline phone number is being discontinued effective March 10. You'll find a complete listing of Board members' names, email addresses and phone numbers on the "About Us" section of the NHHA website and in each issue of the Breeze newsletter. Clip it and save for handy reference.



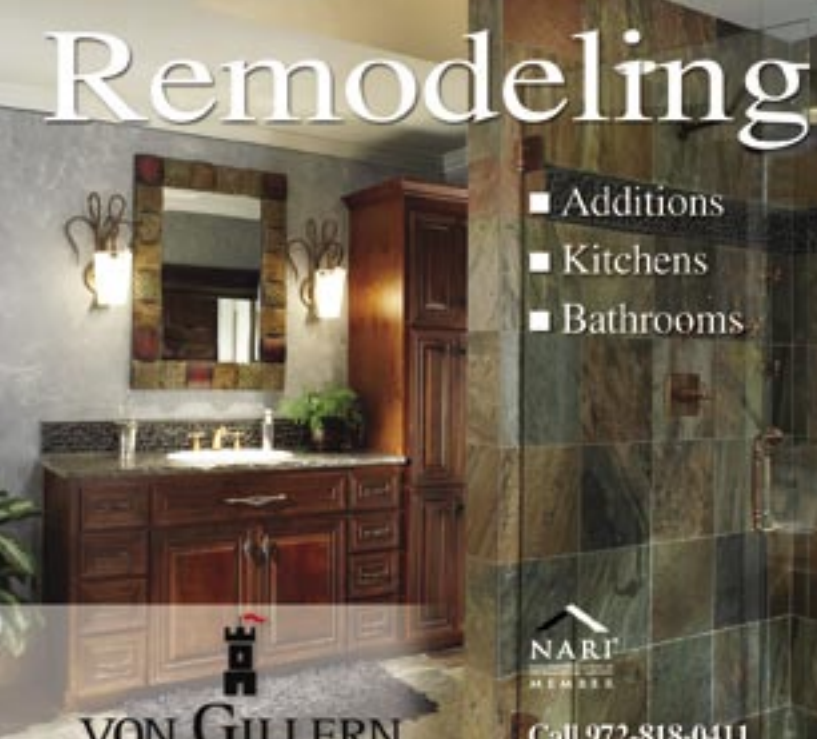
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For Members Only: Another Layer of Security When You Travel

Spring Break is around the corner. One of the most popular benefits of NHHA membership is the Out of Town Home Check provided by our private security patrol. You can arrange this additional coverage for your home while you're traveling by filling out the form on the NHHA website and reviewing it with an officer before you leave town. Out of town checks are customized to your preference: you can ask that officers simply drive by or that they get out and check gates, doors and the backyard.

Recently a resident received a call from the patrol officer just before she boarded her plane, advising her the garage door had been left open. The officer secured the home, and the homeowner had peace of mind. "It's an invaluable service," she said. "You earned my dues with that one phone call!"

New Board Members



Ed Fikse



John Mottram



Glynn Newman

NHHA Elects New Leadership

Members of the NHHA Board of Directors are elected for a two-year term, and can serve no more than two terms consecutively. As suggested (but not mandated) by the by-laws, there is a Director/Representative from each of the five areas of Northwood Hills, as well as At Large members.

The list of current directors and their contact information appears in each issue of the Breeze. You can learn more about the NHHA Board and by-laws on the "About Us" page of the website, www.northwoodhills.org.

David Abell (Area 3), Clark Dunklin (Area 5) and Bob Nance (At Large) return in 2010 for their second term. Rebel Webster (Area 2) is in her fourth/final year of service.

New to the Board are Ed Fikse (At Large), John Mottram (Area 4) and Glynn Newman (Area 1).

Ed Fikse and wife Mary Beth have lived in Northwood Hills since 1987. They have one daughter, Rachel, who's a freshman at Trinity Christian High School. Ed and Mary Beth are both graduates of Baylor University. Ed recently retired from Accenture where he was a Senior Executive for more than 20 years. Accenture is a global management, consulting, technology services and outsourcing company.

John Mottram has a long career in the finance world and is currently CFO of an energy management products company. He and wife Janet are originally from the UK and lived many years in Canada before moving to Dallas. They've been in Northwood Hills for 13 years and have three children and a golden retriever. John has a long history of actively supporting community activities.

Glynn Newman has worked in the City of Dallas as the budget analyst for housing. He's currently a professor of Political Science at Eastfield College. Glynn brings to the board knowledge of how the city works and how to maneuver through the city bureaucracy. Glynn and his wife Sharon relocated here from Plano four years ago and have a three-year-old daughter and are expecting another in July.

