

Northwood Hills

HOMEOWNERS ASSOCIATION

"Action!" Surveillance Cameras Go Live in Northwood Hills

Would-be bad guys should be advised: "We're watching." Motion-activated surveillance cameras are now installed in Northwood Hills.

Members attending the NHHA Annual Meeting on Feb. 7 approved a 2011 budget with funds to finish the camera installation project. Upon completion, targeted for April, there will be one camera in each Area of Northwood Hills.

City-approved signs have been installed in key locations, often replacing old and faded Crimewatch signs. Individual property owners have the option of installing signs on their property (on alley fences, for example) advising of the camera use. To inquire about a sign for your property, contact NHHA Board members David Abell at da@northwoodhills.org or Ed Fikse at ef@northwoodhills.org.



Sample camera view.



Camera signs.

March is NHHA Membership Month. Membership and participation throughout the neighborhood is important to our efforts to make Northwood Hills safer. Learn more about NHHA membership on page 2.

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Join NHHA With the Click of a Mouse or a Pen

Online

- Go to www.northwoodhills.org and follow the "Pay Dues" link on the home page. This takes you to a secure payment site set up for us by EDS.
- Your address is your account number, and ensures your payment is credited properly.
- You can use your MasterCard® or VISA® card or make an Electronic Funds Transfer from your bank account.
- It's FREE to you, but due to the transaction fee PAID BY NHHA, the online payment option is only available if you are paying the full amount due of \$300.
- You can print a confirmation page and/or receive a confirmation email.

By mail

- Clip and fill out the membership form on page 15. Make your check payable to NHHA and mail to our PO Box.



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

Membership: The Power of Numbers

March is "Membership Month" in Northwood Hills, when we make a special effort to reach residents who are not yet Members of Northwood Hills Homeowners Association and ask them to join.

"What's in it for me?"

The biggest benefit provided by NHHA Membership is access to the private security patrol's services. Armed security officers are on duty seven days a week in Northwood Hills, patrolling our alleys and streets. Members can call the private patrol number anytime they see something or someone suspicious, are coming home late at night or have a security concern at home. A popular benefit is the patrol's out of town home check service while Members are traveling.

Members benefit by being continually updated on neighborhood problems; City code, zoning or sanitation issues; nearby area concerns; special events and more through Member-only MemberMails. Members also receive Security Snapshot, a monthly recap of recent criminal incidents and security concerns in the neighborhood.

Signs of the Times

Every Member receives a custom painted curb address that features the NHHA logo, a reflective alley address sign to help security and first-responders identify the home, a No Solicitors sign for the front porch that complies with City standards, and two reflective decals for mailbox or other location, promoting NHHA's use of armed security.

Neighborhood Improvements

Member dues also fund the maintenance of the gateway medians into Northwood Hills, including ongoing renovation and improvements, new plantings and seasonal color. Maintaining these areas in a professional, attractive and environmentally responsible way directly enhances the property value in Northwood Hills.

Community Programs

NHHA sponsors the neighborhood's Independence Day Celebration, April Alley Clean-Up, Battle the Bugs Weekend and other special events.

