



Fall 2018

THE NORTHWOOD HILLS BREEZE

Inside...

Community Preparedness	Page 3
Lost and Found	Page 6
Fall Photos	Page 8
Property Taxes	Page 11
Volunteers Needed	Page 12



Northwood Hills

HOMEOWNERS ASSOCIATION

National Good Neighbor Day

For the past few years, NHHA has celebrated National Good Neighbor Day in late September by recognizing the kind and thoughtful people who live around us, facilitating donations of goods and gift cards for our Dallas Fire & Rescue First Responders, and collecting toys and stuffed animals for children undergoing treatment at Medical City Children's Hospital. This year, NHHA partnered with Carter BloodCare to host a blood donation drive in honor of National Good Neighbor Day.

Carter is the primary blood supplier to more than 200 medical facilities and there are about 600 to 800 patients daily who require blood transfusions. Blood products are certainly needed during emergencies, but everyday activities require them too - surgeries, C-section deliveries, transplants, anemia, cancer treatments, etc. What better way to be a Good Neighbor than by donating something that could save a life?



Northwood Hills Celebrates Our Good Neighbors!

To make it easy, we brought the Carter BloodCare bus to the YouFit parking lot located in the Spring Creek Village shopping center at the northwest corner of Coit and Belt Line. Snacks, drinks, and a thank you gift were provided after donation. We are very grateful to the residents who supported our Good Neighbor Day initiative by helping a neighbor in a time of need. As one blood donor said, "Giving blood is one of the most extraordinary things that an ordinary person can do for someone else."

Fretz Park Rec Center

Upcoming Activities & Events

Parents Night Out

November 16, December 14
6pm-10pm
\$15 per child

For Kids:

BDB Basketball Skills Sessions
Thursdays and Fridays
4:30pm-6pm
\$20 per session

For Active Seniors:

All Inclusive for \$5/month
Morning Exercise Classes
M/W/Th at 9:00am

Balance Class
T/Th at 10:00am

Strength & Conditioning Class
T/Th at 11:00am

Lunch Time Hoops
Monday through Thursday
12pm-1:30pm

For more information, contact
Paul Miller at (214) 670-6203 or
paul.miller@dallascityhall.com.

Housekeeping

While NHHA is not an enforcement agency in itself, we do remind residents about City of Dallas ordinances, so that fines are avoided and our neighborhood stays clean and sanitary. Bulk Trash violations can be costly, so follow these tips to avoid a citation:

- Save the calendar on the back of this edition of The Breeze, and refer to neighborhood signage to stay informed about bulk trash week.
- Do not put out material earlier than 7am on the Thursday prior to collection week.
- Put materials on the curb in front of your home. Do not place on vacant lots or medians. Do not place materials in front of utility poles, traffic signs, utility meters or hydrants.
- Do not allow your bulky items or brush to block the sidewalk or protrude into the street.

After your bulk trash is picked up, please be mindful of the various scraps that are often missed or left behind. We appreciate your cooperation in disposing of this errant trash so that it doesn't make its way into the streets, into our storm drains, or into the mouths of inquisitive dogs on walks!

On a related note, don't forget that 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. If you encounter a serious obstruction in an alley, you can submit a report to 311 under Obstruction – Alley / Sidewalk / Street.

Trash, debris, and stacked bags harbor pests, so take advantage of the city's free monthly pick up and 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.



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

Community Preparedness Training

NHHA partnered with the City of Dallas Office of Emergency Management to offer an interactive training for our residents to help prepare for the next disaster or severe weather event. The presentation helped residents: identify potential hazards in our area; learn what to do before, during, and after a disaster; learn how to make a plan and build an emergency kit; and get a refresher on how to stay informed.

Each participant received checklists on what to include in home emergency kits, Grab 'n Go bags, car emergency kits, and office emergency kits. Free first aid kits were also handed out. A big thanks to Rafael Ferreira with the Office of Emergency Management for a great presentation. We also appreciate the NWH residents who took advantage of this free and easy opportunity for increasing our community preparedness. For more information about how to prepare and respond in the event of an emergency in our area, visit dallascityhall.com, click on Departments, and then navigate to Office of Emergency Management. If you want to be informed about benefits like this in the future, join NHHA!



