



HOMEOWNERS ASSOCIATION

Annual Meeting Recap

Nearly a hundred Northwood Hills residents gathered at Fretz Park Recreation Center on February 15 to meet, greet, vote and voice their opinions at the NHHA Annual Meeting. After State Representative Linda Koop gave an update on the work she has performed over the past year while representing District 102, attendees heard presentations about member services, beautification efforts, communications and crime.

Treasurer Bob Nance presented the 2015 financial recap and 2016 budget, which Members unanimously approved. They also elected four new Board members and re-elected two Board members to a second term.

We would like to thank the dedicated Members who attended, asked questions, and showed their appreciation for the Board's efforts. We were honored to host new residents who took the opportunity to find out more about what NHHA provides to Northwood Hills. Special thanks to Ellen Yost and Michael Webb for donating their time to this event.



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 on 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.



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

NHHA Elects New Leadership

Members of the NHHA Board of Directors are elected for a two-year term, and can serve no more than two terms consecutively. The by-laws suggest (but don't mandate) that there be a Director/Representative from each of the five areas of Northwood Hills, as well as At Large members.

The list of current directors and their contact information appears in each issue of the Breeze. You can learn more about the NHHA Board and by-laws on the "About Us" page of the website, www.northwoodhills.org.

Janet Marcum (At Large), Melinda Spence (Area 5), and Judy Switzer (Area 4) return in 2016 for their second term. Kevin Burke (Area 2) is in his second year of service.

New to the Board are Heather Catelotti (At Large), John Joyce (At Large), Hunter McGrath (At Large), and Glynn Newman (Area 1).

Heather Catelotti and husband Dave moved to Northwood Hills in 2012 after spending several years in Uptown Dallas. They have one daughter, Kailee, as well as two mischievous

cats and a dog who loves to keep guard watch over the house and the street. Heather earned a bachelor's degree in Business Economics and an MBA in Finance and Marketing from Fairfield University. She currently serves as the Vice President of Investor Relations and Marketing Analytics for Dr. Pepper Snapple Group.



John Joyce and wife Carol have lived in Northwood Hills since 1991. Their three children all attended Northwood



Hills Elementary and Westwood Junior High before graduating from Jesuit, Richardson, and Bishop Lynch high schools. One of John's passions has been coaching, and he takes pride in having coached several kids in multiple competitive youth sports over a ten year period. John recently retired from executive positions with PricewaterhouseCoopers and IBM.

Hunter McGrath and wife Victoria are long-time members of NHHA and have been residents of Northwood Hills for more than 10 years. Hunter has been involved in commercial

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New Leadership

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real estate for many years, most recently as a Vice President at PNC Real Estate. He currently considers himself semi-retired, with more time for hobbies and serving his community.

Dr. Glynn Newman and his wife Dr. Sharon Newman have two children and relocated to Northwood Hills from Plano in 2006. Glynn is a professor of Political



Science and Public Policy at Eastfield College. He is also a City of Dallas Commissioner who is currently sitting on the DPD Automated Red Light Enforcement Commission. In



the past, he has worked in the City of Dallas as the budget analyst for housing and in the City of Irving in the budget office. Glynn previously served on the Board of Directors for NHHA from 2011-2014.



NHHA Leadership

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

> **Bob Nance** – Treasurer bn@northwoodhills.org 469-223-0857

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

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

Kevin Burke – Area 2 Director kb@northwoodhills.org 214-228-7290

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

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

John Joyce – At-Large Director jj@northwoodhills.org 214-538-8063

Hunter McGrath – At-Large Dir. hm@northwoodhills.org 972-978-0873

Ed Fikse – Advisory Board ef@northwoodhills.org 972-661-3921

Rich Prendergast – Advisory Board Membership rp@northwoodhills.org 972-980-2988

Dane Smith – Advisory Board ds@northwoodhills.org 972-489-7920

Rebel Webster – Advisory Board Beautification rw@northwoodhills.org

214-866-0155

Candace Winslow – Advisory Board cw@northwoodhills.org 214-642-4541

Free Irrigation System Check-ups

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 inground 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 by identifying:

