

Spring 2011

THE NORTHWOOD HILLS BREEZE

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Northwood Hills

HOMEOWNERS ASSOCIATION

Neighborhood Crime Prompts Meeting with Police

DPD Chief Offers Insight and Tips

If you're not an NHHA Member, you may not know certain types of crime are on the increase in Northwood Hills. (NHHA Members receive regular updates on crime through MemberMails and Security Snapshots, as well as urgent Crime Alerts when there is a shift in the number or severity of incidents.)

In contrast to 2010, which saw a spike in vehicle burglaries and thefts, the concern this year is home burglaries. Some have occurred during the day when no one was home and others have occurred during the night while residents were sleeping. There also are incidents in which criminals came into a gated or "compounded" backyard by scaling the gate or fence.



NHHA hosted Northwood Hills residents to learn more about crime in our neighborhood.

Although statistically Northwood Hills is one of the safest neighborhoods in Dallas, 11 burglaries have occurred since January 31 – nearly one per week. Additionally our area has experienced nine reported vehicle break-ins, although NHHA is aware of others that occurred but were not reported to police.

continued page 2

Dallas Police Department Offers FREE Home Security Check

NHHA frequently reminds residents of various crime deterrence tactics, but when you “look” at your home every day it’s easy to not “see” the ways in which it’s vulnerable to crime. Do you know about the DPD’s free home security check up? Read on.

You can set an appointment for a Dallas Police officer to come to your house and help you “think like a criminal.” The officer will look at the crime deterrence measures already in place and then offer suggestions on what additional tactics will make your house a less desirable target.

To schedule your security check-up, call the North Central Division: 214-670-7253.

Neighborhood Crime

continued from page 1

(Since last October, nearly three dozen nighttime burglaries have occurred in the North Central Division area; 14 arrests have been made, but police suspect some 25 people are involved in the crimes.)

Recently NHHA hosted residents in Area 1 -- east of Meandering Way and north of Spring Valley -- for a crime information meeting. Dallas Police Deputy Chief Jesse Reyes, commander of the North Central Division, was the guest speaker.

After DPD added more patrol cars and then undercover officers, several suspects were arrested who may have been involved in incidents in Northwood Hills and immediately south. However the chief cautioned there are dozens of criminals potentially “shopping” a nice neighborhood at any given time, and even when apprehended they are out of jail and back on the streets quickly.



DPD Deputy Chief Jesse Reyes listened while NHHA Board members explained Northwood Hills crime statistics.

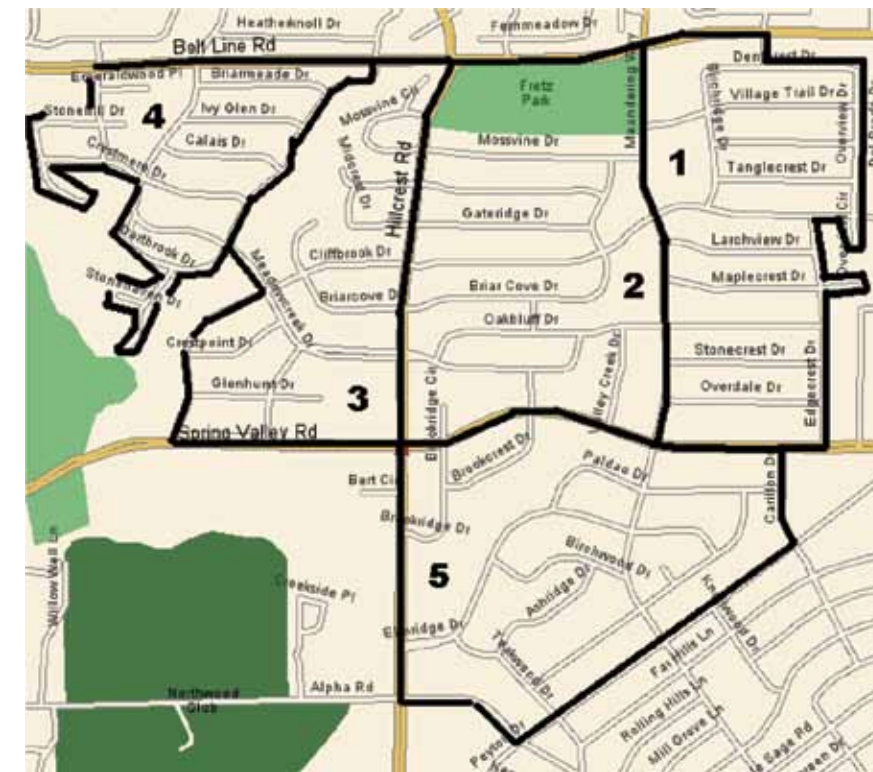
“Why here in Northwood Hills?” Many residents feel very personally violated when crime increases in the neighborhood or they know someone who has been a victim of crime. Chief Reyes says, “Simply, because you have nice stuff.”

