

Summer 2018

THE NORTHWOOD HILLS BREEZE

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Northwood Hills

HOMEOWNERS ASSOCIATION



Celebrating the Fourth in Northwood Hills

It was fun and festive in Northwood Hills at the 25th Annual NHHHA Independence Day Parade and Celebration. Hundreds of residents flocked to Northwood Hills Elementary to celebrate our nation's independence with family, friends, and neighbors. Behind the scenes, volunteers had been there since sunrise 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 members of Cub Scout Pack 570 led the Pledge, our emcee Michael Webb gave the signal to the motorized entries to start the parade. Spectators were delighted to see some special VIPs in the procession – incoming NHE principal Ishii Tavaréz, driven by Mac Nieto, and Olympic gold and silver medalist Madison Kocian, driven by long-time residents Leonard and Alice Thomas. The impressive visual display continued with a lively procession of decorated Jeeps, convertibles, golf carts, floats, four-wheelers, trikes, bikes, strollers and walkers.

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NHE Upcoming Events

August 17 – 2:30pm

Kindergarten Popsicles on the Playground

August 17 – 3:00pm

Kindergarten Supply Sale Early Access

August 17 – 3:30 – 6:00pm

1st – 6th Grade Supply Sale & Meet the Teacher

August 20 – 7:50am

First Day of School

September 3

Labor Day – No School

September 19 – 1:00pm

RISD Early Release Day

September 28 – 6:00pm

Falcon Family Fun Movie Night

Visit www.nhepta.com for more information about PTA-sponsored school events and email northwoodhillsfriends@gmail.com to learn more about Future Falcons.



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

NHHA Security Initiative

NHHA is in the process of replacing our neighborhood surveillance cameras and equipment due to their technological obsolescence. Cameras were strategically installed in the 5 zones of Northwood Hills about 7 years ago for the purpose of deterrence. We were allowed to post city-approved signs announcing our video surveillance after the cameras went live, with the goal of keeping criminals out of Northwood Hills in the first place.

We've reminded residents throughout the years that there are limitations to our surveillance capabilities, since it's not economically feasible for NHHA to install enough cameras to cover every street. It's also unlikely our cameras will catch a criminal "in the act" because we can't position them to cover every driveway, garage, door, gate, etc, on private property. That's why deterrence has been our focus and we continue to believe it should be NHHA's primary objective in regards to our own Association cameras.

In dollars spent and in most people's opinion, Security is NHHA's most important function. While we can't increase NHHA surveillance for the reasons outlined, we can still facilitate making our neighborhood safer in this area. Because we feel more focused surveillance throughout Northwood Hills could help to deter crime, most importantly, and secondarily record criminal activity if the unfortunate happens, we want to partner with our Members on an endeavor. We don't have the resources to do this on our own, so that's where you come in!

We strongly encourage homeowners to install surveillance cameras on their own properties for the purpose of both deterrence and aiding in police investigations. There are a multitude of options available now, including many that don't require a large initial or ongoing monetary investment. Most alarm companies offer video surveillance options; visual doorbells are available without needing a contract with an alarm company; and individual cameras are available for purchase for use with a DVR.

In order to incentivize our Members to enhance their personal security and reward those who have already taken steps in that direction, we are offering a one-time dues rebate of \$30. That's 10% cash back on your annual dues! Here's what you need to do in order to be eligible:

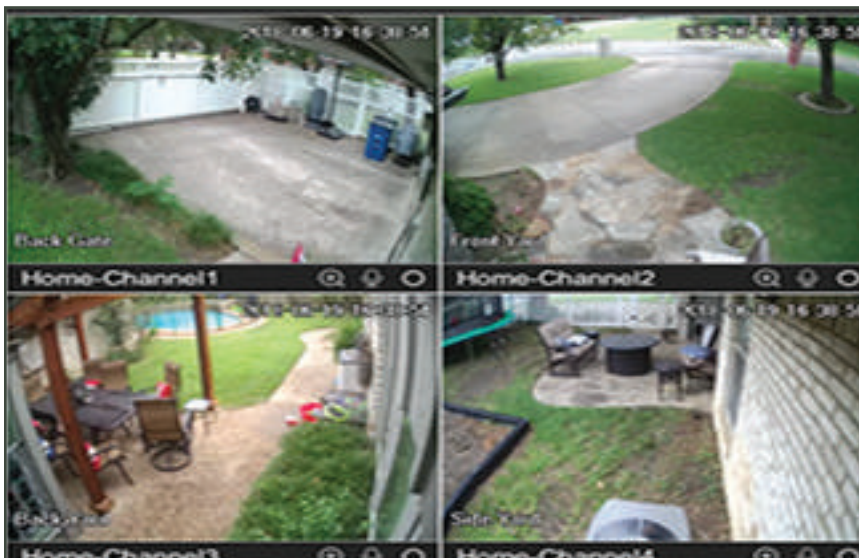
Have at least one surveillance camera on your property that
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is in working condition, that either records continuously or when motion is detected, AND has the capability to access footage for at least the past 10 days. Make sure you have the option to review and download footage. Further, be willing to allow your name and contact information to be on a list that NHHA maintains, for the sole purpose of making your footage available to law enforcement if they request it in the course of an investigation. This list will not be shared with any party outside of law enforcement and will only serve as a potential aid to detectives during an investigation. Your contact information would be provided to law enforcement upon their request, not at the request of another resident.

