

Winter 2017

THE NORTHWOOD HILLS BREEZE

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HOMEOWNERS ASSOCIATION



Annual Meeting Recap

Close to eighty Northwood Hills residents gathered at Fretz Park Recreation Center on February 13 to meet, greet, vote and voice their opinions at the NHHA Annual Meeting. City Council Member Lee Kleinman was on hand to provide an update on District 11 and answer resident questions. Attendees also heard presentations about member services, beautification efforts, communications, special projects, and crime.

Treasurer Bob Nance presented the 2016 financial recap and 2017 budget, which Members unanimously approved. After the business meeting, there was an informal Q&A, which gave residents the opportunity to share their comments and ask questions.

We would like to thank the dedicated Members who attended, participated, and showed their appreciation for the Board's efforts. We were honored to host new residents who

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Curb Addresses

Weather permitting, another round of curb address painting will take place in the spring. Brand-new NHHA members will have the custom logo and crisp numerals added to their curbs (unless they opt out). Curb addresses of existing members that need touch-ups will also be attended to upon request, in batches by area. Be on the lookout for a MemberMail with more details in the coming months. Don't want to miss out on this member benefit? Join or renew now!



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

Real Estate

by Judy Switzer

According to the most recent S&P/Case-Shiller Home Price Indices, "North Texas home prices continued to escalate through the end of 2016, with a 9.4% year-over-year rise that helped Dallas become one of three of the nation's cities reaching all-time record high home prices since the recession. Dallas has continued to outpace the national composite." Nationally, home prices increased 5.3%.

Home price gains are a result of continued low mortgage rates, low inventory and continued growth in our labor market. According to the Dallas Business Journal (DBJ), North Texas has added more than 707,000 net new jobs to the region over the past six years. Dallas continues to be marked by low inventory, as thousands of people flock to the region for jobs, according to Candace Carlisle of the DBJ.

DFW has been one of the hottest markets since the recession, in part because of its affordability. Given the increases in value over the same period, the forecast for 2017 is continued growth, but at a moderating rate. "This should put the Metroplex in line with the overall United States," according to Jonathan Smoke, chief economist for California-based realtor.com.

How does all of this impact far North Dallas and more specifically, Northwood Hills? As this issue of the Breeze goes to press, our market continues to prosper. Since the beginning of the year, six homes have closed and sold in our neighborhood, compared to just three for the same time period in 2016. Average sales price is up from \$473,333 last year, to \$516,133 in this period of 2017. That translates to an increase in \$\$/sqft from \$133.56 in 2016 to \$168.31 so far this year. The days on the market (DOM) also reduced from 40 a year ago, to just 27 days in 2017.

Additionally, we have one home under contract and two more pending in the neighborhood as this goes to press. These homes were on the market an average of less than two weeks.

This brings us to a familiar theme - the homes that are priced correctly, sell quickly. If you are considering selling your home, contact your trusted real estate professional to get an assessment of the current value of your home. In an older neighborhood like Northwood Hills, it is important to know what contributes to value. So many factors come into play

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Real Estate

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and without having been in the homes that have sold in our neighborhood, it is difficult to discern why one home would sell for more than the next.

In conclusion, the real estate outlook for 2017 for Northwood Hills remains strong. There are only eight homes currently on the market in a neighborhood of roughly 1150+ properties. Prior to the economic downturn in 2008, active listings averaged between 32-42 homes at any given time. If you are considering moving, now might be a great time to maximize your bottom line!

Crime In Our 'Hood

Security in Northwood Hills is a primary concern for all residents and a major focus of NHHA efforts and funding. In fact, around 80 percent of membership dues are allocated each year to security patrol services.

Crime and Security Chair Judy Switzer tracks incidents of Burglary, Burglary of a Motor Vehicle (BMV), Criminal Mischief, Theft, Unauthorized Use of a Motor Vehicle (UUMV), and Robbery. Fortunately, there were no incidents of robbery in 2016 in Northwood Hills, but there were 45 incidents of home burglary and BMV.

