


# *Northwood Hills*

## HOMEOWNERS ASSOCIATION



### ***NHHA Hires New Armed Security Patrol***

The Board of Directors of the Northwood Hills Homeowners Association carefully considers how membership funds are spent, as we are a voluntary association that must earn your support each year. We routinely analyze projects on their value, assess vendors on their performance and cost, and add benefits where possible. Safety and security are of the utmost importance and we allocate about 70% of our annual budget to this area. The Board has given extra attention to our security expenditures this year and performed a comprehensive financial and services review of our armed security patrol provider. After careful consideration, the Board determined changes were necessary to fulfill our commitment to members to spend funds wisely and provide maximum value.

NHHA is excited to announce, after months of due diligence, that we entered a services agreement in October with Top Gun Security (a division of United American Security). We selected Top Gun as our armed security patrol provider based in part on their references, their experience in large residential neighborhoods, the training they provide their officers, their well-marked patrol cars, the reasonable cost of

*continued page 5*

# Fretz Park Rec Center

## Upcoming Activities & Events

### *For Kids:*

#### Winter Camp

12/26 – 12/29; 1/2 – 1/5

Ages: 6 – 12 years

\$80/week

#### Basketball Camp

12/20 – 12/22

Ages: 2nd – 8th grade

\$40/day or \$100 for 3 days

### *For Active Seniors & Adults:*

#### Tanger Outlet Mall

Monday, December 4

9:30am – 2:30pm

Adults/Seniors \$5 w/ID card

#### Book Club

"My Name is Mary Sutter"

Wednesday, December 13

10am – 11am

Adults/Seniors \$5 w/ID card

#### Maggiano's Restaurant &

#### Holiday Light Tour

Thursday, December 14

5:30pm – 9:30pm

Adults/Seniors \$5 w/ID card

## Winterize Your Home

Summer temperatures have a tendency to stretch into Fall in North Texas, but before you know it, freezing temperatures will arrive. Now is a good time 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.
- Seal drafts. Weather-stripping 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.



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

## ***National Good Neighbor Day***

For the past few years, Northwood Hills Homeowners Association has celebrated National Good Neighbor Day by recognizing residents who exemplified 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. Last year, we expanded the program to acknowledge our nearby Dallas Fire & Rescue first responders for the Good Neighbors that they are. Our efforts facilitated the donation of more than \$8,000 worth of goods and gift cards from our residents and NHHA.

This year, the NHHA Board wanted to focus on the youngest among us. We decided to be a Good Neighbor to Medical City Children's Hospital on Forest Lane. This health care facility offers world-class pediatric specialties including congenital heart surgery, hematology and oncology, craniofacial surgery, kidney transplant, neurosurgery, and orthopedics. In addition, Medical City Children's Hospital has urgent care and the highest level of neonatal care available in Dallas. After Hurricane Harvey ravaged South Texas earlier this year, a few patients were transferred to Medical City from affected areas.



When our young neighbors have to spend their birthday or a beloved holiday, or worse, years of their life, in the hospital, it can be especially devastating. NHHA wanted to facilitate bringing a smile to a young patient's face during a difficult time. We reached out to Medical City and learned that they are always in need of new children's toys, especially infant/toddler toys that light up and make sounds. Stuffed animals and arts and crafts kits were also in demand. After determining their needs, NHHA collected dozens of new toys from members. Donated funds were pooled with a monetary contribution from NHHA and used to purchase even more toys and stuffed animals.

NHHA Board Members Melinda Spence and Janet Marcum were honored to deliver the donations to Medical City Children's Hospital in early October. The residents of our wonderful neighborhood consistently show themselves to be generous, friendly, and caring. Thanks for supporting our National Good Neighbor Day initiative this year!

## **NHHA Leadership**

**Janet Marcum** – President  
Communications, Membership  
president@northwoodhills.org  
214-468-4795

**Dru Landrum** – Treasurer  
dl@northwoodhills.org  
903-821-4128

**Dr. Glynn Newman** – Area 1 Dir.  
gn@northwoodhills.org  
469-223-3582

**John Joyce** – Area 2 Director  
jj@northwoodhills.org  
214-538-8063

**Hunter McGrath** – Area 3 Director  
hm@northwoodhills.org  
972-978-0873

**Judy Switzer** – Area 4 Director  
Security & Crimewatch  
js@northwoodhills.org  
214-801-7273

**Melinda Spence** – Area 5 Director  
Secretary  
ms@northwoodhills.org  
214-538-5500

**Heather Catelotti** – At-Large Dir.  
Membership  
hc@northwoodhills.org  
972-948-3247

**Rebel Webster** – Advisory Board  
Beautification  
rw@northwoodhills.org  
214-866-0155



## Why Wait? Your 2018 Membership Can Start Today

If you're contemplating joining the Northwood Hills Homeowners Association, don't wait 'til 2018...join 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 easy online membership form and FREE dues payment option at [northwoodhills.org](http://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 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 regularly.

