

## ***Inside...***

New Leadership	Page 2
Alley Clean Up	Page 4
Fretz Park	Page 6
Real Estate	Page 8
Panhandling	Page 9



## ***Annual Meeting Recap***

Northwood Hills residents, friends, and HOA members gathered at Fretz Park Recreation Center on February 13 to meet, greet, get information, and voice their opinions at the NHHA Annual Meeting. Top Gun Security representatives were introduced and available for questions. City Council Member Lee Kleinman was also on hand to provide an update on District 11 and field resident questions. Attendees then heard presentations about member services, crime and security, beautification efforts, communications, and special projects.

Three new potential Directors were on the slate of nominees with four existing Directors seeking a second term on the Board, and all were elected by the Membership with no objections. (You can find their contact information on page 3 of this edition of The Breeze).

Treasurer Dru Landrum presented the 2017 financial recap and 2018 budget, which Members unanimously approved. After the business meeting, there was an informal Q&A,

*continued page 4*



## Fretz Park Rec Center

### Upcoming Activities & Events

#### For Kids:

Community Egg Hunt  
March 31 – 10am  
Ages: 0-2, 3-5, and 6-10

First Tee Golf Clinic  
Thursdays, February  
through May  
Ages: K through 6th

Tumble Fun  
Tuesdays in April  
Ages: 18 months to 4 yrs.

#### For Adults:

Zumba  
Tai Chi  
Yoga  
Judo  
Kung Fu  
Pickleball

#### For Active Seniors:

Aerobic Exercise  
Balance Class  
Strength & Conditioning  
Day Trips



Northwood Hills Homeowners Association  
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## 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](http://www.northwoodhills.org).

Heather Catelotti, John Joyce, Hunter McGrath, and Dr. Glynn Newman return in 2018 for their second term. New to the Board are Mitra Shamsa, Cristi Sliter, and Sharon Venable.

Mitra Shamsa moved to Northwood Hills from the Richardson area in 1995. She has been in real estate with Ebby Halliday since 1992 (over 25 years). Being familiar with Dallas neighborhoods, when it came time to find a home for her and her children, she realized that Northwood Hills had what she was looking for. She was drawn to the beautiful, mature trees, the safety of the neighborhood, and the great public schools. She has been a member of and volunteered with NHHA because she believes the only way a neighborhood becomes safe and thrives is if the homeowners are active and involved in their community. Mitra and her husband live on a very friendly street where everyone knows each other, looks out for each other, and gets together at least once a year to socialize.



Cristi Sliter moved to Northwood Hills in 2009 with her husband, Ken. They didn't know Northwood Hills existed when they started their home search many years ago. After their agent mentioned it, Cristi and Ken jumped in the car to check it out. When they turned into the neighborhood and saw the mature trees and generous-

*continued page 3*

## New Leadership

*continued from page 2*

sized lots, they knew they wanted to make Northwood Hills their home. Cristi graduated from SMU with a BA in Communications and currently works in marketing. She enjoys cooking, reading, and renovating her home (it's an ongoing project!).

Sharon Venable has lived in the neighborhood with her husband Charlie since 1996. She discovered Northwood Hills while driving around with her daughter, Erin, who is an interior designer. The house they chose needed a lot of work, and they are still "making it their own." Sharon is very concerned with what happens here in Northwood Hills and that's why she wants to get more involved. Her long career includes Community Relations with AT&T, COO and other executive positions at the Dallas Regional Chamber, creating the first community relations initiative for Texas Woman's University and establishing her own interim CEO consulting company. She's a consummate volunteer and can't say no. Her and Charlie have 2 grown children and 2 grandchildren, who are embarking on their first year of college.



## MemberMail Success

One of the benefits of membership in NHHA is the ability to receive time-sensitive and relevant communications via email. While the occasional lost parrot or loose chicken will find its way into a MemberMail, the typical subject matter revolves around code issues, upcoming events, lost or found pets, voting information, security alerts, member benefits, and other news our residents would be concerned about. In 2017, our open rate on these communications was consistently at 55% or higher. Similar organizations in our industry experience open rates closer to 25%. It's clear our members want to stay informed and appreciate this outreach. If you're a member and you're not receiving these emails, please 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 2018!