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.

NHHA Leadership

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Security & Crime Watch
gn@northwoodhills.org
469-223-3582

NHE Upcoming Events

November 19 - 23

Thanksgiving Week – No School

December 6

6th Grade Choral Festival

December 13 – 6:00pm

Holiday Music Program

December 24 – January 7

Winter Break – No School

January 9-18

Please donate your gently used books at the front office for the Used Book Fair.

January 21

Martin Luther King, Jr Day – No School

January 24 – 6:00pm

Pancake Supper and PTA Membership Meeting

January 25

Future Falcons Music Event

January 29 – 10:00am

NHE Prospective Families Spring School Tour

January 30 – 1:00pm

RISD Early Release Day

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

Why Wait? Your 2019 Membership Can Start Today

If you're contemplating joining the Northwood Hills Homeowners Association, don't wait 'til 2019...join right now and your membership starts immediately! Then you'll have access to the security patrol's out of town home check service during the holidays. Fill out the membership form on page 15 and mail it along with your check, or use the easy online membership form and dues payment option at northwoodhills.org.

What do you get for \$300 a year? Besides access to the private armed security patrol, members receive MemberMails, which are email communications that relay important information about crime alerts, neighborhood events, community meetings, lost pets, code compliance, and city services. In your first year of membership, members receive a reflective alley address sign for the back fence or gate and a "No Solicitors" plaque to mount near the doorbell. As needed, your curb address will be painted along with the custom NHHA logo for easy visibility. Membership also provides access to free paper shredding & electronics recycling events and entitles your household to a

continued page 5

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Membership

continued from page 4

custom NHHA yard sign announcing our neighborhood's armed security and video surveillance. New benefits and members-only events are added regularly.

On a larger scale, your membership dues are also an investment in your neighborhood. NHHA contributes to the prestige and beauty of Northwood Hills by maintaining the markers, trees, and plantings on our gateway medians. We install new flowers and plants each year, sponsor alley clean-ups, and help residents with tips and resources to battle the bugs. We also put out helpful signs ahead of each bulk trash pick-up to encourage compliance with the city's regulations. Membership in NHHA benefits us all.

Questions about your membership status? Contact membership@northwoodhills.org.



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Lost and Found

Northwood Hills is an animal-friendly neighborhood, which is clearly evident on any fair weather day. This is why NHHA tries to facilitate a happy reunion if the unfortunate happens and a pet becomes lost. MemberMails concerning lost or found pets have high open rates and are generally successful. With that said, there are a lot of steps that pet owners can take to increase the likelihood of a quick and safe return of their lost furry family member, without the need for a MemberMail.

First and foremost, ensuring your pet is wearing a collar and ID tag is the best way to get him or her back home soon. Including your address on the tag, or at least a current phone number, is strongly recommended. Next, with the changes to pet registration by the City of Dallas, it's important to have your pet micro-chipped. Not only is it mandatory now, but it essentially means your pet is carrying ID wherever it goes. Most animal clinics can scan a found pet and determine ownership in a matter of seconds, if available. If you rescue a lost pet without an ID tag, we encourage you to visit a vet to check for a micro-chip. Northwood Veterinary Clinic on Peyton Dr. is close by and has helped numerous Northwood Hills' good Samaritans in the past with scans. They may even recognize the found pet if it's one of their patients!

continued page 7

Voters Turned Out in Record Numbers

by Janet Marcum

Texas voters were fired up this year, especially during early voting. Over the 2-week period, 4.8 million people across Texas cast their votes. After Election Day came to a close and the ballots were counted, more than 8 million people had participated in our democratic process. Typically, the turnout for a midterm election is 20% lower than for a presidential election, but 2018 numbers bucked that trend by coming close to the turnout seen in 2016. Nearly the entire state saw increases in ballots cast, as only 4 out of the 254 counties in Texas saw a lower turnout in 2018 than in the last midterm election in 2014. Locally, Dallas County, Tarrant County, and Collin County all more than doubled their voter turnout compared to prior midterm elections, according to the Secretary of State's office.

