

Holiday 2012

THE NORTHWOOD HILLS BREEZE

Inside...

Extra Holiday Patrols	page 2
Real Estate Report	page 6
Holiday Fun & Photos	page 8-9
Membership	page 12, 15



Hillcrest/Belt Line Eyesore Becomes Northwood Hills Gateway

There's a steep slope, a traffic control box, buried utilities, no irrigation and excessive vehicle pollution. But despite these obstacles and after months of work with the City of Dallas, the southwest corner of Belt Line and Hillcrest is now a Northwood Hills gateway median.

At the 2012 annual meeting, NHHA Members approved funds for improving the corner and/or the walls along Hillcrest and Belt Line. The wall clean-up turned out to be more involved and costly than expected, and will be addressed in 2013 if funds permit. But the corner project was within budget and work began this past spring.

"I've always thought we needed a neighborhood entrance marker there and now we finally have one," said NHHA Member and Friends of Beautification supporter Linda West. "That corner is tricky with the utilities box, no water, and a thin, rocky, sloped area to work with but the use of decorative rock is a brilliant solution!"

See photos of the corner being transformed step by step throughout this issue of The Breeze.

NHHA Beefs Up Holiday Patrols

December is statistically the number one month for residential burglaries. Once again this year, NHHA is adding security patrol shifts during the holiday season to augment the normal seven-day-a-week schedule. Additional shifts enable the officers to perform home security checks for Members who are out of town, while maintaining their regular street patrol and response to individual Members' calls.

"Out-of-town home check requests increase in December," said Glynn Newman, NHHA crime and security chairman. "Some days the officers may have 40 or more homes to check. The added shifts ensure they can get to all those homes as well as drive their street and alley patrol routes."

Northwood Hills contains 45 miles of streets and alleys. Barring an unusual incident and with an average number of out-of-town home checks, the officers cover every street and alley each shift.



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



Early Spring, 2012 – Hackberry saplings, weeds and vines own the corner of Hillcrest and Belt Line and the strip along Hillcrest.



May – Dead trees, brush and debris are cleared from the work area. Design plans are submitted to the City for approval. Because the corner abuts an intersection, there are strict requirements regarding sight lines, set back, elevation and signage square footage area.

Serving Your Family's Real Estate needs for over 30 years.

Dee Owens ABR, CRS
Your Real Estate Consultant

972-380-7327 Message Center
972-979-2303 Cell
DeeOwens@Ebby.com
Resident of Northwood Hills for 35 Years




Serving Northwood Hills since 1983

Sparkle Pool Service **Weekly Pool Chemical Service**

only \$55.00 per month
(based on annual service)

(972) 286-1591
www.SparklePoolService.com

Special Thanks to our 2012 Northwood Hills Breeze Advertisers. We appreciate your support.

"Exceeding Customers Expectations Since 1986"

TEXAS WATERBOYS INC.
CUSTOM IRRIGATION AND DRAINAGE

Lic. # 3016
(972) 733-4343
WWW.TEXASWATERBOYS.COM

Irrigation **Design**
Landscaping **Installation**
Drainage **Repairs**




Salazar LAWN CARE

▶ Landscaping ▶ Flower Planting
▶ Bush Trimming ▶ Seed Planting
▶ Flower Beds ▶ Yard Cleaning

Call us for references from Northwood Hills.

Francisco Salazar **214-710-7113**

FREE ESTIMATES




NHHA Leadership

Rebel Webster – President
Communications
president@northwoodhills.org
214-866-0155

John Mottram – Secretary
Area 4 Director
jm@northwoodhills.org
214-543-1855

Bob Nance – Treasurer
bn@northwoodhills.org
469-233-0857

Glynn Newman – Area 1 Director
Security & Crimewatch
gn@northwoodhills.org
469-223-3582

Rich Prendergast – Area 2 Director
Membership
rp@northwoodhills.org
972-980-2988

Dane Smith – Area 3 Director
Walls Special Project
ds@northwoodhills.org
972-489-7920

John Mottram – Area 4 Director
Curb Painting
jm@northwoodhills.org
214-543-1855

Ron Skipper – Area 5 Director
Beautification
rs@northwoodhills.org
214-263-9343

Ed Fikse – At Large Director
Security Cameras
ef@northwoodhills.org
972-661-3921

Candace Winslow – At Large
Director
Membership
cw@northwoodhills.org
214-642-4541

Judy Switzer
Security & Crime Statistician
js@northwoodhills.org
214-801-7273

NHHA Annual Meeting

“What does the homeowners association do?” Come find out!

