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Northwood Hills Among the Best (We Knew It All Along!)

Northwood Hills was among three Far North Dallas neighborhoods that received the highest overall scores within the Dallas city limits, in a Dallas Morning News study to determine the "Best Neighborhoods."

Using numerical analysis in an attempt to measure livability as far as possible, The News looked at 11 issues that residents said in a survey were most important to them. Those criteria ranged from safety, ease of commute, friendly neighbors and school quality to walkability, property appreciation, landscaping and affordability.

The Prestonwood area ranked first, although for the purposes of the survey, that designation included nearby neighborhoods.

The Northwood Hills area ranked second in the News analysis, standing out as a safe neighborhood near a variety of places to go and things to do. The neighborhood was also described as "quiet and well-kept." The Bent Tree-Oakdale-Country Brook area was ranked third.

Northwood Hills was also named among the best neighborhoods for wealthy buyers. The paper is publishing a 13-part series on the study. To read more, visit <http://www.dallasnews.com/news/metro/20130511-prestonwood-area-in-far-north-dallas-rated-citys-best-neighborhood.ece>





Dear Friends,

As I conclude my eight years of service on the Dallas City Council, I want to take this opportunity to thank each and every one of you. Thank you for allowing me to work with one of the best neighborhoods in the City of Dallas! It has been an honor to serve the City.

Wishes for continued success.

Linda

Editor's note: We thank City Councilmember Linda Koop for her representation and advocacy of Northwood Hills during the last eight years. Read a message from new City Councilmember, Lee Kleinman, on page 12 of this issue of The Breeze.



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

Watering: The New Normal

In April 2012, the Dallas City Council made the twice-a-week watering schedule permanent, as well as the before 10 a.m. and after 6 p.m. rule. Those restrictions – which used to be “Stage 1” of the City’s drought contingency plan -- are now our “normal.”

Residential and commercial customers with street addresses ending in an even number can use automatic irrigation systems or hose-end sprinklers on Sundays and Thursdays before 10 a.m. and after 6 p.m. Those customers with addresses ending in an odd number can do the same on Saturdays and Wednesdays. The restrictions only affect automatic irrigation systems and hose-end sprinklers. Drip irrigation, soaker hoses and hand-watering are permitted at any time, on any day.

The City is revising the drought contingency plan to provide for a new Stage 1 and additional restriction stages. Meanwhile, Code Compliance officers will strictly enforce the two-day schedule and restricted times. Residents caught watering outside the guidelines will get one warning, and then a \$250 fine on the second offense.


We’ve also learned that Code officers DO NOT have to actually see the offense; they are trained to observe water residue, run-off and other tell-tale signs of recent watering. On page 16 you’ll find a watering schedule and bulk trash collection schedule, ready to clip and save for reference.

The Early Bird Gets the Citation

Many neighbors put bulk trash out on the curb too early in April and May. When one resident -- or their landscape crew -- puts out trash or bags, others assume it’s the correct week...and the problem snowballs down the block.

For Northwood Hills, bulk collection happens sometime during the week of the SECOND MONDAY of each month.

As a reminder, NHHA places two dozen signs in the neighborhood the Thursday before trash week – the first day it is legal to put items on the curb. And, you can clip the box on the back of this (and every) issue of The Breeze. It’s an easy way to keep collection dates – and watering days – handy... AND avoid a citation from Code Compliance.



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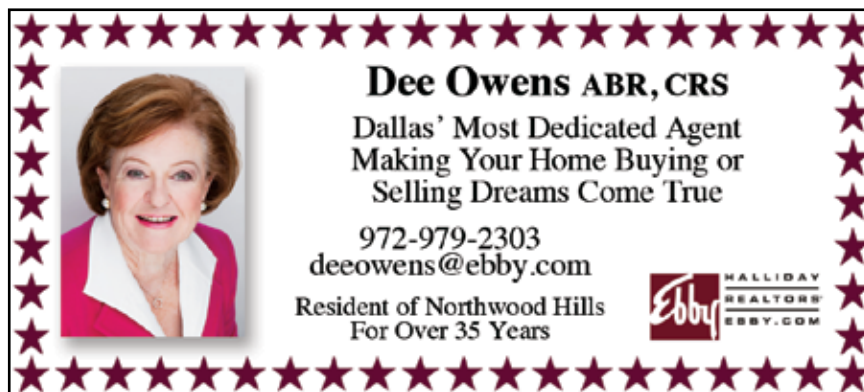
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president@northwoodhills.org
214-866-0155

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469-233-0857

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Judy Switzer
Security & Crime Statistician
js@northwoodhills.org
2144-801-7273

Water Restrictions: Are We In for More?