Although these are often classified as "minor" offenses, they're certainly not minor if they happen to you. We continue to work with US Security Associates patrol officers to make sure we're all doing everything possible to prevent crime. The officers provide valuable feedback about what they see "on the street," including cars left unlocked or on the street for multiple days; doors, garages, or gates left unlocked or ajar; lawn equipment and bikes left out in the open; and exterior security lighting that isn't working.

NHHA has distributed numerous communications over the past year with tips on how to avoid becoming a victim. Through articles in the Breeze, security snapshots and crime alerts in MemberMails, and a Crime and Security Guidebook delivered to each household, we do our best to educate our residents. Ultimately, implementation is up to you. Let's work together to reduce crime in Northwood Hills!

NHHA Leadership

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

Bob Nance – Treasurer
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469-223-0857

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214-538-8063

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hm@northwoodhills.org
972-978-0873

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hc@northwoodhills.org
972-948-3247

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

Mark Your Calendar

March 7 - 19

Let It Be
Dallas Summer Musicals
Music Hall at Fair Park

March 12

Daylight Saving Time begins

March 16

Food and Wine Festival
Dallas Arboretum

March 30 - April 9

Dallas International
Film Festival

April 3

Opening Day
Texas Rangers

April 7 - April 9

Dallas Art Fair
Fashion Industry Gallery

April 28

Dallas County Appraisal
District valuation notices
mailed

May 6 - 7

Cottonwood Art Festival
Cottonwood Park

May 19 - 21

Wildflower Arts and Music
Festival
Galatyn Park

Are You Walking on the Wild Side?

by John Joyce

Many Northwood Hills residents enjoy taking scenic walks in our beautiful neighborhood. Some also enjoy having their beloved pets by their side. But, is there a correct side of the street to walk?

Unlike cars and bicycles, there are no formal rules as to which side of the street one must walk. However, there are some practical safety guidelines to consider. The majority view is that one should always walk on the side facing traffic when there is no sidewalk available. It is thought to be safer to see what is coming, especially if you might be distracted by your phone or listening to music.

Let me explain why this also makes sense when you walk your dog. Dog trainers, for either obedience or guide canines, will train to have your dog on your left side (unless there is a physical issue with the owner's left hand or arm). Interestingly, this traces back to the military, where the highest ranking officer is positioned to the right of their

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Wild Side

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troops. Since you rank higher than your dog, you walk to the right and the dog walks to your left. Walking on the left side of the road enables you to be a barrier between your dog and any oncoming traffic, thereby reducing the chance of your dog being injured.

So, while you are ultimately the master of which side of the road you choose to walk, just remember it is safer to walk on the left, looking at oncoming traffic, with your pet to your left side.

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

Future Falcons

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

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Spring Cleaning Spiffs Alleys, Encourages Safety

Mark your calendar for the Northwood Hills April Alley Clean-Up days. This annual event on the weekend before the April Bulk Trash Collection begins is set for Saturday and Sunday, April 8 – 9. Each homeowner is responsible for maintaining the area from their back property line to the center of the alley. That includes trimming bushes so they don't scrape cars or obstruct the alley. Trees that overhang the alley are required to be trimmed up 15 feet to allow clearance for garbage collection trucks.

Trash, debris, and stacked bags harbor pests, so use this opportunity to place them out for bulk trash collection. Clean alleys improve property values, deter criminal activity, and enhance safety. While you're out there, meet your alley neighbors. They are your allies in helping reduce alley crime.



Recap

continued from page 1

took the opportunity to find out more about what NHHA provides to Northwood Hills. Special thanks to NHHA members Dave Catelotti and Bruce Switzer for donating their time to this event.





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Act Now to Stay Connected

Did you forget to renew your membership in NHHA for 2017? Don't delay, renew today at northwoodhills.org or use the easy form on page 15 of this edition of the Breeze. If you've never been a member, you're missing out! NHHA gives you a voice in issues that affect the quality of life in our neighborhood and supports efforts to make significant investments in our community. The ONE entity that works to connect, alert and inform us at a moment's notice while enhancing the security of our neighborhood is Northwood Hills Homeowners Association. For more information about our benefits and events, please visit northwoodhills.org or email membership@northwoodhills.org.

