

Summer 2013

THE NORTHWOOD HILLS BREEZE



Northwood Hills

HOMEOWNERS ASSOCIATION

Spring Valley Renovation Planned for Fall

The medians along Spring Valley from Brookridge to Edgecrest are next in line for improvements. The project is part of the NHHA Membership-approved 2013 annual budget.

Now that the Spring Valley street repairs are complete, we're just waiting on cooler weather to make sure it's safe to prune the beautiful, large live oaks that punctuate the Spring Valley medians. Currently the big trees hang over into traffic lanes and are damaged by large trucks; smaller trees are bushy and hamper visibility.

All the trees will be professionally pruned. In addition, a Northwood Hills stone marker will be installed in the median at the Carillon intersection, facing westbound traffic. The marker will mirror the eastbound-facing marker on Spring Valley just east of Hillcrest.

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Many trees along Spring Valley hang over into traffic lanes.

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Kids Beach Club

There is an exciting new club for children coming to one of our neighborhood schools this school year. Kids Beach Club (<http://www.kidsbeachclub.org/>) is an after school faith-based club designed specifically for children in 3rd-6th grades. It has been approved for the 2013-14 school year at Northwood Hills Elementary, but all children in Northwood Hills are invited to attend, even if they are not students at NHE. Kids Beach Club will be held on Fridays, 3:15-4:15 starting Sept 20th.

If you would like to volunteer with Kids Beach Club or register your child, contact Casie Eads at 214-616-0931 or Heather Gray at 972-386-9222.



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

Renovation

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Due to visibility requirements and watering restrictions, no flowerbeds are planned around the new marker.

Watch for this latest installment of “Northwood Hills Extreme Makeover” coming to Spring Valley this fall!



A Northwood Hills marker will be installed on westbound Spring Valley at Carillon.

Fun at Fretz Park Rec Center

There's plenty of fun activities for all ages just around the corner...at Fretz Park Recreation Center. Fretz hosts an after-school program for grades 1-7 from 3 to 6 p.m. for just \$55 per child, per week. There's also Preschool Playtime on Tuesdays, Tippi Toes Dance and Karate for Kids. Adults and seniors can enjoy dance lessons and a variety of exercise programs from yoga to Zumba. And there are martial arts classes for every age and skill level.

Fretz was remodeled last year, and has a commercial kitchen, excellent acoustics and plenty of tables and chairs....you can rent the meeting rooms for a nominal fee.

To learn more, visit the center and pick up a brochure, or call 214-670-6203.

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. Fall brings more pedestrian and pet traffic to our streets, so remember...it's unsanitary, un-neighborly, and a code violation to leave dog feces in the street.



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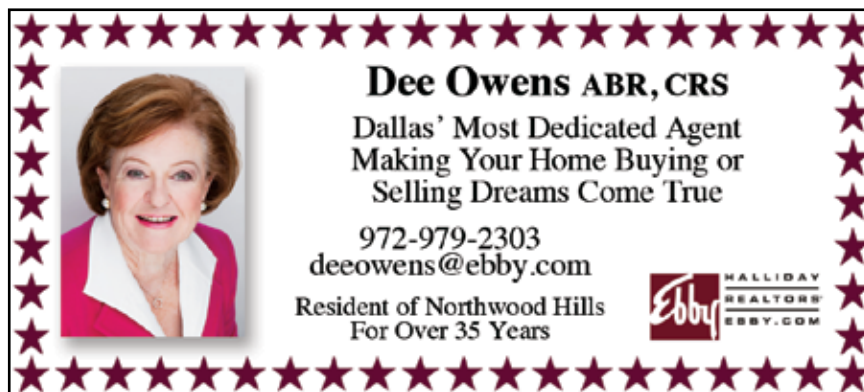
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Ed Fikse – Area 4 Director
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cw@northwoodhills.org
214-642-4541

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

Northwood Hills Elementary PTA Membership Drive

by Ross Goldberg

The NHE PTA membership drive for the 2013-2014 school year is here and now is the best time to join. This year we are encouraging community members to join in addition to families that attend NHE, since great neighborhood schools help house values soar!! An annual membership is just \$10.

Get Connected

There's no better way to know what's happening in your neighborhood school.