“Why us?” The chief reminded attendees that effective crime deterrence is essentially a matter of creating so many obstacles or inconveniences that the burglar gives up and picks another house. So don’t make it attractive or easy for a thief to target your home.

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*Call the DPD North Central Division
for your personal home security check-up:
214-670-7253.*

Northwood Hills Boundaries and Areas



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president@northwoodhills.org

214-866-0155

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469-233-0857

Judy Switzer

Security & Crimewatch Statistics

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.



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

Parade Sponsorships Available

There are great opportunities to advertise your business in conjunction with NHHA's Independence Day Parade. Sponsorships start as low as \$200 and include signage at the event, listing in all promotional and publicity materials, a special "thank you" on our website and in the summer issue of The Breeze, and recognition at the Annual Meeting. Here's a partial listing of the available sponsorships:

- Presenting sponsor
- Activity Sponsors (bounce house, button man, dunk tank, etc.)
- Postcard reminder/map sponsor
- Sign sponsor
- Water sponsor
- Prize sponsor

A huge “thank you” to the families and businesses who contribute to the financial success of the Parade, so every part of this great event can be FREE to all participants.



Drawing the Lines: Population Shifts Impact City Council Districts

by Mark Hord

Editor's note: The Dallas City Council appointed a 15-member Redistricting Commission in January 2011 to prepare a new map of Dallas' city council districts based on the 2010 Census. The Redistricting Commission will submit its recommended redistricting plan to the Mayor in August, and the city council is expected to take action on the recommended plan by October or November. The final, approved plan will be used in city elections for the following 10 years.

Northwood Hills resident and former NHHA Board member Mark Hord serves on the Redistricting Commission, and explains the project here.

Federal and state law (including the Voting Rights Act, the U.S. Constitution and the court cases interpreting them) require that Dallas' city council districts be re-drawn every 10 years based on new federal Census data. The law further requires that this process, called "redistricting," create districts that: are substantially equal in population (based on 2010 Census numbers), are contiguous and compact, and do not deprive minority voters of an equal opportunity to elect a candidate of their choice.



continued page 10



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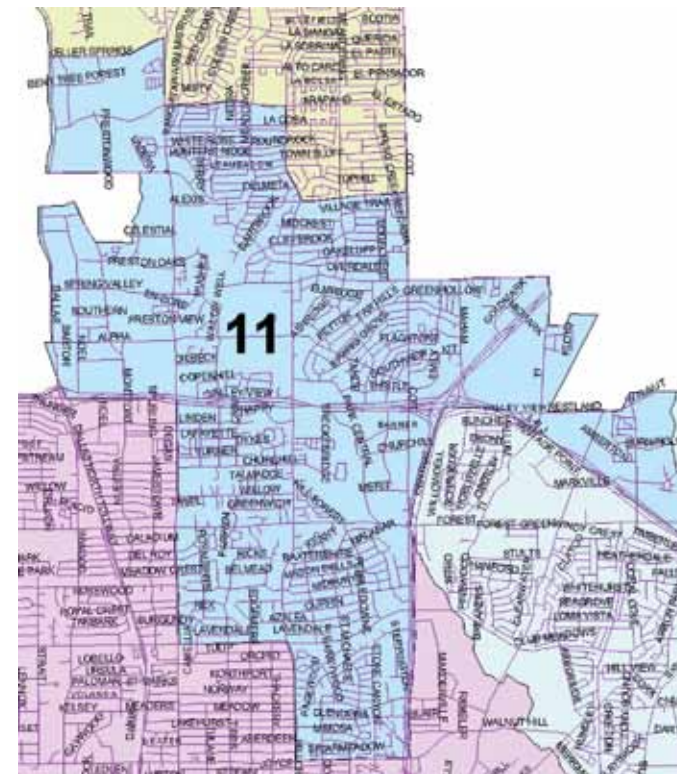
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Dallas City Council District 11 Map



A Fabulous 4th in Northwood Hills... Join Us!

