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Northwood Hills

HOMEOWNERS ASSOCIATION



Giving Back to our Good Neighbors

For the past couple of years, Northwood Hills Homeowners Association has celebrated National Good Neighbor Day by recognizing residents for exemplifying what it means to be a Good Neighbor. We acknowledged the kind and thoughtful people living around us and expressed our gratitude for the sense of community we enjoy in our neighborhood. This year, NHHA decided to expand our thankfulness to include our Dallas Fire & Rescue first responders, who are close by and ready 24/7 to help with a fire or medical emergency situation at our homes. These firefighters and EMS personnel are our Good Neighbors every day, even when we don't need them. When we do, they are invaluable.

There are 2 fire stations that serve Northwood Hills. Station 56 at Fretz Park is responsible for maintaining hydrants and answering calls north of Spring Valley and Station 22 near Coit & Churchill Way handles hydrants and calls south of

continued page 4

MemberMail Success

One of the benefits of membership in NHHA is the ability to receive time-sensitive and relevant communications via email. While the occasional lost pig or loose chicken will find its way into a MemberMail, the typical subject matter revolves around code issues, upcoming events, lost pets, security alerts, member benefits, and other news our residents would be concerned about. In 2016, our open rate on these communications was consistently at 60% or higher. Similar organizations in our industry experience open rates closer to 25%. It's clear our members want to stay informed and appreciate this outreach. If you're a member and you're not receiving these emails, please make sure we have your correct contact information and that president@northwoodhills.org is in your address book. We look forward to keeping you connected in 2017!



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

Real Estate

by Judy Switzer

"North Texas home sales boomed in November, increasing 26% from a year earlier," according to a recent article in the Dallas Morning News by Steve Brown. It was the largest year-over-year gain in nearly four years.

Dr. James Gaines, chief economist for the Real Estate Center at Texas A&M University, was quoted as saying, "I don't know whether the election or the looming rise in interest rates caused the huge increase in the number of home sales – more than we expected for sure." Traditionally home sales begin to slow approaching the holidays.

Most homes that closed in November were more than likely put under contract prior to the election, however all indications were that interest rates would be rising. With more than 7500 purchases pending in DFW, December is likely to be another strong month for homes sales.

Home prices in most sectors are also on the rise. According to our North Texas Real Estate Information Systems (NTREIS), the median price was up fifteen percent in November compared to last year. This is due primarily to record low inventories. In most of North Texas, there was a mere 2.1-month supply of homes for sale in November. That means if no new sellers entered the market, and active buyers in the market remained the same, all the listings would be gone in just over two months. This clearly represents a sellers' market. Now we know that doesn't happen - there are always new listings hitting the market. If there is a six-month supply of homes for active buyers to choose from, the market is considered neutral. In other words, it favors neither buyers or sellers. The more homes that are available for sale, the more pricing stays in check.

Home sales and pricing in Northwood Hills reflect what is happening in all of North Texas. Most Dallas area real estate pundits agreed that 2015 was a banner year for residential home sales in the Metroplex. However, through December 15, 2016, fifty-five homes have changed hands in Northwood Hills, up from fifty-one through all of 2015. Additionally, as this newsletter goes to press, there is one home under active option contract and four pending.

Average values are up from \$654,461 in 2015 to \$661,911 in 2016. That translates into an increase in average \$\$/sq ft from \$166.99 to \$175.15. Days on market were slightly down from 58 days in 2015 to 56 days in 2016.

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Real Estate

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Going into 2016, the experts were predicting the market to be good, but slightly less robust than 2015, due to slightly higher borrowing costs and moderating job growth. Neither of those things happened and, as a result, we saw an even better year for real estate.

As we head into 2017, interest rates are beginning to rise. The higher the mortgage rate, the less home a buyer can afford to purchase. However, the job climate in DFW remains strong and corporations continue to be attracted to the area. Given the number of people moving to the Metroplex every single day, it is my opinion that the overall real estate market and Northwood Hills in particular, will remain strong through 2017.

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.

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Save the Date: February 13

The Northwood Hills Homeowners Association Annual Meeting is tentatively set for Monday, February 13, 2017. The meeting is scheduled to be held at the Fretz Recreation Center, adjacent to Fretz Library near the corner of Hillcrest and Belt Line. Details are being finalized, so visit the NHHA website in late January for complete details and watch for signage around the neighborhood.

Prior to the meeting, NHHA members will receive a recap of the association's activities and financial status for 2016, as well as a preview of the 2017 budget.