Witness Improvement

Local PTAs play an important role by providing building improvements, curriculum-based programs, and social events.

Support

Homeowners benefit from strong RISD schools. Your support helps!

Some of the great programs the NHE PTA sponsored this past year include:

- Educational school field trips
- Science, art and music programs
- Special programs for award assemblies
- Purchased 1,000 books for the reading incentive program
- Supply sale, including Meet the Teacher
- Grants for teacher expenses

continued page 5

Old Friends, New Faces

Briar Cove residents gathered this summer for their 6th Annual Block Party, bringing together longtime neighbors and new families on the street.



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PTA Member Drive

continued from page 4

- Future Falcon activities
 - o Play Groups
 - o Story Time
 - o Tours
 - o Think Tank Time
 - o Kinder Koffee
 - o Social Events
- Community Food Truck Night
- Parent Education articles and book reviews
- Teacher appreciation events
- Landscaping improvements

You can join by filling out a membership form at <http://www.nhepta.org/membership.asp> and dropping it off at the school. If you have any questions please email membership@nhepta.org.

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One Man's Trash....

...is another woman's treasure (so the saying goes). If you're a garage/yard/estate sale fan, don't miss the Annual Community Garage Sale at Fretz Rec Center. The sale is now inside in the gym, so it will be held rain or shine and you can browse in air conditioned comfort.

Saturday, September 28

10 a.m. to 2 p.m.

Call 214-670-6203 for more info.

Fall Fun Close By

One of the great amenities of Northwood Hills is its central location, which makes getting to area events a snap. Fall's cooler temps invite a wide range of festivals and events – some just blocks away. Here's a sampling:

Addison Oktoberfest Sept. 19-22 at Addison Circle Park. This authentic German festival is one of the largest outside of the famed Munich celebration. <http://www.addisontexas.net/events/oktoberfest/>

Plano Balloon Festival Sept. 20-22 at Oak Point Park in Plano. Hot-air balloons take to the sky in this 34th annual event. Friday and Saturday nights feature a "balloon glow"...spectacular! www.planoballoonfest.org

57th Annual Greek Food Festival, Sept. 27-29 at Holy Trinity Greek Orthodox Church, Hillcrest at Alpha. Enjoy the best in Greek food along with entertainment, dancing and shopping. www.greekfestivalofdallas.com/

Cottonwood Art Festival, Oct. 5-6 at Cottonwood Park, on Belt Line just east of Coit. More than 200 local, regional and national artists. www.cottonwoodartfestival.com.



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Northwood Hills Falcons & Friends

by Elizabeth Selzer

Are you a family with young children in Northwood Hills? Join us!

Northwood Hills Falcons & Friends is a group of moms and dads dedicated to building a strong sense of community and spreading the word about our Exemplary-rated neighborhood school, Northwood Hills Elementary. With playdates, moms nights out, events for families, and even outings for dads, we want YOU to be a part of our neighborhood FUN! We currently have 65+ families involved in the Northwood Hills Falcons & Friends group.

Upcoming fall events:

- Playdates on the Playground
(first Wednesday of each month at Northwood Hills Elementary at 4:30 pm)
- Dads' Night Out
Thursday, September 19
- Couples Event
Food Truck Party, Saturday, October 12
- Family Volunteer Outing
mid-November, details TBD
- Moms' Holiday Dinner
Thursday, December 12

If you would like to join our page on Facebook or learn more about our group and upcoming events, please email us at northwoodhillsfriends@gmail.com. We look forward to seeing you at our next gathering!

A Red, White and Blue Blast

Cool temperatures, a big crowd and new activities combined for a memorable July 4th as Northwood Hills residents enjoyed the 20th Annual Northwood Hills Homeowners Association Independence Day Parade and Celebration.

Newly elected Dallas City Councilmember Lee Kleinman served as Grand Marshal, and NHE principal Roxxy Griffin and longtime residents Joe and Martha Shepherd were chauffeured dignitaries.

Vintage cars, floats, four-wheelers, trikes, bikes and strollers all joined together in a rolling celebration of America's freedom. Many of Northwood Hills' four-legged residents got in on the fun, and then later cooled off in the "Paws for Refreshment" tent.

