

# Winter 2013

## THE NORTHWOOD HILLS BREEZE



### HOMEOWNERS ASSOCIATION



Lee Kleinman



Ori Raphael

### ***NHHA and Valley View Host City Council District 11 Candidate Forum***

Northwood Hills Homeowners Association and neighboring Valley View HOA are hosting a forum to introduce residents to the candidates for City Council District 11. The forum is scheduled for Wednesday, April 10, at 7 p.m. at Fretz Park Recreation Center.

Two candidates are vying for the seat being vacated by Linda Koop, who is retiring after the maximum allowed four consecutive terms. The General Election is May 11.

Lee Kleinman, 53, is a businessman, volunteer and former member of the Dallas Park Board where he served as Chairman of the Planning and Design Committee. He is chief operating officer of Bridge Metrics, a software firm.

Ori Raphael, 29, a North Dallas native and seven-year local outreach coordinator for Republican U.S. Rep. Pete Sessions, is vice president of business development for FreshLoc, a technology company.

Come share your Northwood Hills questions, comments and concerns with our future City Council representative.

### ***Inside...***

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## Frankie Nealon Day Honors Retiring Postman

Northwood Hills turned yellow to honor Frankie Nealon, the postman who delivered mail to two generations and retired at the end of 2012. Families along his route tied yellow balloons to the mailbox to recognize their mail carrier known for punctuality and friendliness. The tribute began with an early morning proclamation of "Frankie Nealon Day" in Northwood Hills, delivered at the Spring Valley station with the entire staff on hand, and ended with a segment about the event on the Channel 8 news.

*continued page 4*



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

## Saluting 20 Years of July 4th Pageantry: Planning Begins Now

Too early to plan a July 4th Parade? Never! Especially if it's the NHHA Independence Day Parade and Celebration, which marks its 20th anniversary this summer.

This year's celebration promises to be bigger and better than ever, but it takes manpower to coordinate a great event at which hundreds of neighbors walk or watch the parade, enjoy free games, activities and food, and buy their July 4th watermelon.

Two neighborhood streets have already challenged each other and are busy drawing plans for their floats; other residents have begun to stockpile red, white and blue décor for their entries.

Sponsors and volunteers are needed to make this event a real firecracker, and there are jobs large and small just waiting for your participation.

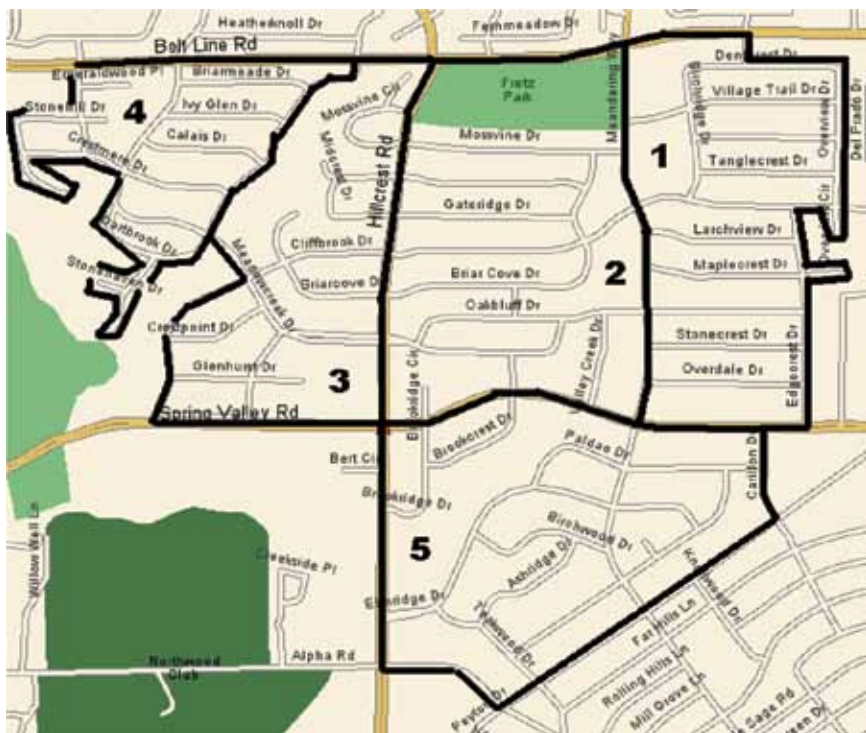
Email Rebel Webster – [rw@northwoodhills.org](mailto:rw@northwoodhills.org) to get involved or learn about sponsorships. A parade planning meeting will be held this spring.