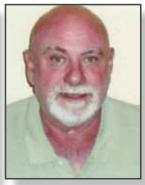
- Programming errors
- Leaks in the system
- Broken or misaligned equipment
- Problems with pressure (too high or too low)
- Coverage problems

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Outgoing Board Members

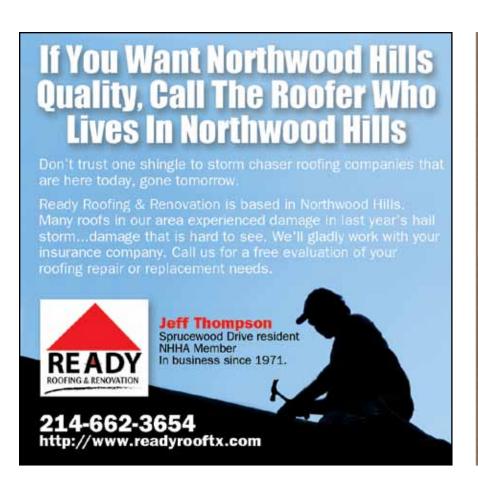
NHHA would like to express its sincere appreciation to our outgoing Board Members who are completing their service. Ron Skipper, Dane Smith, and Candace Winslow have been an integral part of the growth of our great organization over the past few years, and we are honored that they chose to devote their time and efforts to Northwood Hills. While Ron will be relocating, we look forward to having Dane and Candace available in an advisory capacity so we may continue to utilize their knowledge and guidance on future endeavors. Thank you!











NHE Upcoming Events April 22 Earth Day Teaching Garden Celebration May 3 Last NHE Prospective Parent tour of the school year May 16 – 20 Scholastic Book Fair (open to all)



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'. Our next event is a couples progressive dinner on 4/30.

Irrigation

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The Irrigation Specialists will also make recommendations such as:

- Programming suggestions
- Turf water requirements
- Possible equipment upgrades
- Repair and maintenance tips

For more information or to schedule your free automatic sprinkler system check-up, call Dallas Water Utilities at (214) 670-3155.

Big Win for NHE

The Northwood Hills Elementary auction on February 27 was a huge success, raising over \$58,000 to use towards education initiatives at the school. The NHE PTA would like to thank all who donated their time, gifts and money to help support NHE. Last year, the fundraising dollars were used

to fund a new teaching garden, purchase a 3D printer and other supplies for the school STEM lab (the "Think Tank"), fund a robotics club, continue NHE's Accelerated Reader program, purchase additional books for the library, and fund extra literacy programs for the school. The PTA is excited to plan for next year and continue to support the highly rated NHE!





Mitra, a Top Producer at Ebby's Little White House, and a long time resident of Northwood Hills, knows how to sell your home. She's been in Real Estate since 1992.

Experience matters!!



MITRA SHAMSA, GRI
(214) 695-0006
mitra@ebby.com
Voted One of D Magazine's Best



It Takes a Village

The Board of Directors of NHHA donates thousands of hours each year to preserve and enhance what makes Northwood Hills so great. We don't do it alone, however! It's very common to see spouses and other family members of the Board helping out by stuffing envelopes, baking cookies, volunteering at events, handing out balloons, taking pictures, and performing other behind-the-scenes activities. We also benefit from the support of dedicated residents who share our passion for the neighborhood. We couldn't do it without these folks, and we are very appreciative of their generosity. NHHA would like to especially thank Bob Nance and Rich Prendergast for the dedication they continue to show, even after completing their service on the Board. Bob serves as our Treasurer and Rich maintains our extensive membership database. Without their help overseeing these crucial activities, we wouldn't be able to provide the level of financial transparency or engaged communication that our members deserve. Thank you, Bob and Rich, for what you do for Northwood Hills on a daily basis.