NHHA’s annual meeting happens in early February, and is usually held at Northwood Hills Elementary School. Details are being finalized, so watch for signage and additional communications after the first of the year, and make plans to attend.

Prior to the meeting NHHA Members will receive a Report to the Membership letter, which includes a recap of the association’s activities and finances for 2012, and a preview of the 2013 budget.

The annual meeting is a great opportunity to get involved in NHHA activities and learn more about issues affecting Northwood Hills.

Agenda items include a presentation of the 2013 budget for membership approval; election of board members; and updates on initiatives and issues in the areas of crime/security, beautification, membership and communications. There will also be time for general Q&A and discussion, so bring your questions.

Remember, all Northwood Hills residents are welcome at the annual meeting, but you must be a current NHHA Member to vote, so join today!



October – After multiple meetings between NHHA, Bert Blair (owner of Yellow Rose Landscaping) and City officials from various departments, the project is permitted and utilities are marked.



Nov. 5 – Work begins as Yellow Rose employees arrive with loads of rock and begin leveling the work surface.



Nov. 6 – While voters go to the polls, a new retaining wall is constructed at the bottom of the slope and a footing is laid for the stone marker.

You're Gone, "Doggone"
Pet Sitting Services

CATHY HALL



Bonded, Insured, References
 972-713-8539
 972-814-3999
 www.doggonepetsit.net
 bingodog@prodigy.net

All Pet Sitting PSI member
 Dog Obedience Walking
 Other Services Transport



MAYO REDPATH, CRS
 SENIOR VICE PRESIDENT RESIDENTIAL SALES
 NORTHWOOD HILLS RESIDENT SINCE 1977
 NORTH DALLAS OFFICE
TOP PRODUCER 2010 & 2011

D NAMED BY D MAGAZINE AS ONE OF THE
 BEST REAL ESTATE AGENTS IN DALLAS
 11 YEARS IN A ROW

469.231.7592
 MREDPATH@VIRGINIA COOK.COM

VIRGINIA COOK REALTORS

Pay your 2013 dues on-line: www.northwoodhills.org/



Pepper Square Cleaners
 Cleaning & Preservation

972-386-4663
 Serving the Metroplex Since 1980

PEPPER SQUARE CLEANERS

Proud Sponsor of
 Northwood Hills
 Homeowners Association

"Exceptional Quality and Service Since 1979"

14902 Preston Road
 972-386-4663
 SE corner of Beltline and Preston

peppersquarecleaners.com

NHE Honors Retired Principal

At the very successful Food Truck Event on October 26, the Northwood Hills Elementary PTA dedicated a bench in the school's updated front landscaping to recently retired principal, Mackie Kazdoy.

Mackie and her dad, Edmund Seid, tried out the new bench as well-wishers congratulated Mackie on her years of service.



Watering in Winter

Plants need water, even in winter; and currently 80 percent of Dallas County is "abnormally dry" or in a "moderate drought." However the twice-weekly watering restriction on automatic irrigation systems became permanent last April.

Many residents are used to watering when a hard freeze is forecast, so if that is your habit, plan ahead.

What's New in Northwood Hills Real Estate

by Judy Switzer

The election results are in, and regardless of your party affiliation, it stands to reason we will be in for "more of the same." What does that mean to our local market in Northwood Hills? I recently attended FORECAST 2013 put on by the MetroTex Association of Realtors. Speakers included an SMU professor, an economist from the Real Estate Center at Texas A&M, and the Director of Federal Taxation for NAR (National Association of REALTORS), to name a few.

