



HOMEOWNERS ASSOCIATION

The Water Issue

The Dallas City Council voted in April to make twice-a-week watering permanent. In neighborhoods such as Northwood Hills that have established, valuable trees and landscapes, concerns run high about the ability to maintain these property assets while restricting water use significantly -especially after last summer's record heat and drought. NHHA asked Yvonne Dupré, Conservation Coordinator for the City of Dallas Water Utilities, to respond to some of Northwood Hills residents' most common questions and provide additional information. Her interview starts below and continues throughout this issue of the Breeze. On page 16 you'll find a watering schedule and bulk trash collection schedule, ready to clip and save for reference.

Q: What are the penalties for violating Dallas' Water Conservation Ordinance? How do I report those who don't comply?

A: The first time someone is observed by City of Dallas Code Compliance not obeying the ordinance, they will receive a warning. If that resident is caught a second time, there is a \$250 fine. If they continue to disobey the ordinance, the fine continues to double to a maximum of \$2,000.

Violators can be reported by contacting 311 or online through the "Report Water Waste Here" link on the left side of the SaveDallasWater.com homepage.

Q: Enforcement sounds pretty difficult. Why should I comply?

A: Enforcing code compliance is a challenge in a city as large as Dallas, with many miles to cover and a limited number of code officers. But most residents want to do the right thing.

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Are You Missing MemberMail?

MemberMails are valuable NHHA Members-only emails about city services or code issues, special events, lost pets and other items of neighborhood interest; Security Snapshots are monthly recaps of crime incidents; Crime Alerts are urgent notices of escalated criminal activity in Northwood Hills.

If you aren't receiving MemberMails, here are some ways to troubleshoot the problem:

- Are you a Member? If not, join now. There's a membership form on page 15 and information about how to join, and pay, online.
- Did you forget to pay your dues? The MemberMail list has been purged of email addresses for residents who have not paid 2012 dues.
- If you use a spam filter, add president@northwoodhills.org to your address book.

Don't miss out on another MemberMail. Join or renew your membership today and get back "in the know." Questions? Contact us. A complete list of NHHA leadership is on page 3.



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

2011 Real Estate in Review

by Judy Switzer

Spring is in full gear and real estate in Northwood Hills is rockin' and rollin'! In the last newsletter I predicted we were poised for a busy spring, and while we are not back to pre-2008 busy, things certainly appear to be picking up. As of the end of April, 16 homes had sold in our neighborhood, ranging in price from \$189,000 - \$1,099,000Z, as compared to just 11 homes sold-to-date over the same period in 2011. (A "Z" value indicates the sales price was not disclosed by the buyer and the seller, but the Z price was the last list price when the property went under contract. This might artificially inflate a value a little bit, but most homes sell at 95-100 percent of value, once they are priced correctly).

The average sales price was \$566,669, up nearly 12 percent over last year. The \$\$/ft. rose from \$130.07/ft. to \$132.75/ ft. And days on market (DOM) went from an average of 142 last year, to 129 in the first four months of 2012.

As this issue of the Breeze goes to press, there are an additional two homes under option contract, five homes pending and another is active with a contingency. While we won't know what they sold for until they close, all indications are that prices will be slightly higher on these homes as well.

Currently, we have an inventory of just 26 active listings. During 2009 and into 2010, active listings rose to more than 40.

What does all this mean? What can buyers and sellers expect in the months to come?

The collective data is definitely positive, but I suspect if you talk to individual sellers you would hear a rather "defeatist" sentiment. Buyers are coming to the table and making decisions, and that is good. But sellers are not particularly happy with their end results. While the real estate market is still soft, or a bit flat, I believe Northwood Hills has seen the worst of the slow-down. If you recall the last downturn in the 1980s, once we were at this point it took nearly four years before sellers began to see real appreciation again. So be patient.