Act Now to Stay Connected

Did you forget to renew your membership in NHHA for 2016? Don't delay, renew today at northwoodhills.org or use the easy form on page 15 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.



Cast Your Vote!

On May 7 RISD voters will be asked to vote on a \$437.1 million school bond referendum. Passage of this bond would allow RISD to repair, renovate and construct new facilities, improve technology and security, and continue to enhance the educational experience in the district.

Funding would be provided within this bond for construction of additional classrooms at Northwood Hills Elementary and Richardson High School, as well as a Multipurpose Facility at RHS to provide indoor practice space for fine arts and athletic groups.

If approved by voters, the bond package would increase the debt service tax rate by an amount not to exceed 8 cents. RISD currently has the third lowest tax levy among the 28 school districts in Dallas and Collin counties for homeowners and would still remain in that position after the proposed increase. Homeowners 65 and older qualify to have their school district taxes frozen through the Dallas Central Appraisal District.

For more specifics on the RISD School Bond 2016, visit www.risd. org/group/aboutrisd/bond_2016. html. Early voting opens April 25 and continues through May 3. To find your voting location and time, visit www.dallascountyvotes.org.

Fill the Firehouse

NHHA recently visited our local heroes at Dallas Fire Department Station 56 at Fretz Park to express our gratitude for their service and inquire as to their station needs. We learned that due to lack of funding, there is a shortage of storage space, personal lockers, workout equipment, seating, functional appliances, and supplies. Captain Robert Maturey explained that his station has three rotating crews of personnel who work 24-hour shifts every three days. As such, they spend a substantial amount of time at the firehouse in-between emergency calls. The greatest immediate need they have is for a large storage shed so they can relocate equipment that is currently filling up the limited space available in their bays. The firefighters would also like a new treadmill, refrigerator, patio furniture, and recliners, as their existing pieces are falling apart or nearly unusable. On a smaller scale, they constantly need cases of bottled water and Folgers coffee and routinely make trips to local grocery stores and restaurants for their meals.

If you'd like to express your appreciation for the firefighters at Station 56 by donating funds, grocery or restaurant gift cards, water, coffee, other household items, or furniture, please contact jm@northwoodhills.org for more details. We can arrange a pick-up from your house to ensure proper credit to Station 56. Keep in mind that donated goods must be in new or gently used condition with useful life remaining. If you or someone you know could help facilitate the donation of a storage shed or the opportunity for one to be purchased at a deeply discounted price, we would love to hear from you as well.

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.



Our Humble Gratitude

As we usher in a new era in NHHA leadership, it's only fitting that we pay homage to the person responsible for getting us to where we are today. Outgoing President, Rebel Webster, has graciously and tirelessly served our organization for the past nine years and we could never sufficiently thank her for her efforts. Nonetheless, we will try! Rebel – thank you for planting flowers in our medians and spearheading other beautification efforts; for being the liaison to our security patrol; for answering thousands of resident emails and phone calls; for revamping our membership records; for planning and executing numerous fantastic Independence Day celebrations; for keeping our members informed through MemberMails; for meeting with city officials and departments when it affected our neighborhood; for creating dozens of informative and enjoyable newsletters; for leading annual meetings; and most of all, for making Northwood Hills a better place for its residents under your leadership.

We would be remiss if we didn't also thank Rebel's husband, Michael, for his contributions. While most of his work for NHHA has been behind the scenes (although you'll recall he's been our fabulous emcee at many annual Independence Day Celebrations), he has played a major support role, year after year.

The Board of Directors appreciates everything Rebel has done, and we know our residents do too. If you'd like to express your gratitude directly, please email your sentiments to thanksrebel@gmail.com.



Dallas 311 Mobile App Empowers Citizens

Despite NHHA's concerted efforts at curbing the placement of bulk trash out too early through neighborhood signage, emails, and reminders in the Breeze and on our website, there are still offenses occurring each month. While we continue to remain diligent, you can do your part, too!