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Membership

continued from page 2

An Advocate for Our Neighborhood

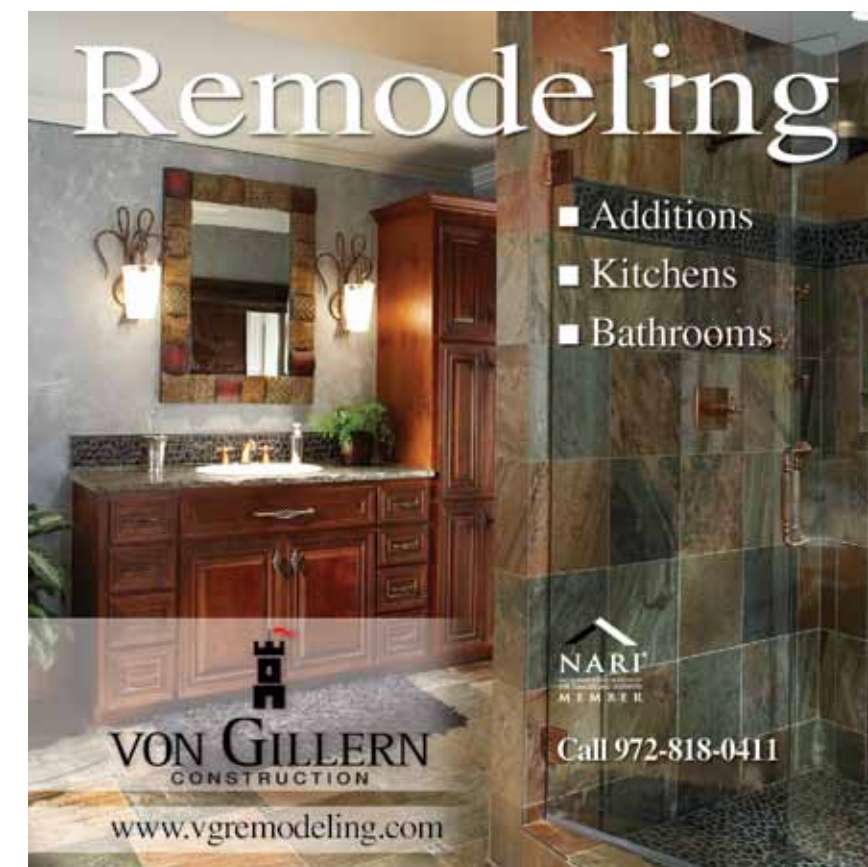
NHHA gives you a voice in issues that affect the quality of life in our neighborhood and supports efforts to make significant investments in our community. The ONE entity that works to connect, alert and inform us at a moment's notice while enhancing the security of our neighborhood is Northwood Hills Homeowners Association.

What Does It Cost?

NHHA Membership is less than a dollar a day. For just \$300 for the calendar year, you have complete access to the private security patrol and you are fully informed about activities in and around Northwood Hills.

Have more questions? Contact Clark Dunklin, Membership Chair, cd@northwoodhills.org.

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



NHHA Leadership

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

Rich Prendergast – Area 2
Director
972-310-4646

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

John Mottram – Area 4
Director
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214-543-1855

Clark Dunklin – Area 5
Director, Membership
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Ed Fikse – At Large
Director, Security Cameras
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972-661-3921

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

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

Rebel Webster
Member Communications
rw@northwoodhills.org
214-866-0155

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

Memory Lane

What do you enjoy about living in Northwood Hills? Many folks say “the sense of community” and “the people.” Now more than a half century old, the Northwood Hills neighborhood is rich in memories and lore.

New NHHA Board member Rich Prendergast is heading up an effort to chronicle and archive the history of Northwood Hills. With a huge nod of appreciation to Stewart Mitchell's 1999 essay, Rich is looking for commentary, photographs and memorabilia to document the story of our neighborhood from its inception to present day.

If you are the original resident of your home, or you grew up in Northwood Hills, or you have old photographs, land plats or documents...let us hear from you. Were you involved in the early days of our homeowners association? Just have a great story about the neighborhood? We want that too. Don't assume your contribution is trivial... it's the details that make history delicious!

Email Rich at rp@northwoodhills.org and we'll be right back in touch.

Welcome Rich Prendergast

At the Annual Meeting, NHHA Members elected Rich Prendergast to the Board of Directors, representing Area 2. Rich works for Raytheon as the Chief Engineer on a U.S. Navy airborne radar system, and has 27+ years with the company. He has B.S. degrees in Sociology (Illinois State) and Physics (Bradley), and an M.S. Degree in Engineering (Texas Tech).