Uncle Sam is on board, and Lady Liberty plans to attend. What we want – and need – is “You.”

The NHHA Independence Day Parade and Celebration is now in its 18th year, and we're in full planning mode. We have new ideas and activities for this year's event, including more games, prizes and free giveaways.

That means more folks in attendance, more participants in the parade and activities before and after...and MORE volunteers to make it happen.

Help is needed to coordinate sponsors and vendors, manage publicity, signage and promotion, and handle tasks that day – from lining up floats and bikes to pushing the button on the famous Dunk Tank to popping popcorn and spinning cotton candy.

There's a role for anyone/everyone and participation in the parade is one of the best ways to meet your neighbors. So if you're new to NHHA or to Northwood Hills... here's your red, white and blue invitation to get involved.

Parade Planning Meeting Volunteers Welcome Tuesday, June 14 7pm

For More Info:
president@northwoodhills.org

The Future Mayor? Rawlings Comes to Northwood Hills

The Pietzsch, Blakeley, McCarthy and Ratner families welcomed Dallas Mayoral candidate Mike Rawlings to Northwood Hills on May 8 to meet residents and answer questions.



Mike Rawlings enjoys a laugh with Mike and Mayo Redpath.



Kathy Schneider visits with Robin Blakeley.



Tom McCarthy



Hosts Ed and Laura Pietzsch with Mike and Micki Rawlings.

Congrats to Our NHHA Grads!

Luke Sparks will graduate from Parish Episcopal School and has signed a Letter of Intent to play Division-I Soccer for the University of Central Arkansas. Proud parents are Allen and Megan Sparks.

Kyle Anthony Williams, son of Jane Bander Williams and Bruce Williams, is graduating from John Paul II High School and is excited to be attending Texas Tech University this fall.

Jeanie and David Adamson applaud their son Spencer, who is graduating from Jesuit College Prep School. He will be going to Texas State University in San Marcos and will be in the Honors Program.

Kassidy Testut, daughter of Randy and Yvette Testut, is graduating from Richardson High School and going on to USC's School of Cinematic Arts.

Madeline Giroir is graduating from Shelton School and will attend Texas A&M University as a member of the Fightin' Texas Aggie Class of 2015. Proud parents are Brett and Jill Giroir.

Tony and Cindy Waldrop announce the graduation of their daughter Elizabeth (Elly) from Ursuline Academy. Elly is going on to Auburn University, where she was awarded a College and a Heritage Scholarship, to study biochemistry and pursue plans to attend medical school.

John and Tamara Kamphaus congratulate their son Matthew, graduating from Shelton School where he is an "A" honor role student, played varsity basketball, and is into Tae Kwon Do. He will attend Oklahoma University this fall.

Laura Markham, daughter of Dan and Kristin Markham, is graduating from the University of Texas with a BS in Human Nutrition. Laura will be attending Colorado State in the fall to work on her Registered Dietician and Masters in Nutrition.

Brett and Jill Giroir are proud of their daughter Jacqueline, who is graduating from Texas A&M University with a major in Political Science and minor in Communications. She will attend Belmont University's Massey School of Business in Nashville where she will pursue an MBA with an emphasis in Music Business.

HIGH SCHOOL

Congrats to Our NHHA Grads!

COLLEGE

Applause to John Donovan, son of Steve and Patty Donovan, who is graduating from St. Louis University with a music major and theology minor. John has been named the university's Outstanding Senior Music Student. He has signed with a recording company to re-release his first album and to produce his upcoming second album.

Pat and Fred Williams would like to brag about their grandsons:

Kyle Schweser will become an MD at ceremonies at Texas Tech Medical School and then spend five years as a resident in orthopedic surgery at the University of West Virginia Hospital. Joseph (Joey) Schweser is graduating from College Park High School in the Woodlands and then attend Concordia College in Austin. Kyle and Joey are the sons of Pat and Fred's daughter Leigh Ann and her husband Mike Schweser.