The event was very informative. According to the experts, Ben Bernanke has pledged to keep interest rates artificially low, at least through the end of 2014. We also know that come January 2013 tax rates may increase as a result of the expiration of the Bush tax cuts. Additionally, Obamacare, capital gains, dividend and estate tax increases, not to mention an income tax on foreclosure debt forgiveness, are being considered and if implemented could reduce disposable income for most homebuyers. According to many economists, worries of this "fiscal cliff" and relatively high unemployment present the real possibility of another recession.

The Dallas Area Metroplex continues to fare better than 95 percent of the markets nationwide. Consequently, Northwood Hills is faring well, too. Year-to-date sales in our neighborhood through the third quarter of 2012 are up more than 35 percent over 2011, with a total of 42 home sales as compared to 31 at this time a year ago. The average price/square foot is also up, from \$130.22 in 2011 to \$132.39 in 2012. But the biggest difference in our local market is the number of active homes for sale in our neighborhood. There are just 21 homes on the market, ranging in asking price from \$229,000 to \$799,000. Active listings in Northwood Hills have not been this low in over a decade.

If you add up all the pieces to our market puzzle, you might conclude that we are in a "hot" sellers' market. Remember, a sellers' market occurs when a market has less than a six-month supply of active inventory. Given that 42 homes have sold through the third quarter of the year, by definition, our neighborhood qualifies.

Because we compete with many other markets in North

continued page 7

Leave your landscape to the experts.

Certified Arborist

Now is the time to prune your trees.

Seasonal Flowers

Beds prepared and planted for the holidays.

Tree and Shrub Additions

Fill in or add to existing landscape.

Hardwood Mulch Addition

Protect root systems from winter cold.