Despite recent rains, North Texas remains in a moderate drought. As of May 22, the lakes from which Dallas gets its water (Ray Roberts, Lewisville, Grapevine, Ray Hubbard, Tawakoni and Fork) are depleted 18.43 percent. This is below the depletion level that would trigger additional measures under the current drought contingency plan (which is being revised). As summer heat increases, what criteria trigger additional watering restrictions?

Low water supply

*Water demand
approaches system capacity*

*Short-term deficiencies limit
supply capability*

Contamination

As this issue of The Breeze goes to press, Dallas Water Utilities officials anticipate further water restrictions may not be needed until August.



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Neighborhood Playgroups

If you're new to Northwood Hills, or now have pre-school or early-elementary aged children, consider getting involved in a kids playgroup and/or parent meet-and-greet group. These informal groups are open to any/all children and parents in Northwood Hills. Playground get-togethers, neighbor meet-and-greets, and Mom's Night Out suppers are just some of the events being planned. Email heathergray3@me.com or elselzer@yahoo.com.

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Mosquitoes Are Here

Recent rains have provided excellent conditions for mosquitoes to breed. One severe case of West Nile virus has been confirmed in North Texas. Your best prevention is to eliminate standing water. If that's not possible, use organic mosquito dunks – small, inexpensive donuts that are harmless to pets and people and prevent mosquitoes from breeding.

Congrats to Our NHHA Grads!

Janie and Paul English congratulate their son Evan English, graduating from Jesuit College Prep. Evan will attend the University of Oklahoma.

Sheri Cole is proud to announce her son Chris is graduating from Parish Episcopal School. Chris also will be a Sooner.

Congrats to Quinn Carroll, son of Mary and Bill Carroll, who is graduating from Jesuit College Prep. Quinn is bound for Indiana University in the fall.

The Bobowski Family is proud of son Michael, who is graduating from Bishop Lynch High School and will attend the University of Missouri.

Applause for Rachel Fikse, daughter of Eddy and Mary Beth Fikse, who is graduating summa cum laude from Trinity Christian Academy and heading to Texas Christian University. Dad says, "Congratulations Rachel from Mom and Dad and Go Frogs except when they play the Bears!"

Pat and Doug Traver congratulate their son Colin, who is graduating from Jesuit College Prep and will be attending Loyola University-Chicago.

Eileen Birnbaum and Scott Birnbaum's son Jeff is graduating from The Shelton School. He's headed to Indiana University in the fall and his parents are "exceedingly proud of him!"

Luke Adamson is graduating from Richardson High School, and will be joining his brothers Dane and Spencer at Texas State University. The boys' parents are David and Jeanie Adamson.

Ken and Nori Neuner applaud their daughter, Margaret "Claire" Neuner, who is graduating Phi Beta Kappa from The University of Texas at Austin with a Bachelor of Arts degree in Linguistics. Claire has been accepted into the Teach For America program and her two-year assignment is to teach math in an inner-city Detroit high school beginning in August. As a corps member of Teach For America, Claire will also be attending graduate school at the University of Michigan pursuing a Master of Arts in Urban Pedagogy.

Rex and Jane McKinney are proud of their daughter Julie, who is graduating from Rice University.

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Congrats to Our NHHA Grads!

COLLEGE GRADS

Joseph Donovan is graduating with Honors from the School of Foreign Service at Georgetown University in Washington D.C. Joseph will be employed by FreeMinds and his proud parents are Steve and Patty Donovan.

