

Spring 2017

THE NORTHWOOD HILLS BREEZE

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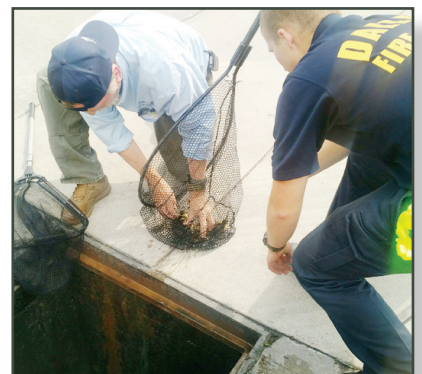
Northwood Hills

HOMEOWNERS ASSOCIATION



Station 56 Saves the Ducks

It's not unusual for our local firefighters to save the day, but saving the ducks is! In late April, a concerned citizen stopped by Station 56 to report a dozen ducklings in peril. They had fallen through a grate in the shopping center parking lot at the southeast corner of Coit and Belt Line. That side of Coit is actually located in the city of Richardson, but Station 56 is not one to duck a call! The first responders used a winch on their fire truck to move the 1,000 pound grate to free the frightened captives. Mama duck was nearby, fussing at the rescuers, but a happy reunion soon followed. Richardson Animal Control transported the family to a safer location at Cottonwood Park. Mission accomplished!



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. We recently sent out MemberMails related to refreshing members' curb addresses and with details about the members-only Shred Event. If you're not on our list, you're getting left out!



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

Real Estate

by Judy Switzer

In a recent article in the Dallas Morning News, real estate editor Steve Brown shared the following: "The Dallas-Fort Worth area had one of the biggest home price increases in the country in the first quarter. D-FW median home sale prices were 12.6 percent higher than in 2016, according to the National Association of Realtors quarterly home price survey. The Washington-based trade group looks at 178 U.S. metropolitan areas for its quarterly comparison of housing costs. Nationwide, median home prices were up 6.9 percent from a year ago to \$232,100."

The substantial increase reported in D-FW means that, for the first time, our Metroplex surpassed the rest of the nation with a \$236,500 median home sales price.

Ted Wilson of Dallas-based housing analyst Residential Strategies Inc thinks higher prices are here to stay. "There are more and more people chasing fewer and fewer lower-priced properties." The shortage of properties coupled with huge population gains translated to median home prices rising by almost \$100,000 in the last six years.

Real estate activity in Northwood Hills is no different. As this issue of the Breeze goes to press, there are just twelve homes for sale in our neighborhood. Additionally, there are nine properties under contract.

From the beginning of 2017 through May 15th, thirteen properties sold and closed, ranging in value from \$415,000 to \$1,275,000. Five of these went for 100% of asking price or higher. Compare that to nineteen sold properties during the same period in 2016, six of which sold for at least 100% of value. Sold prices of those ranged from \$365,000 to \$975,000. Current active listings are priced at an average of \$198.79/sqft in Northwood Hills. While these properties have not been successful in selling yet, the solds-to-date have an average sold price/sqft of \$190.32. The tightening between active prices/sqft and sold prices/sqft indicates precisely what the experts were talking about above. Prices are rising because there are more buyers chasing fewer homes.

The average sold price in our neighborhood year-to-date was \$704,523, compared to \$609,004 for the same period in 2016, which is a 16% increase year over year. Average DOM (Days on Market) have decreased during the same period from 65 in 2016 to just 29 in 2017.

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Another Big Win for NHE

Once again, the Northwood Hills Elementary auction in March was a huge success, raising over \$70,000 to use towards enriching the educational experience at the school. The NHE PTA will use the funds to further expand the teaching garden, purchase additional playground equipment, fund STEM-related initiatives in the science lab (affectionately known as the "Think Tank"), update the teacher's lounge, continue NHE's Accelerated Reader program, and fund educational experiences outside the classroom. The NHE PTA would like to thank all who donated their time, gifts and money to help support the auction and our highly rated NHE.



NHHA Leadership

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Info for Incoming NHE Falcons

Will your child be attending NHE this fall? If you will be new to the school in 2017-2018, you are invited to visit <http://www.nhepta.org/newfalcons> to get information for the coming year, including how to pre-order your child's school supply pack and NHE Spirit Wear this summer. You'll also see how to get signed up for "NHE E-news", an email newsletter that will provide you with information over the summer and the coming school year about upcoming events and other school and PTA happenings. If you are planning for your child to attend NHE next year and have not registered them yet, please contact the school office (469-593-4300) as soon as possible. Your child's place at NHE is not guaranteed until they have been registered.

