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## ***A New Year in Northwood Hills***

It's hard to believe another year has come and gone, and Northwood Hills Homeowners Association wants to make sure you don't soon forget any of the exciting events and benefits enjoyed by residents in 2015.

Inside this Special Edition, you'll get to celebrate along with the parents and grandparents beaming with pride over their graduating seniors; you'll recall the smiles on the children's faces at the Independence Day Parade; and you'll hear about the nice deeds performed by your Good Neighbors.

- The recap of our first-ever Member Shred Event shows how much excess and unwanted paper NHHA Members dropped off for shredding.
- The 2015 Crime and Security Report details statistics about criminal incidents in Northwood Hills and how your membership can help deter crime.
- The Real Estate Report reflects appreciating home values, but far fewer sales...could it be our residents just don't want to leave?

Take a look at the list of new NHHA Members. There's a reason approximately 70 percent of eligible households believe NHHA membership is not just an expense, but rather an investment in their family and future. Review the benefits on page 6 and renew or join us today.

2015 was great...and 2016 can be even better with your involvement.

## MemberMail Success

One of NHHA's most popular Member benefits is MemberMail – time-sensitive and relevant Members-only emails. While the occasional lost pig or loose chicken will find its way into a MemberMail, subject matter typically includes code issues, election/voting info, upcoming events, lost pets and security alerts.

In 2015, the “open rate” on these communications was consistently 60 percent or higher. Similar non-profit organizations experience open rates closer to 25 percent. Members are increasingly opening MemberMail on their mobile devices, so whenever possible MemberMails are in a mobile-friendly format.

NHHA Members want to stay informed. If you're a Member and not receiving MemberMail, make sure we have your correct contact information and that [president@northwoodhills.org](mailto:president@northwoodhills.org) is in your address book. We look forward to keeping you connected in 2016!



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

## Congrats to Our Grads!

*NHHA publicizes the accomplishments of Members' children and grandchildren as they graduate from high school, college or graduate school. Read on and join us in celebrating these graduates who enjoyed scholastic success and embarked on new adventures.*

Brian and Linda Watts' daughter **Erin** graduated from the University of Chicago with a master's degree in public policy. Erin plans to stay in Chicago and work in the education field.

Scott and Claudia Davis' daughter **Rachel** graduated from Greenhill and is attending Swarthmore College in Pennsylvania.

Martha and Frederic Williams-Leglise wrote in: "Thanks so much for all of the great information as always, and for recognizing recent graduates! We've always read this section and cannot believe it has finally arrived for us, as well!" Martha and Frederic applaud their daughter **Juliette**, who graduated from John Paul II High School in Plano. She is attending the United States Naval Academy in Annapolis, Maryland, realizing a longtime dream of attending that prestigious institution.

Alice Johnson congratulated her granddaughter, **Maren Alaina Johnson**, who graduated from Bennington College at Bennington, Vermont and is now working in Atlanta.

Tom and Belinda Reeder congratulated daughter **Grace**, who graduated from Winfree Academy Charter School in the Richardson District: "Grace attended JJ Pearce High School for three years and then in her junior year realized she was close to having enough credits to graduate. She transferred to the charter school where she could go at her own pace and graduated a year early, AND as Valedictorian of Winfree! We are so proud of her. She is taking a Gap year this year and will be studying French, doing some volunteer work, and traveling to Europe. Next fall, 2016, she will attend the University of Texas in Austin. Thanks for asking us to share our good news!"

John and Carol Joyce's son **Robert** was an MBA graduate from Indiana University's Kelley School of Business. He majored in finance, received distinguished academic honors based on GPA and was selected to be a Globase Leader responsible for their service project work in Africa. Robert began work at Ford in August.

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## Congrats to Our Grads!

*continued from page 2*

Janet and David Wilson's son **Mark** graduated from Parish Episcopal School, headed for The University of Edinburgh in Scotland to study MA (Hons) International Relations.

Yvette and Randy Testut congratulated their daughter **Kassidy** on her graduation from the University of Southern California (School of Cinematic Arts) with a bachelor's degree in Film and Television Production and a minor in psychology. Kassidy wants to be a film editor for a television studio and is currently working for an entertainment services firm in Los Angeles, editing selected scenes from TV shows and creating custom demos for actors.