Annual Meeting agenda items include a presentation of the 2017 budget for membership vote; introduction of Board members; and updates from our crime/security, beautification, and membership chairs. We'll also have time for general Q&A, so bring your questions.

Remember, all Northwood Hills residents are welcome at the Annual Meeting. However, you must be an NHHA member to vote. If you have questions in advance of the meeting, email them to president@northwoodhills.org.

Giving Back

continued from page 1

Spring Valley. These stations often back each other up on severe incidents. Personnel eat, sleep, and remain at their firehouses on 24-hour shifts while they await their next call to duty. For part of the week, the station is their "home" and their work needs are different from other professions. Food, drinks, seating, small appliances, cooking utensils, workout equipment, recreational equipment, and many other supplies must be purchased by the firefighters with their personal funds.

NHHA recently reached out to its members to see if we could make these temporary homes more habitable for our local heroes. Unsurprisingly, our members answered the call. We were inundated with donations of cash, gift cards, and new or gently used goods from our generous residents. Through 45 donors and matching funds, NHHA was able to purchase or provide a custom 12x16 workshop, 2 treadmills, 2 exercise bikes, a patio furniture set and cushions, a ping pong table, a gas grill, a charcoal smoker, a recliner, 2 big screen TVs and mounts, a modem, HDMI cables, water, coffee, and \$655 in gift cards to area restaurants and grocery stores. In total, the estimated values of items donated to the stations exceeded \$8,000.

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2017 NHE Gala & Auction

The 2017 Northwood Hills Elementary PTA Gala and Auction is set for Saturday, March 4, at the Northwood Club. There will be an AMAZING list of items to bid on including parties, trips, jewelry, art, one-of-a-kind experiences, dining, sports tickets, and much more. Items are still being accepted for donation as well. To purchase tickets, go to nhepta.org or contact fundraising@nhepta.org. The annual auction is the PTA's largest fundraising event to benefit the school, and we appreciate all our sponsors, donors, and attendees!



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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 SOAR (Supporting Our Academic Resources) was created. 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.

Ken Rueckert (Finally!) Gets A Holiday

You know you've had a job a long time when you can't remember just how long!

That's the case with NHHA member Ken Rueckert, who during more than a dozen years volunteered thousands of hours and a sharp mind to NHHA by overseeing the association's mail and money intake, and retired from the position earlier in 2016.

Most residents don't even know about this vital administrative role. Ken took on the task several times a month beginning with a trip to NHHA's Spring Valley post office box and then returning home with a stack of mail to be sorted, such as bills; membership forms; correspondence from members, the City and other associations; and – of course – checks for dues, donations and advertising income. Membership dues paid at the annual meeting were also handed over to Ken for processing.

In the early years, Ken handled about 1,000 checks each year – copying each check, endorsing the back, preparing the deposit slips, creating a report for the treasurer, and then making the actual bank deposits. After NHHA launched



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online dues payment in 2010, the number of paper dues checks has decreased, and PDF scans and Excel spreadsheets have streamlined reporting....but attention to detail and accuracy remain essential.

This volunteer job might seem trivial after Ken's corporate career with energy industry giant Halliburton and as investor relations director for Dresser Industries.

"Not every job comes with a fancy title," says Ken. "This was an important function, I was happy to do it, and I enjoyed helping a homeowners association I believe in and strongly support."

Again contrary to typical corporate fashion, Ken didn't apply and interview for the Mail & Money job. Phyllis, his wife of 54 years, volunteered him for it!

Ken and Phyllis moved to Northwood Hills in the early '90s after their children were grown, and have been strong and visible supporters of the neighborhood and Northwood Hills Homeowners Association. They love to travel, hiking and exploring new locales. At home they host family and friends for Phyllis' famous cooking, and their yard and garden are filled with beautiful, carefully tended plants and blooms.



After so many years of volunteer effort to NHHA, they'll have a lot more time to enjoy those activities...with our thanks and good wishes!

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Eyes on the Streets, Boots on the Ground

During November and December, package theft and residential burglaries tend to increase. Once again this year, NHHA provided additional security patrol shifts during the holiday season, augmenting the normal seven-day-a-week schedule. These additional shifts enabled the officers to perform home security checks for Members who were out of town, while also maintaining their regular street patrols and responses to individual Members' calls.

During the height of travel season, officers may have three dozen homes to check. Added shifts ensure they are able to provide a valuable out of town home check service as requested. Northwood Hills contains 22 miles of streets and alleys. Barring an unusual incident, the officers cover every street and alley each shift.