*continued page 5*

## With Our Thanks

Northwood Hills Homeowners Association exists because the residents of our great neighborhood believe it's a place worth preserving and protecting. We continue to grow and thrive through completely voluntary membership, leadership, and participation. Members' dues are needed to ensure NHHA can continue to provide benefits, which in turn necessitates that we have a Treasurer who handles the association's finances. From deposits to bill payments to reporting and reconciling, our Treasurer tracks and manages NHHA accounts on a weekly basis, strictly out of a desire to ensure Northwood Hills remains a great place to live.

With that in mind, and remembering that this position is voluntary, NHHA owes a big thank you to Bob Nance for the years of service he has provided. Bob volunteered to become NHHA's Treasurer in early 2008 and has maintained the position each year since then. To serve in that capacity for more than 9 years is a testament to the concern he has for his neighbors and neighborhood. As if that weren't enough, Bob has also been an active Board Member over the years and has been responsible for distributing dozens of signs at numerous times each year to let our residents know about important upcoming events.

We sincerely appreciate the hundreds and hundreds of hours he has donated to our cause. We also owe a debt of gratitude to his wife, Heather, for loaning him out to us! Thank you, Bob, for your service to NHHA.

*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.*

**THE MAYO REDPATH TEAM**



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2014, 2015

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**PAM REDPATH METZGER**  
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## New Security Patrol

*continued from page 1*

services, and the technological advantages they can provide related to Out-of-Town Home Checks and daily reporting. With nearly 1,200 homes and 45 miles of streets and alleys, Northwood Hills can appear daunting for a new officer. But, Top Gun personnel are learning our streets, meeting residents, and getting acquainted with the ins and outs of our neighborhood quickly. We are confident they will provide exceptional service and perform their duties at the standard we expect.

Having armed security in our neighborhood benefits everyone, but only members have access to Out-of-Town Home Checks, the private security patrol phone number, and reflective decals and yard signs encouraging criminals to pick a different target. If you aren't an NHHA member already, this is a great time to join and invest in your neighborhood. If you are an existing Member, we thank you for your support, and look forward to your renewal in 2018.

If you have any questions or concerns about Top Gun, please don't hesitate to contact your Area representative or email [president@northwoodhills.org](mailto:president@northwoodhills.org).

## Why Wait?

*continued from page 4*

On a larger scale, 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](mailto:membership@northwoodhills.org).



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## Lost and Found

Northwood Hills is an animal-friendly neighborhood, which is clearly evident on any fair weather day. This is why NHHA tries to facilitate a happy reunion if the unfortunate happens and a pet becomes lost. MemberMails concerning lost or found pets have high open rates and are generally successful. With that said, there are a lot of steps that pet owners can take to increase the likelihood of a quick and safe return of their lost furry family member, without the need for a MemberMail.

First and foremost, ensuring your pet is wearing a collar and ID tag is the best way to get him or her back home soon. Including your address on the tag, or at least a current phone number, is strongly recommended. Next, with the recent changes to pet registration by the City of Dallas, it's important to have your pet micro-chipped. Not only is it mandatory now, but it essentially means your pet is carrying ID wherever it goes. Most animal clinics can scan a found pet and determine ownership in a matter of seconds, if available. If you rescue a lost pet without an ID tag, we encourage you to visit a vet to check for a micro-chip. Northwood Veterinary Clinic on Peyton Dr. is close by and has helped numerous Northwood Hills' good Samaritans with scans in the past. They may even recognize the found pet if it's one of their patients!

Another proactive way to keep your loved one safe is to fill out  
*continued page 7*

## Remodeling is a Personal Journey

*Sponsorship Advertorial by Kasper Custom Remodeling*

Whether you realize it or not, remodeling can teach you a lot about yourself. No, I'm not talking about your design preferences. Rather, it can teach you about characteristics you never knew you possessed. Here are some things you might discover:

**1. You're impatient.** Remodeling will – I repeat, will – test your patience. Weather delays, unforeseen problems (wait, there's mold behind that wall?), schedule conflicts – it's almost impossible to have a project without a delay or two. And when it's your project, you might find yourself repeating the mantra of kids stuck in the car on a road trip, "Are we there yet?" Or more specifically, "Are we done yet?"