For Members Only: Another Layer of Security When you Travel

While you plan your spring vacations, don't forget about one of the most popular benefits of NHHA membership – the Out of Town Home Check provided by our private security patrol. You can arrange this additional coverage for your home while you're traveling by filling out the form in the Security section of the NHHA website and reviewing it with an officer before you leave town. Out of town checks are customized to your preference; you can ask that officers simply drive by or that they get out and check gates, doors and the backyard.

We've had countless residents receive a call from the patrol officer during their vacation, informing them of an open garage door, an open gate, or a package sitting on their porch in plain sight. After the officer secures the residence or relocates the package to a less conspicuous place, homeowners get peace of mind. This invaluable service included with your annual membership is worth taking advantage of.





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Fretz Park Rec Center

Upcoming Activities & Events

For Kids:

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Spring Break Day Camps
Spring Egg Hunt
Dynasty Dance
Kids Karate
Chess Club
Preschool Playtime
After School Program

For Active Seniors & Adults:

St. Patrick's Luncheon
Field Trip to Bishop Arts
Bingo Mondays
Walking Club
Sports & Exercise Classes

For a \$5 monthly fee (w/rec membership) special senior activities are available through ASAP (Active Senior and Adult Programs). For more information on cost or timing of any activity, visit www.dallasparcs.org or email FretzRC@dallascityhall.com.

Thanks to all my Northwood Hills clients!

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Roll Up Your Sleeves

Are you passionate about Northwood Hills? Want to get involved? Now's your chance.

Board leadership for NHHA is set for 2017, but non-Board roles that are less time-intensive are available. Take on a long-term job or a short-term project, join a committee of folks with the same interest, or spearhead a new initiative. Here's just a sampling of opportunities...

Beautification - monitor medians and markers for needed upkeep; promote Alley Clean-Up Day; help with seasonal plantings; place bulk trash signs out monthly.

Communications/Marketing - write or obtain copy for quarterly issues of the Northwood Hills Breeze; identify and secure advertisers; develop sponsorship and underwriting opportunities.

Membership - deliver welcome packages to new residents; fulfill membership materials to members; check our PO Box weekly and make dues deposits.

Parade - help with setup; judge parade entries; man a concession stand; lead a children's activity; help with take-down.

Special Events - lend a hand at the Shred Event, on Good Neighbor Day, or at an Annual Meeting.

Interested? Email president@northwoodhills.org to let us know your availability.

What Happened to the Roses?



Many of the medians we maintain in Northwood Hills previously boasted beautiful and colorful Knock Out roses. This variety of rose became a very popular landscape addition in DFW in recent years due to its low maintenance, drought and heat tolerance, and summer-long blossoms. If you visited the Dallas Arboretum or the Fort Worth Botanic Garden over the past few years, you would've seen them, as they were planted extensively at each location.

So, what happened to the roses? You may have noticed some unattractive plants in our medians recently and wondered what they were and why they haven't been replaced. Well, Rose rosette disease (RRD) happened. The RRD virus is a systemic virus – it is not curable and is 100% fatal. As Dave Forehand, Vice President of Gardens at Dallas Arboretum, said, "Rose rosette is an epidemic, and North Texas is the epicenter."

Rose rosette is primarily spread by eriophyid mites. These small parasites are not visible to the naked eye and they carry the virus from plant to plant as they feed on the sap of tender stems. Once a plant is infected, the virus moves throughout the entire plant, including the roots and shoots. Common symptoms of rose rosette include abnormal red

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Roses

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growth, an overabundance of thorns on the infected canes, underdeveloped leaves, and deformed blooms.

Unfortunately, the only way to get rid of the disease is to dig up each infected plant, down to its roots. The Dallas Arboretum was forced to rip up dozens of infected rosebushes, while the Rose Garden at the Fort Worth Botanic Garden suffered through the removal of hundreds. Possibly the most visible example of the devastation caused by Rose rosette disease in our metroplex could be seen in Southlake, where they removed and replaced more than 5,400 rosebushes in medians and parks over the past couple years, at costs reaching the hundreds of thousands.

The good news is that RRD is host specific and only roses are susceptible. So, the rest of our plantings are safe and we can focus solely on the removal of the Knock Out roses to remediate this problem. It's a big project, however, and we are taking a careful and planned approach. With the approval of the 2017 budget, NHHA can now move forward with research, cost estimates, and replacement. We appreciate your support and we look forward to getting the affected medians back to the prestigious level you expect. If you have any questions, please contact our Beautification Chair, Rebel Webster, at rw@northwoodhills.org.



