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HOMEOWNERS ASSOCIATION

Join Today...Your 2015 Membership Can Start NOW!

As 2014 draws to an end, Northwood Hills Homeowners Association enjoys strong support, and membership that's on track to break records by year-end...numbers that are more even more impressive given the association's voluntary membership status.

If you're already a Member, "thank you!" Not a Member? Join for 2015 now and you'll have immediate access to the security patrol's out-of-town home check service as well as neighborhood-relevant information.

Through your support we are able to fund a private security patrol that provides drive-by presence throughout the neighborhood every day, as well as direct response and out of-town home check service to NHHA Members. As in prior years, we will also add additional shifts during the holiday season, so that the officers can continue to be responsive to your calls, perform the extra load of out-of-town home checks, and maintain their normal patrol routes.

Member dues also fund professional landscaping, tree pruning and irrigation of 10 median areas that are branded gateways, as well as periodic new plantings and seasonal color.

Through communications with Members via MemberMail and Security Snapshot on civic, community, neighborhood, crime and even resident-specific concerns, NHHA is a valued source of relevant, current information, and also provides ongoing education about West Nile virus, bulk trash collection and oak wilt.

Special events, ranging from the open-to-all Annual Meeting to the Independence Day Parade and Celebration (now in

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Don't Let Crime Spoil Your Holidays

Looking forward to the holidays? So are criminals! Parties, activities and travel crowd our schedules, and it's easy to forget basic safety and security measures that can deter crime. Remember these tips:

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



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

Good Neighbors

by Rebel Webster, President

I knew good neighbors in Northwood Hills back in the 1960s. My parents were friends with a family who lived in this area, and I was always eager to visit them. (In addition to loving their daughter Vicki's really cool playhouse, I had a terrible crush on her brother Philip.) There were fun July 4th celebrations when we scampered wildly from Black Cat firecrackers that sizzled down their driveway, and festive neighborhood parties where we met new friends.

Many years passed. In 2005 our family decided to make a change, and we asked ourselves "where do we move?" I remembered the winding streets, big trees and especially the friendliness of a neighborhood I had enjoyed as a kid. We came to Northwood Hills -- driving around...talking to people out walking their dog...visiting with residents. And that's how our family found our new home and the good neighbors of Northwood Hills.

Recently, on National Good Neighbor Day, NHHA tried an experiment, asking Members to recognize those persons/families who in their opinion epitomize "Good Neighbors." Their responses begin on page 3 and continue through this issue of the Breeze. Do you have a Good Neighbor? Tell us...just email president@northwoodhills.org. We'll continue share more Good Neighbor compliments as they come in.

While you're reading, don't miss the story on NHHA Member Brett Giroir, who's on the front line of the Ebola crisis; an update on new retail developments nearby; voting information; and a profile on the security officer who patrols Northwood Hills every day.

And, if you're not already one of the Good Neighbors who have joined our homeowners association, consider doing so today...your 2015 NHHA membership can start immediately and you'll have access to the security patrol's out-of-town home check service during the holidays.

Perhaps Fred Rogers said it best. "I have always wanted to have a neighbor just like you, I've always wanted to live in a neighborhood with you... Would you be mine? Could you be mine? Won't you be my neighbor?"

Good Neighbors

We have a special neighbor who always puts our newspapers behind our planter near our front door if we are out of town for a weekend or whenever! We have no idea who it is, but thank you dear neighbor, you are truly a blessing! I hope to pay it forward! Thank you, Thank you, Neighbor!!!

– *Nina & Don Erickson*

Bob Greene is a wonderful neighbor to everyone on Stonecrest. He's sort of an honorary grandfather to us all. He keeps an eye on the street, fixes things, and is always there when we need him. It's always enjoyable to sit and visit with him. He is a special part of our street's community!!

– *Valerie Ruch*

My good neighbor Jane Cross (Mrs. Bill Cross) brought us homemade chicken noodle soup and a dessert when I had Shingles recently.

– *Nancy White (Mrs. Arlton White)*

NHHA Leadership

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Meet Sgt. Adame

Does his picture look familiar? It should. Sgt. Noe Adame with US Security Associates has been a fixture in Northwood Hills for six years – that's more than half of his career as a private security officer.

The Dallas native and Skyline High School graduate enjoys both the place and the people of Northwood Hills.

"It's much more rewarding than apartment or commercial patrol," he says. "This setting is all about working with people and making a positive difference, instead of enforcement or confrontation. And many residents consider me a friend – they call me by my first name and they most always say 'thank you'."

You'll see Noe out on daytime patrol, covering about 45 miles of streets and alleys each shift. You'll also see him stopping to perform out-of-town home checks, scooping up a loose dog, investigating a suspicious vehicle, and asking solicitors for their City of Dallas credentials (and, very often, escorting them out of the neighborhood).