Rich and wife Marci have lived in Northwood Hills since 2006. Both were raised in Illinois and moved to Texas in 1983. They lived in the Lewisville area until 1999, when they were relocated to Tucson. They returned “home” to the Dallas area in 2005, living initially in Plano until they discovered Northwood Hills the following year. They have one son, Dan, who lives in Uptown Dallas.

"I've been very impressed by the work the NHHHA board has done over the last several years," said Rich. "Their efforts in crime prevention, beautification, communications, etc. have made a significant impact on the quality of life for all residents of Northwood Hills. I'm happy to be a part of the board, and welcome the opportunity to continue with these efforts."





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NHE Students Step Up

by Robin Stevens

Northwood Hills Elementary School Mediators recently organized an in-school food drive for the North Texas Food Bank and raised 486 pounds of food!

School counselor Paige Penderly read an article from the Dallas Morning News to the 4th, 5th and 6th grade Mediators explaining the shortage of food at the North Texas Food Bank, and asked if they thought there was anything they could do as a group to help out. They brainstormed on how to promote the drive, how much food could realistically be collected, when and where to have the drive and how to verbalize their cause. In the midst of their fun, they came up with what we call a business plan.

Ms. Pendery explained, “We talked about how the food we collected could benefit a lot of people who would otherwise not have food. One of the best things about planning and organizing this food drive was helping our Mediators and students at our school understand this is a season of giving. We worked with our kids to help them understand that having the ability to help someone else outweighs receiving any other kind of tangible reward. I know it can be a hard concept for kids to understand, but I think a very important one to learn.”

The drive was a positive way of teaching the gift of giving, understanding the power of group organization and building school spirit. Way to go, NHE!



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Let it Snow



Photo by Patty Donovan.



Photo by Katie Blakeley.



Photo by Craig Koehrsen.



Photo by Stephanie Oliver.

New Year...New Faces...New Roles

Glad to get out after a week of ice and snow, more than a hundred Northwood Hills residents gathered at Northwood Hills Elementary for the NHHA Annual Meeting on Feb. 7.

Attendees heard progress reports on NHHA's 2010 initiatives, including ongoing median beautification efforts and member benefits, as well as 2011 plans for a new NHHA website and enhanced security programs.

The major initiative of 2010, which will continue into this year, was the installation of video surveillance cameras in Northwood Hills. After months of review, consultation with other neighborhoods and input from the Dallas Police Department, NHHA decided to install the cameras and accompanying signage, which have received positive marks from law enforcement.

"They are very useful to deterrence...the neighborhoods that do use them usually have had a reduction in crime and suspicious activity, just by the presence of the cameras and signs that indicate cameras are present."

Sgt. Michael Nonnenmacher, DPD

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News From City Hall

by Linda Koop, District 11

We all know that a great deal of the success of solving crimes lies in the actions of the citizens who have knowledge of, or witness criminal acts. Through your assistance, the Dallas Police Department and citizens can work together to make Dallas a much safer city.

iWatch Dallas is a community awareness program that educates the public about suspicious activities and criminal behaviors. It allows citizens to harness the communication capabilities of the internet/social networking sites to report crime tips and leads. The focus of iWatch Dallas is to help the Dallas Police Department gather information on criminal behavior and criminal enterprises. To download the app for your phone, go to the Dallas Police Department website at: http://www.dallaspolice.net/index.cfm?page_ID=10375 and click on Apps for your phone. This convenient reporting method provides important tips and leads to the police concerning crimes affecting their community.



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Fretz Rec Center Gets Fresh Look

Fretz Park Recreation Center will begin a major renovation this spring, including new flooring, ceilings and lighting; new paint throughout the building; ADA restrooms; new entrance with storefront glass; commercial kitchen; new partition for the multipurpose room; new control office and a partial HVAC replacement. The center is expected to close the third week of March and will reopen in spring 2012.

Fretz Park, which houses the Fretz Park Library in addition to the rec center and pool, is named for Emil Fretz who immigrated to Dallas in 1870 and became a leader in city beautification. Deemed the Father of Dallas Playgrounds, he directed the development of Dallas' park system for 22 years.