If you already have video surveillance at your house, with accessible archived footage, and are willing to cooperate with a police request for footage if a circumstance necessitates it, please email membership@northwoodhills.org and let us know. If you are an NHHA member, you'll be eligible for the dues rebate. If you're not a member, your inclusion on the list will still benefit the neighborhood, but you should take advantage of the opportunity to join NHHA now at a discounted rate! If you don't have video surveillance set up yet, use this offer as the push you need to get it done. It can be as simple as installing a visual doorbell on your front door and signing up for a low-cost plan to store the footage it records. That qualifies!

We are always looking for ways to enhance the prestige and appeal of Northwood Hills and making our neighborhood a bad choice for criminals is part of that approach. Thanks for partnering with us to continually improve our community.



NHHA Leadership

Janet Marcum – President
Communications, Membership
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Dru Landrum – Treasurer
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Judy Switzer – Advisory Board
Security & Crime Watch
js@northwoodhills.org
214-801-7273

Fretz Park Rec Center

Upcoming Activities & Events

Community Yard Sale

September 29

8am-2pm

Spaces available \$35-\$50

Trunk or Treat

October 27

7pm-8:30pm

Participants needed

For Kids:

Ballet

Basketball

Chess

After School Program

For Active Seniors:

Martial Arts

Pickleball

Yoga

Zumba

Exercise/Balance/Strength
Classes

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Paul Miller at (214) 670-6203 or
paul.miller@dallascityhall.com.

You're Hired!

by John Joyce

We have all done it before. We see an advertisement from a company on a website or periodical we trust and don't perform the proper due diligence before hiring them. After all, the company representative seems nice and talks a great game. We need the work performed and we want to trust them. It would be a hassle to get competing bids, so we tell ourselves, "I'll just trust this company." Sometimes you get lucky and it works out, but often it does not.

It may be that we are pressed for time and do not want to spend hours doing additional follow-up on the vendor or getting competing bids. It could be that we don't want to insult the vendor by asking too many questions, letting them know we don't know something, or asking for references. Whatever the reason, press past the desire to just say yes immediately. Do yourself a favor and spend the time to vet each company you consider. You will be much happier long after the work is done.

Here are a couple suggestions to help you make an informed decision:

- Have the vendor explain what they are going to do

continued page 5



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You're Hired!

continued from page 4

in enough detail so it makes sense to you. You may not understand all the specifics, but definitely ask questions. It is their job to make you feel comfortable and ensure the work they are going to perform is what you want. If they cannot explain it so you can understand it, they may not really know what they are doing or promising.

- Make sure the company's proposal clearly lists the details of the work you are paying to be performed. It should separately list the scope of work, the materials required, labor, and taxes, so you have a complete bid to evaluate and compare.
- Ask who will oversee the work as it is being performed and who will check it upon completion. Preferably, you want the person who sold you on the work and talked about their quality, to be the one ensuring it is completed properly.
- Ask the company how long they have been in business, if they commit to returning your email or call by the end

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Shred, Recycle, Donate

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 over 7,000 pounds – pounds of paper and electronics, 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 and televisions. With NHHA Board Members directing traffic and unloading cars, the process for drop-off was quick and easy. Members undoubtedly saved time and money by utilizing this FREE service inside the neighborhood.

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Planning...The Road to Remodeling Success

Sponsorship Advertorial by TRAVER Construction, Inc.

Many home improvement shows on HGTV will have you believe that planning for a remodeling project takes little time (and cost, but that's another discussion) and can be done on the fly. The former is simply not reality and the latter is not a good practice. Making design and selection decisions while under construction leads to cost increases, scheduling issues and general inefficiency. In order to construct and produce a successful remodeling project, there are many scope, design and selection decisions that must be made to achieve a comprehensive proposal that meets the customer's expectations. These should be completed prior to construction for logistical, efficiency and overall project success reasons. The amount of time spent in pre-construction planning and decision-making has a direct effect on the outcome of a project, from pricing and scheduling to potential frustration. For example, made-to-order items such as fireplace surrounds, vent hoods and decorative tile have long lead times because of design and fabrication scheduling, along with vastly different costs. Wouldn't it be better to know all the information prior to construction, so you, the customer, have a good understanding and comfort level of what to expect?