Another issue that could impact the market rebound is the rate at which the large banks are going to be forced to bring their remaining foreclosures to market. Up until a month or so ago, banks were foreclosing their problem loans on their continued page 3

Real Estate

continued from page 2

own terms, but now the government has put procedures in place and this will affect the market on a more far-reaching basis. Values in Northwood Hills, for the most part, have not been directly impacted by foreclosures in our neighborhood. We have certainly had a few, but along with them we've had many more non-distressed sales. However, when the next rounds of foreclosures start hitting the market, supply will rise in all the neighborhoods with which Northwood Hills competes for buyers, increasing listing inventory. Our sellers could be impacted.

Most distressed properties are in need of a ton of work -- not only cosmetics, but more substantial repairs due to neglect. Buyers are willing to pay for homes that are move-in ready. So look at your home with a discerning eye, and do what you must do to maximize your chances of selling your property.

For more information on values and activity in Northwood Hills, contact Judy Switzer, Broker/Owner of Judy Switzer & Associates, at judy@judysellsdallas.com, or 214-801-7273 (cell).





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 1Director 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 2144-801-7273

Mackie Kazdoy Retires from NHE

Northwood Hills Elementary School principal Mackie Kazdoy announced her retirement this spring, closing a 34-year career as an educator. After nearly two decades as a teacher and counselor, Mackie was NHE assistant principal for five years before being named principal of Richardson Heights Elementary.

In 2006 she returned to NHE, and during her tenure as principal the school was repeatedly awarded "Exemplary" status by the Texas Education Agency. NHE was one of 181 schools out of 8,000 in the state to be named to the Texas Business and Education Coalition Honor Roll, the most prestigious award for sustained, academic excellence in Texas.

A Dallas native, Mackie attended public schools and she's passionate about public education.

"NHE is a neighborhood school
-- culturally, linguistically, racially
and economically diverse just like
the real world," she said. "Our
students have an experience
that prepares them for life, in
a structured environment that
emphasizes high academic and
behavioral standards. We spend
a lot of time teaching values in
addition to math and science."

She credits the school's success to her teachers' commitment, actively involved parents, and a supportive neighborhood.

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Watering

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In 2001 when the Water Conservation Ordinance was first approved, many didn't want to obey the prohibition on watering between 10 a.m. and 6 p.m. during the summer. Most customers now understand, agree and comply with time-of-day watering restrictions, as shown by the success of conservation efforts: since 2001, residents and businesses have reduced our gallons per capita per day by 23 percent, resulting in an estimated water savings of 146 billion gallons.

Q. What is the outlook for this summer? Will there be any additional watering restrictions?

A: Weather conditions are hard to predict. Some climatologists and meteorologists say we're going into a La Niña period and will have a wet summer. Others say summer will be less severe than last year, but that it will again be hotter and drier than usual.

In addition to the weather, an important factor is the ability to treat and deliver the water we have. The East Side water treatment plant has reduced capacity while it's being expanded. With twice weekly watering in place, we expect to meet our projected water demand this summer; but if the demand exceeds our ability to clean and deliver water to customers, additional restrictions could be required. We don't anticipate that will happen, but it's a possibility.

Q: Isn't the drought over? Why are we restricting outdoor watering when the lakes are full?

A: The new permanent schedule is a pro-active conservation measure more than a response to drought. Water is a critical issue in Texas. We are susceptible to drought and the population continues to grow – it's currently projected to double in North Texas by 2060. Aggressive water

continued page 6



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Kazdoy Retires

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"Mackie was a friend to the neighborhood and the community, known for her warmth with kids and families," said NHE PTA president Natalie Yancy. "She knew EVERY student and parent by name."

As she looks forward to spending more time with family and trying out her new bicycle, Mackie reflects for barely a moment before naming her proudest accomplishment at NHE.

"Visitors to our school -- whether they are prospective home buyers, neighborhood residents, volunteers or administrators -- routinely say what a positive, happy and relaxed atmosphere we have. And we are able to maintain that environment while our students are excelling academically. For young children, that's an unbeatable combination."

The PTA is renovating the school's front landscaping in the coming school year, and part of the project will be a

commemorative item dedicated to Mackie Kazdoy. To contribute, contact Laurie Osborn, laurie.osborne@me.com or 972-741-1090.