This is great news for Texas, which has gotten the reputation for being dead last in voter turnout among the fifty states. Leading up to the midterms, it was clear to see that Northwood Hills' residents weren't going to sit this one out. Many yards played host to candidate signs, often with differing names from neighbor to neighbor. While the few reports of signs being stolen were disappointing, it was nonetheless encouraging to see so many residents displaying their concern for our city and state's future and using their voice. At the end of the day, even if your preferred candidate lost, take solace in the hope that this might be a turning point in our state, as engagement is always better than apathy.

To view state-wide election results, visit www.sos.state.tx.us. For local results, navigate to www.dallascountyvotes.org. NHHA members are kept informed about upcoming elections through MemberMails, just one of the many benefits of membership.

Real Estate

by Judy Switzer

Recently I attended a Forecast 2019 symposium. It is an annual event held in the Metroplex which brings experts in the field of real estate together to give us a current "state of the union" and their best educated guesses of what to expect over the next year.

Here's what I learned: Dallas-Fort Worth ranks second in the country for job gains, behind only New York City, with 118,200 more jobs year over year for July. Nationally, DFW is first in population gains, with over 146,000 new residents in 2017.

These statistics point toward a strong real estate market. Indeed, it is! However, DFW home sales fell 2.3 percent from the third quarter of 2017. Even with the year-over-year decline, though, DFW still had the largest number of preowned property sales in the state.

According to Jim Gaines, chief economist with the Real Estate Center at Texas A&M University, "Our market remains extremely strong, but is slowly moving toward normalization. Median home prices and homes sales are

continued page 13

Lost and Found

continued from page 6

Another proactive way to keep your loved one safe is to fill out the Know Your Neighbors Grid (found in the Security section of our website) and include a detailed description of your pet(s) when exchanging the information with neighbors. It's good practice to know who lives around you and how to reach them, and it's a bonus to also be familiar with each other's animal occupants. Lastly, sharing info online can get the message out quickly when you've lost or found a pet. NextDoor and Facebook have proven effective in this area, especially when you want the information to travel outside your neighborhood boundaries.

NHHA is here to help, and you can contact us if we can be of assistance. But, if you follow the steps outlined above, you will hopefully experience a joyous reunion before you even have time to email us.



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hwood Hills



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Gateridge	Goff
Ivyglen	Morse
Midcrest	Banta
Mossvine	Kimberg
Spring Valley	Moses/Stamps
Stonecrest	Fornear
Stonehill	Pulaski
Tanglecrest	Merida/Sanchez
Valley Creek	McDonald

Winterize Your Home

Summer temperatures have a tendency to stretch into Fall in North Texas, but before you know it, freezing temperatures will arrive. Now is a good time to begin planning the steps you'll take to winterize your home. Here are some things to consider as we enter the colder months of the year:

- **Clean your gutters.** If your gutters are full of leaves and debris, they'll trap water from rainfall. When the first freeze happens, that water turns to ice, which can weigh down the gutters and cause them to pull away from the house.
- **Service your furnace.** A check-up can ensure your furnace will be functional all season long. After months of not being used, it's helpful to have it cleaned and inspected before you'll need it most. Don't forget to change your filter.
- **Seal drafts.** Weather-stripping and/or caulking your doors and windows is an affordable way to conserve energy and keep your home comfortable.
- **Replace missing roof shingles and seal vents.** If water penetrates your house through openings in the roof, it can be especially harmful in the winter if the water freezes in your attic.

continued page 11

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Winterize

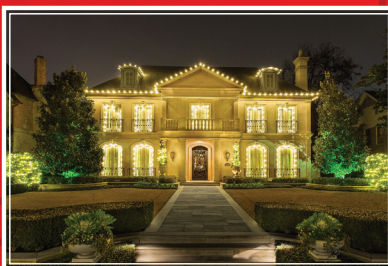
continued from page 10

- **Prepare your outside faucets.** Disconnect hoses and splitters from the spigot. Install a hose bib cover on each outdoor fixture.
- **Check your fireplace.** Consider having the chimney professionally cleaned to remove last year's build-up of creosote and ash. Inspect the interior for cracks and make sure the chimney cap is in good shape.
- **Monitor your thermostat.** If you're planning a holiday vacation, resist the temptation to turn off your thermostat while you're gone. You not only run the risk of freezing pipes if there's no heat in the house, but your system will have to work too hard to get things toasty again when you return. Lowering the temperature while you're away is safer than a dormant furnace.
- **Pack up the patio furniture.** It's unlikely you'll be spending much time outside in freezing temps, so pack up the patio furniture, or at least the cushions, and store them during the winter to extend their life.