The City of Dallas aims to turn every resident with a smart phone or tablet into a code officer, using an app that allows citizens to photograph and immediately file complaints in the 311 system. In addition to bulk trash violations, citizens can use the app to report high weeds; litter; a loose animal; obstruction of street, alley or sidewalk; illegal signs; graffiti; illegal dumping and junk vehicles; parking violations; stagnant water; watering violations; and to request services for street repairs and traffic signal issues.

Download the app at the IPhone App Store or from Google Play. We can work together to keep our neighborhood safe, clean, and welcoming.

See It. Snap It. Send It. It's that easy!

Belt Line Farmers Market Debuts

The Four Seasons Markets group is launching the Belt Line Farmers Market at Dal-Rich Town Square at Coit and Belt Line. Small business owners will promote artisan food products, locally grown and organic produce and handmade items. Some of the products offered will be grass-fed beef, eggs, bread, juice, pickles, jellies, caramels, hot sauce, and more. A food court will also be available featuring eclectic cuisine. This outdoor market will be open on Sundays year-round from 10am to 3pm.

Too Early to Plan a Parade? Never!

The NHHA Independence Day Parade is a Northwood Hills tradition. This year's 23rd 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 if you're new to NHHA or to Northwood Hills...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 president@northwoodhills.org to sign up.



Thank you, Northwood Hills!

A kitchen designed and built by Kasper Custom Remodeling was chosen by Dream Kitchens & Baths magazine as one of the "Best of the Best". We are excited and honored to be recognized by this national publication.

Thank you for working with us, and entrusting your homes and families to us. We pledge to work harder than ever to turn all your remodeling projects into *Dream* worthy realities.

-Steve and Jenni Kasper

972-239-3733 www.kaspercustom.com







Is Your Yard Ready?

Sponsorship Advertorial by Yellow Rose Landscaping

Let the dirt fly! Right now is the perfect time to improve your landscape, and Yellow Rose crews are already busy working at several Northwood Hills homes...yours could be next.

Maybe you've imagined a serene courtyard or new stone pool deck for entertaining...or raised, rock-bordered beds overflowing with flowers...or inviting outdoor 'rooms' that give your yard dimension and character and extend the beauty of your home into the yard. Some of our older Northwood Hills landscapes could use some freshening... we call it a landscape facelift!

Perhaps you're ready for less maintenance; or you want more drought-resistant plants and an efficient irrigation system. All these things can make your outdoor spaces more enjoyable, and your home and property more valuable.

There's no job too large or small, every client gets our full attention, personal service and satisfaction guarantee...and we're ready to add your project to our schedule!

We Bring Your Vision to Reality

We begin by listening to your landscape desires, needs, budget, personal tastes and maintenance preferences. We do a complete assessment of your property, draw a detailed design plan and walk you through the plan to help assure your satisfaction. It's a combination of your ideas and our insight; your expectation and our expertise over 30 years.

We offer turnkey landscape construction services including decks, patios and concrete and stonework, and we provide tree pruning, erosion/water retention/drainage solutions, annual and perennial plantings, irrigation system maintenance and repair and all types of landscape improvements.

To truly enjoy your yard and improve your property value...give it the Yellow Rose touch. Visit www. yellowroselandscape.com or call (972) 248-2373.



Thanks to all my Northwood Hills clients!

Northwood Hills References:

"You are the best negotiator, ever!"

"Available 24/7, you answer your phone!"

"True professional! The real deal!"

"Judy makes sure you're successful!"





MOSQUITO CONTROL **CHECKLIST** 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.

Real Estate

by Judy Switzer

April showers bring May flowers and the onslaught of the spring real estate market in Northwood Hills. To determine what that will look like in 2016, let's take a look at how the activity in the first quarter compared to last year.

During the first quarter of this year, six properties sold in our neighborhood, as compared to eight sales for the same period in 2015. As this issue goes to press there are another five properties pending and expected to close within the next thirty days or so.