**2. You're adaptable.** Bathroom and kitchen remodels are notorious for, well, making bathrooms and kitchens unusable during construction. At the beginning this can seem like a major inconvenience (truthfully, it is!), but your inner MacGyver might find a way to make a "kitchen" out of a few small appliances. Plus, who needs a bathroom when your gym has showers?

**3. You're fearless.** I'll tell you this: It takes a lot of guts to not freak out when you see someone you've never met come into your home with a hammer. Once you see your home demolished before your very eyes by strangers wielding tools and heavy construction equipment, your definition of "scary" changes a little.

Obviously, this isn't an all-encompassing list, nor does it mean that you will find yourself relating to every point. Remodeling is a personal journey; the only way to truly know how it will affect you is to experience it yourself.

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

The advertisement for Texas Waterboys Inc. features a central blue star logo with the word "TEXAS" in a banner across it. Below the star, the company name "WATERBOYS INC." is written in bold, with "CUSTOM IRRIGATION AND DRAINAGE" underneath. The tagline "Exceeding Customers Expectations Since 1986" is arched above the star. To the left of the logo, three services are listed with water drop icons: "Irrigation", "Landscaping", and "Drainage". To the right, three more services are listed with water drop icons: "Design", "Installation", and "Repairs". At the bottom center, the license number "Lic. # 3016" is shown above the phone number "(972) 733-4343" and the website "WWW.TEXASWATERBOYS.COM". A BBB logo is also present at the bottom left.



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## Lost and Found

*continued from page 6*

the Know Your Neighbors Grid (found in the Security section of our website) and include a detailed description of your pet(s) when exchanging the information with neighbors. It's good practice to know who lives around you and how to reach them, and it's a bonus to also be familiar with each other's animal occupants. Lastly, sharing info online can get the message out quickly when you've lost or found a pet. NextDoor and Facebook have proven effective in this area, especially when you want the information to travel outside your neighborhood boundaries.

NHHA is here to help, and you can contact us if we can be of assistance. But, if you follow the steps outlined above, you will hopefully experience a joyous reunion before you even have time to email us.



### LEADING THE PACK IN NORTHWOOD HILLS

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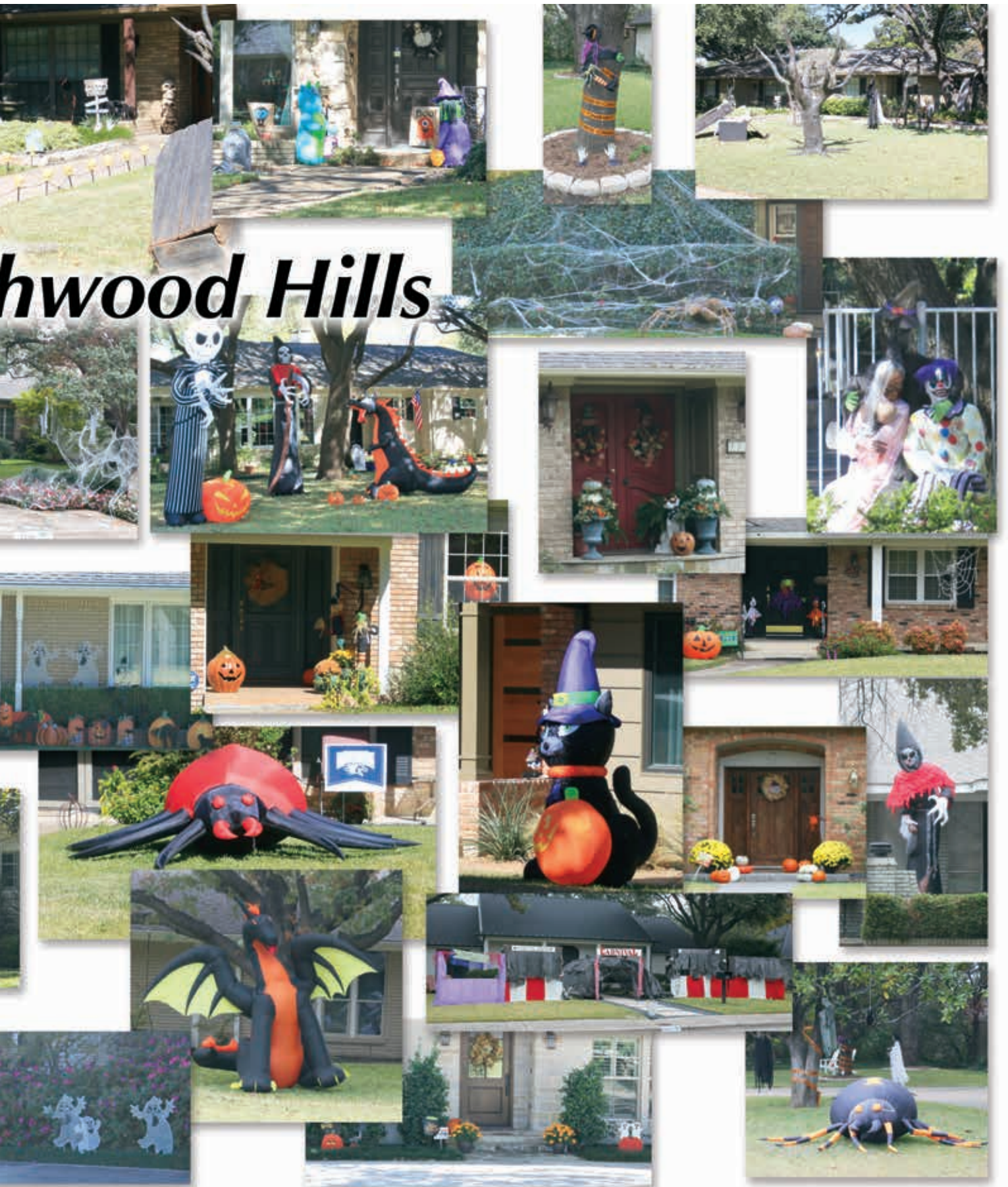