Fretz Re-Opens

Fretz Park Recreation Center is open again after a year-long renovation. Wow...what a difference. The center's gym, activity rooms and commercial kitchen can be rented for meetings, birthday parties and more; and Fretz offers Summer Camp, swimming and fitness classes, and a full schedule of activities. For more information, email fretzrc@dallascityhall.com or call 214-670-6203.



Watering

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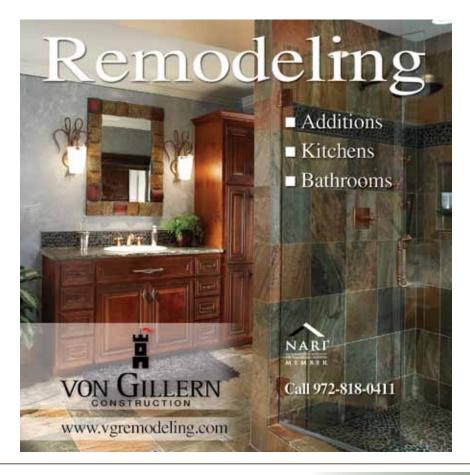
conservation efforts demonstrate our region's ability to use existing resources responsibly. By watering lawns no more than twice per week, we can extend our water supply and possibly delay the need for more restrictive measures during the next drought. The Water Conservation Ordinance focuses on outdoor watering because it's considered a discretionary use and, on average, accounts for about 30 percent of Dallas' total annual water use.

Q: Can't we simply create more water sources?

A: Additional reservoirs are part of the long-range water supply plan, but building reservoirs is a long, expensive and politically unpopular process. Cities in the North Texas region have a bad reputation as being "water hogs" since we typically use more water per person than other parts of the state. When requests for additional water resources for this region are raised, the areas where the reservoirs would be built will likely criticize the amount of water being wasted on landscapes. Dallas and other water providers in North continued page 8







Another Way to Save Water...and Money

The City of Dallas Water Utilities offers free sprinkler system check-ups by certified landscape irrigation specialists.

The check-ups can help improve the efficiency of an existing irrigation system by identifying:

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

The Irrigation Specialists will also make recommendations such as:

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

Homes with in-ground automatic irrigation systems use 35 percent more water than those without irrigation systems. And those households using automatic timers for their irrigation systems use 47 percent more than their neighbors who operate their systems manually.

To learn more or schedule a free system evaluation, call 214-670-3155 or sign up online at http://savedallaswater.com/rebates-and-incentives/irrigation-check-ups/

Parade Sponsorships Available

There are great opportunities to advertise your business in conjunction with NHHA's Independence Day Parade. Sponsorships start as low as \$200 and include signage at the event, listing in all promotional and publicity materials, a special "thank you" on our website and in the summer issue of The Breeze, and recognition at the Annual Meeting.

Spring Valley United Methodist Church has already locked in their Bounce House sponsorship again this year, but there are other opportunities available:

- Presenting sponsor
- Activity sponsors (petting zoo, dunk tank, etc.)
- Postcard reminder/map sponsor
- Pet refreshment tent sponsor
- Water sponsor
- Prize sponsor
- Watermelon sale sponsor
- Friends and Family contributors

A huge "thank you" to the families and businesses who help offset parade expenses, so every part of this great event can be FREE to all participants.



Watering

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Texas are working hard on the state level to obtain additional water sources, but we must demonstrate that we're using our existing supplies efficiently before those additional sources are likely to be permitted.

Q: Where does our water come from? How does it get to me?

A: Dallas gets its water from six lakes: Ray Roberts, Lewisville, Grapevine, Ray Hubbard, Tawakoni and Fork. Dallas has three water purification plants that treat the water to drinking water quality. After the water is treated it is delivered to customers through water pumping stations, water storage tanks and approximately 5,000 miles of pipeline. The water that goes to Northwood Hills (along with most of Dallas) is a mix of water from our eastern and western lakes.

Q: What about water sales to other entities? Is that part of the reason we're being asked to conserve?