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Good Neighbors

Shirley Ward has been instrumental in keeping our quarterly (street) parties going and on schedule. She also worked with our neighbor Aaron Campbell's children to set up a Care Calendar so that all of the neighbors could sign up to bring Aaron food, pick up his mail etc.... Aaron took a fall and needed two surgeries. Actually – I am so proud of all of my Cliffbrook neighbors for signing up and helping take care of him!

– Michelle Johnson

Our very favorite neighbors EVER are Julie and Tony Toppins (Dr. Anthony). Julie and Tony are very busy rearing their active children, but they always take time to help us by picking up our papers, getting our mail and packages left on porch, and calling when a suspicious person is knocking on doors. The year the ice storm hit, Tony brought our papers to the door as he "did not want us getting out on the icy sidewalks". Through the years, their acts of kindnesses have been many!

– Ellen Mathis



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Adame

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In addition, he's responsible for training and supervising officers who work the other patrol shifts in Northwood Hills.

With low criminal activity in the neighborhood, Noe says most of his excitement comes in the form of bobcat sightings and loud-party complaints. Every so often, though, there's a thrill.

"We've had a couple of police chases," he says. "The crime or action may not start here, but I've seen it end in Fretz Park, a creekbed and on our streets. It makes for a very interesting day."

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Retail Revitalization Nearby

As this issue of the Breeze goes to press, a new ACE Hardware store is ready to open in Spring Creek Shopping Village, at the northwest corner of Coit and Belt Line.

This new store is not affiliated with the ACE store formerly in Spring Creek. With a fresh approach to the customer experience, it will feature a full selection of basic hardware items as well as a collegiate merchandise section; gift section with soaps and candles, children's games, stationery, and entertaining essentials; outdoor living section with grills, birding items and lawn and garden supplies; and a selection of seasonal items.

Check out the new ACE Hardware in our neighborhood, as well as the free ACE Rewards program.

Nearby Dal-Rich Village, on the southeast corner of Coit and Belt Line, will soon be home to Richardson Mercantile, in the former Whole Foods location. The store will occupy 50,000 square feet and include shops and boutiques selling gifts, collectibles, antiques, furniture, jewelry, women's & children's apparel, fine art, home decor,

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Good Neighbors

Our neighbors Rich & Elizabeth Waring have come to our aid in several instances. We left water running while on a weekend trip and they turned it off before the neighborhood was flooded! And this summer they came to jump a dead battery so I didn't have to call a tow truck. They have also watched our dog Rex when we are out of town and have extended hospitality numerous times.

– Andy and Laura Berggren

My Good Neighbors are: Summer and Mark McConnell; Brittany and Michael Coggins; Michael Moon and Tracey Rickard

– Joann Walker

Bill and Jeana Stanley, our next door neighbors, are the nicest, friendliest and most conscientious neighbors. They look after our house if we are gone, provided us lifetime Christmas memories with outdoor stockings, and over the years made our kids feel so special. Our family loves the Stanleys and are so happy they are our neighbors.

Charlie and Sharon Venable are our good neighbors too. Charlie has cared for our dogs on many occasions over the years. He takes it upon himself to care for the greenbelt area at the end of his street (mowing, planting, working with the city). He has a big heart and loves dogs. Charlie is friendly to everyone and a special person.

– John and Carol Joyce

The Bywaters are great neighbors. They're always willing to check on things when we're out of town and good friends to boot!

– Kristin Markham

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It's been said that comparison is the thief of joy. For example – you walk into your best friend's newly remodeled house, admire their freshly polished wood floors and their untarnished walls and think, "Wow. My house is nothing in relation to this!"

The previous joy of owning your own home and having a roof over the head of yourself and everyone you love is dampened by seeing someone else's beautiful kitchen (or master bedroom, or media room, etc.). You immediately begin to put together a picture in your mind: a picture of freshly polished wood floors and unstained walls in your own house. You love your best friend's blinds so, obviously, you make a mental note to order those (in a different color, of course – nobody likes a copycat), and maybe put a couple of their light fixtures into your master bathroom.

But stop – take a second and think of your dream house. What are the colors of the walls? What does the lighting look like? Is it contemporary, traditional, or transitional? Are there any enticing smells coming from the kitchen? Are any pets or children running around?

You'll begin to notice that, while your dream house in your mind may have aspects of other houses you've been in and admired, it has a presence that is also uniquely you. While, yes, you may see freshly polished wood floors, you may also envision them in your favorite stain. Don't let someone else's version of perfect tarnish yours. Instead, use their concepts to enhance your own. Take note of things that you like (and don't like), and take time to imagine them with yourself and your family in mind. That way, comparison fails to be the thief of joy. Rather, it becomes the spark of inspiration that motivates you to work towards bringing your own goals and dreams into fruition. To learn more about our services, visit kaspercustom.com.

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Retail Revitalization

continued from page 6

interior design, florals, and more. Dal-Rich's new Richardson Mercantile store is run by the same company that has a similar outlet in Frisco. Frisco Mercantile opened in 2009.