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We look forward to serving our great neighborhood for years to come!

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.

You're Hired!

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of the day it's received, and if they have done a project like yours recently. They should tell you how that project went and be proud of it.

- If the vendor has a website, look for client testimonials and before/after pictures of their work.
- Ask for the names and contact information of at least three references you can contact about their work. Then, actually call those references. Ask the reference about the quality of the work, if it was in line with the original estimate, if the company was responsive on a timely basis (both during and after the work was completed), if they cleaned up the site, and if they provided a warranty on their work.
- Check online to see their Better Business Bureau (BBB) rating and whether they have complaints listed. Many companies will not be members of the BBB, but that does not mean you should not hire them. Some great companies may have a complaint or two, so inquire as to the resolution of those complaints.

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Shred, Recycle, Donate

continued from page 6

As a great complement to the paper shredding and electronics recycling, NHHA also coordinated with Goodwill to have a trailer and employee on-site to collect gently used household items for donation. Sighs of relief were heard from members as bag after bag was unloaded from their cars. Since donated goods equate to hours of employment for those they serve, we are grateful to our residents for their contributions to Goodwill!

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 your continued support.

Thank you to NHHA member Dottie Freeman for providing pictures of the event.



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4th of July Parade

continued from page 1

Trophies were awarded for Best in Red, Best in Blue, 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 Principal Tavaréz and State Representative Linda Koop for presenting the trophies to the winners.

Post-parade activities included a 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 complimentary water along the parade route and throughout the festival grounds. Northwood Hills' four-legged residents got in on the fun by cooling off in the "Paws for Refreshment" tent sponsored by Janet Marcum, Marcum Real Estate.

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4th of July Parade

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The Kids' Area was a huge hit featuring Hula Hoop and water balloon toss contests, Icy Toes, sack races, and the Corn Heave. In-between the competitions, kids were able to express themselves at the poster-painting table and go home with a prize. Thank you to Rebel Webster for coordinating this popular attraction.

To top off the festivities, our heroes from Dallas Fire Department Station 56 at Fretz Park stopped by to show off their engine and pose for pictures with their adoring fans.

It Takes a Village

NHHA plans and hosts the Independence Day event, ensuring all activities, prizes, refreshments and games are FREE to everyone. However, it would not be possible without volunteers who loan transportation, tables, tents, and coolers, pitch in with set-up, decoration, and tear-down, and run the activities. It takes a lot of folks to coordinate and execute a fun event for hundreds of participants, so we want to sincerely thank the volunteers who donated their time and supplies. From our set-up crew who showed up at 6:30am, to the decorators, concessions helpers, parade judges, and everyone in-between...THANK YOU!

Special thanks are in order for our gracious photographers Gerald and Carol McAdams, the Gray family on Cliffbrook who let us borrow power each year, and the always-great Dallas Police Department for making sure we stay safe!

Welcome New NHHA Households:

Briarmeade	Day
Cliffbrook	Kidd; Kubik; Watts
Oakbluff	Eason
Overview	Hamilton
Paldao	Epstein; Greenberg
Sprucewood	Eller

Advertisements and advertorials included in this publication are the result of paid or in-kind sponsorships. NHHA does not endorse or evaluate any product, service, or company contained herein.

You're Hired!

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- Look at other online rating and recommendation sites such as Home Advisor, Angie's List, Houzz, NextDoor, Google, and even Yelp. The more you find, the better informed your decision.
- Never pay 100% of the fees for a job up-front. Once you have a detailed written quote, paying a deposit is fine to get them started, to cover materials and some of the cost of the labor. Try not to pay more than 10-25% up-front and never pay more than 50% before work starts. Always hold at least 10% back until after ALL of the work has been completed to your satisfaction. If you pay by credit card vs. cash, you have a better paper trail and more avenues to address work concerns with the vendor.

Even if you follow these suggestions, there's no guarantee of success or that you won't experience any problems, but you can feel confident you have taken the right steps to put your project in a good position to succeed. Good luck!