The first day of school at NHE for 2017-2018 will be Monday, August 21. The school day starts at 7:50am and ends at 3:00pm. On Friday, August 18, your student's teacher will call your child to introduce him or herself and welcome your child to their class. Kids love the fun tradition of getting a special phone call just for them! Later that afternoon, 8/18, please join us at the school for the NHE PTA Supply Sale pick up and Meet the Teacher event, when your child will get to visit their new classroom and meet the teacher in person, and you can

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Congrats to Our NHHA Grads!

Peter Diaz graduated from Greenhill School and will attend Northeastern University in Boston to study Electrical Engineering. The family is immensely proud of his many accomplishments!

Mike and Debbie O'Reilly proudly announce the graduation of their son **Cameron O'Reilly** from TCU with a Masters of Accounting degree. He will begin his accounting career in October with KPMG.

Alan and Teresa Hastings congratulate their daughter **Julianne Hastings** on graduating from Texas A&M with a BS in BioMedical Sciences and a Spanish Certificate. She will apply for medical schools for Fall 2018 and look for work in the medical field, preferably Ophthalmology, but is open to a wide variety of fields that would give her medical patient/research experience. Alan and Teresa are so proud of Julianne, the journey she has traveled, and the accomplishments she has made. The best is still to come!

Grace Ann Abell graduated from Trinity Christian Academy and will be attending the University of

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CALIBER HOME LOANS

Graduates

continued from page 4

Texas, College of Natural Sciences, studying fashion merchandising. Grace graduated Summa Cum Laude and was a member of the National Honors Society and Spanish Honors Society. Her parents David and Julie say, "We are so proud of the young lady you have become. You are amazing!"

Richard and Rosalie Bobowski are proud that their son, **Michael Bobowski**, graduated from the University of Missouri, School of Health Professions. He plans to enlist in the Navy.

Belinda and Thomas Reeder are so very proud to report that their son **René Reeder** is a graduate of St. Marks School of Texas. He graduated with honors and will be attending Rice University in Houston in the Fall. He plans to double major in Economics and Psychology, with a minor in Business. René was awarded a CARE scholarship by the CARE non-profit organization, and he hopes to do mentoring and volunteering with them this summer before he heads

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Incoming Falcons

continued from page 4

pick up school supplies and spirit wear and sign up for volunteer opportunities! Also watch the New Falcons website and e-news this summer for the date and time for "Popsicles on the Playground", a time for incoming Kindergarten students to play together and for parents to meet the Kinder teaching team.



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Too Early to Plan a Parade? Never!

The NHHA Independence Day Parade and Festival is a Northwood Hills tradition. This year's 24th annual celebration promises to be bigger and better than ever, which means more folks in attendance, more participants in the parade, and more activities before and after. We need MORE volunteers to make it happen! There are a variety of jobs – large and small – just waiting for your participation.

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

There's a role for anyone/everyone and participation in the event is one of the best ways to meet your neighbors. So if you're new to NHHA or to Northwood Hills... here's your red, white and blue invitation to get involved. Long-time resident? We can use you too! If you'd like to pitch in this year to help make the celebration a success, email president@northwoodhills.org to sign up. Shifts are as short as 30 minutes, and it's a great opportunity for service hours if your middle or high-schooler needs some.

Graduates

continued from page 5

down to Houston. René is an alumni of Northwood Hills Elementary School, from where he has very warm memories, and says "Go Falcons!"

Dr. Susan Chizeck and William Pervin announce that their daughter **Hannah Pervin** received her PH.D. in Biostatistics from the University of Texas Health Science Center in Houston. She will seek a job in the Dallas area.

Hanna Grace Rademacher graduated from Parish Episcopal School with the President's Community Service Award and lettered in Varsity Volleyball. She will attend Baylor University in hopes of studying Early Childhood Education. Her sister **Kathryn Taylor Rademacher** also graduated from Parish with the President's Community Service Award and lettered in Varsity Golf, Volleyball, and Soccer. She was a member of the National Honor Society. Kathryn will attend Baylor University in hopes of studying Sports Sponsorship and Sales. The proud parents of these graduates are Mary and Bill Rademacher.

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Graduates

continued from page 6

Sharon and Charlie Venable are proud to announce that their grandchildren have graduated from high school. The Venables feel lucky that both were born only a few months apart and have lived in the Dallas area their entire lives.

