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# *Northwood Hills*

## HOMEOWNERS ASSOCIATION



## ***Northwood Hills Loves a Parade***

Excitement was in the air at the 24th Annual NHHA Independence Day Parade and Celebration, as hundreds of residents flocked to Northwood Hills Elementary to celebrate our nation's independence with family, friends, and neighbors. Volunteers had been there since the wee hours of the morning meeting vendors, erecting and decorating tents, placing coolers of water along the parade route and throughout the festival grounds, and setting up a dozen children's activities.

After young resident Eli Best, a Tiger Cub Scout in Pack 570, led the Pledge and National Anthem, our emcee Michael Webb gave the signal to long-time residents Leonard and Alice Thomas to lead the way in their vintage firetruck. Parade watchers were then treated to a lively procession of decorated Jeeps, golf carts, floats, four-wheelers, trikes, bikes, strollers and walkers.

*continued page 8*

## 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, West Nile Spraying, and membership benefits through periodic MemberMails sent via email. If you are 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](mailto:membership@northwoodhills.org) to provide or update your preferred email address. Then, make sure [president@northwoodhills.org](mailto: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 have various activities planned for the Fall for NHHA Members including a Good Neighbor Day initiative and a Disaster Preparedness Seminar. Don't get left out!



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

## Stop the Spread

It's hard to step outside for even a moment these days without getting a visit from a mosquito or two. The familiar resulting itch lets you know you've been a target, but it's not just that minor annoyance we need to try and avoid. West Nile Virus (WNV) is most commonly transmitted to humans by mosquitoes. While most people will exhibit no symptoms after contracting it, and only about 20% will develop a fever with other symptoms, there is a small possibility that WNV can lead to a serious, sometimes fatal, neurologic illness. In 2016, three people died in Dallas County as a result of the virus. One death has been reported so far in 2017, with the victim's residence being in the 75248 zip code of Far North Dallas.

There are no medications to treat a WNV infection, so prevention is key. Remember the Four D's:

- **DEET:** Use insect repellants that contain DEET or other EPA-approved repellants. Whenever you're outside, even for a short time, protect yourself.
- **DRESS:** Wear long, loose, light-colored clothing when outside.
- **DRAIN:** Remove any standing water. Change water in birdbaths, fountains and plant saucers often. Clean gutters so leaves can't hold moisture. Use mosquito dunks where necessary.
- **DUSK/DAWN:** Consider staying indoors during dusk and dawn hours when mosquitoes are most active.

The City of Dallas is working to prevent the spread of mosquito-transmitted diseases through their Mosquito Control Program. They trap and collect mosquitoes for testing, monitor known breeding sites and apply larvicide, punish Code violations of standing water, treat storm drains, disseminate educational materials, and spray for West Nile Virus in neighborhoods when mosquito pools test positive.

When WNV is confirmed, spraying typically occurs overnight between 9pm and 5am. Residents are encouraged to stay indoors during that time to avoid contact with the spray. The trucks drive down residential streets but do not travel in the alleys. If your pet uses an outdoor water bowl, you should clean it out and replace the water after a spraying. NHHA Members receive email alerts when the City is scheduled to spray inside Northwood Hills.

*continued page 3*



## Stop the Spread

*continued from page 2*

All mosquitoes need water to reproduce, so the best thing you can do on your own property to prevent breeding and the spread of WNV is to eliminate standing water. The worst offenders are unkept swimming pools, stagnant ponds, birdbaths, empty containers that collect rainwater, clogged gutters, and French drains. If you can't empty the water, use a mosquito dunk. NHHA handed out a mosquito dunk to every residence in Northwood Hills in June to help stop the spread of mosquito-transmitted diseases. We have a few dunks left over and can deliver an additional one to your residence on a first come-first served basis. Email [membership@northwoodhills.org](mailto:membership@northwoodhills.org) with your address and we will provide one as supplies allow.

If you notice standing water in ditches, vacant lots or on neighborhood property, please report it to 311. Remember the Four D's, keep an eye on your property, and be on the lookout for problem areas around you. Together we can work to stop the spread.