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Halloween Fun

By Janet Marcum

Halloween in Northwood Hills is one of my favorite times of year. There's something to be enjoyed by people of all ages – whether it's a youngster dressing up in costume, a parent seeing their child's eyes light up when they receive their favorite candy or toy, or a friendly neighbor opening the door to see which goblin, superhero, or princess is waiting on the porch. Even if you don't have a trick or treater in the house or hand out candy yourself, you still get to enjoy the festive decorations around the neighborhood.

When I moved into Northwood Hills nearly four years ago, I wasn't sure what turnout to expect on Halloween. I conferred with neighbors and found out our cul-de-sac was often overlooked by trick or treaters. My husband and I decided to try and change that trend since our house is on the corner and we could be the ambassadors for our short block. We pulled out all the stops and handed out full size candy bars and juice boxes. That went over pretty well and we got 75 visitors that year (or "customers" as our 4-year old calls them). We've steadily increased our yard and home decorations each year since then, to draw more attention, and we've supplemented our giveaways with bottled water and glow sticks. This year, we were visited by nearly 175 children.

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Halloween Fun

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I look forward to coming up with new and fun decorations next Halloween and increasing our supply of what we hand out. If we ever sell our house, I probably need to warn the buyers that they have some big shoes to fill!

Thank you to our residents who sent in photos of their adorable kids in costumes (and thank you to the mom who got in the spirit too!). It's nice to have a day where kids can be kids, parents can join in on the fun, and neighbors can remember what makes Northwood Hills so great.



Animal Services Open Data

Dallas Animal Services (DAS) field data is now available on the City of Dallas open data portal. This data pertains to operations by Animal Services Officers (ASO) who respond to calls in the field throughout the City of Dallas. ASOs document their work using Chameleon software, an animal shelter software program.

The document will be updated on a weekly basis so citizens have a greater understanding of what ASOs are doing in the neighborhoods of Dallas. To visit the portal, go to www.dallasopendata.com.

Giving Back

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Lieutenant John Himel from Station 22 and Lieutenant Jason Johnston from Station 56 were floored with the generosity of the residents of Northwood Hills.

Not only were they excited about their new equipment and supplies, but more importantly they mentioned how great it felt to be appreciated by the citizens they serve.

NHHA is proud to recognize our first responders for being Good Neighbors and we are grateful for your support in this endeavor!



It's Time!

The new year means it's time to renew your membership in NHHA. If you've never joined, what are you waiting for? 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? Our most popular benefit is access to the private armed security patrol, which is on duty 7 days a week. When you're on vacation or temporarily relocated during a remodeling project, you can utilize the Home Check Service to give you extra peace of mind that your home is secure while you're away. Members also 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 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.

Questions about membership? Contact membership@northwoodhills.org.

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ZestFest 2017
Irving Convention Center

January 28 – 29
Harlem Globetrotters
American Airlines Center

February 13
NHHA Annual Meeting
Fretz Park Recreation Center

March 7 - 19
Let It Be
Dallas Summer Musicals
Music Hall at Fair Park

March 16
Food and Wine Festival
Dallas Arboretum

March 30 – April 9
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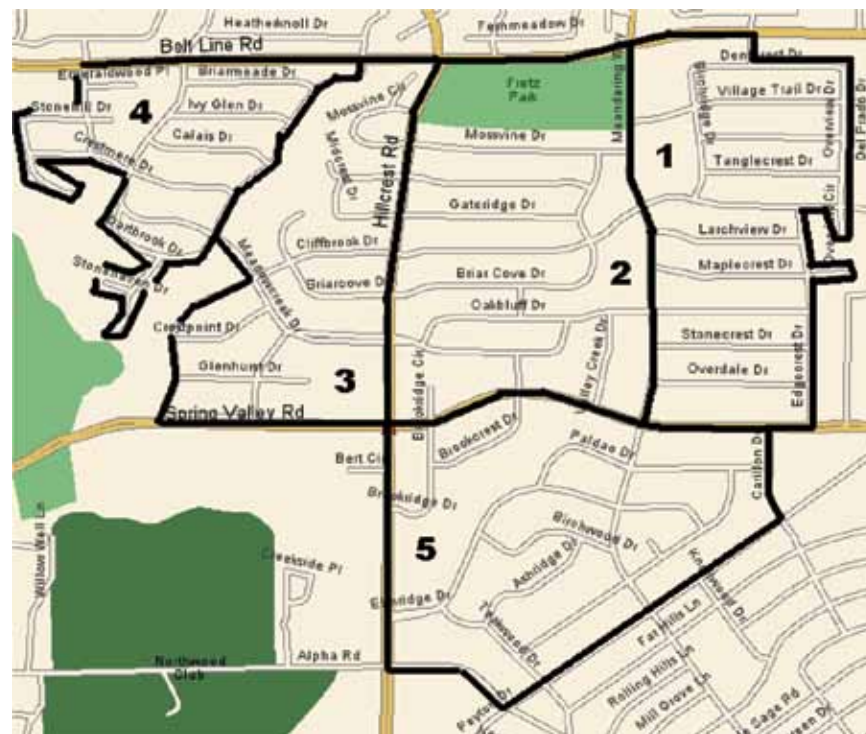