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NHE PTA Auction Brings in Big Bucks

Northwood Hills Elementary School's Spring Auction netted \$27,000 to support the children, faculty and neighborhood of NHE. Funds will be used for assemblies, field trips, classroom grants, library books, facility and grounds improvements, and special events.

The school is now considering new landscaping out front that will echo some of the colors and plantings NHHA has used in the neighborhood.

April Alley Clean-Up

Thanks to all the Northwood Hills residents who participated in the fifth annual April Alley Clean-Up. Alleys with good visibility and lighting are a valuable crime deterrent. If you have not already done so, consider installing motion sensor lights along your alley or driveway, and check those lights regularly to make sure that batteries, bulbs and sensors are working properly.



Sometimes cleaning up means making a mess first.

MOSQUITO CONTROL CHECKLIST



- ❑ Change water twice a week in birdbaths, flower vases and pet water bowls.
- ❑ Empty plastic wading pools and toys that catch water and store them under cover.
- ❑ Throw away or store cans, jars, containers, buckets, pails and watering cans.
- ❑ Replace plant saucers with 'pot feet' or fill saucers with pea gravel.
- ❑ The Dallas City Code requires that tires be kept under a roofed structure.
- ❑ Report **abandoned swimming pools** to City of Dallas by calling 311, or contact NHHA.
- ❑ Keep lids closed on garbage containers.
- ❑ In ornamental ponds, add mosquito-eating minnows for mosquito larva control or aerate with a pump.
- ❑ In fountains, add mosquito dunks to control larva.
- ❑ Avoid over-watering your yard.
- ❑ Fill tree stumps and holes with sand and/or mortar.
- ❑ Turn upside or store under cover your wheelbarrows, yard/utility carts, and wagons.

Neighborhood Crime

continued from page 2

- Lock up: 25% of NORTHWOOD HILLS burglary incidents occur through an unlocked door or window.
- Put a lock on the back gate – the preferred point of entry to your premises.
- If you don't have a security system, get one; and be sure it is monitored. (NHHA Members can have our private patrol officers added to their alarm company's contact list in the event of an incident at their home.)
- Clean out your garage...and put the car in it. CLOSE your garage door when you are not within sight of it. Regarding open garage doors, the chief said, "you might as well give thieves a key to your house."
- Take the garage door opener out of the car, as well as other items and valuables -- the #1 stolen item out of cars is a GPS, but SUV third seats and airbags are popular too.
- Outdoor lighting is extremely important. Landscape lighting can be combined with motion sensor lighting for great crime deterrence effect.
- Get to know your neighbors, their cars and their habits. Share information.
- Report ANY suspicious person or vehicle to 911.
- Report ALL crimes -- no matter how minor they may seem.

If you're not in the know about crime in the neighborhood, consider NHHA membership in order to receive MemberMails, Security Snapshots and Crime Alerts. For more information on NHHA's crime and security initiatives, contact Glynn Newman, gn@northwoodhills.org. For more information on crime statistics, contact Judy Switzer, js@northwoodhills.org.



Chief Reyes stayed late to take additional questions and visit with residents.

Battle the Bugs

April 30-May 1 was NHHA's fifth annual "Battle the Bugs" weekend, when we raise awareness of mosquitos and fire ants in Northwood Hills.

Research shows that results are much better when adjoining residents treat for fire ants within a 24-hour period. So whether you choose organic or conventional treatments, coordinate and collaborate with your neighbors.

Mosquitos are in our yards already and they will only get worse with rain and warmer temps. Northwood Hills has had several severe cases of West Nile virus among residents, and one death. Begin your mosquito control and prevention program now to get a head start on summer.

As part of our Beautification and safety efforts, NHHA is on alert for improperly maintained pools that can quickly become mosquito breeding grounds. This usually occurs at unoccupied homes. If you become aware of a green or black pool, call 311 immediately, and email rw@northwoodhills.org.

NHHA Member dues fund the services of private, armed security officers who patrol seven days a week. Members can

- Summon the patrol if they are frightened or have a criminal incident
- Have the patrol number added to the contact/call list for their home security system
- Call to have an officer meet them if they are arriving home late at night
- Arrange for officers to perform an Out of Town Home Check when they travel.

Patrol officers carry a list of Member phone numbers to contact a Member in the event of an incident at the home.