## NHHA Leadership

**Janet Marcum** – President  
Communications, Membership  
[president@northwoodhills.org](mailto:president@northwoodhills.org)  
214-468-4795

**Bob Nance** – Treasurer  
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**Dr. Glynn Newman** – Area 1 Dir.  
[gn@northwoodhills.org](mailto:gn@northwoodhills.org)  
469-223-3582

**John Joyce** – Area 2 Director  
[jj@northwoodhills.org](mailto:jj@northwoodhills.org)  
214-538-8063

**Hunter McGrath** – Area 3 Director  
[hm@northwoodhills.org](mailto:hm@northwoodhills.org)  
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**Judy Switzer** – Area 4 Director  
Security & Crimewatch  
[js@northwoodhills.org](mailto:js@northwoodhills.org)  
214-801-7273

**Melinda Spence** – Area 5 Director  
Secretary  
[ms@northwoodhills.org](mailto:ms@northwoodhills.org)  
214-538-5500

**Heather Catelotti** – At-Large Dir.  
Membership  
[hc@northwoodhills.org](mailto:hc@northwoodhills.org)  
972-948-3247

**Rebel Webster** – Advisory Board  
Beautification  
[rw@northwoodhills.org](mailto:rw@northwoodhills.org)  
214-866-0155

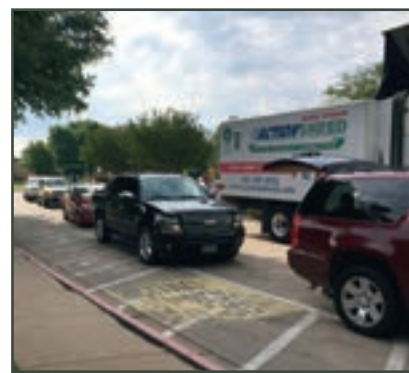
## Here's Your Sign

Northwood Hills is fortunate to have an active, thriving real estate market. On any given weekend, one can meander through multiple open houses by following the signs that agents place throughout the neighborhood, directing interested buyers to their listings. While the signs are temporary and usually small in size, real estate agents should still obtain permission from any homeowner whose property they wish to borrow for their advertising efforts. It might not seem like a big deal to some, but when signs are placed in people's yards, week after week, it can fester into a feeling of one's private property being repeatedly violated. Corner houses are especially vulnerable to unsolicited open house signs, which leads to those homeowners experiencing this problem again and again. If you are an agent who does business in Northwood Hills, please respect your neighbors' private property by asking their permission before you or your associates places a sign in their yard. If you are a seller, please remind your agent to extend this courtesy to your neighbors when they plan an open house. Real estate signs are the biggest offenders, but remember to follow the same etiquette with garage sale or commercial business signs.

## Spring Cleaning Success

One of NHHA's most popular member benefits, the Annual Shred Event, took place in early June. Over the span of three hours, NHHA Members lost nearly 3,000 pounds – pounds of paper, that is. Thanks to Action Shred, sensitive documents were shredded on-site, usually before the Member even drove away! They also collected old, broken, or unused electronics for recycling. Quite a few members were grateful to clear up closet space previously occupied by outdated computer towers. The process for drop-off was quick and easy and with Northwood Hills Elementary as the location, Members undoubtedly saved time and money by utilizing this FREE service inside the neighborhood.

*continued page 5*



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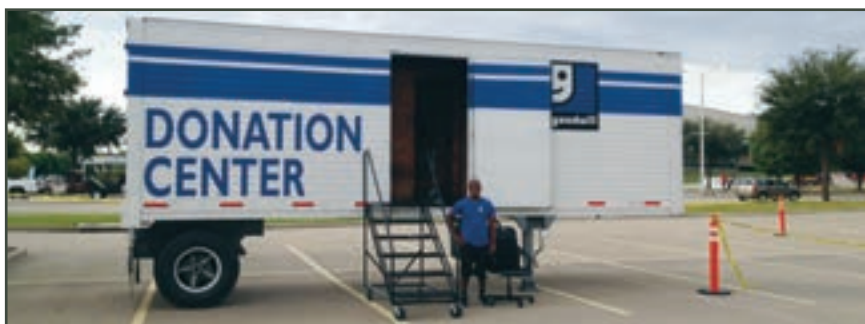


## Spring Cleaning

*continued from page 4*

New this year was the addition of a Goodwill trailer and employee on-site to collect gently used household items for donation. Goodwill reported the collection of 2,050 pounds of goods during the three hour event, which they equate to approximately 135 hours of employment for those they serve.

NHHA enjoys offering this beneficial service to its Members and appreciates those who participated. We look forward to continuing this event in the future with our Members' continued support.



