



Inside...

Lock 'em Up	Page 4
Dallas 2017 Bond Program	Page 6
Fall in Northwood Hills	Page 8
Real Estate Recap	Page 12



First Responder Appreciation

After the tragic events on July 7th in Downtown Dallas that resulted in the deaths of five police officers and injuries to numerous others, many residents reached out to NHHA for guidance on how to show support for our first responders. We provided resources for filling immediate needs at that time and vowed to work on long-term initiatives.

At a news conference after the shootings, Dallas Police Chief David Brown said "We don't feel much support most days." Those comments resonated with our Board of Directors and many of our members, and we decided to address them with our first project. The custom yard sign shown above was created for our residents who sought to publicly display their support for Dallas police officers year-round. Now, when the men and women in blue patrol Northwood Hills or respond to a call here, they'll know we appreciate them.

continued page 3

What About Deed Restrictions?

NHHA periodically fields questions from homeowners or their neighbors about remodeling plans that are outside the parameters of the neighborhood deed restrictions. Although the original deed restrictions were crafted some 55 years ago, NHHA recognizes and embraces the preservation of privacy, protection and property values the developers of Northwood Hills were trying to create and ensure by drafting those covenants.

NHHA encourages and expects those who buy in Northwood Hills to abide by the letter and the spirit of the deed restrictions attached to the property they purchase. Northwood Hills Homeowners Association can neither approve exceptions nor enforce sanctions for violations of the deed restrictions.

Ultimately, the legal (and ethical) decision to keep a promise, play by the rules, honor a covenant, abide by restrictions or regulations, live within boundaries, respect our vow or embrace the spirit beyond the letter of the law...falls to individual responsibility and choice.



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Winterize Your Home

Summer temperatures stretched into Fall this year, but before you know it, freezing temperatures will arrive. It's not too early to begin planning the steps you'll take to winterize your home. Here are some things to consider as we enter the colder months of the year:

- **Clean your gutters.** If your gutters are full of leaves and debris, they'll trap water from rainfall. When the first freeze happens, that water turns to ice, which can weigh down the gutters and cause them to pull away from the house.
- **Service your furnace.** A check-up can ensure your furnace will be functional all season long. After months of not being used, it's helpful to have it cleaned and inspected before you'll need it most. Don't forget to change your filter.
- **Eliminate drafts.** Weatherstripping and/or caulking your doors and windows is an affordable way to conserve energy and keep your home comfortable.
- **Replace missing roof shingles and seal vents.** If water penetrates your house through openings in the roof, it can be especially harmful in the winter if the water freezes in your attic.
- **Prepare your outside faucets.** Disconnect hoses and splitters from the spigot. Install a hose bib cover on each outdoor fixture.
- **Check your fireplace.** Consider having the chimney professionally cleaned to remove last year's build-up of creosote and ash. Inspect the interior for cracks and make sure the chimney cap is in good shape.
- **Monitor your thermostat.** If you're planning a holiday vacation, resist the temptation to turn off your thermostat while you're gone. You not only run the risk of freezing pipes if there's no heat in the house, but your system will have to work too hard to get things toasty again when you return. Lowering the temperature while you're away is safer than a dormant furnace.
- **Pack up the patio furniture.** It's unlikely you'll be spending much time outside in freezing temps, so pack up the patio furniture, or at least the cushions, and store them during the winter to extend their life.

First Responder Appreciation

continued from page 1

NHHA offered one yard sign to each member household free of charge. As a result, hundreds of signs were delivered to grateful residents in September. We requested a nominal fee from members wanting more than one sign and sold signs at cost to interested non-members. With the funds raised from those sales, we were able to purchase supplies for donation to the Dallas Police North Central Substation community appreciation event in late September. Not only did we want to show our support through our words, but with our actions too.

If you are an NHHA member and forgot to reserve your sign, we have just a few more available. We may be able to accommodate you if you email membership@northwoodhills.org as soon as possible to request a sign. NHHA would like to thank All Saints

Catholic School for sponsoring a portion of this project. We appreciate their support of both Northwood Hills and our Dallas Police Officers. Please visit their website for more information - www.allsaintsk8.org.



It's never too early to write a will. Don't wait until it's too late.

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LOCK 'em UP!

Criminal incidents have come in spurts this year. Overall reported incidents are down compared to last year, but BMVs (Burglary of a Motor Vehicle) have increased from 8 reported incidents in 2015 to 24 incidents as of mid-October in 2016.

These are crimes of opportunity
In about half of the cases, the
perpetrators entered unlocked
cars parked in circular or rear
driveways.