Young kids expressed their patriotic and summertime creativity at the all-new poster painting tables and then took home their artistic results. Another new addition to the event – a petting zoo -- allowed children to get up close and personal with goats, chickens, rabbits, ducks, lambs and a tiny pig.

Although NHHA hosts the event, it takes many volunteers to make the parade a success. Big thanks to Kathy Schneider, whose first-time volunteer stint put her on the front lines at the registration table with Nancy White; David Abell and Ron Skipper, who helped with

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Red, White and Blue Blast

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set-up and judging; Bruce Switzer and Gerald McAdams, who captured the fun as photographers; and Jerry Ragsdale, Don Roberts and Bob Schellhorn, who captained their cars as chauffeurs for the dignitaries.

Kudos to these great neighbors who loaned tables and tents, and who pitched in to help with set-up, tear-down, and running games and activities: Carly Butts; Falcons & Friends Kristin Butler, Heather Catelotti, Elizabeth Selzer, Heather Smith and Tric Sohosky; Craig Henderson; Craig Koehrsen; Savannah Law; Ethan and Rick Pittson; Hanna and Katie Rademacher; Mike and Melinda Spence and family; Lynn Thorby; Michael Webb; the great volunteers from Spring Valley United Methodist Church; and members of the NHHA Board, who make throwing a party for 400 people look easy!

Special Thanks

Special thanks to Jack Johnson of Space Walk of Garland, for his continued support of the NHHA Parade & Celebration. Jack supplies the dunk tank, concessions and bounce house... we couldn't put on successful event without his professionalism, and he's a great friend to Northwood Hills. spacewalkgar@herecomesfun.com

Changing of the Guard

In mid-August, Dallas Police Deputy Chief Jesse Reyes left his assignment as Commander of the North Central Patrol Division to begin a new role with DPD's Internal Affairs Division.

Previously in his career, he served at the Southeast, Southwest, Northwest and Central Patrol Divisions; Homicide and Personnel Units; and commanded the Homeland Security, Special Operations (SWAT), and Crimes Against Persons Divisions, which has responsibility for the investigation of all murders, rapes, robberies and assaults in the city.

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A Salute to Our Parade Sponsors

NHHA budgets for the parade each year, but sponsors help defray costs so the games, activities, prizes, trophies, treats and concessions are FREE to everyone.

Spring Valley United Methodist Church sponsored and manned the bounce house again this year. The popcorn, cotton candy and snowcones were underwritten by NHHA Member Melinda Spence of The Donald Wright Group, Gilchrist & Company Real Estate. And NHHA Member Judy Switzer once again underwrote and hosted the Watermelon Sale and the parade postcard.

"Thanks, everyone!"



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Ready or Not, the Market is HOT!

by Judy Switzer

The real estate market in the Metroplex, and in Northwood Hills in particular, is hotter than the 100+ degree days we have been experiencing. Let's take a look at what has happened since the beginning of 2013 compared to the same period in 2012. Through the end of July this year, 53 homes sold in Northwood Hills, compared to just 29 sales through the end of July last year. Additionally, as I write this, there are four properties under contract, and another six properties pending. To put this into better perspective, over the same period in 2007, yes, 2007, the number of sold homes in Northwood Hills was just 51.

That said, the average sales price-to-date in 2013 is \$510,486 or \$138.02/square foot, compared to \$532,729 or \$147.22/square foot in 2007, and \$522,397 or \$132.31/square foot in 2012.

Typically by now, the market has begun to slow. Most buyers who wanted to be in their new homes for the onset of school are situated. However, this year has been different. As this article goes to press, I see no signs of the market slowing down.

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Reyes Retires

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"We reduced overall crime during the five consecutive years in which I was privileged to be your Divisional Chief – a great collaborative accomplishment between officers and citizens," said Chief Reyes.

Many Northwood Hills residents will remember Chief Reyes' interest and honesty at the Area 1 crime meeting in May, 2011. He was respectful of our concerns and responsive to issues in the neighborhood. We wish him well.

The New Chief

The North Central Division has a new leader -- Deputy Chief Rick Watson.

Chief Watson served with the United States Army prior to joining the Department in 1977 as a patrol officer. He went on to serve as a Detective in the Narcotics and Vice units. As a Sergeant he supervised officers in the field and investigations with the Internal Affairs Division.