## Mark Your Calendar

### September 9

Family Zoo Adventures  
Dallas Zoo

### September 14 – 17

Addison Oktoberfest  
Addison Circle Park

### September 23

Kids Club  
Nasher Sculpture Center

### Sept 23 – Nov 22

Autumn at the Arboretum  
Dallas Arboretum

### Sept 29 – Oct 22

State Fair of Texas  
Fair Park



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## NHE Upcoming Events

**August 18** – various times  
Incoming students receive a call from their teacher

**August 18 – 2:30 to 3:00pm**  
Kinder Popsicles on the Playground

Stop by the playground to meet the Kindergarten teachers and other new Kindergarten students and families.

**August 18 – 3:00 to 6:00pm**  
Supply Sale

Incoming Kinder families from 3-4pm, all other families from 4-6pm. Drop your supplies off in your classroom and say a quick hello to your teacher.

**August 21 – 7:50am**

First day of school

Families can walk their students to class on the first day.

**August 21 – 8:00am**

“Cheers and Tears” Breakfast

Join other parents of brand new Kinder students for coffee and light breakfast. More details and address to come.

**August 24 – 6:00pm**

PTA Meeting – Meet the Teacher Night

PTA Meeting and Meet the Specials Teachers in the NHE cafeteria. Afterward at 6:30pm, head to your child's classroom for Meet the Teacher rotation 1. If you have a second student, Meet the Teacher rotation 2 starts at 7pm.

*continued page 7*

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With over 30 years of design and remodeling experience in Dallas, nearly 20 of those as a neighbor in Northwood Hills, we creatively solve design and remodel challenges while building lasting customer satisfaction. By staying plugged into the industry through involvement and leadership in the National Association of the Remodeling Industry (NARI), we keep current on the latest remodeling information to ensure that we advise our clients with evolving trends, technology and codes. Doug Traver is Dallas' first Master Certified Remodeler (MCR), and is also a Certified Kitchen and Bath Remodeler (CKBR) and a Certified Renovator with the Environmental Protection Agency (EPA). Neil Bubel is a Certified Remodeler Project Manager (CRPM) and a Universal Design Certified Professional (UDCP).

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## Bobcat Sightings

Bobcat sightings in Northwood Hills are becoming more frequent. Bobcat and coyote populations are extremely high in the Metroplex according to 911 Wildlife, partly because bobcats give birth to their kittens this time of year. Also, these animals are known to follow the food supply, and the mild winter produced more insects, rats, and snakes. The City of Dallas will not set traps for bobcats, as animal control will only be dispatched if wild animals are sick or injured.

If you encounter a bobcat and feel threatened, you can clap, stomp, or blow a whistle to scare it away. It's recommended to keep your small pets indoors, as they may become prey for a hungry bobcat. To prevent an unwanted visit at your residence, 911 Wildlife offers some guidelines for homeowners that can be found at [www.northwoodhills.org/documents/wildlifetips.pdf](http://www.northwoodhills.org/documents/wildlifetips.pdf).

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## NHE Events

*continued from page 6*

**August 26 – 9:00 to 11:00am**

Future Falcons Back to School  
Splash Party

Join other Future Falcon friends  
to kick off the school year,  
splash around, and enjoy  
donuts at the Campbell Green  
Splash Pad.

**September 4**

Labor Day – No School

**October 3 – 10:00am**

Fall 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.

*Thanks to all my Northwood Hills clients!*

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# Parade

*continued from page 1*

Trophies were awarded for Red-est, Blue-est, Most Patriotic and Most Fashionable Pets, Best Hat, Most Fun & Fired Up Family, Best Motorized Entry and more – including Special Judges Awards and Spirit Awards. NHHA loves when homes along the parade route get into the spirit of the day, so standout efforts were rewarded for Most Festive Viewing Party and Most Patriotic Yard. Our thanks to the judges, who we know had a hard time picking favorites, and to State Representative Linda Koop for presenting the trophies to the winners.

Northwood Hills' four-legged residents got in on the fun and later cooled off in the "Paws for Refreshment" tent sponsored by the Webb/Webster Family. Post-parade activities included the petting zoo, sponsored (along with the watermelon sale) by Judy Switzer & Associates; a bounce house underwritten by Spring Valley United Methodist Church; and a Dunk Tank made possible by Ready Roofing & Renovation. To the delight of many of the young attendees, snow cones, popcorn and cotton candy were provided, thanks to the sponsorship of Melinda Spence with Gilchrist & Company Real Estate. Sunnyland Furniture made sure everyone stayed hydrated with complementary water along the parade route and throughout the festival grounds.