As the holidays draw near, let's make a concerted effort to reduce the opportunities we offer unwanted visitors to Northwood Hills. LOCK your cars and take your belongings with you. Whenever possible, park your vehicles in the garage. DPD Assistant Chief Jesse Reyes once said, "If you don't have room for your cars in your garage, is the stuff you are storing worth what you paid for your car(s)?" That is something to think about...



Why Wait? Your 2017 Membership Can Start Today

Don't wait 'til 2017...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 it along with your check, or use the online membership form and FREE dues payment option at northwoodhills.org.

What do you get for \$300 a year? Besides access to the private armed security patrol, members receive MemberMails, which are email communications that relay important information about crime alerts, neighborhood events, community meetings, lost pets, code compliance and city services. In your first year of membership, members receive a reflective alley address sign for the back fence or gate and a “No Solicitors” plaque to mount near the doorbell. As needed, your curb address numbers will be painted along with the custom NHHA logo for easy visibility. Membership also provides access to free paper shredding & electronics recycling events and entitles your household to a custom NHHA yard sign announcing our neighborhood’s armed security and video surveillance. New benefits and members-only events are added each year.

On a larger scale, your membership dues are also an investment in your neighborhood. NHHA contributes to the prestige and beauty of Northwood Hills by maintaining the markers, trees, and plantings on our gateway medians. We install new flowers and plants each year, sponsor alley clean-ups, and help residents with tips and resources to battle the bugs. We also put out helpful signs ahead of each bulk trash pick-up to encourage compliance with the city's regulations. Membership in NHHA benefits us all.

Questions about your membership status? Contact membership@northwoodhills.org.

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Future Falcons

If you are a new family to Northwood Hills with young kids, join our Future Falcon group! We are funded by the Northwood Hills Elementary PTA and consist of parents with one or more children under age 5. Our group was formed with the purpose of meeting and staying connected while raising our families in NWH. We have social events throughout the year for moms, dads, and families. For more information or to join, send us an email at northwoodhillsfriends@gmail.com to be added to our email list. You may also search and request to join our closed Facebook group 'NWH Falcons & Friends'.

Thank you, Northwood Hills!

A kitchen designed and built by Kasper Custom Remodeling was chosen by Dream Kitchens & Baths magazine as one of the "Best of the Best". We are excited and honored to be recognized by this national publication.

Thank you for working with us, and entrusting your homes and families to us. We pledge to work harder than ever to turn all your remodeling projects into *Dream* worthy realities.

-Steve and Jenni Kasper



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Dallas 2017 Bond Program

NHHA often hears from residents with complaints about street or alley conditions. For obstructions, routine maintenance, or minor pothole issues, opening a quick and easy service request through Dallas's 311 service can resolve the problem. For reconstruction, resurfacing, and/or repaving, however, the resolution is much more involved. The City of Dallas acknowledges the need for improvements to our street conditions, but is limited by the budget allocated to the Street Services Department each year.

As a potential solution, the City has unveiled the 2017 Bond Program. Their top priorities are improving street conditions, flood protection and storm drainage. They've identified \$5.5 billion of streets and transportation projects overall, with an immediate need of \$900 million to maintain and improve current street conditions.

We encourage our homeowners to visit dallasbond.com for more information. Once on the website, review the Frequently Asked Questions to get a general overview. Back on the main page, click on Street & Transportation to view the Needs Inventory. If the condition of a street or alley seems sub-par to you, this is where you can determine whether the city agrees with your assessment.

Want to get involved? The Dallas Bond website allows you to
continued page 10

The 4 Potentially Most Expensive Words in Remodeling

Sponsorship Advertorial from Kasper Custom Remodeling

Picture this: You're having a meeting with your contractor. The two of you are sitting at a table, discussing your master bathroom project, which is almost finished (and looking great). You say to him, "While you're at it, can we go ahead and move the can light above my vanity 6 inches to the right?"

Without realizing it, you've just spoken four of the most potentially expensive words in remodeling. In your mind, "while you're at it" is simple. Six inches doesn't seem very far at all. An electrician is already working at your house, and you already have a can light installed. Bada bing, bada boom. No harm in moving it a few inches. But it's not so simple.

In your contractor's mind, these four words translate to "change order." And while change orders aren't evil — they're necessary and inevitable in many cases — they are notorious for adding cost to a project. If you've worked hard to come to an agreement with your banker, your contractor

continued page 7



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Remodeling

continued from page 6

or your spouse to stay within a fixed price, a change order or two (or three, or 10) can really throw your budget a curveball.

The moral of the story is to be aware of what you ask your contractor to do. Moving a can light involves more than an electrician. The drywall contractor and painter will need to patch the hole where the light was previously, for example. Altogether, it could end up costing about \$350 to move that light half a foot. That might be pocket change to some people. But throw in seven to 10 more "pocket change"-sized change orders, and suddenly your bill has increased by a couple thousand dollars.