As a Lieutenant he was a watch commander with the Northwest Patrol Division. In 2006 he was promoted to the rank of Deputy Chief of Police, leading the Southwest Patrol station and the Divisions of Support services, Personnel and Property Crimes.

Deputy Chief Watson holds a Masters Degree in Justice, Administration and Leadership from UTD. Welcome, Chief Watson.

Dads and Daughters Having Fun

by Bob Nance

HATS is an acronym for High Adventure Treks for Dads and Daughters. HATS takes Dads and Daughters (and recently Dads and Sons, too) into the wilderness for adventure weekends, which are actually vehicles to help form and strengthen bonds and communication between a dad and daughter. The program starts in 4th grade and ends after 9th grade with an 8-day adventure trip to the mountains of Colorado.

This year's group had two Northwood Hills Dad and Daughter teams, Bob and Emma Nance and Hunter and Molly McGrath, and they have just returned from their Father/Daughter Colorado Trek, as it is known. The girls are both sophomores at JJ Pearce. There were 27 teams of dads and their 15-year-old daughters that went to Colorado with this year's HATS group.

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Real Estate

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Additionally, during most of 2013, Northwood Hills has seen historically low active inventory – less than 21 homes on the market, spanning all price ranges. The number of homes on the market currently is 26. Given the number of SOLDs-to-date, that is technically just over a three-month supply. I believe the reason for the increase is that prospective sellers are seeing signs go up and down in a hurry, hearing success stories about multiple offers driving prices up over asking, considering their own situations, and deciding it might be a good time for them to sell.

Interest rates have inched up bringing both individuals and investors to the market. Ironically, the nudge up in the interest rate has actually motivated buyers more than the historically low rates did over the last couple of years. Buyers are seeing the handwriting on the wall, and making the decision that now is the time to buy.

What does all this mean to us as residents of Northwood Hills? Prices have not returned to 2007 levels, but the activity has. While we can consider this a sellers' market, buyers are

continued page 13

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very particular, but are willing to pay for homes in tip-top condition. Most individuals want “turn-key” homes, where all that is required is for them to move in and unpack their boxes. If you are considering selling your home, do the small things to make sure it shows in its best light. Price it correctly for its condition, and react to the market. If you don’t, you will miss the opportunity to get the highest possible price in the shortest amount of time. The first 14 to 21 days are the most crucial to determine whether or not you have made or missed the mark on price. Given that most buyers are setting up their own searches -- or are receiving searches that realtors have set up -- using the buyers’ purchasing requirements, the most visibility for a home comes in the first week or two it hits the market.

The success stories you are hearing about have hit the mark with respect to price! If you are considering putting your home on the market, consult a realtor. For more information on values and activity in Northwood Hills, contact Judy Switzer, Broker/Owner of Judy Switzer & Associates, at 214-801-7273 (cell) or judy@judysellsdallas.com.

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Dads and Daughters

continued from page 12

On the first day during orientation Kipp Murray, the leader and Founder of HATS, explains to the group that at some point in time during the next week each of you (meaning a dad/daughter team) would come to rely on the other person for something significant.

In my case it was the three-day back-packing trip where I hit the wall and Emma helped get me through it all. It was a tough hike and an amazing experience. It was a most amazing trip, to be able to spend eight days in the Colorado wilderness with my daughter, experiencing adventures with her and learning to depend on each other.

The Colorado Trek has rock climbing, ropes courses, white water rafting and backpacking adventures, plus dad and daughter breakout time and memories to last a lifetime. To find out more about the HATS program go to www.highadventuretreks.com.



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City Launches Improved 311 System

An upgraded 311 Citizen Request Management System (CRMS) gives residents more tools to create, submit and monitor City service requests.

The online reporting system is easier and residents now have the ability to attach photos, videos and documents to their service requests. In addition, residents can check on the status of their service request online.

There are also improvements to the process when calling. For residents who call 311, caller information is captured faster and more efficiently.

The CRMS software system logs, routes and tracks service requests for non-emergency services when customers call 311 or submit a request online at www.dallascityhall.com.

*City Councilmember Lee Kleinman
discusses the issues, priorities and
decisions of his first six months in office....
in the next issues of The Breeze.*



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



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November 11	November 7
December 9	December 5

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The Northwood Hills Breeze

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