Anna Christine Bond, daughter of David and Jean Bond, is graduating from Southern Methodist University with a Bachelor of Arts degree in Psychology. Anna will travel to Europe after graduation.

Erica Caitlin Keniston is graduating from Texas A&M in College Station with a degree in Psychology and has plans to attend law school in the fall. Her proud parents are Paul and Christine Keniston.

Mack and Dee Owens are excited to report their grandson Mark Owens is graduating from the University of Texas. Mark is receiving a degree in Business and has a great job with a firm in Austin.

Dan and Kristin Markham congratulate their daughter Laura, who has earned her Masters in Human Nutrition and Food Science from Colorado State University.

Ian and Claudia Ratner congratulate their son Drew, who is graduating from Texas Tech School of Medicine. He will be starting a residency in Orthopedic Surgery in Greenville, South Carolina.

Tom and Paula Hardick are excited for their son Shaun, who has earned a Bachelor of Business Administration Degree with Honors and a Master in Professional Accounting Degree with a concentration in Financial Reporting from the McCombs School of Business at the University of Texas at Austin. Says mom, "I am so proud :)"

Randy and Yvette Testut's daughter Ashlyn is graduating from the University of Arkansas with Bachelor of Arts in Psychology and Bachelor of Arts in French degrees. Ashlyn graduated magna cum laude and was a Departmental Honors Scholar, and she'll celebrate by traveling through Europe for a year before beginning her five-year PhD program in Neuropsychology. Mom and Dad say, "Congratulations Sweetheart! We are so very proud of all you've accomplished! Now take a year off and have fun, fun, fun!"

ADVANCED AND DOUBLE DEGREES

One of Each

After just recently moving to Northwood Hills, Steve and Inez Thomas are celebrating son Chad's graduation with Distinguished Achievement honors from Coppell High School. He'll attend the University of Colorado in the fall and major in mechanical engineering. Daughter Lauren is graduating cum laude from the University of Mississippi with a Bachelor of Science in Communication Sciences and Disorders degree, and is working towards her Masters in Speech Pathology.

Perseverance Paid Off

Ivy Reeves, daughter of Holly Richardson and stepdaughter of Brad Richardson, has graduated from the University of Colorado, Boulder. Says her mom with pride, "Ivy was dismissed from CU her freshman year due to poor academic performance. Due to her innate "I'll show you" attitude, she walked the stage on time, in four years. Ivy was a 2009 graduate from J. J. Pearce."



Parade Guidelines

As you plan your family's participation in the July 4th Parade, please note the following guidelines that help us ensure a fun and safe event for everyone.

The parade line-up order is organized with the input of Dallas Police, and will be enforced by officers working the parade. The goal is to separate large, motorized entries from smaller entries; to keep children away from cars; and to put faster-moving entries to the front while slower entries can move at their own pace.

The parade begins with motorized vehicles – including cars, trucks, pulled trailers (floats), and motorcycles. The next group is non-motorized entries – bikes, scooters, Big Wheels, strollers, walkers and battery-operated kiddie-cars. Organized groups (scout troop, church group, for example) lead this section, followed by individuals and families.

Children (on bikes, trikes or walking) are not permitted to accompany vehicle entries. Kids on bikes are not permitted to weave in and out, moving ahead into the motorized vehicle section. NHHA is required by the City to hire Dallas Police officers to enforce these safety guidelines. If your family or block is planning a float, there are some additional safety guidelines that the City requires. Please email president@northwoodhills.org to learn more.

NHHA Independence Parade and Celebration Turns 20

Now in its 20th anniversary year, the NHHA Independence Day Parade and Celebration is a signature event in Northwood Hills.

From a few kids on trikes and bikes circling a couple of neighborhood blocks, the event has grown into a parade that includes decorated Big Wheels, jalopies, antique and specialty cars, costumed characters, decorated pets, floats and families in full July 4th regalia.

An activity area for post-Parade fun includes a bounce-house, dunk-tank, refreshments, games and more for kids and grown-ups...and an old-fashioned watermelon sale.