Bulk Trash Early-Birds Risk Fines

Spring and summer typically mean new residents, home remodeling projects, and landscape overhauls. To avoid an increase in the problem of bulk trash being put out too early in the coming months, please educate yourself about collection day in Northwood Hills and plan your projects accordingly. Bulk trash pick-up begins on the **SECOND MONDAY** of the month. You are allowed to place items out beginning the Thursday before, and no later than 7am on the Monday collection begins. It may take the city a few days to get to your street, so don't be surprised if your items aren't picked up immediately.

It isn't the policy of NHHA to "call code" on offenders, but complaints are easy to file thanks to the City's 311 app. Any resident can anonymously report an offense on their smartphone and include a picture. Even first-time violations can carry a hefty fine.

Don't tempt fate – or your neighbors. Clip and refer to the bulk trash collection schedule on the back page of this newsletter and look for the monthly signs placed throughout the neighborhood as collection week approaches.

Do you enjoy the beauty of the gateway medians as you enter Northwood Hills? Do you see areas for improvement? Become a Friend of Beautification! See more details on page 14.

Make Your Voice Be Heard...VOTE

Important Election Dates

Last Day to Register to Vote
April 6

Early Voting Begins
April 24

Election Day
May 6

To identify your precinct and find out what's on the ballot, visit www.dallascountyvotes.org. NHHA members receive information about early voting and election day polling locations and times via MemberMail.

Too Early to Plan a Parade? Never!

The NHHA Independence Day Parade 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 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 parade is one of the best ways to meet your neighbors. So whether you're new to NHHA or to Northwood Hills, or a long-time resident...here's your red, white and blue invitation to get involved. If you'd like to pitch in this year to help make the celebration a success, email jm@northwoodhills.org to sign up.

Shine Your Light

The hills, winding streets and large trees of Northwood Hills contribute to it being a very dark neighborhood at night. We periodically field questions from residents about how to get the City to install street lights. In an existing neighborhood, the City won't install any new light poles at their expense; they would have to be paid for by homeowners. As a potential special project, NHHA investigated the cost of street lights a couple years ago, in hopes of being able to make a meaningful difference in the neighborhood.

Unfortunately, our research determined it would be cost prohibitive for the Association, and most likely the same for individual homeowners too. With estimated installation costs reaching thousands of dollars per light pole, plus the ongoing cost of electricity, there wouldn't be enough reserve funds available to pursue the project.

That doesn't mean homeowners can't make a noticeable difference in the neighborhood, however! To help with illumination and to deter crime, NHHA recommends motion-sensor lights for alley fences and back driveways, front-yard illumination, and porch lights. We can light up Northwood Hills, house by house.

Tutors Needed

For the past few years, a small group of generous Northwood Hills residents have provided a Valentine's Day lunch to the teachers and staff at Spring Valley Elementary. Over time, these residents have discovered areas where the school could use more support through volunteers' time and resources. Many of the students at Spring Valley Elementary come from households where English is a second language, so they could benefit from tutors helping them practice their reading.

An official tutoring program has not been put in place yet, but NHHA member Nancy Jones hopes to get the ball rolling. If you are interested in helping either during school hours or after school, please email Nancy at nanleejones@hotmail.com. You can make a difference!

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The American Water Works Association (AWWA) has determined that homes with in-ground automatic irrigation systems use 35% more water than those without irrigation systems. And those households using automatic timers for their irrigation systems use 47% more than their neighbors with in-ground systems operating their systems manually.

Poor irrigation scheduling – watering too often and for too long – is the primary source of water waste associated with landscape irrigation. You may be using a lot more water than your lawn needs, so Dallas Water Utilities is providing free automatic irrigation system check-ups by licensed landscape irrigation specialists.

The check-ups can provide good ideas and financial savings, and help improve the efficiency of your existing irrigation system. The Irrigation Specialist will identify programming errors, system leaks, broken equipment, pressure and coverage problems.