## NHHA Leadership

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

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**Dr. Glynn Newman** – Area 1 Dir.  
[gn@northwoodhills.org](mailto:gn@northwoodhills.org)  
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[sv@northwoodhills.org](mailto:sv@northwoodhills.org)  
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**Cristi Sliter** – Area 5 Director  
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**Mitra Shamsa** – At-Large Director  
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**Rebel Webster** – Advisory Board  
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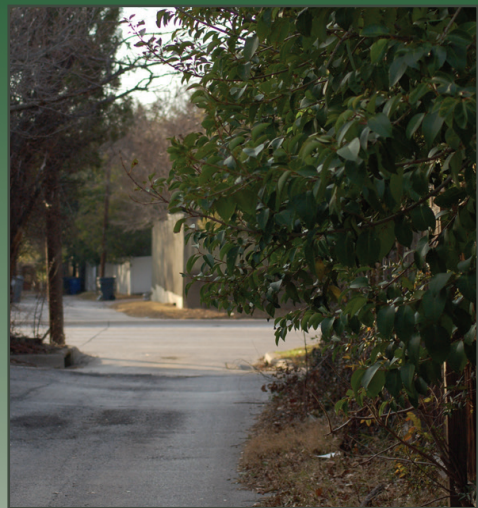


## Spring Cleaning Spiffs Up Alleys, Encourages Safety

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 7 – 8.

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.



## Annual Meeting Recap

*continued from page 1*

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 took the opportunity to find out more about what NHHA provides to Northwood Hills. We also appreciated City Council Member Lee Kleinman and our guests from Top Gun for participating in the event. Special thanks to NHHA members Ken Sliter and Bruce Switzer for their efforts with the preparations.



*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.*

**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**



## Free Irrigation System Check-ups

With Spring rapidly approaching, it's a great time to assess whether you're watering your lawn efficiently and if there are any problems with your system. 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 by identifying:

- Programming errors
- Leaks in the system

*continued page 7*



*Your membership in NHHA entitles you to a free custom security yard sign announcing that our neighborhood is patrolled by armed security and monitored by video surveillance. If you're a current member and don't have one of these signs yet, contact [membership@northwoodhills.org](mailto:membership@northwoodhills.org) to get yours today!*

## You Never Know Who You'll Run Into at Pepper Square Cleaners!

Serving Northwood Hills since 1979, Pepper Square Cleaners is your trusted neighborhood cleaners.

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## What's Happening at Fretz Park?

Lots of exciting changes are taking place at Fretz Park, and the Recreation Program Coordinator, Paul Miller, wants to keep Northwood Hills informed. The Tennis Center is getting a new management team in March, so be on the look-out for camps, leagues, and other new programs. The brand new Aquatics Center is scheduled to open in late May. Plans include an 8 lane lap pool, dive well, two water slides, a lazy river, a spray/fountain play area, and improved showers and changing areas.

Activities abound at the Rec Center including classes, camps, and day-trips for kids, adults, and seniors. This summer, Fretz Park is seeking a couple high schoolers to volunteer to help with summer camps, day trips, and water park visits. If you know a 16 to 18 year old who needs volunteer hours, or if you have any questions about Fretz Park activities, please contact Paul. He can be reached at (214) 670-6203 or at paul.miller@dallascityhall.com.

## Guaranteed Quality and Service... Top to Button

*Sponsorship Advertorial by Pepper Square Cleaners*

It's not often you hear the word "responsible" associated with a dry cleaner. But, that's exactly the way customers describe Pepper Square Cleaners, Northwood Hills' preferred dry cleaner and laundry, at the southeast corner of Belt Line and Preston.

Pepper Square Cleaners was founded in 1979 by former Dallas Cowboy Chuck Howley. Upon Howley's retirement, his employee Amin Bata purchased the business. Today, more than 9 million clean garments later, Pepper Square Cleaners remains as the best drycleaners in Dallas.

### *The Difference is in the Details*

Every garment is inspected three times prior to completion. Broken or missing buttons are replaced free, and laundered shirt cuffs and collars are pre-spotted. Garments are carefully packaged for wrinkle-free delivery, and an in-house tailor handles alterations, broken zippers or torn hems.

### *Walk-In or Worry-Free*

Same-day service is offered Monday through Saturday on garments brought in before 9 a.m. Or, pick-up and delivery straight to your door is available.

### *Responsibility to Customers, the Environment and the Community*

Pepper Square Cleaners uses non-toxic Ecosolv cleaning fluids, zero emissions cleaning machines, heat and noise-efficient pressing equipment, computerized barcoded garment tracking, and recycles customers' bags and hangers.

In 2017, Pepper Square received a Special Recognition from the City of Dallas for 25 years of contributing clean, pressed, ready-for-job-interview clothing to the homeless.

From the finest couture to wedding gowns, table linens to rugs, bedspreads to draperies...experience legendary attention to detail, each garment, every time.

## Irrigation Check-ups

*continued from page 5*

- Broken or misaligned equipment
- Problems with pressure (too high or too low)
- Coverage problems

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, visit [savedallaswater.com](http://savedallaswater.com) or call Dallas Water Utilities at (214) 670-3155.





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## Act Now to Stay Connected

Did you forget to renew your membership in NHHA for 2018? Don't delay, renew today at [northwoodhills.org](http://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](http://northwoodhills.org) or email [membership@northwoodhills.org](mailto:membership@northwoodhills.org).