Special Note: If you are new to Northwood Hills or to NHHA, you can't ask for a more fun way to get to know your neighbors and your neighborhood. Get involved in our signature event, celebrating two decades of family fun.





## Northwood Hills Boundaries and Areas



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## NHHA Leadership

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 214-866-0155

Bob Nance – Treasurer  
[bn@northwoodhills.org](mailto:bn@northwoodhills.org)  
 469-233-0857

Glynn Newman – Area 1 Director  
 Security & Crimewatch  
[gn@northwoodhills.org](mailto:gn@northwoodhills.org)  
 469-223-3582

Rich Prendergast – Area 2 Director  
 Membership  
[rp@northwoodhills.org](mailto:rp@northwoodhills.org)  
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Dane Smith – Area 3 Director  
 Walls Special Project  
[ds@northwoodhills.org](mailto:ds@northwoodhills.org)  
 972-489-7920

Ed Fikse – Area 4 Director  
 Project Planning  
[ef@northwoodhills.org](mailto:ef@northwoodhills.org)  
 972-661-3921

Ron Skipper – Area 5 Director  
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[rs@northwoodhills.org](mailto:rs@northwoodhills.org)  
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Candace Winslow – At Large  
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[cw@northwoodhills.org](mailto:cw@northwoodhills.org)  
 214-642-4541

Judy Switzer  
 Security & Crime Statistician  
[js@northwoodhills.org](mailto:js@northwoodhills.org)  
 214-801-7273

## Postman

*continued from page 2*

Mr. Nealon is originally from Rayville, LA and settled in Texas in 1968 after serving in the Air Force. During his nearly 40-year career with USPS he delivered mail in Pleasant Grove, South and North Dallas...the past 20 years in Northwood Hills.

*continued page 5*



## NHE PTA Plans Night to Remember

The Northwood Hills Elementary PTA auction is set for Friday, April 26, at Prestonwood Country Club. The evening, themed "2nd Chance Prom" will feature dinner, music, crowning of the prom King and Queen, and a casino.

The annual auction is the PTA's largest fundraising event to benefit the school. The event is famous for its "Wine Pull" and for offering unique and popular auction items, including privately hosted dinner parties and vacation timeshares. To make an auction item donation, contact Charlotte Gruber [charlottelg@me.com](mailto:charlottelg@me.com). Contact Jane Belli [jane.belli@alcon.com](mailto:jane.belli@alcon.com) to make a wine donation.



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## Postman

*continued from page 4*

He considers Northwood Hills his second home, and fondly recalled one of his "families" and their baby boy. "I watched him grow up and now he's 17. He's always met me at the mailbox," Mr. Nealon said with a smile. He also remembered a family in which brother and sister vied for the privilege of going to get the mail. "The brother was older," said Mr. Nealon. "He never did let his sister get it...she had to wait 'til he went off to college."

*continued page 6*



## Postman

*continued from page 5*

Best Wishes Mr. Nealon!



## 2012 Real Estate in Review

*by Judy Switzer*

What a difference a year makes! Last year at this time there was much uncertainty in politics and the economy. Closed home sales in Northwood Hills in 2011 were nearly exactly what they were in 2010 – 37 compared to 36. The days on market had reduced about five percent to 142 days, and the dollars/sqft for the SOLD properties increased to \$131.08 in 2011. All signs were pointing to a bit of a resurgence in the market place. Yet, there was not much of a sense of urgency on the part of the buyers. As the 2011 real estate in review article went to press in January 2012, there were 28 homes for sale in our neighborhood and most sellers felt the market was slow.

Now fast forward to January 2013, as we look at real estate in review for this past year. Fifty-five homes sold in our neighborhood, up 49 percent from 2011. The solds ranged in value from \$189,000 to \$1,125,000 -- up from the values last year; the average dollars/sqft increased to \$133.44; and the average continuous days on the market (CDOM) went from 142 to just 125 in 2012.

More significantly, the number of active listings is at an all time low. For the past several months, buyers have had less than 20 homes to choose from in Northwood Hills. Currently, there are just 16 homes available for sale ranging in price from \$224,900 to \$869,000.

This shortage of available inventory is true all over the Metroplex in all product types. What does this mean for Dallas area real estate and more specifically, real estate values in Northwood Hills?