Hundreds of neighbors decked out in their patriotic finery come together as participants make their way down the parade route and spectators cheer them on. 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 floats and bikes to pushing the button on the famous Dunk Tank to popping popcorn and spinning cotton candy.

There's a role for anyone/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.

Email president@northwoodhills.org to learn more or volunteer.



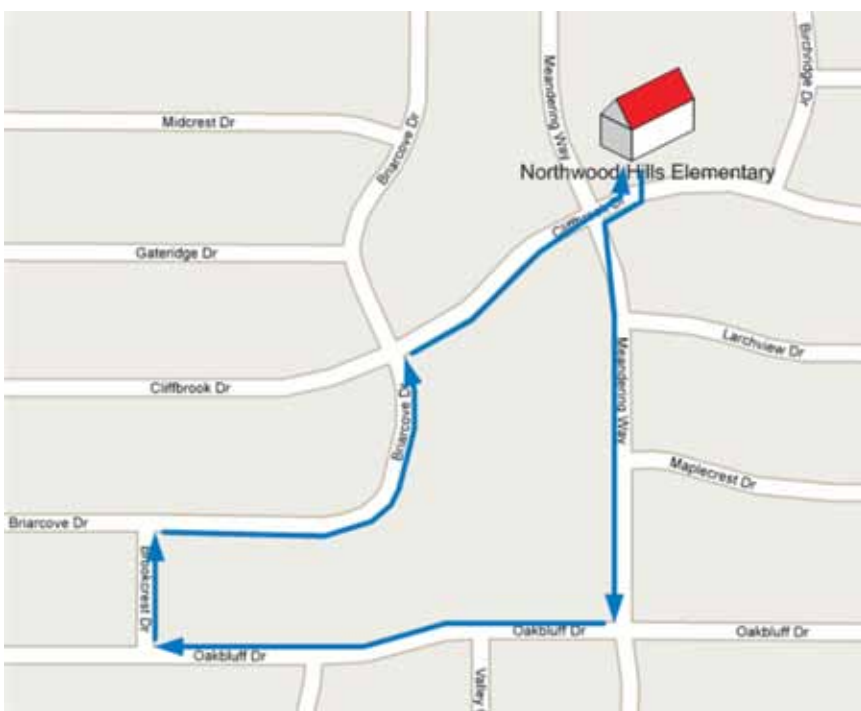
Parade Volunteer Meeting

All Are Welcome!

Thursday, June 20 @ 7 pm

Northwood Hills Elementary School

Parade Route



Parental Sentinels

Humans aren't the only ones who know Northwood Hills is a great place to have a family! Residents on Meadowcreek, both east and west of Hillcrest, eagerly watch for the return of the Yellow-crowned Night Herons each year.

These small herons winter on the Gulf and Atlantic coasts, and their breeding ground extends from southern New England south to Florida and along the Mississippi River. They often nest in colonies, usually on platforms of sticks in trees or shrubs, and lay three to five pale blue-green eggs.

However, their preferred habitat typically is more marsh-like than Northwood Hills, so it's a treat and a compliment they return to the area each year.



Oak Wilt Update

Northwood Hills is a hot spot for deadly oak wilt fungus. Your oak trees are a valuable asset to your property.

It is NOT SAFE to prune oak trees now. Traditionally the danger period ends mid-June, but late rains and cool temperatures can extend that date. For the safety of your own trees, please delay pruning until mid-summer.

NHHA's consulting arborist Alan Johnson with Holcomb Tree Service says, "In Northwood Hills this year, we recommend delaying pruning oaks until August 2013 through mid-February of 2014."

Springing Forward to 2013 – Northwood Hills Real Estate

by Judy Switzer

What a difference a year makes. The market is making quite a rebound! Year-to-date sales in Northwood Hills (as of 4/30/2013) have reached 25, as compared to just 16 for the same period in 2012. Active inventory is down from 26 homes on the market at this time last year, to just 17 as this issue of The Breeze goes to press.