A: During the 2011 summer, City of Dallas Water Utilities (DWU) was approached for emergency water sales by other continued page 9





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area water providers whose supply lakes were harder hit by the drought. The most publicized sale would have been to North Texas Municipal Water District (NTMWD), which provides water to cities north and east of Dallas (Plano, Allen, Mesquite, Garland, etc.). One of their lakes is out of service due to zebra mussels, and their lakes Lavon and Chapman were over 60 percent depleted. Dallas had agreed to sell 60 million gallons of water per day (MGD) from our eastern lakes, Tawakoni and Fork. This would have had no real impact on our supply since that amount of water is currently not accessible to Dallas because of infrastructure constraints, but it would have significantly helped our neighbors to the north.

Also, Dallas has water rights in our six reservoirs, but the State of Texas actually owns every drop of surface water in Texas. If NTMWD or other water providers had reached a crisis stage last summer, the State very likely would have required that Dallas sell them water.

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Special thanks to our loyal advertisers in the Breeze!



A Fabulous 4th in Northwood Hills... Join Us!

The 19th annual NHHA Independence Day Parade and Celebration will bring together hundreds of neighbors decked out in their patriotic finery.

Bikes and trikes, fire trucks and pick-ups, floats and vintage cars, strollers and scooters...they all come together as participants make their way down the parade route lined with cheering neighbors. This year's event will have new activities and games, more prizes and free giveaways.

Volunteers make it happen. Help is needed to coordinate sponsors and vendors, manage publicity, signage and promotion, and handle tasks that day – from lining up tots and teens, to pushing the button on the infamous dunk tank, to popping popcorn and spinning cotton candy.

There's a role for anyone and everyone, and participation in the parade is one of the best ways to meet your neighbors. So if you're new to NHHA or to Northwood Hills...here's your red, white and blue invitation to get involved.

Parade Planning Meeting Volunteers Welcome Tuesday, June 12 7pm

For More Info: president@northwoodhills.org

Scoop the Poop... It's Good Petiquette

Dallas' pooper scooper law requires that a dog's poop be removed immediately from private or public property. Many people are careful to clean up after their pet in yards; but a rash of complaints has come to NHHA about dog feces in streets. With pedestrian and vehicle traffic, this kind of mess actually is spread

further and faster. The "bottom" line: it's unsanitary, unneighborly, and a code violation to leave dog feces in the street.



Watering

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Q. What are zebra mussels and why all the fuss?

A: Zebra mussels are an invasive species native to Russia that came into the Great Lakes by ship via the St. Lawrence Seaway in 1988. They've since spread to many other lakes and rivers in the U.S. Usually they are transferred between water basins by recreational boaters who do not wash and dry their boats after leaving an infested water supply. Zebra mussels breed prolifically and alter the ecosystems they inhabit since there are almost no predators to keep them in check. They are fond of moving water and so cause significant maintenance issues in water pipelines and hydroelectric plants.

Before the infestation, NTMWD transferred water from Lake Texoma into Lake Lavon. This can't be done now since the zebra mussels would be introduced into the Trinity River water basin and spread to other water sources. NTMWD is in the process of building a pipeline from Texoma directly to their treatment plant in Wylie. There the mussels can be eradicated during the water treatment process.



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

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Friends on the Block

Informal gatherings are a great way to meet new residents and connect with neighbors on your street. Knowing those around you, their cars and their habits also can be an effective crime deterrence tactic.

Setting the example: Cliffbrook residents meet seasonally for food and fun. Glenhurst residents gather around a neighbor's grill, and Briar Cove has an annual block party. NHHA Members shared these photos from Gateridge's pre-Easter Hoppy Hour and the Spring Block Party on Maplecrest.



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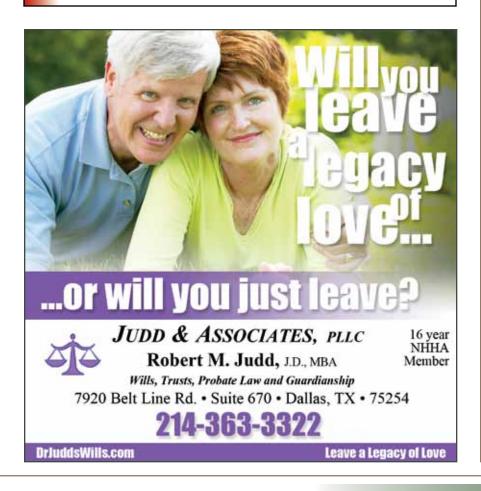
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Taking It to the Streets

The back cover of every Breeze newsletter includes a clip-and-save list of bulk trash collection dates for the upcoming months. Yet each month some residents mistakenly put out trash, bags and limbs too early, risking a citation and fine from Code Compliance. Beginning in May, NHHA began using Bulk Trash Pick-up reminder signs at key intersections and along major streets.