As evidenced by the aforementioned statistics, values are definitely on a bit of an upward trend. The per square foot values are up in Northwood Hills by \$2.38 year over year, and just over \$11.00/ft over sold values in 2010. They are certainly not back to what they were in 2007 and midway through 2008, but things are looking up. I think buyers are tired of waiting to see what is going to happen.

In our neighborhood, we also know that the dollars/ft value is a function of what homes are on the market and what condition those properties are in. Buyers are often times very astute to values in a particular neighborhood through the use of data they find on the Internet. So, how will this affect our values in the future?

*continued page 7*



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*continued from page 6*

If a property has a quality remodel job and is priced well, it is not uncommon in this market to see multiple offers shortly after the home hits the market. When that happens, the sold price is likely to be higher than the list price, because the seller has more than one interested buyer. This increases values, one home at a time. However, keep in mind, lenders are still very cautious with respect to appraisals, and the property must appraise.

That said, interest rates remain at record low levels, enabling buyers to qualify for more house. Money is cheap. As long as interest rates remain low, sellers who want to move should consider taking advantage of this perfect storm.

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](mailto:judy@judysellsdallas.com).

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## Financial Fertilizer

Thank you to NHHA Members Ken and Phyllis Rueckert, the first 2013 "Friends of Beautification" at the Patron level.

NHHA formed Friends of Beautification in 2007 to generate additional funds for the renovation of the medians. Since then, donations have allowed NHHA to plant more flowers and shrubs, install new markers and trim trees.

A gift of up to \$100 makes you a Beauty Buddy; donate \$101 to \$249 and be a Knockout Neighbor. Donors of \$250 or more are Patron Friends

A donation in any amount is welcome. Send your check made out to NHHA-Beautification to PO Box 800874, Dallas, TX, 75380-0874.

Questions? Email Rebel Webster at [rw@northwoodhills.org](mailto:rw@northwoodhills.org).





## "We Love Northwood Hills": NHHA Annual Meeting Draws Attentive, Appreciative Crowd

More than 100 Northwood Hills residents crowded into Northwood Hills Elementary School for NHHA's 2013 annual meeting on Feb. 12.

District 11 City Councilmember Linda Koop gave a presentation about the redevelopment plans for Valley View Mall and the surrounding area. Then the Valentine-themed annual meeting began with door prizes, followed by recaps of NHHA's activities during 2012 and plans for 2013. NHHA Members also approved the 2013 budget, which includes special expenditures for additional entrance markers and signage.

Special thanks went to retiring NHHA Board Member John Mottram. During his tenure, John served as Secretary and also managed the curb painting project in 2012.



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Close on the heels of last year's Hillcrest/Belt Line corner renovation, the concrete walls along Belt Line were powerwashed, revealing a consistent surface in remarkably good condition.

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Many of us are already out in the yard making plans for the warm months ahead. Maybe you've imagined a serene courtyard or new stone pool deck in time for summer parties...or raised, rock-bordered beds overflowing with flowers...or inviting outdoor 'rooms' that give your yard dimension and character.

Perhaps you're ready for less maintenance; or you want more drought-resistant plants and an efficient irrigation system. With many older landscapes, it may be time for a face-lift. All these things can make your outdoor spaces more enjoyable, and your home and property more valuable...so let's get started transforming your yard into a beautiful extension of your home.

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## April Alley Clean-Up Spiffs Alleys, Encourages Safety

Sharpen the clippers and pop open the box of trash bags: NHHHA's Annual April Alley Clean-Up is Saturday and Sunday, April 6-7.

The weekend before April bulk trash collection is designated for special attention to alleys in Northwood Hills. While messy alleys can harbor mosquitos, rodents and criminals, neat alleys improve property values, deter criminal activity and enhance safety.

Each homeowner is responsible for maintaining the area from the back property line to the center of the alley. That includes trimming bushes so they don't obstruct the alley or scrape passing cars. Trees that overhang the alley are required to be trimmed up 15 feet to allow clearance for garbage collection trucks. Violations can result in a citation from Code Compliance.

While you're out back, evaluate your alley and side yard security measures. Be sure the back gate has a lock, and consider motion sensor security lights -- Northwood Hills alleys are very dark. And, meet your alley neighbors. They are your allies in helping reduce alley crime.

## Getting Serious About Stop Signs

Dark streets and abundant vegetation can make some Northwood Hills stop signs hard to see in time to stop safely – if at all. To help make the signs more noticeable – and the neighborhood more safe – NHHA paid for the installation of highly reflective red tape along the pole of more than 100 stop signs throughout Northwood Hills.

The poles are much more visible during the day; at night, when a car's headlights approach, they glow.