Recommendations will be made surrounding programming, turf water requirements, possible equipment upgrades, and repair and maintenance tips will be shared. For more information or to schedule your free automatic sprinkler system check-up, call Dallas Water Utilities at (214) 670-3155.

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Ready Roofing & Renovation is a full-service roofing company that aims to please our customers through professionalism and high quality work. We engage in limited advertising; the majority of our customers find us through word-of-mouth referrals from friends and neighbors, from recommendations on the NextDoor site, or after reading our many positive reviews on Angie's List, Thumbtack, and HomeAdvisor. We love to create happy customers and long-term relationships and have been successful at doing that for the past 46 years!

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After the hail events we've experienced in the past year, it's a good time to contact us for a free inspection. Call Jeff Thompson with Ready Roofing at (972) 380-ROOF.

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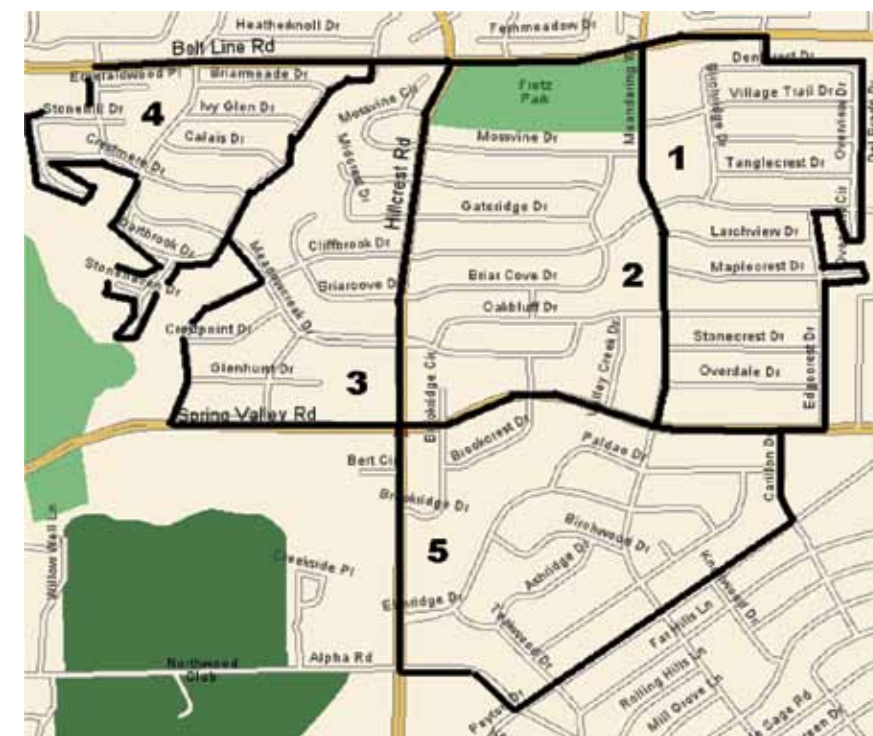
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NHE Upcoming Events

April 15 – 9:00am
Future Falcon Easter Egg Hunt

May 2 – 10:00am
NHE School Tour (Last of the year)
Anyone interested in learning more about NHE is invited to attend.

May 15 – May 19
Spring Scholastic Book Fair
All residents are welcome.

May 19 – 4:00pm
Future Falcon After Field Day Party

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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Friends of Beautification

Each year NHHA allocates a portion of the annual budget (typically between 10 and 15 percent) to the ongoing upkeep of the medians we maintain through an agreement with the City of Dallas. This includes trimming/mowing, water utilities and seasonal plantings.

However, it's great to have a little extra "financial fertilizer" to make other improvements. If you'd like to be part of Friends of Beautification in 2017 by contributing additional funds for our beautification efforts, we welcome your participation. You can even designate that your contribution be used for improvements to the particular median you pass each day.

For more information, contact our Beautification Chair, Rebel Webster, at rw@northwoodhills.org.

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☐ RENEWING MEMBER

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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 or Janet Marcum at jm@northwoodhills.org.



Northwood Hills Homeowners Association
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Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
March 13	March 9
April 10	April 6
May 8	May 4
June 12	June 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*

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>
--	--

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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