972-248-2373



yellowroselandscape.com

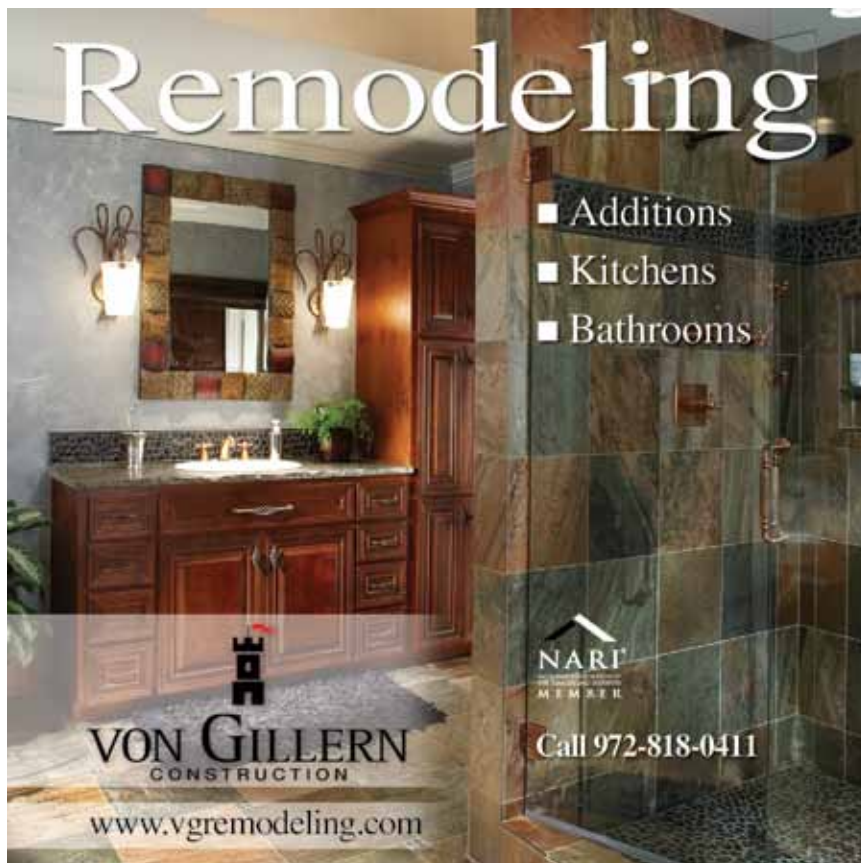
Real Estate

continued from page 6

Dallas and beyond for buyers, I don't think we can jump to the sellers' market conclusion just yet. And, because the aforementioned economic changes could result in a reduction in disposable income, sellers should not anticipate major increases in value in the short term. However, real estate remains an extremely good investment in this volatile economic climate, and if you are waiting for appreciation on the home you own, I am afraid, the increase in value might coincide with interest rates, the likes of which we haven't seen in over 20 years. When interest rates get to a certain point, I believe that will slow the real estate market.

The moral of this story is that if you are looking to upsize, downsize, or oversize, you should accept the current value, and sell your home while the competition in our neighborhood is at a record low. That will enable you to move on to your new home taking advantage of a cost of money at a rate you are not likely to see ever again.

If you have any questions regarding this information, please do not hesitate to call Judy Switzer, Broker/Owner of Judy Switzer & Associates, at 214-801-7273, or email judy@judysellsdallas.com.



Remodeling

- Additions
- Kitchens
- Bathrooms

VON GILLERN
CONSTRUCTION

www.vgremodeling.com

NARI
MEMBER

Call 972-818-0411

Coming up at Northwood Hills Elementary School...

December 7, 9:30 a.m. - Kindergarten & Prospective Student Introduction Coffee
- Learn all about what to expect when your child starts Kindergarten – curriculum, advanced learning, and life at NHE – from current NHE parents. Email pr@nhepta.org to RSVP and get further information.

December 13, 9:30 a.m. - NHE Campus Tour for prospective families.



Northwood Hills Preschool Play Group

Attention precocious preschoolers reading this issue of The Breeze: Tell mom and dad there's a new playgroup in the neighborhood that's tons of fun for tots and toddlers. Email lisahord@sbcglobal.net to be added to the email distribution list and be notified of upcoming play dates.

The Holidays Come Alive in NH... Nominate Your Favorites!

Interlochen, schminterlochen. Plain-o Plano. Highland Park, who? There are plenty of great holiday decorations and lights right here in Northwood Hills! Elegant, colorful, old-fashioned, contemporary, kid-friendly or faith-based...the outdoor holiday expressions of our neighborhood are diverse, creative and beautiful.

Where are they? You tell us! Recommend your favorite addresses (or your own) by emailing rw@northwoodhills.org. Send a photo if you wish (and before/after or work-in-progress shots are welcome!)




Explore the beauty...

Cruise Alaska

- Fabulous Ports • Gourmet Dining • Great Entertainment

Groups, Gatherings and Getaways

FOR THE BEST VALUES AFLOAT CALL:
Heather Goodstein • Princess-Alaska Expert



PRINCESS CRUISES
escape completely®

972-544-7447 • Heather@TravelByHeather.com
www.TravelByHeather.com



2012 in
d Hills



Don't Let Crime Spoil Your Holiday Fun

We all love the holidays, even the bad guys. As parties, activities and travel crowd our schedules, it's easy to forget and/or ignore basic safety and security measures that can help deter crime.

HOLIDAY SECURITY TIPS

- NHHA Members – USE the security patrol out of town check service!
- Make sure any lock you have is locked at all times.
- Do not put gifts where they may be seen through a window or doorway.
- If possible, park in the garage. If you park in the driveway or street, LOCK your doors and don't leave valuables in sight.
- Don't leave packages visible in your car.
- After the holidays, take "big-ticket-item" boxes (electronics, computers) to the recycle bin. Don't put them on the curb where they are an invitation for burglars.



Professional Service Since 1956

We care about your trees.