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## ***March 23-24: Battle the Bugs Aims to Bite Back West Nile Threat***

Each year NHHA names one weekend in the spring “Battle the Bugs” to draw attention to the importance of mosquito and fire ant control. March 23-24 will mark NHHA’s seventh annual “Battle the Bugs” weekend. This year’s event is earlier because a mild winter and early spring mean both mosquitoes and fire ants are already active.

Research shows that results are much better when adjoining residents treat for fire ants within a 24-hour period. So whether you choose organic or conventional treatments, coordinate and collaborate with your neighbors. Fire ants can quickly make your favorite outdoor spaces unsafe and unusable. Learn how to keep them under control with this link to the Texas A&M AgriLife Extension: <http://fireant.tamu.edu/controlmethods/>

Mosquitos are year-round pests in Dallas and they will only get worse with rain and warmer temps. The mosquitoes capable of carrying West Nile typically become active in April and can spread the virus through October. Except for 2010, West Nile virus has appeared every year in North Texas since 2002, and more than 1,000 cases and 36 deaths were reported in a four-county area of North Texas; 400 of those cases and 19 deaths occurred in Dallas County.

Both the City of Dallas and Dallas County have implemented increased mosquito containment efforts for 2013, including public education programs, additional traps for testing, and more spraying trucks. The City’s plan also includes more immediate response to water conservation violations (translation: ticketing residents running irrigation systems at the wrong time).

The hardest-hit area for West Nile last year was Dallas County’s northeast quadrant, a dense residential section that includes Richardson, Garland, the Park Cities and Northwood Hills. Since 2006, Northwood Hills has had several severe cases of West Nile virus among residents, and one death. Begin your mosquito control and prevention program NOW, and report problems to the City of Dallas by calling 311.

## **Calendar of Events**

### *March*

March 11 – 15

RISD Spring Break

Private schools have a variety of dates for Spring Break – as early as March 4 and as late as March 25. Slow down... the kids are out of school and out in the streets!

### *April*

April 26

Northwood Hills Elementary School Spring Auction/  
Fundraiser

### *May*

May 1-31

Timeframe to protest Dallas County Appraisal District property valuation

May 4-5

Cottonwood Art Festival  
Cottonwood Park (Belt Line just east of Coit) <http://www.cottonwoodartfestival.com/>

May 11

General Election District 11 City Council race

May 17-19

Wildflower! Arts and Music Festival

Central Expressway at Galatyn Parkway <http://www.wildflowerfestival.com/friendsoffestival.html>

May 24-26

CityArts Festival at Fair Park.

May 25-27

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## ***NO Oak Pruning Until June***

Due to the danger of oak wilt, live oaks and red oaks should not be pruned now. The risk subsides with hot, dry weather...so wait until at least June. Oak wilt is an infectious disease caused by a fungus, and it is not curable. It is spread by insect vectors, but can also spread among live oaks through their interconnected root systems. NHHA Members receive MemberMail updates about oak wilt, including advice on when they can safely prune.

## ***Dogs In The Yard or On A Leash: It's the Law***

There's only one way to say it: dogs on the loose are illegal. As this Breeze goes to press, there have been two serious incidents involving loose dogs recently. One NHHA Member was bitten. In the other case, a loose dog charged a Member and her baby in a stroller. Many residents walk our streets for exercise, some with their dogs, and they should feel safe. Allowing even the "friendliest" dog to be on the loose is irresponsible.



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Carillon: Lim	Spring Valley: Goldstein
Cliffbrook: Alkek, Rickard/Moon	Sprucewood: Montgomery, Spector/Conner, Thompson
Crestpoint: Brown	Stonehaven: Birnbaum
Elmridge: Keniston, Xi/Ye	Valleybrook: Cooper, Shaw
Hillcrest: Price	Village Trail : Johnston
Larchview: Key	Westgate: Spring
Meadowhaven: Eager, Sherman	

### 2013 NHHA MEMBERSHIP

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Membership questions? Email Candace Winslow at [cw@northwoodhills.org](mailto:cw@northwoodhills.org) or Rich Prendergast at [rp@northwoodhills.org](mailto:rp@northwoodhills.org).



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### ***Bulk Trash Collection Calendar***

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
April 8	April 4
May 13	May 9
June 10	June 6
July 8	July 4

*For details on what the city will (and won't) pick up as bulk trash,  
visit [www.dallascityhall.com/sanitation/brush\\_and\\_bulky.html](http://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>
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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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