During his youth in Switzerland, Fretz had enjoyed that nation's fine system of parks and public playgrounds, and he became the leading advocate for the creation of similar amenities in his adopted city. His concern for the health and happiness of children in the "Cotton Mills" slum area of Dallas resulted in his desire to see playground equipment placed in every park. The Cotton Mills playground provided a model for the growth of the park system during the next 10 years. All new parks initiated after the the Cotton Mills project included active play centers including equipment and athletic fields.

At his retirement in 1927, a grateful Park Board re-named Trinity Play Park in the Cotton Mills district Fretz Park in his honor. When that park was dismantled in 1964, the name was given to the current location we now know.



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New Roles

continued from page 6

NHHA Members also approved the 2011 budget -- which included special expenditures to complete the neighborhood surveillance camera and sign installation project -- and elected Rich Prendergast as new representative from Area 2, replacing Rebel Webster who had served two full terms.

All other Board members are mid-term, and will meet in March to elect officers. Webster will continue to direct Member Communications for NHHA and Judy Switzer will continue to track and report Crime Statistics, which are reported to Members each month in the Security Snapshot.

"Judy and Rebel's continued participation is proof positive that NHHA needs volunteers at every level," said Bob Nance, Treasurer. "You don't have to be a Board member to make a difference. There are projects large and small that need leadership and interested volunteers."



Free Irrigation System Check-ups

After NHHHA announced Dallas Water Utilities free sprinkler system check-ups last year, several members took advantage of the service and reported back with rave reviews.

The check-ups can provide good ideas and financial savings, and help improve the efficiency of your existing irrigation system by identifying:

- Programming errors
- Leaks in the system
- Broken or misaligned equipment
- Problems with pressure (too high or too low)
- Coverage problems

The Irrigation Specialists will also make recommendations such as:

- Programming suggestions
- Turf water requirements
- Possible equipment upgrades
- Repair and maintenance tips

The American Water Works Association (AWWA) has determined that homes with in-ground automatic irrigation systems use 35% more water than those without irrigation systems. And those households using automatic timers for their irrigation systems use 47% more than their neighbors with in-ground systems operating their systems manually.

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Too Early to Plan A Parade? Never!

The NHHHA Independence Day Parade is a Northwood Hills tradition. This year's 18th annual celebration promises to be bigger and better than ever, but it takes manpower. Original Parade Director Sherry Peart, longtime Parade guru Mark Carlton and '09/'10 Director Paula Hardick have laid the groundwork and offered to help. Now we need new volunteers to make it happen. There are a variety of jobs – large and small – just waiting for your participation.

Email rw@northwoodhills.org to get involved. A Parade Planning Meeting will be held this spring.



Judy Switzer
Broker/Owner
NHHHA Security Chair

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Photo by Stephanie Oliver.



Photo by Mike Taliaferro.



Photo by Jane Williams.




Photo by Randy Testut.

Irrigation System

continued from page 8

Poor irrigation scheduling—watering too often and for too long—is the primary source of water waste associated with landscape irrigation. You may be using a lot more water than your lawn needs.

For more information or to schedule your automatic sprinkler system check-up, call Dallas Water Utilities at (214) 670-3155.



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by Dotty Griffith, *Modern Luxury Magazine* Jan/Feb 2011 issue
—read article at canarybygorji.com

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Northwood Hills' population increased for several days in early February, when six inches of snow gave birth to dozens of snowmen in the neighborhood. Photo by Patty Donovan.

Protect Your Property...Save Your Oaks

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 many residents have lost beautiful oaks worth thousands of dollars. Don't take a chance by pruning now.

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.

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.

Stay current with the neighborhood news at www.northwoodhills.org.

Canary By Gorji–New Name...New Look...New Menu Items

Sponsorship Advertorial by Canary

Chef Gorji continues his three-course menus that change every two weeks, incorporating ingredients he finds in local markets and specialty stores on his daily shopping trips. You'll find Gorji in the kitchen just down Belt Line at Village on the Parkway, where he personally prepares his award-winning steaks, seafood and New Mediterranean specialties five nights a week.