*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.*

### It's never too early to write a will. Don't wait until it's too late.

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## Lighten the Load!

In just three hours, NHHA Members lost 3,000 pounds – pounds of paper, that is – when NHHA hosted its first-ever neighborhood Shred Event, offering the convenience of secure, on-site document shredding...FREE to Members.



Members brought boxes and bags of old financial statements, credit card solicitations, confidential paperwork, and other sensitive documents...



...and then watched the Action Shred team and truck go to work.



Electronics were destroyed in compliance with....guidelines.

*continued page 5*

## 2015 Crime and Security Recap

*by Judy Switzer*

Of all the many benefits of membership in NHHA, our efforts to minimize crime are among the most appreciated. Two-thirds or more of NHHA's annual budget each year goes to private security patrol shifts, signage for the video cameras, as well as alley signs, membership stickers and curb signage for each member.

During patrol shifts security officers perform Out-of-Town property checks for Members when they travel. Additionally, we source two different reports of DPD incidents, attend quarterly crime meetings at North Central Division, communicate regularly with the community liaison for DPD, provide access to video surveillance footage when requested by residents or the police department, and interview members who have experienced a criminal incident.

As the crime statistician for NHHA, I track the burglaries, BMVs (Burglary of Motor Vehicles), criminal mischief, thefts, UUMVs (Unauthorized Use of a Motor Vehicle) and robberies in the neighborhood. By reviewing reports and interviewing victims, I keep Members abreast of incidents in our neighborhood and surrounding area through a monthly Security Snapshot email update.

*continued page 10*



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## Lighten the Load!

*continued from page 4*

Thanks to all the great feedback, NHHA plans to offer the service annually.

Want to participate in the next Shred Event? Join NHHA today!



*Electronics were accepted and later destroyed in Action Shred's facility in compliance with the National Association for Information Destruction guidelines.*

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## A Message from Lee Kleinman

Dear Constituents,

As your Council Member for District 11, I appreciate your support in my previous term and look forward to representing you. Serving in this position is fulfilling and a great opportunity to work with the residents of Dallas. The City has seen dynamic growth and improvements in crime reduction, economic development, environmental and transportation issues. By working together we can accomplish great things.

I serve on various Council committees as well as inter-local agencies which allows me to implement policies to better serve our community. For the City of Dallas, I am the Chairman of the Transportation and Trinity River Project Committee as well as the Chairman of the Legislative Ad Hoc Committee. In addition I serve on the Budget, Finance & Audit Committee and the Economic Development Committee. Outside responsibilities include serving as Vice-Chairman and Trustee for the Dallas Police and Fire Pension System and as a Trustee for the

*continued page 13*

## There's Strength in Numbers... and We're Counting on You!

The purpose of NHHA is to preserve and enhance the value of property and improve the quality of life in Northwood Hills. To that end, there are many benefits and advantages of membership in NHHA. Members receive security decals, No Solicitor plaques, a reflective alley address sign, regular curb painting, informative MemberMails, and access to our private security patrol which includes a free Out-of-Town Home Check service.

On a larger scale, NHHA's beautification efforts contribute to the prestige of our neighborhood and monthly bulk trash signage reduces the amount of unsightly debris throughout the month. NHHA events like the Independence Day Celebration, Alley Clean Up, Battle the Bugs and Good Neighbor Day help unite our community in celebration of our mutual love for our wonderful neighborhood.

The more families who join NHHA, the more the association can do to improve the quality of life in Northwood Hills.

Don't wait, join today at [northwoodhills.org](http://northwoodhills.org) or use the easy form on page 15 of the Breeze.



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## A Letter from Linda Koop

Hi Neighbors,

In January 2015 I was sworn in as your Texas State Representative for House District 102. It is an honor to represent the district where my husband and I have raised our family.

During the 84th Legislative Session, I served on both the Appropriations and International Trade and Intergovernmental Affairs Committees, as well as the Select Committee on Emerging Issues in Texas Law Enforcement. Since the Legislature only meets every other year, there was a lot to be accomplished in a short 140-day session. I am proud that we addressed a number of key priorities for Texas, including education, border security, transportation, tax cuts, and government transparency.