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## Mark Your Calendar

### March 11

Daylight Saving Time begins

### March 22

Food and Wine Festival  
Dallas Arboretum

### March 29

Opening Day  
Texas Rangers

### April 13

Dallas County Appraisal  
District valuation notices  
mailed

### April 13 - April 15

Dallas Art Fair  
Fashion Industry Gallery

### April 24 – May 6

Les Miserables  
Dallas Summer Musicals  
Music Hall at Fair Park

### May 3 - 10

Dallas International Film  
Festival

### May 5 - 6

Cottonwood Art Festival  
Cottonwood Park

### May 18 - 20

Wildflower Arts and Music  
Festival  
Galatyn Park

## Real Estate

by Judy Switzer

2017 real estate sales in Northwood Hills did not disappoint. While we had fifty-one homes change hands last year compared to fifty-five home sales in 2016, the overall stats were up year-over-year. The average sale price in 2017 was \$718,741 or \$184.77/sqft, up from \$661,911 or \$175.15/sqft in 2016. Another indicator, Continuous Days on the Market, saw a reduction from 56 days to just 45 days.

Oftentimes, these numbers are skewed a bit by the larger homes that were on the market and sold during any given year. Interestingly, the average home size was 3808sqft in 2016 compared to 3863sqft in 2017, and average lot sizes were just under one half acre for both years.

Given the stellar results last year, what are the experts forecasting for 2018? According to Steve Brown, real estate editor for The Dallas Morning News, "2017 was another boom year for the DFW home market, but there are signs that some of the frenzy in sales during the last few years is starting to abate. 2018 is likely to see smaller gains in prices."

Dr. James Gaines, chief economist for the Real Estate Center at Texas A&M University, added, "We are projecting that with the continued strong economy, the DFW market will carry on its strong performance of the past five or six years with limited inventory of homes for sale, particularly in the high-demand price ranges, constrained construction and prices moving forward but perhaps at a slightly lower rate of increase than the past couple of years."

According to Realtor.com, North Texas' hot housing market won't cool in 2018. With almost 80,000 people moving to the area annually for new jobs, DFW is expected to be one of the top home markets in the country. Las Vegas is projected to be the only home market stronger than our Metroplex in 2018.

*continued page 9*



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## Real Estate

*continued from page 8*

Javier Vivas, director of economic research for Realtor.com, says, "Inventory increases will be felt in higher priced segments after the spring buying season, which we expect to take hold and begin to provide some relief for buyers and drive sales growth." He also says millennials are a driving force in today's housing market. "They already dominate lower price home mortgages and are getting close to overtaking older generations for mid- and upper-tier mortgages."

Given the wide range of value in our neighborhood, I think we might be impacted by a little bit of all of the above. The higher priced homes in our neighborhood have more competition – in other words, the homes at the top of the range of our neighborhood compete with some homes south of LBJ, others in far North Dallas, and still others in SW Plano, and beyond. That segment of the market might be a tad slower than in recent years, due to increases in interest rates and changes to the tax laws – i.e. the limit on mortgage interest write-offs and the limit to property tax write-offs.

Homes that fall in the "sweet spot" of our neighborhood, i.e. those homes priced correctly for their condition and between \$500,000 and \$700,000 should continue to sell quickly. There are a few reasons for this. First, there is not as much competition. In other words, that price point does not really compete much with homes south of LBJ, and the lot sizes north of us really do not compare to what we have to offer in Northwood Hills. Second, our entry level homes are at a price point that millennial households with two working members can often qualify for.

All in all, I expect another good year for real estate in Northwood Hills. If you have any questions, feel free to reach out to me, or contact your real estate professional for more specific information.

### Make Your Voice Be Heard...VOTE

Important Election Dates

Last Day to Register to Vote – April 5

Early Voting Begins – April 23

Election Day – May 5

To identify your precinct and find out what's on the ballot, visit [www.dallascountyvotes.org](http://www.dallascountyvotes.org). NHHA members receive notification of early voting and election day locations and times via MemberMail.

## Panhandling in Dallas

If you've waited at a red light at the intersection of Preston and Belt Line or Coit and 635, chances are you've been approached by or at least seen a panhandler or two. Panhandling is not illegal in the City of Dallas, and the ordinances regulating it might not be enforceable due to court cases around the country establishing it as protected free speech. NHHA periodically fields questions from residents regarding what can be done about panhandling near Northwood Hills, so we consulted city personnel for guidance.