The signs are installed on the Thursday before collection week – the first day it is legal to begin stacking trash at the curb. The signs are removed the following Monday as collection week begins.

Bulk trash includes large limbs, shrubbery, bagged leaves, furniture, appliances, mattresses and box springs. Items that will not be picked-up include bagged grass clippings, new construction or remodeling materials, lumber or roofing materials. Call 214-670-5111 for a free estimate on the City's Cost Plus service to pick up construction or remodeling materials. Bricks, concrete, rocks, dirt, paint, oil and hazardous containers are not collected in either the Cost Plus or regular collection services.



Congrats to Our NHHA Grads!

J. Luke McGrath, son of Victoria and Hunter McGrath, graduates from J.J. Pearce High School. Luke will attend Auburn University this fall. Go Tigers!

Jackson Schellhorn, son of Amy and Bob Schellhorn, graduates from Richardson High School and will study mechanical engineering at the Missouri University of Science & Technology in Rolla, Missouri. Jackson's folks say they will miss him desperately, but will try to maintain a cheerful countenance as they celebrate empty nesthood by traveling the world.

Peter and Sunny D'Apice congratulate their daughter Rachel as she graduates from Greenhill School. Rachel is bound for Boston University.

Applause for Cameron O'Reilly, graduating from Pearce High School and attending TCU in the fall majoring in business. Parents are Debbie and Mike O'Reilly.

Allie Armstrong, daughter of Scott and Emily Armstrong and grand-daughter of Earl and Joan Barnette, graduates from Parish Episcopal School. Allie will attend NYU – Tisch School for the Performing Arts to study drama/musical theater.

Tom and Paula Hardick are proud of their daughter Erin, who graduates from Bishop Lynch High School and is bound for St. Edwards University in Austin.

Emitom Hillsman graduates from Greenhill as a high honor roll student, varsity tennis captain, class vice president, Students Against Destructive Decisions officer, Heartworks president, and Addison Rotary Club student of the month. She will attend Vanderbilt University, and her proud parents are Emily and Thomas Hillsman.

Applause for Andrew Donovan, son of Steve and Patty Donovan, who graduates from Jesuit College Prep. He plans to attend Loyola University-Chicago.

Rebecca Mishler is graduating from Richardson High School. She was named to the National Honor Society, and received the Service Learning Award. Rebecca has been accepted into the Honors College at the University of Arkansas and plans to study kinesiology. Proud parents are Randy and Elaine Mishler.

Caitlin Harrington, daughter of Greg and Michele Harrington, graduates from Parish Episcopal School

Congrats to Our NHHA Grads!

where she served as yearbook editor, a member of the Honor Council, a member of Mu Alpha Theta math honors society, and was a straight-A student. She'll attend The George Washington University on an academic scholarship.

Dan and Karen Paterson congratulate their daughter Corrie, who is graduating from Trinity Christian Academy where she was on the state championship volleyball team and made the All-State team. Corrie will attend either Baylor or Clemson this fall.

Corey Schneider, son of Steve and Kathy Schneider, graduates from Richardson High School 9th in his class. He was vice president of the RISD Superintendent's Advisory Council, received the Service Learning Award, and was a member of the National Honor Society, varsity baseball and tennis teams, RHS Communications Magnet and RHS Eagle Guard. He was president of Young Men's Service League, won the award for most service hours all four years, and received the YMSL Award for Seniors. Corey will study broadcast journalism at UT this fall.

Michael Paul Hale, son of Brent W. and Ruth Hale, graduated in December 2011 with a Bachelor of Arts degree in history from Brigham Young University. He will begin his teaching career this fall.