*Fall in North*



# hwood Hills





## Home Security Surveys

Want to find out if you're doing everything you could be in regards to security at your home? Residents can contact Senior Corporal Lindsey Allen with the Dallas Police Department to conduct a free Home Security Survey. She will walk your entire property, inside and out, and provide suggestions with a concept called crime prevention through environmental design. The process takes about an hour and is provided free of charge by DPD. To find out more and to schedule a consultation, contact Senior Corporal Allen at (214) 670-1581 or [lindsey.allen@dpd.ci.dallas.tx.us](mailto:lindsey.allen@dpd.ci.dallas.tx.us).

## NHHA Elects a New Treasurer

NHHA is happy to announce the election of Dru Landrum to the position of Treasurer for the association. Dru was born and raised in Denison, TX and received a BBA in Finance from Texas Tech University and a Juris Doctorate from SMU Law. Through managing his own law firm's accounting and the books of a real estate investment company in which he is a partner, he has gained valuable skills that qualify him to oversee NHHA's financial accounts, yearly budget, and reserve fund.

Dru and his wife, Stephanie, moved to Northwood Hills in 2016 with the intention to raise their family here. They have two young children who will hopefully attend Northwood Hills Elementary in the next few years.



NHHA is grateful that Dru has volunteered to serve our neighborhood in such a meaningful way and we welcome him to the position.

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## Custom Curb Addresses

Membership in NHHA comes with quite a few benefits, one of which is the painting of curb address numbers alongside our signature tree logo. The initial painting happens in your first year of membership and then can be refreshed or redone as needed on an ongoing basis while your membership stays current. Clearly visible curb address numbers aid in quicker identification of your residence by delivery personnel, invited guests, and emergency responders. Also, seeing crisp numerals and a consistent logo along an entire street can be pleasing to the eye and increase the appeal of our neighborhood to interested homebuyers. You can take pride in your well-appointed curb knowing you've supported your neighborhood by being a member of NHHA. Over the past couple of months, we have noticed slightly different versions of our signature tree logo popping up on curb address paintings that weren't performed by our contracted painter. We only send our painter out to member households and he uses a laser-cut stencil of our official tree logo to achieve a consistent look. If you are not an NHHA member, we respectfully ask that you don't infringe on our logo when using a third party to paint your curb address. Instead, please consider the value of membership in NHHA and let us paint your curbs for you!