Tracking Trends to Lower Northwood Hills Crime

Leading NHHA's focus this year on neighborhood security, safety and crime prevention is former Board member Judy Switzer. Term limited after four years, during which she led the redesign of the Breeze newsletter into a four-color, 16-page publication and set ad revenue records, she will now serve in an expanded role as Security & Crimewatch Chair.

At NHHA's Annual Meeting, Switzer shared 2009 crime statistics for Northwood Hills, which reflected a nine percent increase over 2008. Types of incidents included burglary, burglary of a motor vehicle (BMV) and criminal mischief.

However, Switzer noted there were 15 BMV incidents in January 2010, as well as increased criminal activity in areas adjacent to Northwood Hills. If this trend continued throughout the year, it would amount to a 400 percent increase in BMV incidents; approximately one in six residents would be victims.

Using daily data from three crime reporting sources and working closely with officers from NHHA's private patrol service provider, Southwest Group Protective Services, Switzer will track criminal incidents in all Northwood Hills areas. A monthly Security Snapshot will be emailed to NHHA members, and special crime alerts will be distributed in the event of increased activity.

"The first step in effective deterrence is to be aware of what's going on," said Switzer. "Members will have timely, accurate information about what type of crime we are experiencing and where it's occurring."

To learn more about NHHA's crime deterrence efforts, email Switzer at js@northwoodhills.org.



NHHA Leadership

Glynn Newman – Area 1
Director
gs@northwoodhills.org
469-223-3582

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

David Abell – Area 3
Director, Membership
da@northwoodhills.org
214-850-5157

John Mottram – Area 4
Director
jm@northwoodhills.org
972-991-3187

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

Ed Fikse – At Large
Director
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.

Annual Meeting Recap

In 2009, tornados threatened. This year it was bitter, biting cold just two days ahead of record snowfall. But nothing seems to stop Northwood Hills residents from gathering to meet, greet, vote and voice their opinions at the NHHA Annual Meeting.

More than a hundred attendees turned out Feb. 9 to hear presentations about member services, beautification efforts, communications and crime.

Treasurer Bob Nance presented the 2009 financial recap and 2010 budget, which Members unanimously approved. They also elected three new Board members.

Special thanks to NHHA past presidents Larry Baker, Bob Dunn, Stewart Mitchell and Fred Williams for attending, to Elizabeth and Rich Waring for door prizes (gift certificates from their Texadelphia restaurants), and to volunteers Marci and Rich Prendergast and Aaron Campbell.



Rich and Marci Prendergast

Neighborhood Family's Gift Helps NHE

by Linda West

Northwood Hills' curvy streets, rolling hills and large lots help make the neighborhood a hidden jewel in North Dallas. But within the neighborhood is another hidden jewel that is adding to the quality of life and property value of the neighborhood...Northwood Hills Elementary (NHE) School on Meandering Way.

NHE is one of the top-rated elementary schools in Texas, achieving Exemplary status, the highest possible ranking by the Texas Education Agency rating system.

Much of the credit for this success goes to a strong school staff, committed parents, and hard-working students. But the school also receives support from neighborhood families such as empty nesters Dr. Paul and Tricia Michaelson.

The Michaelsons have lived in Northwood Hills since 1983. Their kids are grown but they are passionate about the neighborhood and believe in the importance of a strong neighborhood school. So passionate that they recently made a sizable donation to Northwood Hills Elementary!

"We don't have any kids at NHE anymore but we believe the success of the school directly impacts our neighborhood," said Tricia. "Paul and I are so happy to be able to support our neighborhood school. We want to see Northwood Hills thrive and thought this was a great way to help."

The Michaelson's donation will be used to add outdoor seating on the NHE grounds. And their support doesn't stop there. They also donated Mavericks tickets to the upcoming school fundraising auction on April 10.



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Let's Have A Parade

The NHHA Independence Day Parade is a Northwood Hills tradition. After a record turnout last year, Parade Director Paula Hardick has some new tricks up her sleeve for the 17th annual celebration.

Bigger and better than ever is a worthy goal, but it takes manpower! Original Parade Director Sherry Peart has offered to help. There are a variety of jobs – large and small – just waiting for your participation.

Email Paula Hardick – thehardicks@sbcglobal.net – or president@northwoodhills.org to get involved. A Parade planning meeting will be held before the end of April.



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Community Calendar

March 6

6th Annual RHS 5K. Check-in -- 7:30 a.m.;
Race -- 9 a.m. \$25. Benefits the Richardson High School
Eagle Fund. www.rhseaglefund.org

March 14

Daylight Saving Time begins

March 12 – 19

Spring Break for many schools. Slow down on streets!