With more buyers in the market than homes available, demand outweighs supply, and prices have started to rise. However, when we look at the statistics of the SOLD homes in Northwood Hills through April 2013, the sold prices ranged in value from \$222,500 - \$840,000, at an average of \$130.94/sq ft, which is actually down from \$132.75/sq ft in 2012. The days on market (DOM) are down from 129 days in 2012, to 122 days this year. There were eight homes that sold in less than two weeks, and five listings that took over 265 days to sell.

So what is really going on in the current market?

continued page 11



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.

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-Steve and Jenni Kasper

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continued from page 10

Buyers are relying heavily on the Internet, as well as phone apps, to get instant information on any and all houses they think might be of interest to them. Pictures are becoming more important, as the price of professional photography has become very competitive. Within 24 hours your listing agent can have 25 photos for MLS, blended using programs like Photoshop to get just the right amount of light in each room, maximizing your home's assets and amenities.

The homes that are "done to the nines" are generating multiple interest and offers and selling within days of hitting the market, for at-or-above asking price. On the other hand, the homes that are perceived as needing work, and perhaps not priced to make sense for most buyers to take on "the project," are sitting. We know that the longer a home is on the market, the less it is worth. So we have this dichotomy going on. On the one hand, we have this very, very hot market. And on the other, we have a market that that is getting very little activity. I get calls every day from realtors who have buyers looking for homes in our neighborhood, among

continued page 12



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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/>



Lee Kleinman

Dear Northwood Hills Residents

Thank you very much for the strong support you gave me in the campaign. I enjoyed walking your neighborhood and meeting so many neighbors. I found Northwood Hills to be open, friendly and in touch with the many issues facing our city. Your homeowners association is strong and responsive and that makes for a stronger city overall. I am excited to serve you and look forward to your comments and suggestions.

This fall the Dallas City Council faces many priorities. First of all we must balance a budget of almost \$2.7 billion (with a B). In addition we must conduct an executive search for both a City Manager and a City Attorney. Nevertheless, my attention to the neighborhoods and responsiveness to your concerns must not be compromised.

Fortunately, I intend to retain Linda's assistant Sophia Figueroa.

continued page 13

Real Estate

continued from page 11

others. They say they have seen everything on the market, and ask if I know of anything that might be hitting the market in the near future.

Because the buying activity is all driven by the Internet, if your home has been on the market for more than about 90 days, there is a real good chance it is perceived as being priced too high for its condition, or at least for what most buyers think they would need to spend to make your house, their home.

The challenge is to price the home correctly from the outset. The deluge of activity the home will get in this market in the first week should tell you whether or not you have it priced right. If you have, you should be dealing with multiple offers, and hopefully, a price that has exceeded your asking price.

Good luck. 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).

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NHE "2nd Chance Prom" Benefits PTA

Glitter, satin and sequins ruled the night, when parents and friends of Northwood Hills Elementary PTA came together for the school's annual auction, themed "2nd Chance Prom."

The auction raised more than \$25,000 that will be used for teacher grants; library, conference room, and playground enhancements; and various student enrichment programs throughout the school.

For more information about the school and PTA, email PTA president Linda West at president@nhepta.org.

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Dear Residents

continued from page 12

She will be the consistent component to the transition and knows the neighborhoods. I am confident she will keep me on track and can respond quickly on my behalf.

Northwood Hills is a great example of the good a homeowners association can do. I look forward to participating in your 4th of July Parade, but hope to see you before then.

Sincerely,

Lee M. Kleinman

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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 these important MemberMails, here are some ways to troubleshoot the problem:

- Are you a Member? If not, join now. There's a membership form on below 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 2013 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.

Welcome New NHHA Member Households:

Maplecrest: Marcum
Meadowcreek: Barber
Meandering
Way: Homer
Mossvine Circle: Overly/Wall
Mossvine Drive: Rodgers
Sprucewood: Thomas

Did you know you can pay your 2013 membership dues on-line? It's easy, safe and secure. Just go to www.northwoodhills.org!

2013 NHHA MEMBERSHIP

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| <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.



**4th of July
Parade Information
Inside!**

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Bulk Trash Collection Calendar

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than Thursday...

June 10

June 6

July 8

July 4

August 12

August 8

September 9

September 5

*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

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/>



The Northwood Hills Breeze

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