RISD Passes Property Tax Increase

Voters hit the polls in November and approved a 13 cent increase in the operating tax rate for homes residing in the Richardson ISD attendance area. The increased funds will be used to provide additional teaching and staff positions to serve students in special education and those with special needs, additional school resource officers and other safety and security staff, a salary increase for teachers and staff, and an hourly rate increase for custodial and other positions. Funds will also go toward maintaining class sizes without overage waivers and implementing future priorities from the 2017-2018 community strategic planning process. While the average homeowner in RISD will see their property taxes go up about \$300 as a result, residents in Northwood Hills are more likely to see an increase of \$500 or more, due to our higher property values.

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Mark Your Calendar

Nov 9 – Dec 31

The 12 Days of Christmas
Dallas Arboretum

Nov 16 – Jan 6

Holiday in the Park
Six Flags Over Texas

Nov 17 – Jan 6

Trains at NorthPark
NorthPark Center

Nov 21 – Dec 30

A Christmas Carol
Wyly Theatre

Nov 23 – Dec 30

Enchant Christmas Light Maze
& Market
Globe Life Park

Dec 1 – 10am

Dallas Holiday Parade
Downtown Dallas

Dec 1-2; 7-9; 14-16

Santa's Village
Richardson Civic Center

Roll Up Your Sleeves

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

We are always looking for potential Board candidates or those willing to fill non-Board roles that are less time-intensive, but equally important. Take on a long-term job or a short-term project, join a committee of folks with the same interest, or spearhead a new initiative. Here's just a sampling of opportunities...

Communications/Marketing - write or obtain copy for quarterly issues of the Northwood Hills Breeze; create content for our website; develop sponsorship and underwriting opportunities.

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

Bulk Trash Signage - place out and pick up 4-7 bulk trash signs monthly (depending on which area you live in); send email reminders to other bulk trash sign helpers.

Special Events - lend a hand at the Shred Event, man a concession stand or lead a children's activity on the 4th of July, brainstorm ideas for Good Neighbor Day, or volunteer at an Annual Meeting.

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

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Real Estate

continued from page 7

up, but the rate of increase statewide is beginning to slow compared to prior years. Residential price appreciation in North Texas has slowed this year after median home values grew more than 40% during the last five years."

With this in mind, how has far North Dallas and in particular, Northwood Hills, fared for the first three quarters of 2018? For just the month of August, Far North Dallas home sales were down 34% over the same period in 2017. Areas with gains in home sales for the month of August were by and large in suburbia, indicating price points that are most likely less than what our average home sells for.

In Northwood Hills, through October 15th, we've had forty-five homes change hands, compared to just thirty-eight over that time period in 2017. Of the SOLDs, eleven went for asking price or above. The average price thus far in 2018 was \$700,207, or \$181.49/sq ft. This compares to \$749,981, or \$185.01/sq ft in 2017. While the numbers are a little bit lower for 2018 YTD, this is always a function of the types of properties on the market at any given point in time. Days on market [DOM] also increased a tad, from 41 to 47 days.

continued page 14

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Special Thanks

NHHA would like to thank Northwood Hills' resident Zach Riven for his help with the "Fall in Northwood Hills" photo array found on pages 8 and 9 of this edition of The Breeze. Zach is a 6th grader at Parish Episcopal School and a member of Boy Scout Troop 59. He has been participating in scouts since Kindergarten and is close to achieving the rank of First Class Scout. Zach went around Northwood Hills knocking on doors and taking pictures of festive fall decorations in order to complete his Family Life merit badge community project. He enjoyed this project because it was a great way to meet some of his neighbors. When he's not performing scout activities, Zach plays basketball and tennis and watches college football on Saturdays. He says "Hook 'em Horns!" in support of his favorite team, the Texas Longhorns. Thanks, Zach!