I am excited to have returned from Austin, so I may now continue my work closer to the constituents of District 102. I will continue to seek your feedback and support in addressing the fundamental issues facing our state, and my door is always open to you. Our district office is available as a resource for constituents for state related issues and is located at 300 North Coit Road, Suite 330, Richardson, TX 75080. Or contact the office by phone at 972-479-0093 or via our website link <http://www.house.state.tx.us/members/member-page/?district=102>. We look forward to hearing from you, and thank you again for the privilege of representing you.

Best,  
Linda Koop



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## Monopoly: Play to Win for NHE!

The Northwood Hills Elementary PTA auction and gala is set for Saturday, February 27, at Prestonwood Country Club. The adults-only event will feature dinner, music, a live and silent auction, a wine pull, and a photo booth. With a Monopoly theme, it's sure to be a great party to support a great cause.

The annual auction is the PTA's largest fundraising event to benefit the school. Funds raised go toward: the new Teaching Garden; the Think Tank STEM learning lab; student field trips; extra books and reading materials; the Accelerated Reader program; Falcon Field Day; robotics club; and many other special programs.

For more information and to purchase tickets or sponsorships, contact Ellen Yost at [fundraising@nhepta.org](mailto:fundraising@nhepta.org).

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# Big Day...Big Play... Big Fun

Record crowds turned out for the 22nd Annual NHHA Independence Day Parade and Celebration. Vintage cars, decorated golf carts, floats, four-wheelers, trikes, bikes, strollers and walkers all joined together in red, white and blue to celebrate America.

Parade trophies were awarded for Red-est, Blue-est, Most Patriotic Pet, Best Hat, Most Fun & Fired Up Family, Most Original and more – including Special Judges Awards and Spirit Awards.

Northwood Hills' four-legged residents got in on the fun and later cooled off in the "Paws for Refreshment" tent.

Post-parade activities included the petting zoo, sponsored (along with the watermelon sale) by Judy Switzer & Associates; a bounce house underwritten and manned by members of Spring Valley United Methodist Church; and a Dunk Tank...thank you Marcum Real Estate. And to cool off, snowcones (popcorn and cotton candy, too) sponsored by Melinda Spence/Gilchrist & Company Real Estate; as well as ice-cold water along the parade route, thanks to Sunnyland Furniture. Thank you to Jo North for helping us defray costs with her generous personal donation.

*continued page 9*







## Big Day...

*continued from page 8*

Great music and games kept the day lively, from Hula Hoop and water balloon toss contests, to Icy Toes, Pin the Nose on Uncle Sam, sack races and the never-to-be-missed Corn Heave. Creative patriotic expressions came out of the pint-sized poster-painting table and sidewalk chalk drawings.

## People Make the Party

NHHA hosts the Independence Day event, so all activities, prizes, refreshments and games are FREE to everyone, but we could not make it happen without volunteers, who loan tables, tents and coolers, pitch in with set-up, tear-down and running the activities.

Thanks to Mitra Shamsa, Mark Carlton, Rick Pittson, Rich Prendergast, Melinda and Mike Spence and family, Craig Henderson, Candace and John Winslow and family, Michael Webb, Lynn Thorby and Craig Koehrsen; Bruce Switzer and Gerald McAdams for help with photography; Heather Gray, and Future Falcons for help with kids activities; and to the ever-artistic Brenda Colburn for face-painting.

Special thanks to our judges and to the always-great Dallas Police Department for making sure we stay safe!



## Good Neighbor Day

By Janet Marcum  
Membership Outreach

I relocated my family to Northwood Hills in 2013 because of its large lots, mature trees, good schools, and appreciating home values. I didn't know a single resident at the time I moved, but before we had unloaded the last box, a friendly neighbor stopped by to introduce her family and drop off a welcome note and baked good. I was quite surprised, considering I had spent five years in my previous neighborhood and couldn't recall a single neighbor's name.

*continued page 11*

## Security Recap

*continued from page 4*

Compared to other areas of Dallas, Northwood Hills has relatively less serious crime. DPD North Central Police Chief Watson reminds me often that North Dallas doesn't know what crime is. That does not assuage residents who have become victims, however, and that's why NHHA makes safety and security a priority.

In 2015, incidents totaled 53 compared to 48 in 2014. There were 20 burglaries, about 25 percent of which were through unforced entry. Additionally, BMVs totaled eight, other thefts totaled eight -- down from 11 last year, UUMVs held steady at four, and we had 12 incidents of criminal mischief. Fortunately, we have had no robberies for the fourth year in a row. (A robbery is a burglary or theft that includes confrontation with the victim.)