Holcomb TREE SERVICE

- Pruning
- Removal
- Stump Routing
- Spraying
- Cabling
- Deep Root Fertilizing
- Firewood
- Diagnosis for Disease
- Pest Problems
- On Site Consulting
- Insured
- Debris Haul Away

EMERGENCY SERVICE AVAILABLE 214-327-9311

10625 Ferguson Rd. • P. O. Box 570547 • Dallas, TX 75357-0547

www.holcombtreeservice.com

Member of the National Arborist Association (NAA), International Society of Arboriculture (ISA), and BBB Member.

Get on Board

What's your goal or resolution for 2013? If it involves giving back in your community, consider doing so very close to home. Northwood Hills Homeowners Association has room for you... and we need interested Members for a variety of positions. If your schedule permits, consider a Board position. Short on time? Consider helping in an area that interests you or assisting with one of our projects. Contact any board member or email president@northwoodhills.org to learn more.



Will you leave a legacy of love...

...or will you just leave?

 **JUDD & ASSOCIATES, PLLC** 16 year NHHA Member

Robert M. Judd, J.D., MBA
Wills, Trusts, Probate Law and Guardianship

7920 Belt Line Rd. • Suite 670 • Dallas, TX • 75254

214-363-3322

DrJuddsWills.com Leave a Legacy of Love



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.

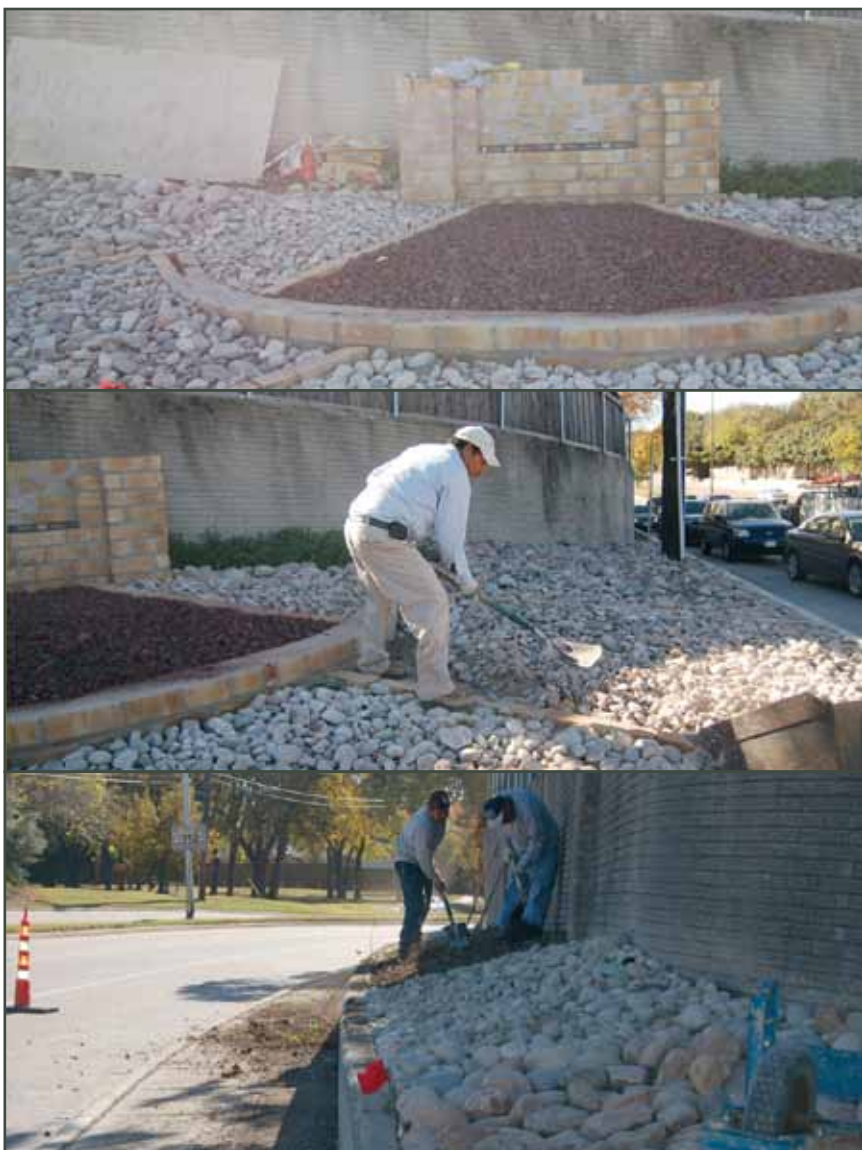
-Steve and Jenni Kasper

972-239-3733
www.kaspercustom.com





Nov. 7 – As night falls, the design begins to take shape.