Members often ask about the brick walls that border Northwood Hills along Belt Line and Hillcrest. The walls were part of the original development, but are the private property of the homeowners whose property adjoins them. Each homeowner is free to power-wash, repair or even replace his/her section, as seen below where a wood fence has been installed.



By the way, the property between the alley and the wall for owners who back to Belt Line and the street and the wall for owners who side to Hillcrest is the maintenance responsibility of the homeowner. This includes mowing, picking up litter and keeping overhanging trees trimmed up.

Northwood Hills Boundaries and Areas



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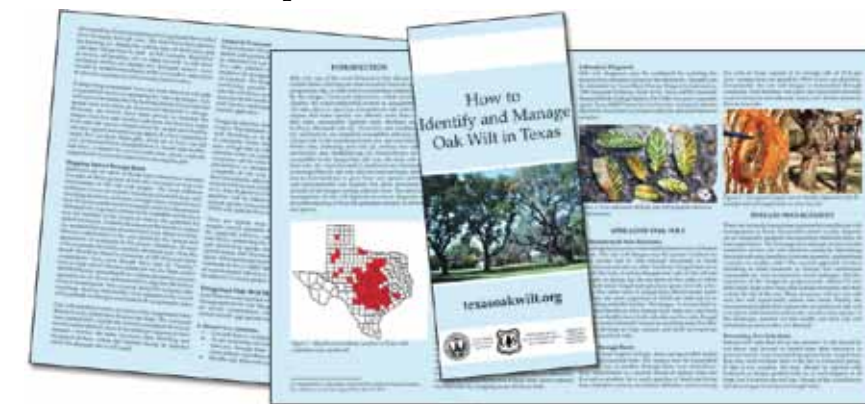
February is the beginning of the oak wilt danger season, when live oaks and red oaks are highly susceptible to the disease caused by the fungus *Ceratocystis fagacearum*. Treatment is expensive and rarely works, but prevention is effective. Arborists say: Don't prune oak trees during the high-risk season.

Oak wilt is spread when sap-feeding beetles carry the fungus spores from a diseased tree to a wound on a healthy tree. Cutting limbs during the months when the fungus is active is inviting oak wilt, and the mortality rate for infected trees is nearly 100 percent.

Once a tree is infected, the disease can also be transmitted through the root system, especially in live oaks – possibly working its way across the street and down the block.

NHHA encourages all Northwood Hills residents to observe the suggested "no pruning" season of February through June. Outside of those months, pruning should be performed only by a licensed arborist using sterilized equipment, proper cuts, and proper sealing of wounds.

For more information on how to prevent, identify, and manage oak wilt, please visit northwoodhills.org/main/OakWiltBrochure.pdf.



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NHE Upcoming Events

January 12 – 12:30pm

Music Time at NHE
Future Falcons are invited with their parents to join Kindergarten students in singing, rhythm, and movement activities.

January 19 – 6:00pm

Pancake Supper Night

February 7 – 10:00am

NHE School Tour
Anyone interested in learning more about NHE is welcome to attend.

March 4 – 5:00pm

Spring Gala and Auction
Northwood Club

March 6 – 5:00pm

Kindergarten Round Up
Parents will receive enrollment paperwork for their incoming kindergartener and hear from NHE staff members.

April 15 – 9:00am

Future Falcon Easter Egg Hunt

Visit www.nhepta.com for more information about PTA-sponsored school events and email northwoodhillsfriends@gmail.com to learn more about Future Falcons.

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<input type="checkbox"/> Beautification	<input type="checkbox"/> Golf Tournament	<input type="checkbox"/> Independence Day Parade
<input type="checkbox"/> Special Events & Programming	<input type="checkbox"/> Newsletter	<input type="checkbox"/> Other _____

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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February 13	February 9
March 13	March 9
April 10	April 6

*For details on what the city will (and won't) pick up as bulk trash, visit
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The Northwood Hills Breeze

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