April 30

Dallas County Appraisal District valuation notices mailed

May 1 – 2

Cottonwood Art Festival, www.cottonwoodartfestival.com

May 14 – 16

Wildflower Arts and Music Festival,
www.wildflowerfestival.com

Chef Gorji Cooking for You at Canary Cafe

Sponsorship Advertorial

When he's not in Northwood Hills, you'll find Chef Gorji in the kitchen at Canary Mediterranean Steak & Seafood. It's just down Belt Line at Village on the Parkway, where he personally prepares his award-winning cuisine five nights a week.

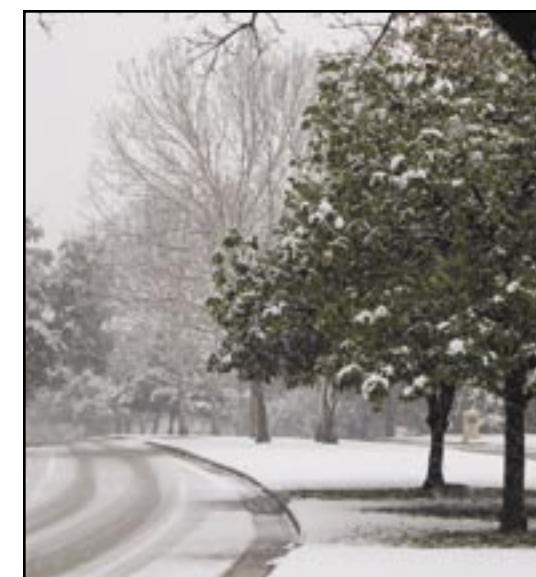
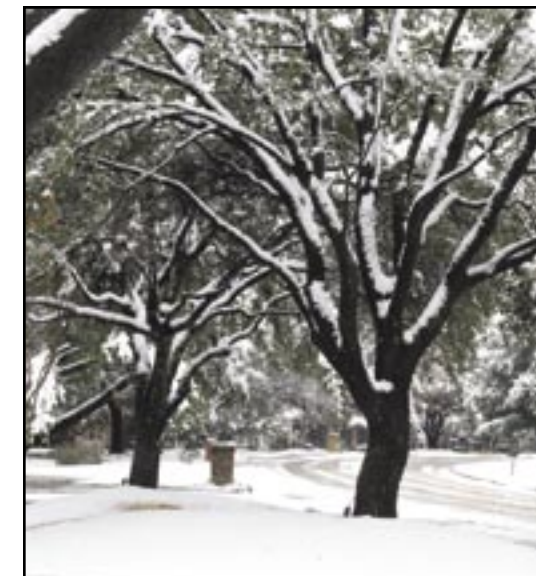
Among many honors, Canary was designated DBest in 2009 and named Dallas/Fort Worth's Top Mediterranean restaurant by ZAGAT in 2008 and 2009. Gorji is the Texas Steak Cookoff Champion, winning two years in a row competing against some of the best chefs in Texas.

The Dallas Observer recently wrote: "Over the years, chef-owner Gorji has transformed Canary Café from a little eclectic spot to a white tablecloth—though still casual—destination focusing on steak and Mediterranean specialties. He probably understands Texas steak better than anyone."

Gorji calls his style of cooking "New Mediterranean." Always fresh, flavorful and contemporary, it's a fusion of the best ideas of Italy, France, Spain, Greece and the whole Mediterranean Sea region.

His next cooking class is Monday, March 22. It includes a three-course dinner paired with three wines. Classes are limited to 10-15 people. Call for details.


Gorji Gourmet, his line of signature products, includes pomodoro and puttanesca sauces, pomegranate champagne vinaigrette, caesar dressing, hummus, and remoulade (recently praised in the Dallas Morning News). Purchase Gorji Gourmet products at Whole Foods Markets, Jimmy's, Canary and online at www.gorjigourmet.com.



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Make Your Voice Heard...VOTE

Texas General Election Dates

Primary election, March 2 (Texas Independence Day)

Primary Runoff Election, April 13

General Election, May 8

Northwood Hills includes Dallas County Election Precincts 1812 and 1817, and is in US House of Representatives District 32 and Texas House District 102. For election info, visit the Dallas County elections site, www.dalcoelections.org or the Dallas League of Women Voters, www.lwvdallas.org. NHHA Members receive notification of early voting dates and times via MemberMail.



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Real Estate Recap 2009 and What to Expect in 2010!

Everyone Loves Northwood Hills!

by Judy Switzer

Let me start by reminding you that I am an eternal optimist! When I began my research for your quarterly update, I was pleasantly surprised to see for the first time since I have been writing this column, Northwood Hills had an increase in home sales in 2009! If you save your newsletters you can verify my findings by looking back to 2006, when we had 80 homes sales, approximately 70 in 2007, and 41 in 2008. The total number of sales in 2009 in Northwood Hills was 49. Additionally, the Days on the Market fell from 141 in 2008, to 131 in 2009. Conversely, the average sales price was \$437,472, as compared to \$533,753 in 2008, with the average dollars per foot falling accordingly, from \$143.60 to \$123.31.