Membership Benefit: Security

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Members receive MemberMail emails with updates on code compliance issues, trash collection, news from City Hall, special events and more; Security Snapshot – a monthly analysis and recap of crime in Northwood Hills; and Crime Alerts when there is a change in the frequency or type of incidents.

NHHA personally contacts Members who have been victimized by crime, to offer assistance and learn any details that could help prevent additional incidents. We work with nearby HOAs, Crime Watch groups and Dallas Police to stay abreast of criminal activity in adjacent areas that could impact Northwood Hills.

Council Districts

continued from page 4

To achieve population equality, each district should have substantially the same number of residents as the other districts in the city, with the ideal council district population being 85,558. While the district that includes Northwood Hills, District 11, has a population very close to the ideal population, the district immediately to our north (District 12) grew since the last Census and has approximately 9,000 residents more than the ideal population. Therefore, District 12's boundaries will have to be revised to reduce its population.

Since District 11 is the only other district sharing a boundary with District 12, District 11 is the logical recipient of the areas that are shifted out of District 12. Naturally, to the extent areas currently in District 12 are moved into the northern part of District 11, other areas of District 11 will need to be moved to another district to maintain District 11's total population equality. While many considerations will come into play in determining exactly which areas of current

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Council Districts

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District 11 are moved into another district, one logical approach would be to move areas from the southern portion of District 11 into either or both of the districts that share a boundary with our district (Districts 10 and District 13).

Since Northwood Hills is in the northern portion of District 11, it is less likely to be impacted by redistricting than the southern areas of the district. However, it's important to remember that whatever impacts the districts elsewhere in Dallas impacts all of Dallas, and thus Northwood Hills.

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Judy Switzer
Broker/Owner
NHHA Security Chair

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Oncor Smart Meters Come to Northwood Hills

Recently many Northwood Hills residents reported Oncor was in the backyard installing a new "smart meter." By the end of 2012, Oncor will replace more than 3 million existing meters in its service area with new smart meters. About 3,500 smart meters are installed each day.

Although the meters have been the subject of some controversy, the intent is a no-brainer – smarter use of energy. Customers are not only able to reduce their energy use, leverage cost savings, and reduce their impact on the environment, but also have the benefit of a smarter, more reliable power grid.

Smart meter information and tools allow customers to view their power usage in real time and therefore manage their energy consumption. The Dallas area has already seen a reported 10 percent reduction in overall energy consumption since the installation began in 2008.

Smart meters increase electricity reliability with instant power outage notification and power quality monitoring. Homeowners do not have to notify their provider in the event of a power outage, and Oncor can reroute power during an outage to minimize the number of customers affected.

continued page 13



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- Kitchens
- Additions
- Media Rooms
- Outdoor Living
- Whole House Renovations



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The Beauty Spot

NHHA's median renovation project started in 2008. The redesign work on the targeted medians is finished, but Member dues continue to fund seasonal color twice a year.



It starts with a shopping trip to gather the plants...



...which are planted and mulched heavily to conserve water.

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Real Estate Q1 in Review

by Judy Switzer

Spring has sprung and things appear to be looking up in Northwood Hills real estate! As of the end of April, 11 homes sold in our neighborhood with a price range of \$379,900 - \$725,000. This average price of \$507,155 is nearly \$80,000 above the overall average in 2010. The \$\$/square foot is also up from \$122.31/ft to \$130.07/ft.

Some of the fluctuation in values in Northwood Hills occurs as a result of which homes that are on the market actually sell. Our neighborhood offers a wide range of homes sizes, lot sizes – on and off the creeks, and updates. So which homes and amenities sell during any given point in time are reflected in our statistics for that period.

The important aspect to glean from this data is that we have seen more middle and higher end homes sell since the start of 2011, none of which were foreclosures.

Hopefully, buyers are feeling a little more certain about their jobs and the economy. There was a time last year where the only homes that were selling were the most distressed properties in the neighborhood, and they were extremely undervalued. I see that trend changing with this latest report.

In addition to the sold properties-to-date, at press time we have two properties under option contract, and four more that are pending. The homes under option have an average asking price of \$554,500, or \$142.46/square foot.