The Dallas Police Department recently directed its officers not to issue panhandling citations to people merely soliciting on a public sidewalk. However, they will issue citations if other laws are violated, like being disorderly or soliciting in a roadway. A call to 911 about panhandling will be labeled a low priority and might

*continued page 11*

*Thanks to all my Northwood Hills clients!*

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Paldao	Imhoff
Spring Valley	Faulk
Stonehill	Fargo

## Parking in Northwood Hills

The streets of Northwood Hills are all public right-of-way, meaning anyone is allowed to park their car along the street as long as it's not for more than 24 hours continuously. Even with that right, it's still a better idea to park in your garage or back/ circle driveway, if possible. Here's why:

- Cars parked on the street are at higher risk of falling victim to careless drivers, mischievous teens, and burglars.
- Multiple cars regularly parked on the street cause congestion, which leads to disrupted paths for other drivers and less safe conditions for walkers and cyclists because of reduced visibility and reduced space.

We know it's not always possible to park in your garage or driveway, but if the space is there, utilizing it on a regular basis would contribute to your personal safety and the safety of your neighbors, not to mention the visual appeal of the neighborhood.

If you notice a vehicle parked on the street for an extended period of time without moving, you can submit a service *continued page 11*

## Parking

*continued from page 10*

request to 311 by phone or online. The easiest way, however, is to download and use the 311 app on your smartphone. It can determine your location and you can include a picture for reference.

On a related note, please refrain from parking vehicles in the alley that might block your neighbors' access to or egress from their back driveways. If you are employing service personnel, make sure they are mindful of where they position their vehicles. Temporary blockages are understandable while supplies are loaded or unloaded, but encouraging expediency, especially during rush hour times, will ensure everyone's right to access or exit their property is respected.

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## Panhandling *continued from page 9*

leave officers with their hands tied when they do respond, but if you feel threatened or witness illegal behavior, the call is warranted. Our liaison at North Central, Officer Mark Lutz, and our City Council Member, Lee Kleinman, share our frustration regarding this issue and recommend we encourage residents not to give to panhandlers.

The City of Dallas recently unveiled plans to discourage panhandling through a campaign called, "End Panhandling Now." The majority of funds spent on this pilot program will be dedicated to public education, pleading the case that giving to panhandlers has a negative effect on public safety and doesn't truly help people in poverty. The suggested alternative for those looking to help is to give to charitable organizations that support the homeless, rather than giving to panhandlers directly.

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## Members-Only Events

NHHA members get numerous benefits with their annual dues payments. From free curb address painting to crime deterrent signage around their homes to access to the private security patrol, and more, a membership in NHHA is a solid investment. What you might not realize is that current members also get access to members-only events throughout the year. Our most popular offering is the Annual Paper Shredding & Electronics Recycling Event. Members are able to drop off sensitive documents for shredding and broken or outdated electronics for responsible recycling, at no cost, inside the neighborhood. New this year will be a Community Preparedness Seminar where we will partner with the Office of Emergency Management from the City of Dallas to host a hands-on workshop. Members will learn how to prepare for, respond to, and recover from an emergency. Attendees will receive a free Emergency Preparedness Kit while attending the seminar. If you want to get the maximum benefit from your annual dues, join or renew now so you don't miss these valuable events. Visit [northwoodhills.org](http://northwoodhills.org) or return the membership form on page 15 of this edition of the Breeze with your payment. What are you waiting for?

## NHHA Marketing

Special thanks to our loyal advertisers and contributors who support our communications, projects and neighborhood events year after year. We couldn't do it without them and we hope you appreciate the investment they're making in Northwood Hills.

There are plenty of ways to support NHHA while exposing your business to our affluent membership, from advertising in the Breeze newsletter to sponsoring an activity at our Independence Day festivities to underwriting MemberMail emails. Just email Judy Switzer at [js@northwoodhills.org](mailto:js@northwoodhills.org) to learn how you can network with the Members of one of North Dallas' most popular homeowners associations.

## Paint & Chemical Disposal

Need to get rid of old paint, mower gasoline, or chemicals? Remember, these items cannot be put out for bulk trash collection or weekly pick-up. Dallas offers residents FREE disposal of home chemical waste at the Home Chemical Collection Center at 11234 Plano Road Tuesday 9 a.m. to 7:30 p.m., Wednesday and Thursday 8:30 a.m. to 5 p.m., and the second and fourth Saturday of each month, 9 a.m. to 3 p.m. Bring a driver's license and utility bill as proof of residency. For a full list of what you can and cannot bring, call (214) 553-1765 or visit <http://northwoodhills.org/documents/HouseholdWaste.pdf>.

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| <input type="checkbox"/> Special Events & Programming | <input type="checkbox"/> Newsletter     | <input type="checkbox"/> Other _____                |

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





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

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

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

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

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/>



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

Published four times per year by  
Northwood Hills Homeowners Association  
P O Box 800874 • Dallas • Texas • 75380-0874  
[www.northwoodhills.org](http://www.northwoodhills.org)