Leah Katherine Venable graduated from Hebron High in Carrollton and will attend Collin County Community College in the fall. From there, she will transfer to Texas State University with plans on being a Special Education Teacher.

Killian Venable Green graduated from St. Marks School of Texas where he was elected to the Cum Laude Society. He received a full scholarship to Washington and Lee University where he will study Biotechnology and Business. Nana and Papa are so proud of them both.

Ed and Mary Beth Fikse want to congratulate their daughter **Rachel Fikse** for graduating with honors from the business school at TCU. Fear the Frog!

Karen and Larry Starks announce the graduation of their son **Garrett Starks** from Trinity Christian Academy. He will attend Oklahoma State University. "Congratulations Garrett!

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Mark Your Calendar

June 9 – 11

Taste of Dallas
Fair Park

June 21

First Day of Summer

June through July

Shakespeare in the Park
Samuell Grand Park

July 3

Kaboom Town!
Addison Circle Park

July 4

Northwood Hills Independence
Day Parade and Celebration

August 11

Family Safari Night Hike
Dallas Zoo

August 21

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

Graduates

continued from page 7

We are proud of you! Good luck at OSU. Love, Mom, Dad, Shelby and Freddy."

Jeff and Leslie Douglass are proud to announce the graduation of their daughter **Leighton Douglass**. She graduated from Richardson High School in the top 3% of her class and will be studying Architecture at the University of Notre Dame.

Scott and Claudia Davis proudly announce that their son **Jason Davis** was part of the Greenhill 2017 graduating class. He will attend SMU in the fall, where he will study at the Cox School of Business. "Congratulations JASON!!!"

Kim and Tim Kelley announce the graduation of their son **Michael Kelley** from Jesuit College Preparatory. He will attend Washington and Lee University in the fall. Michael was a varsity lacrosse player all 4 years at Jesuit, was captain his senior year, and founded and was President of the Leadership and Ethics club. He was also involved in the Bridge Lacrosse Organization as a leadership board member for 3 years and was a summer intern for the director and held leadership positions for his 4 years in YMSL (Young Mens Service League).

Cole Blakeley graduated from JJ Pearce High School where he was a member of the National Honor Society and the Fellowship of Christian Athletes and played basketball and soccer. He will be attending UT San Antonio to study cybersecurity. **Chris Blakeley** graduated a semester early from Abilene Christian University with a BS in business. He made the Dean's List every semester and played basketball. He will begin work at UNT in Denton in the fall as a graduate assistant on the basketball coaching staff. Parents Robin and Katie are quite proud, and their sentiments are shared by Marti Ryan of Highlands North, grandmother to Cole and Chris and friend to many Northwood Hills' neighbors.

Bill and Jane Cross would like to recognize their grandson, **William Schneck**. He graduated from The Ohio State University with a Bachelor of Science in Business Administration, majoring in Logistics. He is working now with the Defense Logistics Agency and is enrolled in the two year corporate training program, PaCE. Bill and Jane are very proud of his accomplishments.

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Support Fretz Park Library

Fretz Park Library is great for borrowing books and media, but it also hosts a Summer Reading Program to encourage reading during the school summer break, weekly story time, and various other programs throughout the year as funding and staffing allow. Unfortunately, the budget for supplies and entertainment is small and inadequate and often library staff make purchases personally to support the programs for the library's patrons. Friends of the Dallas Public Library was created more than 65 years ago to raise financial support and awareness for the Dallas Public Library system and its educational programs. If you'd like to help provide enrichment for our community and its children by contributing toward the programming at Fretz Park Library, donations are welcomed. Checks can be made to "Friends of the Dallas Public Library" with Fretz Park Library noted in the memo section. Mail to:

Friends of the Dallas Public Library
c/o Kate Park
1515 Young St, 7th Floor
Dallas, TX 75201

Friends of the Dallas Public Library is a registered 501(c)(3) nonprofit organization. If you have questions or would like more information, contact Northwood Hills resident and NHHA member, Anna Segal, at segalanna@hotmail.com. Northwood Hills Homeowners Association is a proud supporter of our neighborhood library.