The homes that are pending have an average list price of \$576,975, or \$157.11/square foot. The average continuous days on the market (CDOM) were also down in both of these groups. That statistic can be a bit of a misnomer though, because if the seller takes his/her home off the market for thirty-one days or more, the CDOM counter starts at zero again. It is a common strategy for homes to be taken off the market for the express purpose of starting the counter over to make it appear to the general public that the homes were new to the market.

Regardless, the market appears to be moving in the right direction. Interest rates remain low and homes in good condition, or homes priced appropriately for condition, are selling.

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Real Estate Recap

continued from page 12

Given that these statistics take into account the months that included one of the worst snow and ice storms on record in DFW, I am encouraged that the spring and summer market will not only seasonally adjust positively, but that the trend will continue.

If you have any questions regarding this information, please do not hesitate to call Judy Switzer, Broker Associate, at 214-801-7273.

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Join us on July 4th at our office for the best location in Addison to watch Kaboomtown. All Northwood Hills homeowners welcome.

Smart Meters

continued from page 11

The smart meters are paid for through a monthly surcharge of \$2.19 per residential customer to be paid once a month over the next 10 years. Other monthly surcharges apply to non-residential customers. The amount was based on a recommendation from the Public Utility Commission of Texas (PUCT), which considered three areas when determining the surcharge: estimated capital costs, estimated operating and maintenance costs and estimated savings to be realized over the surcharge period.

To learn how to monitor and manage your electricity usage with the new smart meters, go to www.smartmetertexas.com.



Traditional analog meter.



Updated smart meter

Welcome New NHHA Households:

- Cliffbrook: Butts
- Dentcrest: Rea
- Gateridge: Berggren
- Maplecrest: Bartoleme, Serold
- Meadowcreek: Harbaugh, Pietzsch, Watson
- Meadowhaven: Miller
- Meandering Way: Giroir
- Oakbluff: Natale, Rose
- Stonecrest: Sohosky
- Tanglecrest: Ninala
- Valleybrook: Melmed

Are you missing your MemberMails?

Along with the private security patrol, MemberMail is often cited as one of the most valuable and popular benefits of NHHA membership. MemberMails are members-only emails that alert residents about crime incidents, city services or code issues, special events, lost pets and other items of neighborhood interest.

If your 2011 dues were not paid by May 25, your name has been removed from the MemberMail distribution list and also from the Security Patrol response list.

Oak Wilt Update

Northwood Hills is a “hot spot” for deadly oak wilt fungus. It is NOT SAFE to prune oak trees now. Traditionally the danger period ends mid-June, but late rains can extend that date. NHHA will continue to monitor Oak Wilt and consult arborists for the latest information. Contact Rebel Webster at rw@northwoodhills.org if you know about an infected tree.

Council Districts

continued from page 11

How districts are drawn can make a big difference in who gets elected to the city council, and therefore in who runs the city. The current district boundaries (see weblink below) are “interesting” to say the least – it would be a stretch to describe some of the current council districts as “compact.” The Redistricting Commission has received substantial public input from citizens wanting the new districts, especially those south of Northwest Highway, to do a better job of encompassing legitimate “communities of interest.”

The Redistricting Commission has held ten public hearings throughout the city to provide residents an opportunity to provide feedback on the redistricting process. .

To see the current council map for the entire city, go to: http://www.dallascityhall.com/government/council/adopted_map.html

To see the current map for District 11 only, go to: <http://www.dallascityhall.com/government/council/mapdistrict11.html> (see also map on page 5)

Membership Benefit: Security Signage

Security is the primary focus of Northwood Hills Homeowners Association. Approximately 75% of the annual budget is directed to crime prevention-related efforts. Members receive

- A reflective address sign for their alley fence to help police, fire and patrol officers locate their home
- A reflective, painted front curb address
- No Solicitors plaque for their front door
- Mailbox decals promoting the armed security service and identifying the home as an NHHA Member.

NHHA brings Northwood Hills neighbors together. Join today!



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Comments or questions? _____

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<input type="checkbox"/> Special Events & Programming	<input type="checkbox"/> Newsletter
<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...
June 13	June 9
July 11	July 7
August 8	August 4
September 12	September 8

*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)*

*18th Annual Independence Day Celebration
Planning & Volunteer Meeting
Tuesday, June 14 7pm*

For more info: president@northwoodhills.org



The Northwood Hills Breeze

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