Fifty-three crimes is an average of one per week; however Northwood Hills consists of nearly 1,200 homes. While we will never get to zero crime, we can work together to stay vigilant and report suspicious behavior to 911 first and then the security patrol, and make it difficult for criminals to succeed in our neighborhood.



### Thank you, Northwood Hills!

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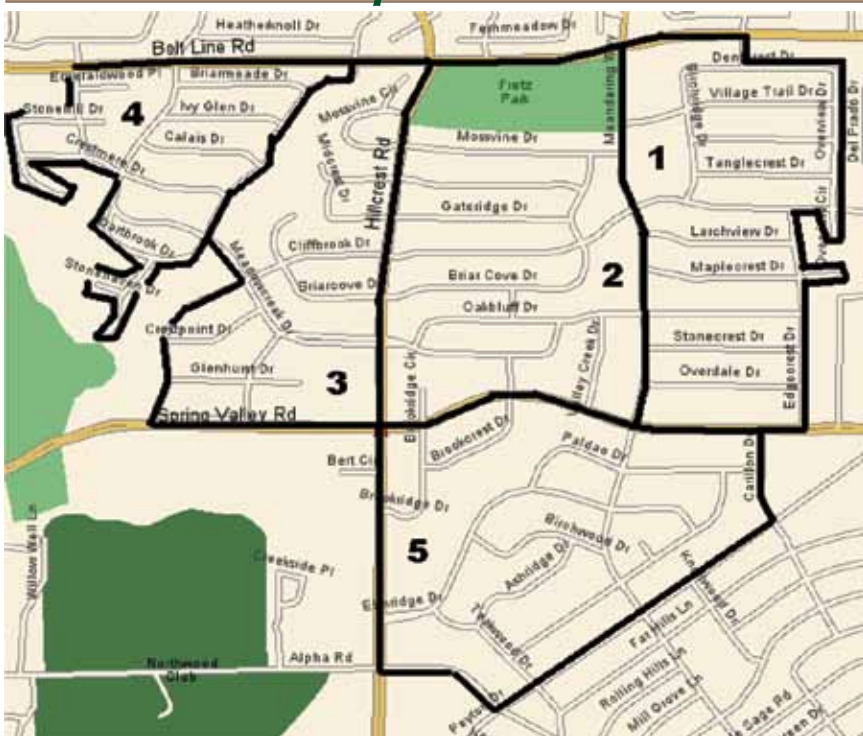






*Special sentiments for those recognized on Good Neighbor Day.*

## NHHA Area Map



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## Good Neighbor Day

*continued from page 10*

That welcome note is still on my refrigerator, reminding me of the good people who surround me and prompting me to be a good neighbor to others.

For the second year, on National Good Neighbor Day, NHHA asked Members to recognize persons who they believe are "Good Neighbors." Responses paid tribute to those who help with mail and pets; smile and wave on their daily walks; check on sick neighbors; host block parties; return garbage carts after trash pickup; rescue loose pets; and warmly welcome new residents.

NHHA compiled the appreciative sentiments into a note delivered to each honoree, with a festive NHHA balloon tied to their mailbox. On National Good Neighbor Day there was plenty of evidence...Northwood Hills is full of Good Neighbors!

*Thanks to all my Northwood Hills clients!*

### Northwood Hills References:

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Stonehaven	Dendy/Nolley
Stonehill	Meer
Westgate	Rivera

## 2015 Real Estate in Review

by Judy Switzer

Most Dallas area real estate pundits agree that 2015 was a banner year for residential home sales in the Metroplex. Steve Brown of the Dallas Morning News said, "North Texas leads the country in home price gains." The median sales price for houses in DFW went up by more than 10 percent in 2015. Home value increases were due to a booming economy, record corporate relocation announcements and a tight supply of homes for sale. Dallas was also named by SmartAsset as the country's fourth best Tech city in which to work. Its Tech attraction and low median real estate purchase price has translated into one of the country's highest job growth rates (4.1 percent).