What can we make of all these numbers? I think I speak for most real estate professionals when I tell you 2009 was filled with drudgery. No aspect of our industry was easy. Lenders continued to tighten requirements, buyers acted like it was a buyers' market, sellers wanted sellers' market prices and to make matters worse, there were appraisal problems.

The one bright spot was the tax credit for first-time home buyers, and you didn't even have to be a first-time buyer, provided you hadn't purchased in the last three years. Given these dynamics, it is easy to understand why the current picture looks like it does in Northwood Hills. The lower end homes were more likely to be perceived as values, the tax credit stimulated that market and the homes in our neighborhood at the lower end of the range were more likely to sell. Of the 49 sales last year, 63 percent were valued below \$425,000, or likely to be financed with conforming money, either FHA or Conventional loans, or cash.

In the second half of the year, we saw the mid-range to upper end homes start to sell. Eighteen of our homes sold between \$443,500 and \$1,400,000. Also, we had just six distress sales, down from 11 just two years ago.

All in all, Northwood Hills is poised for a good 2010. As this goes to press, our neighborhood has 32 homes on the market, two actives with contingencies (meaning the homes are under contract but something else needs to be satisfied before they will be listed as pending) and two pending

continued page 14

Counting On You

If you have not already received your 2010 United States census questionnaire, you will soon. It likely will come to you in the mail, but may be hand-delivered.

It's important all households complete and return the census, because the data that's gathered helps determine the location of schools, roads, hospitals, community centers and more. Additionally, businesses use census data to locate supermarkets, shopping centers and other facilities.

The census is also used in drawing federal, state and local legislative districts and each year more than \$300 billion in federal funds is awarded to states and communities based on the data collected.

The new, revised 2010 census form is short, simple and takes just a few minutes to complete and return by mail. From April through July, census takers may visit households that did not return a questionnaire by mail. For more info, visit www.census.gov/2010census.





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If You LOVE Your Oaks, Don't Prune Now

Valentines Day is the beginning of the danger season for oak wilt disease. Northwood Hills has been named a "hot spot" for the deadly fungus, and last year many residents lost large red and live oaks.

Traditionally it has been safe to prune after mid-June, but late spring rains and cool temperatures can extend that date.

NHHA will post oak wilt updates on the website and send additional information to members via MemberMail. We continue to monitor and map outbreaks of oak wilt. Please contact Rebel Webster at rw@northwoodhills.org if you have or know about an infected tree.



When weather permits, improved alley address signs will be installed on NHHA members' back fences. NHHA has sought input from law enforcement and security personnel to determine the height and placement that will maximize the signs' visibility.

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April Alley Clean-Up

You might think messy alleys are just a nuisance and eyesore. But neat alleys deter criminal activity, so this year's NHHA April Alley Clean-Up event is an important part of the association's commitment to crime prevention in 2010.

Mark your calendar for the Northwood Hills April Alley Clean-Up Days, Saturday and Sunday, April 10 – 11.

Each homeowner is responsible for maintaining the area from their back property line to the center of the alley. That includes trimming bushes so they don't scrape cars or obstruct the alley.

Trash, debris and stacked bags harbor pests and provide cover for criminals, but clean alleys improve property values, deter criminal activity and enhance safety. Take this opportunity to also consider motion sensor lights along your alley fences or side property lines. And while you're out there, meet your alley neighbors. They are your allies in helping reduce alley crime.



Effective April 1

Don't water your yard between 10 a.m. and 6 p.m....it's a violation of the city of Dallas Water Conservation Ordinance. Violations can result in fines of \$250 to \$2,000 per incident.

Video Camera Evaluation

continued from page 1

promote the armed security patrol service for Members. Including security patrol, security-based signage and the Special Project, 75 percent of the total budget is directed to crime prevention efforts.

To learn more about the camera initiative, email Abell at da@northwoodhills.org.

Real Estate Recap

continued from page 11

sales. The active listings range in value from \$210,000 to \$1,499,000, with no heavy concentration in any one value range.

With this in mind, I propose the following toast: "Here's to the Spring market! May the buyers be plentiful!" For more information on activity in Northwood Hills, contact Judy Switzer, Broker Associate, at 214-801-7273 (cell).



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

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Meadowcreek:	Allen
Meadowhaven:	Weaver
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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...
-----------------------------------------------------	--------------------------------------------------------

March 8	March 4
April 12*	April 8*
May 10	May 6
June 14	June 10

**April 10-11 is April Alley Clean-Up in
Northwood Hills. See story on page 13.*

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



The Northwood Hills Breeze

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