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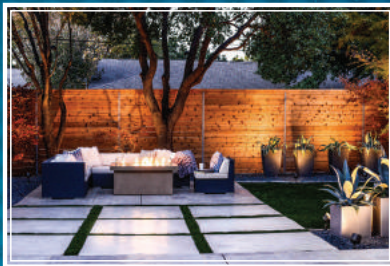
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Mark Your Calendar

September 8

Family Zoo Adventures
"Sleuthy Investigators"
Dallas Zoo

September 13 – 16

GrapeFest
Main Street, Grapevine

September 20 – 23

Addison Oktoberfest
Addison Circle Park

September 21 – 23

Greek Food Festival of Dallas
13555 Hillcrest Rd at Alpha

September 21 – 23

Plano Balloon Festival
Oak Point Park

Sept 22 – Nov 21

Autumn at the Arboretum
Dallas Arboretum

Sept 28 – Oct 21

State Fair of Texas
Fair Park

October 6

Fall Fest 2018
Dallas Farmers Market

Real Estate

by Judy Switzer

As predicted, the Dallas housing market experienced a small bit of relief in the second quarter, but analysts say it is not likely to last long. The Dallas Metro inventory of homes for sale, both pre-owned and new, rose 32 percent during April through June, according to a report from home listing site Trulia. This means there were 14,875 houses for sale, up from 11,653 in the first quarter this year, and up from 11,254 in the 2nd quarter of 2017.

While inventory is up, it is far from making up for the long spell of declines in the housing stock that has frustrated buyers and pushed prices up for several quarters. But Dallas' housing affordability ranks 19th among large markets – still considered very affordable, according to Trulia.

Steve Brown, real estate editor for the Dallas Morning News, makes the observation, "one explanation for the uptick in listings is sellers were holding back due to uncertainty about how changes to the capital gains tax as part of a national tax reform package would affect profits from property sales."

"When the dust settled, sellers felt more comfortable letting their homes hit the market," according to Luis Bernardo Torres, a research economist with the Real Estate Center at Texas A&M University.

How is Northwood Hills faring given the current macro data? Since the beginning of 2018 through July 15, we have had thirty-five homes sell and close, compared to just twenty-two for the same period a year ago.

Northwood Hills is keeping pace with the entire North Texas market regarding average days on market (DOM) for sold homes. Our neighborhood has remained constant year-over-year at 47, compared to an average of 46 DOM for homes sold in all of North Texas from January to June of this year.

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continued from page 12

In addition to the thirty-five homes that have closed, as of the writing of this article, two homes are Active Contingent and three others are Pending. Barring something unforeseen, these five homes will add to our sales for the year.

While current sales prices are down from last year, as I have told you before, this is often a function of the particular properties for sale in the neighborhood. So, while at face value it looks like prices have declined, with average SOLDs YTD at \$629,813 or \$174.58/sqft compared to \$721,082 or \$188.83/sqft for the same period in 2017, let's look at the additional homes under contract.

The average list price of the five homes under contract as this issue of the Breeze goes to press is \$981,740 or \$218.36/sqft. The average DOM were significantly under the YTD average at just 22. While we don't yet know what the actual SOLD price will be, we have to assume sellers get pretty close to asking, given the short time these homes were on the market. But, even if we assume 97% of list price [average deviation], the estimated sales price would be \$952,287,

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Stay Off My Lawn!

It's frustrating to a homeowner when real estate or commercial signs are found on their property without permission. The same is true for the medians in Northwood Hills. We take great pride in the beauty of our neighborhood entrances, and have invested substantial funds in them, and we don't like to see them cluttered up with signs. Please refrain from placing any signage on private property or NHHA-maintained property without permission.

Further, every month our landscape crews find broken sprinkler heads to repair, meaning NHHA funds have to be used. Some might be due to normal use, but the high quantity we have experienced lately hints at vandalism or carelessness. Be mindful of our medians when walking, cycling, or driving. Many sprinkler heads are near curbs, so even momentary inattention could lead to their demise. Thanks for helping us keep Northwood Hills beautiful.

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Comments or questions? _____

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| <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.

Real Estate

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which will significantly increase the average SOLD numbers to-date and will surpass the values from 2017. So, all in all, the market is still quite robust in Northwood Hills.

I am seeing many buyers looking to get closer to Dallas. They are tired of the ever-increasing traffic and long commutes and want to simplify their lives. Northwood Hills is ideally situated for these buyers and that isn't ever going to change.

If you have any questions regarding information contained herein, don't hesitate to reach out to me or your real estate professional.

Thanks to all my Northwood Hills clients!

Northwood Hills References:

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October 8	October 4
November 12	November 8
December 10	December 6

*For details on what the city will (and won't) pick up as bulk trash, visit
http://dallascityhall.com/departments/sanitation/Pages/brush_and_bulky.aspx*

Landscape Watering Days

ODD number addresses <i>Saturday and Wednesday before 10am/after 6pm</i>	EVEN number addresses <i>Sunday and Thursday before 10am/after 6pm</i>
--	--

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The Northwood Hills Breeze

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