Sold homes since the beginning of the year ranged in value from \$410,000 to \$895,000, compared to a range of \$340,000 to \$1,225,000 in 2015. The average \$\$/sq ft rose from \$136.97 in 2015 to an average of \$150.46 this year, a nearly ten percent increase. Likewise, Northwood Hills' sales prices averaged \$620,000 for the first quarter of this year as compared to \$560,813 in 2015, for an increase of ten and one half percent.

Average CDOM (continuous days on market) reduced from 110 days in 2015 to 97 days for the current year-to-date.

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Days on market of the sold properties this year ranged from 0 – 233 days. What can we take away from this data? First and foremost, buyers are savvier than ever before. They surf their favorite websites and know more about values in neighborhoods they might consider than most owners in the same subdivision. Why? Because they have done their research, know what they are looking for, and will wait until the right property at the right price comes on the market. Conversely, sellers often have a difficult time viewing their own home objectively in the marketplace. Many have lived in their homes for decades, do not know the competition, and simply read that the Dallas market is hot and inventory is low, therefore it is a sellers' market.

Generally speaking, buyers still love the homes that are in mint condition and staged beautifully. Homes that have been updated and are priced correctly are receiving multiple offers in a matter of hours or days. But, the homes with years of deferred maintenance and/or little to no updating need to be priced where buyers perceive the value. Otherwise, they tend to sit and sit, as evidenced by the wide range of days on market above.

There are currently just eighteen homes on the market in Northwood Hills. Because of the range of values in our neighborhood, in any given price range, the inventory is very low. According to the DFW Homes Sales Activity Report thru February 2016 data compiled by the North Texas Real Estate Information Services, Addison/Far North Dallas had a 1.8 month's supply of available homes for sale. Anything under a six month supply is considered a sellers' market. I expect the lack of inventory to continue, and that should keep Northwood Hills a strong and prosperous market throughout the spring season.

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The Thrill of the Hunt

The 2nd Annual Easter Egg Hunt hosted by Future Falcons and Lair Properties was held at Northwood Hills Elementary on March 26. Thirty-five excited preschoolers descended on the NHE garden and playground to hunt 300 eggs and enjoy sidewalk chalk, silly string, donuts and juice. The sixty adults in attendance used the opportunity to meet new families and catch up with neighborhood friends. If you'd like to be a part of events like this in the future, see page 6 for information on joining Future Falcons.





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Real Estate

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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, or call her personally at 214-801-7273 (cell). Happy Selling and Happy Hunting!







Welcome New NHHA Households:

Alpha Dres/Jackson

Calais Price

Cliffbrook Sallusti

Crestmere Snyder/

Boerder-Snyder

Ivyglen Bryan

Meadowcreek Markhovsky;

Metzger

Meadowhaven Niver

Oakbluff Ambort

Paldao Moncus

Spring Valley Ableman; Valz

Stonecrest Baxter

Valley Creek Patterson

2016 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 and follow the link. It's quick, secure and easy! Dues: \$300

HOMEOWNERS ASSOCIATION

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□ NEW MEM	BER 🗆	RENEWIN	IG MEMBER	
Your name:				
Your cell #:	Your email:			
Spouse's name:				
Spouse's cell #:	Spouse's email:			
Home address:				
Home phone:				
Comments or questions?				
We hope you will want to learn more about our activities. Please check any/all areas of interest.				
☐ Security/Crimewatch	Fundraising	g 🗖	Communications/Marketing	
☐ Beautification	☐ Golf Tourna	ment \Box	Independence Day Parade	
☐ Special Events & Programming	☐ Newsletter		Other	
Membership questions? Email Janet Marcum at jm@northwoodhills.org or Rich Prendergast at rp@northwoodhills.org.				



HOMEOWNERS ASSOCIATION

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

Return Service Requested

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

Bulk Trash Collection Calendar

Pick-up week	Place debris on
beginning	curb no earlier
Monday	than Thursday

May 9	May 5
June 13	June 9
July 11	July 7
August 8	August 4

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 Saturday and Wednesday before 10am/after 6pm

EVEN number addresses Sunday and Thursday before 10am/after 6pm

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/

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