## Mark Your Calendar

**Nov 4 – Jan 7**

The 12 Days of Christmas  
Dallas Arboretum

**Nov 17 – Jan 7**

Magical Winter Lights  
Lone Star Park

**Nov 18 – Jan 7**

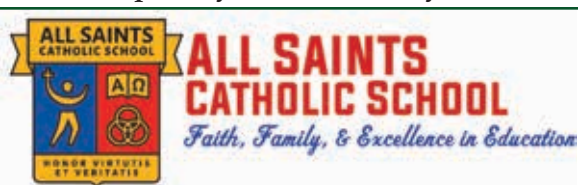
Trains at NorthPark  
NorthPark Center

**Dec 2 – 10am**

Dallas Holiday Parade  
Downtown Dallas

**Dec 2-3; 8-10; 15-17**

Santa's Village  
Richardson Civic Center



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## NHE Upcoming Events

### December 5 – 6:30pm

Prospective Parent Event  
Ask questions about NHE and hear from the principal, teachers, and other parents. Meet other families who might have children the same age as your own. For location and to RSVP, please email [northwoodhillsfriends@gmail.com](mailto:northwoodhillsfriends@gmail.com).

### December 18 – January 2

Winter Break – No School

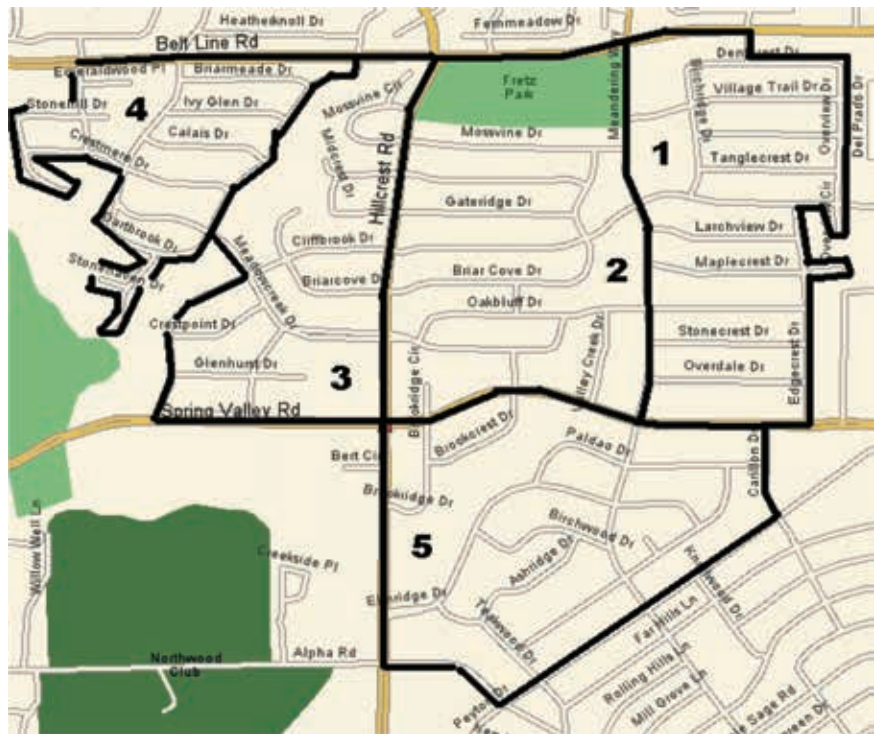
### January 15 – January 16

MLK & Student Holiday – No School

### January 19 – 10:30am

Future Falcons in Music  
Join a Kindergarten or 1st grade music class at NHE with your Future Falcon and see first-hand all the engaging and interactive learning that happens during a typical music class. All ages are welcome. *continued page 13*

## Northwood Hills Boundaries and Areas



*Renew your membership for 2018!*

**Thanks to all my Northwood Hills clients!**

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by Judy Switzer

As we go to press with the Fall Breeze, real estate statistics in Northwood Hills may surprise you. When you look at the YTD numbers, our neighborhood is ahead of last year. Through October 2017, there have been forty-one homes sold and closed, and another five listings pending. That compares to a total of forty-six homes sold during the same period in 2016 – virtually a dead heat. Average home values rose from just over \$657,752 or \$175.47/sqft in 2016 to \$726,590 or \$185.06/sqft this year. Days on market reduced during that time from 55 days last year to just 43 days in 2017.

All of these statistics point to a hot market in full swing in Northwood Hills! So, why doesn't it feel that way? Home prices in North Texas increased an average of 40% over the last four years – far greater than income growth. At some point, the affordability index gets out of whack, meaning buyers lack the financial wherewithal to purchase a home at current prices.