Nov. 8-9 – Borders contain two sizes of river rock and dark red lava rock, creating contrast to draw the eye away from the sloping concrete wall behind. Because the work area is small and close to dangerous traffic, all the rock is spread by hand.

What's Important to You in Your Neighborhood?

Northwood Hills is a great community, and many of us have ideas on how to make it even better. NHHA board member Ed Fikse manages our master list of projects. For the most part, these are long-term initiatives that require significant planning and funding; there are also short-term issues that come up and need to be addressed. Not every item will fall within NHHA's influence, but we're interested to know what you think is important.

What do we need to look at? What's our next big project to tackle? Email Ed at ef@northwoodhills.org to contribute your thoughts.

NHHA Marketing

Special thanks to our loyal advertisers and contributors who support our communications, projects and special events. We couldn't do it without them and encourage your patronage of their businesses.

There are plenty of ways to support NHHA while exposing your business to our affluent membership, from advertising in The Breeze newsletter to sponsoring our website to underwriting MemberMail emails. Just email Judy Switzer at js@northwoodhills.org to learn how you can network with the Members of one of North Dallas' most popular homeowners associations.

"There's Strength in Numbers...and We're Counting On You!"

NHHA recently send a membership invitation letter and brochure to all non-Member, owner-occupied homes in Northwood Hills, detailing the benefits and advantages of membership. But you don't have to take our word for how great NHHA is (after all, we're biased). Ask your neighbors who are Members about what we do! They are easy to spot – they have a distinctive curb address featuring the NHHA logo tree.

The more families who join NHHA, the more the association can do to improve the quality of life in Northwood Hills, and we have a long (and growing) list of ideas. Don't wait, join today! You can do it online at www.northwoodhills.org or there's an easy form on page 15 of this issue of The Breeze.



STATE FARM
INSURANCE COMPANIES
HOME OFFICES: BLOOMINGTON, ILLINOIS

JERRY D. DAVIS

Agent

24 Hour Good Neighbor Service®

300 N. Coit Road, Suite 154
Richardson, TX 75080
Off.: (972) 231-5227
Fax: (972) 437-9872

48
YEARS
REPRESENTING
STATE FARM
INSURANCE



Judy Switzer

Broker/Owner

NHHA Security Statistician

**Our Real Estate Market has changed...
for proven strategies, innovative solutions,
and successful outcomes....contact me.**

www.judysellsdallas.com 214.801.7273
judy@judysellsdallas.com

Call me for references!

My satisfied clients in
Northwood Hills, Preston
Hollow & beyond will tell
you why they worked with
me for the past 22 years!

Judy
SWITZER
& Associates
...For Every Move You Make

Visit us on the web: www.northwoodhills.org!



Largest New & Preowned Office Furniture
Inventory In The Metroplex!

Brad Richardson • Owner and Northwood Hills Resident

OFFICE FURNITURE TEAM



4204 Lindberg Drive • Addison, TX 75001 • 972-503-8326

BUY • SELL • LEASE • RENTALS • SPACE PLANNING

Join us on July 4th at our office for the best location in Addison
to watch Kaboomtown. All Northwood Hills homeowners welcome.

Zen and The Art of Remodeling

Sponsorship Advertorial by Kasper Custom Remodeling

Thinking of remodeling? You may be asking "Where do I start?" "Is it affordable?" "What's my style?" "What tile should I use?" "What appliances are best for my kitchen?"... and dozens more questions.

Remodeling can be stressful. There are hundreds of decisions to be made, sometimes dealing with people you may not know very well.