To prevent change orders, try to think carefully about everything involved (paint colors, position of can lights, etc.) in your project before the start date to make sure they're included in your scope of work and your contract. It will more than likely save you a few bucks — and a few headaches.

There is, of course, a chance that the professional you hired will move that can light for free. Every project and every professional is different. But odds are there are service fees (and a markup on those service fees) involved, so be aware of the implications of "while you're at it."

Here's a quick rundown of some common change orders (the good, the bad and the ugly) I've encountered while working in the remodeling industry.

The Good

Adjusting doors. You've had a particularly wet spring and suddenly your house has shifted and the powder room door doesn't open without a fight. In my experience, small

continued page 10

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Share Your Photos

Halloween is a fun and festive holiday in Northwood Hills, with countless residents decorating their homes and handing out candy and toys to eager costume-clad youth. If your kids or grandkids dressed up for Halloween and you managed to snap a pic before they rushed out the door for trick-or-treating, send it to webmaster@northwoodhills.org and we'll include it in a photo array in an upcoming newsletter. No names will be used.



Thanks to all my Northwood Hills clients!

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Dallas 2017 Bond Program

continued from page 6

subscribe for updates. You can plan to attend public town hall meetings in January 2017 to provide input and eventually cast your vote regarding the Bond Program in May 2017.



Remodeling

continued from page 7

“extras” like adjusting a door or changing a lightbulb don’t merit a change order.

Changing out a faucet. Want to salvage an old faucet you’re removing and reinstall it in another bathroom? This is fairly simple, and it’s likely that the cost will be minimal, maybe \$150.

The Bad

Painting an additional room. So your contract stated that you were just painting the master suite, and now your daughter really wants her bedroom to be a different shade of green. This is an exceptionally common “while you’re at it” moment, and while it does incur a significant additional cost, it isn’t “ugly expensive.” Think \$500 and up.

The Ugly

Structural changes. Looking into moving a door from one side of a room to another? Sounds simple. But sometimes

continued page 11

Remodeling

continued from page 10

simple can get ugly. There are several questions that need to be answered before the move can happen. Is there plumbing or electrical in the wall where the door will be moved to? If so, can we relocate it? Are there studs or any structural components that will prevent the move?

Structural changes are typically some of the most expensive change orders, so don’t get too excited about the prospect of opening up that wall before you know more about what’s inside it. Removing a non-load-bearing wall might run you \$2,500 to \$3,000. A single-story load-bearing wall could be around \$10,000. And a two-story load-bearing wall will likely set you back \$20,000 to \$30,000.

There are countless situations where change orders may (or may not) be involved. Because of this, it’s important to understand how change orders are defined, executed and billed in your contract. And if you read through all the legal jargon and are still a little confused (which is common), have a conversation with your builder to clear the air.

Fewer questions about the contract translates to fewer times that you say, “While you’re at it,” which ultimately will cost you less money and time.

Less money and time — now those are four words I’d rather get behind.

For more stories on all things remodeling, check out Kasper Custom Remodeling and Hannah Kasper on houzz.com.

Do We Have Your Current Email Address?

NHHA members are primarily kept up to date about important community meetings, crime alerts, members-only events, lost pets, and membership benefits through periodic MemberMails sent via email. If you’re a member and aren’t receiving these, you’re not experiencing the full benefits of your membership in NHHA! Not sure if you’re on the list? Here’s what you can do: email membership@northwoodhills.org to provide or update your preferred email address. Then, make sure president@northwoodhills.org is saved as a contact or marked as a safe sender, so our emails don’t go to your spam folder or get rejected by an email server. Don’t get left out!

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Supporting Our Academic Resources

Having a strong neighborhood elementary school makes our community a better place for everyone to live, play, and do business. That's why we created SOAR (Supporting Our Academic Resources). SOAR is a group for NHE neighbors, businesses, and community members - anyone without a child at NHE who loves our community and its exemplary school.

Being a SOAR member gives YOU the opportunity to support our students and help provide the resources required to keep NHE at the top of its game. SOAR members receive a yard sign, a special SOAR sticker to place on your yard sign, business location or vehicle, membership in the NHE Parent Teacher Association (PTA), along with the NHE PTA newsletters and invitations to events and happenings at NHE. SOAR is part of the NHE PTA, a 501(c)(3) tax-deductible organization.

Memberships are available at several levels. Go to nhepta.org, click "Your account forms and options" under Quick Links, and create a quick and easy user profile if you don't have one already. Once logged in, you can select the SOAR 2016-2017 form to join at the level that's right for you! For any questions, please contact president@nhepta.org.