Caroline Christoff, daughter of Carl and Gina Christoff, graduates summa cum laude from Hiram College in Ohio. Caroline will attend either UT or Oxford University for her doctoral degree in philosophy.

A double dose of degrees: Jeff and Debbie Keplar applaud their daughter Katie who graduates with a degree in kinesiology from Texas Woman's University and plans to pursue a career in fitness and nutrition management. Their son Stuart graduates with a degree in economics from Pepperdine University, and will attend law school in the fall.

Peter and Sunny D'Apice applaud their daughter Hannah on her Bachelor of Arts degree from Columbia University. Hannah will return to Dallas to work for Teach for America.

Erin Joyce, daughter of proud parents Carol and John Joyce, graduates from Texas A&M with a Bachelor of Arts degree in communications. Erin is taking a trip to Europe after graduation and looking for gainful employment!

Law School Grads

Courtney Mitchell graduates this May from Tulane Law School. She will be working for the Texas Court of Criminal Appeals in Austin. She attended Northwood Hills Elementary, Westwood and the RHS law magnet, and graduated from UT. Her proud parents are David and Patti Mitchell.

Brett Switzer, son of Judy and Bruce Switzer, will graduate from Georgia State University College of Law with honors. Brett plans to take the Georgia bar exam in July, and has been hired by Gomel, Davis & Watson in Atlanta to practice tax law.

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Northwood Hills resident and Lady Eagles senior Becca Mishler receives a trophy for 2nd Team All-District from Coach Smith.

Richardson High School Lady Eagles Soccer Win District Title

Coached by Eric Smith, the designer of The Breeze, the Lady Eagles won their first district title in over 20 years. Led by Northwood Hills residents and senior players Felicity Harries and Becca Mishler, the Lady Eagles posted a 10 win, 2 loss season.

The final district win was against cross-town rival Lake Highlands in which the team won in a shoot out. Clinching the victory and the first place district finish was primarily done by some excellent goal tending by Harries when the shoot out extended to the ninth kicker.

Although many players were part of the All-District Honors, congratulations go to Felicity for 1st Team All-District, to Becca for 2nd Team All-District, and Coach Smith as District 9-5A Coach of the Year.

According to Coach Smith, "We could not have had the success we experienced this season if it were not for the continued page 15

NHHA brings Northwood Hills neighbors together. Join today!



Lady Eagles Soccer

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leadership of our seniors. Felicity has been a four-year varsity player, a team captain, and one of the most committed players I have ever worked with. Becca, with little regard for her petite size, always stood her ground and challenged well against some of the most physical players in our district. It will be a challenge for the underclassmen to fill their shoes."



Welcome New NHHA Member Households:

Briar Cove: Scheurer Brookridge: Catelotti,

Ruff

Pozadzides Crestmere: Dartbrook: **Roberts** Elmridge: Galvis Gateridge: Schatz Hillcrest: Carsey

Meadowcreek: Shannon **Martinez** Midcrest: Mossvine: Alexander

> Oakbluff: Selzer,

> > Sethi

Mathis Sprucewood: Valleybrook: Fisk

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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!

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Home phone:				
Comments or questions?				
We hope you will want to learn more about our activities. Please check any/all areas of interest.				
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	Beautification			Golf Tournament
	Special Events &	Programming		Newsletter
	☐ Marketing/Public Relations/Advertising ☐			Other
	Independence Da	ay Parade	Ü	
Membership questions? Fmail Rich Prendergast at rp@northwoodhills.org or Candace Winslow at cw@northwoodhills.org.				

Bulk Trash Collection Calendar

Pick-up Date – Place debris on Monday/Tuesday curb no earlier beginning on... than Thursday...

June 11 June 7
July 9 July 5
August 13 August 9
September 10 September 6

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

The Northwood Hills Breeze

Published four times per year by
Northwood Hills Homeowners Association
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www.northwoodhills.org

Landscape Watering Days

ODD

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

Restrictions apply to automatic irrigation systems and hose-end sprinklers.

Drip irrigation, soaker hoses and hand watering may be used any day, any time.

For details, visit http://savedallaswater.com/

WWW.NORTHWOODHILLS.ORG

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Return Service Requested

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