So, here are some tips to help maintain your zen:

Choose your Remodeling Team Carefully

It may seem like a lot of work up front, but taking the time to choose qualified professionals that you can trust and work with is worth the effort.

In a recent survey, people considering a remodel project were asked what was most important to them when choosing a contractor:

1. On time
2. On budget
3. Good quality

A second survey of people who had completed a remodel asked what would be the most important qualities when choosing a contractor if they had to do it again:

1. Someone who listens to me
2. Someone who gives me good advice
3. On time

The lesson here is to find someone who shares your values and has your best interests in mind.

Allow Enough Time to Plan

Take the time before the first swing of the crowbar to make your selections. Nothing is more stressful than trying to do your job, manage your family AND make remodeling decisions that are needed in a day or two to keep the project on track.

Kasper Custom Remodeling can help you design and build your project with beautiful finishes, professional execution, and a proactive attitude that says, "We care and we can do it". To learn more about our award-winning company, see our portfolio and read client testimonials, visit www.kaspercustom.com.

Ready, Set....Prune!

Now through January, when our average temperatures are at the lowest, is the safest time to prune oak trees. Paint every cut, large or small, with pruning sealer or latex paint. For complete safety, clean all pruning implements with a 10 percent bleach solution or Lysol™ between trees.

Burning any type of oak wood will kill the oak wilt fungus, and there is no risk of spreading the disease through smoke. But storing unseasoned firewood from diseased red oaks is a potential means of spreading the oak wilt fungus. So it is best to buy wood that has been thoroughly dried for one full year.

Direct Mail Partners

Lettershop

Mail Merge

Presort

Labeling

Addressing

Personalized Mailing

P.O. Box Management

Mailroom Operations

1505 Wallace Dr., Suite 154
Carrollton TX 75006-6639

972-446-DMP1 (3671)

info@directmailpartners.com

How to Handle Holiday Waste

The holidays bring an excess of waste, and up to 70 percent of what is tossed out can be recycled. To reduce what ends up in the landfill, remember these items can be recycled: cardboard boxes, wrapping paper, gift bags and paper shopping bags.

NOT recyclable: stick-on bows, ribbon, packing peanuts and bubblewrap.

Watch MemberMail for the dates, times and locations of the City's Christmas tree recycling program. Bring your tree, bags and shovel and go home with free mulch.



Nov. 12 – As the marker goes in it's official...this corner is an entrance to Northwood Hills.

Helpful Community Web Sites

*LBJ Construction Updates
www.lbjexpress.com*

*City of Dallas Calendar and Annual Progress Report
www.dallascityhall.com*



972-503-6882

traverconstruction.com

Excellence In Residential Remodeling



Nov. 13 – Red yuccas are planted and the worksite is cleaned.

Thanks to Ed Fikse, Rich Prendergast, Judy Switzer and Michael Webb for contributing to our photo timeline.

Welcome New NHHA Member Households:

Dartbrook: Newman
Gateridge: Clift
Stonecrest: Blocker
Stonehill: Saunders

We thank longtime Members Kevin and Kristi Burke, who believe in the value of NHHA membership and generously underwrote the printing of our new membership brochure. In addition, their company, Direct Mail Partners, handles the folding and mailing of each issue of The Breeze.

2013 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**



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

☐ NEW MEMBER

☐ RENEWING 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.

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

Membership questions? Email Candace Winslow at cw@northwoodhills.org or Rich Prendergast at rp@northwoodhills.org.



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

PRSRT STD
US POSTAGE
PAID
DALLAS TX
PERMIT NO. 407

Return Service Requested

Bulk Trash Collection Calendar

Pick-up Date – Monday/Tuesday beginning on...	Place debris on curb no earlier than Thursday...
December 10	December 6
January 14	January 10
February 11	February 7
March 11	March 7

For details on what the city will (and won't) pick up as bulk trash,
visit www.dallascityhall.com/sanitation/brush_and_bulky.html

Landscape Watering Days

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

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