Real Estate

by Judy Switzer

With nine months under our belt in 2016, is the market starting to cool? I have been asked several times recently if the Northwood Hills real estate market has cooled off. By the fourth quarter of the year, it is not uncommon to see a bit of a seasonal slowdown.

As this Breeze goes to press, there are 16 active listings on the market in Northwood Hills. Since the beginning of 2016, 45 properties have sold in our neighborhood compared to just 39 during the same period one year ago. Average DOM (Days on Market) reduced from 57 days in 2015 to 55 days this year. The average sold \$\$/sq-ft increased from \$164.36 to \$174.20 in the last year. Sellers, on average, got 98.25% of asking price as compared to 96.11% just one year ago.

What does this tell us about the market in general and what we can expect in the future?

During the third quarter just nine properties sold and closed. Additionally, there are two properties with active option contract status and another four that are pending. I think the reduction in closings from the first half of the year can be

continued page 13



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Real Estate

continued from page 12

attributed to pricing.

Not unlike last year, as sellers saw multiple offers and bidding wars on homes all around them, they were confident their properties were worth more. As prices continue to rise, buyers leave the market. Once price is adjusted to market value, buyers return and the homes sell. Unfortunately, depending upon the length of time the home is on the market, sellers may ultimately have to settle for a sales price less than if it had been priced correctly from the start.

This phenomenon is not specific to Northwood Hills. It is happening all over the Metroplex. In fact, as Dallas Midtown begins to take shape, Northwood Hills is ideally positioned. According to a recent article in the Dallas Business Journal by Candace Carlisle, the 430-acre mixed-use development bounded by the Dallas North Tollway, LBJ Expressway, Preston Road and Southern Street (just south of Spring Valley) is expected – if all plans come to fruition – to be the \$20 billion answer to Frisco's \$5 billion mile.

Scott Beck, a Dallas Midtown developer and president of Beck Ventures, plans to begin demolition on Valley View Center in December, with construction on the initial phase beginning afterwards.

Sitting a mere mile and a half away from the largest urban redevelopment in the country is exciting. Office tenants, retailers and restaurants, anchored by the proposed 20-acre park, should be very great amenities for Northwood Hills.

continued page 14

We thank longtime Members Kevin and Kristi Burke, who believe in the value of NHHA membership. Through their company, Direct Mail Partners, they generously underwrite the folding, labeling and mailing of each issue of the Northwood Hills Breeze newsletter.

Mitra, a Top Producer at Ebby's Little White House, and a long time resident of Northwood Hills, knows how to sell your home. She's been in Real Estate since 1992.

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NHE Upcoming Events

Nov 14 – Nov 18

Fall Scholastic Book Fair

Nov 14 – 6:30pm

Prospective Parent
Informational Meeting
6837 Meadowcreek Dr

Nov 16 – 10:00am

Future Falcon Library Story
Time

Nov 17 – 6:30pm

PTA General Meeting
Multi-Cultural Night

Visit www.nhepta.com for more information about PTA-sponsored school events.

Community Calendar

Nov 9 – Jan 8

The 12 Days of Christmas
Dallas Arboretum

Nov 19 – Jan 8

Trains at NorthPark
NorthPark Center

Dec 3 – 10am

Dallas Children's Health
Holiday Parade
Downtown Dallas

Dec 3-4; 9-11; 16-18

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Real Estate

continued from page 13

Dallas Midtown should in effect make North Dallas the epicenter of the city. Northwood Hills is in close enough proximity to all it will have to offer, without the negative side effects of increased traffic and parking on our streets. Value has always been defined by location, location, location. Northwood Hills is about to become even more desirable!

For more information regarding your home's value, please consult your real estate professional. To stay abreast of the latest and greatest concerning the Midtown Project, visit www.dallasmidtown.com.



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 Spouse's cell #: _____ Spouse's email: _____
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 Comments or questions? _____

We hope you will want to learn more about our activities. Please check any/all areas of interest.

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Membership questions? Email Janet Marcum at jm@northwoodhills.org or Rich Prendergast at rp@northwoodhills.org.



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Bulk Trash Collection Calendar

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November 14	November 10
December 12	December 8
January 9	January 5
February 13	February 9

For details on what the city will (and won't) pick up as bulk trash, visit http://dallascityhall.com/departments/sanitation/Pages/brush_and_bulky.aspx

Landscape Watering Days

ODD number addresses <i>Saturday and Wednesday before 10am/after 6pm</i>	EVEN number addresses <i>Sunday and Thursday before 10am/after 6pm</i>
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Restrictions apply to automatic irrigation systems and hose-end sprinklers.
Drip irrigation, soaker hoses and hand watering may be used any day, any time.
For details, visit <http://savedallaswater.com/>



The Northwood Hills Breeze

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