Fretz Park Rec Center

Upcoming Activities & Events

For Kids:

- Dynasty Dance Academy
Summer dance camps for ages 4 - 12
- Jr. Players Theater Camp
Two-week summer theater camps for ages 7 - 14
- Challenge Island Summer STEAM camps
Space Wars Camp and Wonderful World of Wizardry week-long camp in late July/early August for ages 5 - 12
- Various Summer Sports Camps
Kids Karate
Chess Club

For Active Seniors & Adults:

- Martial Arts
- Bingo Mondays
- Walking Club
- Sports & Exercise Classes

For more information, view the Summer Brochure at <http://northwoodhills.org/documents/FretzBrochure.pdf>. The Fretz Pool opens for the summer on June 3. For hours of operation, visit www.dallasaquatics.org.

NHHA Marketing

Special thanks to our loyal advertisers and contributors who support our communications, projects and special events. We couldn't do it without them and encourage your patronage of their businesses.

There are plenty of ways to support NHHA while exposing your business to our affluent membership, from advertising in the Breeze newsletter to underwriting MemberMail emails to sponsoring our Independence Day Parade. Just email Judy Switzer at js@northwoodhills.org to learn how you can network with the Members of one of North Dallas' most popular homeowners associations.

Graduates

continued from page 8

Anthony and Julie Toppins are so proud of their son **Blake Toppins**. He graduated from Jesuit College Preparatory and will be attending The University of Tulsa in the fall. He was accepted into both their Honors Program and Music Program, where he will play in a jazz ensemble. Blake plans to major in Mechanical Engineering.

Jay and Alycia Mills announce the graduation of their daughter **Allison Mills** from Richardson High School, with Honors. She will be attending Utah State in the fall.

Bibi Kiflezion Negusse and Tom Negusse would like to announce the graduation of their son **Noel Negusse** from UT Austin with a double major of Computer Science and Math. He is an alumni of Northwood Hills Elementary. Noel will soon enter the workforce and is currently reviewing employment offers.

Jay and Brenda Hancock are very proud of their son **Alexander (Xander) Hancock**. He graduated from Bishop Lynch High School in the top 5% of his class. Xander

continued page 11

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Graduates

continued from page 10

was a member of the National Honor Society, Spanish National Honor Society, Rho Kappa (Social Studies Honor Society), and the National English Honor Society. He was President of the Shakespeare Society and member of Kupcakes for Kids, Writing Society, Drama Club, Film Club, and the Environmental Club. He appeared in 8 plays at Bishop Lynch, including performing the lead roles in *Lo and Behold* and *The Importance of Being Earnest*. He received the Director's award for Best Actor the past two years. Xander plans to study Marketing with a minor in Spanish at Trinity University in San Antonio this fall.

Bob Nance and Heather Goodstein announce the graduation of their daughter **Becca Nance** from the University of Oklahoma. She majored in Public Relations and is currently on the job hunt.

Bradley and Christine Conley have a graduate! **Davis Eugene Conley** graduated from Trinity Christian Academy with honors. He earned the rank of Eagle Scout and will study Business at the University of Oklahoma.

Did You Remember to Vote?

A few thousand of your District 11 neighbors hit the polls for the Joint Election on May 6, 2017 to vote for City Council Member. Incumbent Lee Kleinman was successful in his re-election to a third term. A few of the Richardson ISD Board of Trustee spots were also voted on, with Justin Bono running unopposed in Place 6, Kristin Kuhne edging out her opponent for Place 7, and Karen Clardy surging ahead of the competition in Place 3. If you are an NHHHA Member who subscribes to our MemberMails, not only did you get reminders about times and locations for early and Election Day voting, but you also received a quick link to a sample ballot so you could get prepared. NHHHA sends out this helpful information ahead of each major election.



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Curb Addresses

NHHA painted and/or refreshed the custom curb addresses at over 80 houses recently as a benefit of membership. You'll notice the crisp displays as you drive through the neighborhood, which is exactly why we do it – to help first responders, delivery personnel, and invited guests easily locate your home. Brand-new NHHA members have the custom logo and numerals added to their curb automatically after joining (unless they opt out) and existing members get theirs refreshed periodically upon request. If you're a current member and you need yours touched up, let us know. We'll do another round of painting in the fall. If you missed the recent MemberMail about it, follow the instructions on page 2 of this edition of The Breeze to make sure you stay in the loop going forward.



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The B's and agents of the Dave Perry-Miller Real Estate family sold over 29% of NWH homes in 2016.