Accordingly, in an October article, Dallas Morning News real estate editor Steve Brown wrote, "In case you missed it, the North Texas housing market has turned a corner. Oh, we've still got one of the best homebuying sectors in the country. Realtor.com in its latest ranking of the U.S. hottest home markets had D-FW on the same list with Silicon Valley and San Francisco as places where residential transactions are moving the fastest."

He continued, "While D-FW housing still looks good or even great compared to a lot of places around the nation, things have definitely cooled a bit from the last few years. There are fewer bidding wars for properties and buyers are more likely to turn their noses up at an overpriced address."

Local real estate agents report that sales of homes priced above \$500,000 are definitely slower than they were a year ago, while the under \$250,000 market [clearly not the Far North Dallas buyer], is still in overdrive.

2017 is still on track to be a record year with YTD purchases up four percent over last year. Dr. James Gaines, chief economist with the Texas A&M Real Estate Center tells us, "You've still got a good market – just a little slower than what we've seen recently. Things are getting back to normal." Gaines expects prices to keep rising next year, but probably not at the double-digit rate we experienced in the past four consecutive years.

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## NHE Events

*continued from page 12*

**January 30 – 10:00am**

School Tour

Parents of prospective future NHE students are invited to tour the campus and meet current parents and staff. If you plan to attend, please RSVP to the school office at (469) 593-4300.

Visit [www.nhepta.com](http://www.nhepta.com) for more information about PTA-sponsored school events and email [northwoodhillsfriends@gmail.com](mailto:northwoodhillsfriends@gmail.com) to learn more about Future Falcons.

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## ***Real Estate***

*continued from page 13*

So, while sales and prices in North Texas were higher in September than a year ago, the rate of increase in local housing activity is slowing, which analysts say is good for the market. The number of homes listed for sale in September was up 11% over the same month in 2016, another indicator the market is slowing a bit. According to Dr. Gaines, increased inventory is good. After all, nearly 40,000 people continue to move to North Texas annually. Currently there is about a three-month supply of homes in inventory which represents half of what would be considered a neutral market – neither favoring buyers nor sellers.

Experts are saying, “Don’t be surprised if many buyers take time off from looking over the holidays this year – a deviation from recent years. And, sellers asking astronomical prices for their homes may find interest waning.”

The market is ever-changing. If you are considering selling your home, ask your real estate professional for the most up-to-date market indicators, and price your home competitively right out of the chute!

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SE corner of Beltline and Preston

## Welcome New NHHA Households:

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Briar Cove	Kropp
Brookridge	Handoko
Crestpoint	Holden
Elmridge	Ahuja; Jaeb
Gateridge	Gathings
Larchview	Lauriette
Meadowcreek	Gulbas
Spring Valley	Shah
Stonehill	DiPonio

## 2018 NHHA MEMBERSHIP

Choose from two ways to pay:

- Mail your check, payable to NHHA, to PO Box 800874, Dallas, TX, 75380-0874.
- OR, pay by credit card or from your bank account by visiting our secure payment site.  
Go to [www.northwoodhills.org](http://www.northwoodhills.org) and follow the link.  
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**Dues:  
\$300**



Northwood Hills Homeowners Association  
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☐ **NEW MEMBER**

☐ **RENEWING MEMBER**

Your name: \_\_\_\_\_

Your cell #: \_\_\_\_\_ Your email: \_\_\_\_\_

Spouse's name: \_\_\_\_\_

Spouse's cell #: \_\_\_\_\_ Spouse's email: \_\_\_\_\_

Home address: \_\_\_\_\_

Home phone: \_\_\_\_\_

Comments or questions? \_\_\_\_\_

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Security/Crimewatch          | <input type="checkbox"/> Fundraising    | <input type="checkbox"/> Communications/Marketing |
| <input type="checkbox"/> Membership Recruitment       | <input type="checkbox"/> Beautification | <input type="checkbox"/> Independence Day Parade  |
| <input type="checkbox"/> Special Events & Programming | <input type="checkbox"/> Newsletter     | <input type="checkbox"/> Other _____              |

Membership questions? Email Heather Catelotti at [hc@northwoodhills.org](mailto:hc@northwoodhills.org) or Janet Marcum at [jm@northwoodhills.org](mailto:jm@northwoodhills.org).



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

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PERMIT NO. 407

*Return Service Requested*

### ***Bulk Trash Collection Calendar***

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
December 11	December 7
January 8	January 4
February 12	February 8
March 12	March 8

*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](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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