Modern Luxury Magazine writes "No chef has done more to personalize the experience at his restaurant...". Other honors include: designated DBest by D Magazine; declared one of the Dallas area's standout chefs by Critic's Guide; Dallas/Fort Worth's Top Mediterranean restaurant by ZAGAT in 2008/ 2009; Texas Steak Cookoff Champion, winning two years in a row competing against some of the best chefs in Texas.

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.

Chef Gorji's next cooking class will be mid-March. 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 products include pomodoro and puttanesca sauces, pomegranate champagne vinaigrette, dipping oil/marinade and remoulade (recently praised in the Dallas Morning News). Purchase Gorji Gourmet products at Whole Foods Markets, Jimmy's, Canary By Gorji and online at www.gorjigourmet.com.

Enjoy Canary By Gorji's small, charming 12 table ambiance for dinner only, Tuesday through Thursday, 5-9:30 p.m.; Friday and Saturday, 5-10:30 p.m. Call 972-503-7080 or visit www.canarybygorji.com.

Ready...Set...Clean!

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 2011.

Mark your calendar for the Northwood Hills April Alley Clean-Up Days, Saturday and Sunday, April 9 - 10.

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. Trees that overhang the alley are required to be trimmed up 15 feet to allow clearance for garbage collection trucks.

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.



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NHHA Annual Meeting



NHHA Board members Clark Dunklin, Glynn Newman, Ed Fikse, Secretary John Mottram, Security Stats Chair Judy Switzer, Treasurer Bob Nance and newly elected Area 2 representative Rich Prendergast surprised outgoing President Rebel Webster with flowers and a plaque at the end of this year's annual meeting.

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Real Estate in Review: Northwood Hills Homes Sales Slowed in 2010

by Judy Switzer

If you have been reading my real estate recaps for Northwood Hills in the last few years, you know I tend to be an optimist. Unfortunately, it is becoming more difficult to remain optimistic. Closed home sales Northwood Hills in 2010 were at the lowest level since I began keeping statistics for this column. You may recall last year, we saw an uptick from 2008, from 41 closed transactions to 49 in 2009. In 2010 we ended the year with a total of 36 closed sales, including just two in the last two months of the year.

The sales ranged in value from \$165,000 to \$1,320,000, with an average of \$122.31/foot. The average days on the market were 149; that does not account for the 17 listings that expired after an average of 257 days on the market (DOM), the 28 listings that were cancelled after an average of 170 DOM, the one withdrawn listing after 226 DOM, or the one listing temporarily taken off the market after 249 DOM. Of the 36 sales, seven were foreclosures.

Given the stagnant market we experienced in 2010, the good news is that the current number of active listings remains steady at 32. The supply of homes on the market is equal to the number of homes on the market this time last year. Actives range in value from \$249,000 to \$1,500,000, with 16 listings priced under \$500,000 and 16 priced between \$550,000 and \$1,500,000. The homes range from just under \$100/square foot, to \$265/ft.

What can we conclude from all this data? In a recent article in the Dallas Morning News, Steve Brown said, "foreclosures, home financing hurdles and an iffy national economy are keeping the housing market rebound in check." Add to this, appraisal problems... and the turn-around could take some time.

While the North Dallas market, and in particular Northwood Hills, remains stronger than most markets in the country, selling a home is far from easy. Keep in mind, as the supply of homes on the market increases, buyers need a compelling reason to choose yours. The homes that are selling are the ones that are move-in ready and in "show" condition, or are priced given the current condition and are perceived as a value.

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Real Estate Recap

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The key is to hire an agent who can advise you to price the home correctly initially. Ninety-five percent of buyers are educated consumers who have done much of their research on the internet. Most purchasers know what they want and they know when they find it. The seller's job is to price the home to sell in the first thirty days on the market. That is when the demand is the largest for a new listing. If it doesn't sell within the first 30 to 60 days, chances are when it does sell, you will get less for it. For more information, contact Judy Switzer, Broker Associate, at 214-801-7273 (cell).