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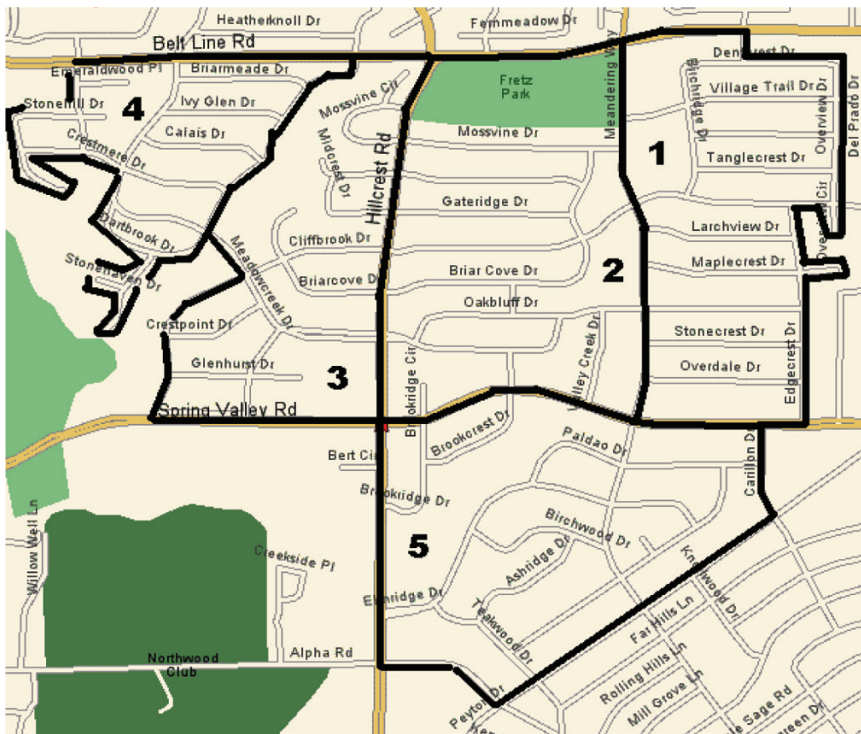
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Future Falcons

Current NHE students were treated to a wild and wacky Field Day in May, but they weren't the only ones who got to have all the fun. Future Falcons were invited to an "after-party" where half a dozen bounce houses were made available just for them! Parents and kids alike had a wonderful time playing and visiting and getting to know their future classmates. If you have young children who anticipate attending Northwood Hills Elementary in the future, join the Future Falcon group! It is funded by the Northwood Hills Elementary PTA and consists of parents with one or more children under age 5. The group was formed with the purpose of meeting and staying connected while raising families in NWH. There are several social events organized throughout the year for moms, dads, and families. For more information or to join, send an email to northwoodhillsfriends@gmail.com to be added to the email list. You may also search and request to join the closed Facebook group 'NWH Falcons & Friends'.



Northwood Hills Boundaries and Areas



April Alley Clean-Up

Thanks to all the Northwood Hills residents who participated in the annual April Alley Clean-Up. Trash, debris, stacked bags, overgrown bushes and trees, and standing water harbor pests, but clean alleys improve property values and enhance safety. If you missed your chance to attack your alley in April, don't fret; give it another go before June bulk trash pick-up.

Alleys with good visibility and lighting are a valuable crime deterrent. If you have not already done so, consider installing motion sensor lights along your alley or driveway, and check those lights regularly to make sure that batteries, bulbs, and sensors are working properly. While you're out there, take this opportunity to meet your alley neighbors. They are your allies in helping reduce alley crime.

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Real Estate

continued from page 2

Most homes sell when the asking price is within 95% of market value or its ultimate selling price. In other words, when a home is finally priced within five percent of market value, it typically sells. What makes the current market astonishing is that the original list prices are within 95% of market value, and sellers are having to adjust very little to get their homes under contract. This is evidenced by the shorter number of days homes stay on the market.

The reason is simply supply and demand. Just a few days ago, at www.dallasnews.com, Steve Brown wrote, "if you're having trouble finding a house, blame it on Toyota — and State Farm Insurance, Boeing, Kubota Tractor, McKesson Corp. and dozens more corporations moving tens of thousands of workers to North Texas, making the D-FW area one of the hottest home markets in the country, driving up prices to unheard of levels."

The good news for sellers is, I don't see it slowing down anytime soon, except perhaps seasonally. If you are contemplating selling, contact your real estate professional for accurate pricing information.

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|---|---|---|
| <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 or Janet Marcum at jm@northwoodhills.org.



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

FIRST CLASS PRESORT
US POSTAGE
PAID
DALLAS TX
PERMIT NO. 407

Return Service Requested

Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
June 12	June 8
July 10	July 6
August 14	August 10
September 11	September 7

*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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