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Hillcrest Village Set for Revamp

The retail center at the northwest corner of Hillcrest and Arapaho, named Hillcrest Village, is slated for a major overhaul over the next few years. Building exteriors will be remodeled along with the installation of new lighting, signs, landscaping, and pedestrian pathway connections. One major enhancement will be the addition of a 1.5 acre public park surrounded by oversized outdoor patios. The City of Dallas has pledged \$3M toward the project. Hillcrest Village was acquired and is being redeveloped by SHOP Development. Northwood Hills' resident, Josh Beliak, is involved in the project.

Real Estate

continued from page 13

Buyers still prefer homes that have been updated and are move-in ready, provided that they have been remodeled and finished to the purchaser's liking. With the North Texas economy in full swing, general contractors are very busy and renovation prices keep going up, making it more difficult to purchase a property at top dollar and then renovate and keep within market values.

I'm often asked by prospective sellers what changes they should make to get their house ready to sell. My answer begins with a question: what were you thinking of doing? The reason for this is, keep in mind you are a seller, not a flipper. If you plan to spend money and make "update" decisions, you need to think like a flipper – in other words, the money you spend better be what the buyer wants, or they will not be willing to pay you for it.

If you are contemplating selling, contact your real estate professional for an accurate assessment of value. To get top dollar for your home, you want to make sure it is priced correctly from the outset. The longer the property is on the market, the less it is worth.



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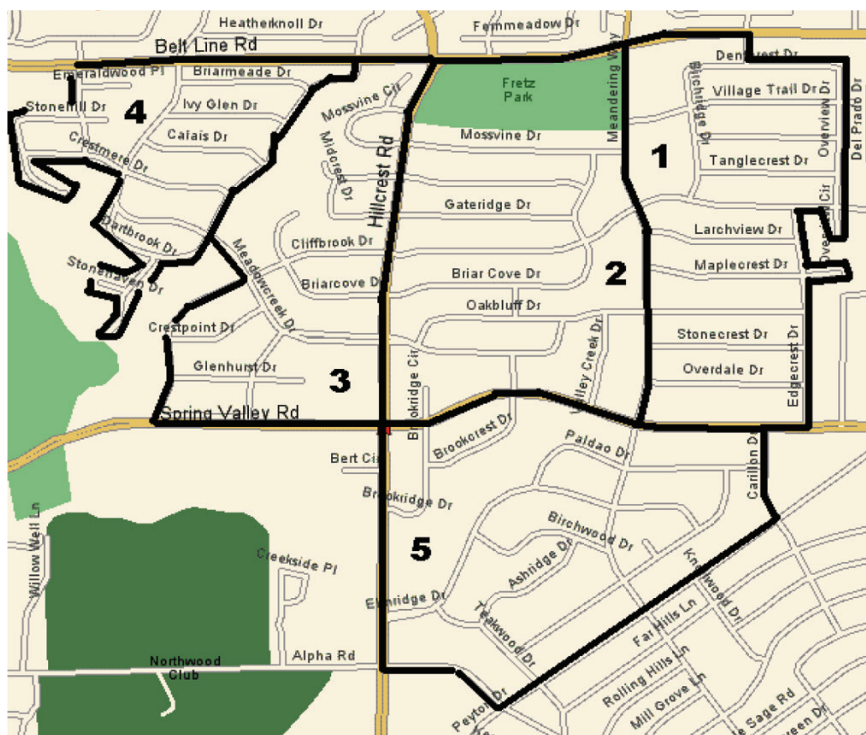
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| <input type="checkbox"/> Special Events & Programming | <input type="checkbox"/> Newsletter | <input type="checkbox"/> Other _____ |

Membership questions? Email Heather Catelotti at hc@northwoodhills.org or Janet Marcum at jm@northwoodhills.org.

Northwood Hills Boundaries and Areas



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November 12
December 10
January 14
February 11

November 8
December 6
January 10
February 7

For details on what the city will (and won't) pick up as bulk trash, visit
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