*continued page 9*











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## Northwood Hills Boundaries and Areas



## Back to School

Parents of students entering grades K-6 who have not yet enrolled may do so beginning August 9 at their attendance area elementary school. If anyone lives in the NHE attendance zone and has not registered, it is recommended to go to the school to register as soon as registration opens, as our school is expected to be full. For enrollment requirements and what to bring, visit <http://www.risd.org/Group/Parents/EnrollmentRegistration.html>.

After school care is available at NHE through the xPLORE program (formerly named PACE). Registration is now open for this program at the following site: [http://www.edline.net/pages/RISD\\_Departments\\_and\\_Programs/PACE](http://www.edline.net/pages/RISD_Departments_and_Programs/PACE).



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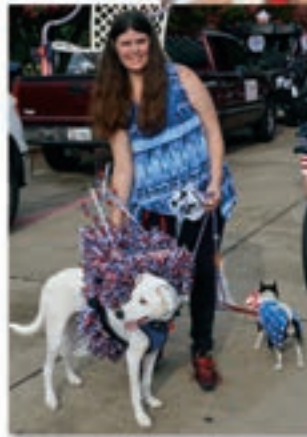
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by Judy Switzer

The lazy hazy days of summer are back! According to Dallas Morning News columnist Steve Brown, at the end of June, there were a few thousand more homes on the market than in recent years. The increase in inventory is in higher-end homes. According to agents, the market has slowed in the upper price ranges, both north and south of LBJ. These homes are taking longer to sell, but there are still plenty of buyers.

North Texas median prices rose by more than fifty percent over the last five years. In North Dallas and far North Dallas, the list of homes on the market taking price reductions is pages long. What does this tell us about the market?

As sellers see the pace of the market, and read optimistic statistics for DFW real estate demand and growth, sellers are aggressive about the pricing for their homes. List prices continue to increase until savvy buyers decide they are out-of-whack and choose not to participate. This is not to say the buyers are not still wanting to buy. Rather, they are on the sidelines waiting for a slight pricing correction. Once sellers become more realistic with their list prices, buyers return and the homes go under contract.

This is precisely what has happened in Northwood Hills over the past couple of months. Most homes priced correctly in the lower price ranges continue to fly off the shelf. Many of the higher-end homes needed price reductions before they were perceived as good values and went under contract. The same is true south of LBJ. All the markets are related. As high-end homes in the Park Cities and Preston Hollow go, so goes our market.

The good news is the buyers are still out there. So, sellers just need to adjust their expectations of value. Once the slight correction is made, they should find themselves under contract. After all, there are still four to five hundred people moving to the Metroplex every single day.

Since the beginning of 2017, we have had twenty-two homes sell and close in Northwood Hills, ranging in price from \$415,000 to \$1,399,000. That compares to thirty-seven homes, ranging in value from \$365,000 to \$975,000 during the same period one year ago. Additionally, as this edition of the Breeze goes to press, we have nine homes under contract.

*continued page 14*

## Fretz Park Rec Center

### Upcoming Activities & Events

#### *For Kids:*

Basketball Camp  
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Kids Karate  
Chess Club  
Preschool Playtime  
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#### *For Active Seniors & Adults:*

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For more information, view the Summer Brochure at <http://northwoodhills.org/documents/FretzBrochure.pdf>. The Fretz Pool closes for the summer on August 13. For hours of operation, visit [www.dallasaquatics.org](http://www.dallasaquatics.org).

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## Real Estate

*continued from page 13*

As we compare the year-over-year data, we must keep in mind, in a neighborhood like Northwood Hills where homes span a large range of value, it is somewhat a function of which homes are on the market at any given point in time. Since the beginning of 2017, the average sold price in our neighborhood is \$721,082, as compared to \$635,272 during the same period last year. Average continuous days on the market actually reduced this year to just 47 compared to 54 in 2016. Average dollars per square foot increased from \$170.58 in 2016 to \$188.83 this year.

As we go to press, there are just seventeen active listings on the market in Northwood Hills, ranging in value from \$499,000 to \$1,599,000, with an average of 58 days on the market. If sellers of homes priced over \$600,000 remember that inventory in that price range is about double that of the total market, and work with their agents to adjust pricing based on showing activity, I predict a strong finish to the end of 2017.

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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.

## 2017 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. It's quick, secure and easy!

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



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

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
August 14	August 10
September 11	September 7
October 9	October 5
November 13	November 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](http://dallascityhall.com/departments/sanitation/Pages/brush_and_bulky.aspx)*

### ***Landscape Watering Days***

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--	--

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Drip irrigation, soaker hoses and hand watering  
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For details, visit <http://savedallaswater.com/>



## ***The Northwood Hills Breeze***

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