During the past year, Northwood Hills had a total of just 51 homes sell, down from 72 in 2014 and 78 in 2013. This was a direct result of a record low number of available homes for sale. The sold homes in 2015 ranged in value from \$242,000 to a high of \$1,590,000. In 2014 the value range was slightly higher: \$303,000 - \$1,800,000. Some of the fluctuation is a result of which homes sold and what condition they were in.

*continued page 13*



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While the number of home sales was down nearly 30 percent, the average values were up from \$610,317 in 2014, to \$654,461 this past year. That translated into an increase in average \$\$/sqft from \$153.59/ft to \$166.99/ft over the same period. The CDOM (Continuous Days on Market) were down as well, from 72 in 2014 to 58 last year.

What does all this mean for 2016? The general opinion is: much the same. Most experts believe that in DFW demand will continue to exceed the supply of available homes on the market, putting upward pressure on prices. There are currently eight homes on the market in Northwood Hills, with list prices ranging from \$367,400 - \$1,395,000.

Due to slightly higher borrowing costs and moderating job growth (at least not the record numbers we saw in 2015), the market is predicted to be good in 2016, but perhaps somewhat less robust than we saw last year. Values are expected to increase, but at a slower rate than we experienced in 2015 – the peak year of the property market cycle since the economic downturn that began in North Texas in the early part of 2008.

Homes that are priced correctly for their condition are still selling very quickly and often with multiple offers. A sound strategy in the current conditions might be pricing your home at or slightly under market value. Buyers are very savvy and when a property is perceived as a value by one purchaser, it is often perceived as valuable by more than one. This is what leads to multiple interest and offers.

If you are considering making a move, contact your real estate professional, or feel free to contact Judy Switzer, Broker/Owner of Judy Switzer & Associates at [judy@judysellsdallas.com](mailto:judy@judysellsdallas.com), or call her personally at 214-801-7273.



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## Lee Kleinman

*continued from page 6*

Dallas Employees' Retirement Fund. I serve on the North Central Texas Council of Governments Executive Board, the Regional Transportation Council and the Dallas Regional Mobility Coalition.

Nevertheless, my role as your Council Member is most important and I am available to you via phone or email. I attend neighborhood home owners meetings and issue-specific meetings to hear from you. For assistance citizens may contact my office with any concerns in the neighborhood. My staff is responsive and can assist with service requests and help direct you to the appropriate departments at City Hall.

I want to see continued success with the growth of economic development in Dallas, the beautification of neighborhoods and trails for the benefit of all residents and yes, to fix the streets. These improvements offer a better quality of life in the community. I look forward to implementing changes that will be beneficial to District 11 and to all the residents of Dallas. I am excited for the future and look for ways to help improve the City of Dallas budget, ordinances, and any other issues that may arise. It is my goal to listen to citizens and consider all the options for solutions. I look forward to receiving feedback from my constituents.

Thank you for your continuous support!

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## *Dues Are Due!*

For the eighth year in a row, there is no dues increase for NHHHA membership. Northwood Hills' voluntary homeowners association continues to enhance Member benefits and make additional improvements to the neighborhood, while closely managing expenses. As a result, Members are getting even more value for their annual dues of \$300 – less than a dollar a day. 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. Have you joined or renewed for 2016? See page 15 for membership form.

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## Fretz Park Library Re-Opens

After a \$6.5 million remodeling project, Fretz Park Library has re-opened to rave reviews.

In addition to a brand new exterior look, the facility includes an almost 5,000 square feet expansion, with banks of windows to let in natural light, spacious reading areas, a Black Box Theater, free Wifi, two early learning system computers for ages 2-12, drive-up access to return materials, and of course... books, books and books!

Check it out Tuesdays through Saturdays.

## 2016 NHHA MEMBERSHIP

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

Membership questions? Email Janet Marcum at [jm@northwoodhills.org](mailto:jm@northwoodhills.org) or Rich Prendergast at [rp@northwoodhills.org](mailto:rp@northwoodhills.org).



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

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*Return Service Requested*

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

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
March 14	March 10
April 11	April 7
May 9	May 5
June 13	June 9

*For details on what the city will (and won't) pick up as bulk trash, visit [www.dallascityhall.com/sanitation/brush\\_and\\_bulky.html](http://www.dallascityhall.com/sanitation/brush_and_bulky.html)*

### ***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/>



*Photo courtesy of Stephen Shore*

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

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