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Mark Your Calendar

March 13

Daylight Saving Time begins

March 14-18

Spring Break for many schools;
slow down on streets

March 19

Dallas Water Utilities WaterWise
Landscape Seminar – 9a-5p
Brookhaven College
<http://savedallaswater.com/water-wise-landscape-seminars/>

April 1

Water Restrictions begin – no
watering between 9a and 6p

April 9-10

April Alley Clean-Up Weekend in
Northwood Hills

April 30

Dallas County Appraisal District
valuation notices mailed

May 7-8

Cottonwood Art Festival,
www.cottonwoodartfestival.com

May 14

Election Day (early voting dates
and times will be emailed to
NHHA Members)

May 20-22

Wildflower Arts and Music
Festival,
www.wildflowerfestival.com

It's My Park Day – March 12

The Dallas Park and Recreation Department's first-ever "It's My Park Day" is scheduled for March 12 from 8 a.m. to noon. Volunteers will come together for beautification, recycling or clean-up efforts at community parks citywide. Registered groups will get help from park maintenance staff as they tackle improvement projects including litter and debris pick-up, graffiti removal, weeding, planting/mulching, and general clean-up chores.

As this issue of the Breeze goes to press, NHHA is finalizing plans to participate. To join the effort, email rw@northwoodhills.org.

LBJ Express News

Beginning in 2011, LBJ and a portion of I-35E will undergo a dramatic, five-year transformation.

Traffic Relief — the LBJ Express will:

- Double the capacity of current road
- Retain and rebuild same number of current freeway lanes
- Add up to six new express managed toll lanes on I-635 and four on I-35
- Accommodate future population growth for the next three decades

Mobility Choices — the LBJ Express will:

- Enable drivers to select freeway lanes for short or non-urgent trips
- Guarantee a fast 50 mph trip on LBJ Express managed toll lanes
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- Empower drivers to get where they want, when they want

You can sign up for email updates on lane closures, construction and delays by visiting www.lbjexpress.com

Friends of Beautification Dollars Earmarked for Illumination

This year's Friends of Beautification donations will help purchase solar powered lighting for the medians. Spotlights on the Northwood Hills markers will go in first, followed by flower bed lighting as budget permits.

NHHA past president Larry Baker is once again the first "Friend" of the new year. Thanks, Larry! Donations of any size are appreciated, because Friends of Beautification contributions are the "financial fertilizer" that supplements the beautification budget and moves our projects along faster.

A gift of up to \$100 makes you a Beauty Buddy; donate \$101 to \$249 and be a Knockout Neighbor. Donors of \$250 or more are Patron Friends. Send your check made out to NHHA-Beautification to PO Box 800874, Dallas, TX, 75380-0874. Questions? Email rw@northwoodhills.org.

Welcome New NHHA Households:

Cliffbrook: Kowalczyk
Crestmere: Reding
Dartbrook: O'Reilly
Elmridge: Boteler
Emeraldwood: Weiss
Gateridge: Cullen
Meadowcreek: Norris
Overview: Salih
Paldao: Treanor



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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☐ RENEWING MEMBER

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☐ Beautification ☐ Golf Tournament
☐ Special Events & Programming ☐ Newsletter
☐ Marketing/Public Relations/Advertising ☐ Other _____
☐ Independence Day Parade

Membership questions? Email Clark Dunklin at cd@northwoodhills.org or David Abell at da@northwoodhills.org.

Bulk Trash Collection Calendar

Pick-up Date – Monday/Tuesday beginning on...	Place debris on curb no earlier than Thursday...
---	--

March 14	March 10
April 11	April 7
May 9	May 5
June 13	June 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

Photo by Craig Koehrsen.



The Northwood Hills Breeze

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