Dal-Rich was one of the first large retail centers in Dallas' northern suburbs. Announced in 1963, it was built by Richardson's pioneer Stults family, which had owned the land since 1873. Dallas developers Hugh Prather and Charles Brown were partners in the project. Famed Dallas architect George Dahl did the original design.

In 1972, the shopping center was sold by the Stults. The anchors back then included grocer Safeway, Hubbard's Cafeteria and TG&Y Variety Store. Over the years, Dal-Rich was expanded and remodeled several times, and now has Spanish-style architecture.

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SVUMC Pre-School Considers Transitional Kindergarten Class

Since 1963 Spring Valley United Methodist Church (SVUMC) Preschool has been a well-known resource for Northwood Hills parents, providing curriculum-based instruction in a family-style setting for children age one through pre-school.

Now, in response to parent request, SVUMC Preschool is considering a "Transitional Kindergarten" class for the 2015-2016 year. This class would be tailored to children born in the summer – "young" five-year-olds – whose parents might be considering delaying kindergarten a year, as well as for those born in September/early Fall who would have just missed the cut-off date of September 1.

"The transitional kindergarten does not replace a kindergarten year," says SVUMC Preschool Director Amy Gutmann. "It is an extra year of preschool with a greater focus on academics for the older children who are ready. Those children would still attend kindergarten the following year."

For more information contact Amy at 972-233-2317 or agutmann@svumc.org



Good Neighbors

Myron and Ginny Butler are the best neighbors ever. A few years ago when my kids were still little, I ran over one day to ask if they had any celery because I was in the middle of cooking and didn't realize I was out. Myron said he didn't and about 15 minutes later showed up at my door with celery. He had run out to the store! When I said he didn't have to do that he said he knew it was so much easier for him than for me to run out with the kids. That is a great neighbor and the real spirit of community.

– *Lisa Shatz*

John and Candy Winslow are great neighbors to have because they help take care of our house when we're out of town. They also contribute to the prestige and safety of the neighborhood by keeping their yard well-maintained and their house and alley well-lit. They gave us a warm welcome when we moved in, and it was greatly appreciated.

Tommy & Suzanne Simpson keep an eye on our house for us and alert us when packages are sitting on our doorstep. They even called to say they saw our dog wandering in the neighborhood and corralled him back to our house. We were so grateful! It's nice to have such friendly, helpful people nearby.

– *Janet Marcum*

We are very blessed to have Randy and Trudy Morpew as our next door neighbors. They were immediate friends when they moved in. They watch our home, are always willing to take care of our dog and have even assisted us when our security alarm went off - falsely. We are grateful they have a key!!!! Randy and Trudy are truly good neighbors.

– *Kathy Minor Schneider*

Mac Nieto is my good neighbor! One day my sprinkler system was leaking water in my yard and driveway...I had no idea what to do! Mac happened to be getting home when I flagged him down and asked for help. He immediately came by, helped me assess the situation and figure out what needed to be done. He was a huge help!

– *Jennifer Rice*

Good Neighbors

We have lived next door to a wonderful family for over 13 years now. Bill and Mary Carroll and family have been such a joy as neighbors- their son has watched our dog and house-sat many summers; we've gotten flowers every Easter; and they always invite us to their awesome backyard BBQ's! We also look forward to Bill's humorous and witty Christmas "newsletter" year after year! The Carroll's are kind, always helpful, and a blessing to have as neighbors!

– *The Yancy's*

Our dear next-door neighbors are Lisa and Josh Shatz, along with Ivey and Jacob. Lisa is a baker of delicious cakes, cookies and banana bread which she shares. They are friendly, helpful and check on us during ice storms! We are grateful to have such great neighbors along with others on our street.

– *Ginny and Myron Butler*

Pam Dorman is the ultimate neighbor and friend. She places our newspaper at our door every morning without fail. She is one in a million. Her husband, Mike, is the same. We are so lucky!

The Farquharsons are unbelievable friends and neighbors. We value their relationship so much. They are thoughtful and wonderful.

– *Marilyn and Ron Fiedelman*

I would say the volunteers and board members of the NHHA. You provide excellent information on everything from lost pets to West Nile Virus. The service you provide is invaluable and one of the reasons we love living in Northwood Hills. Many thanks!

– *Michael and Melissa Petty*

Halloween Safety

Each year NHHA receives complaints about adult, non-Northwood Hills residents "trick or treating" in the neighborhood. While we don't have a curfew, many residents stick with the recommended 6 to 8 p.m. timeframe for welcoming kids at their door, and/or sending their own children out to trick or treat. When Halloween falls on a weekend night as it does this year, we see activity in the streets later into the night.

Never let your children trick or treat alone, insist they carry a flashlight, and caution them to stay together and go only to homes with lights on. At your own home, when you turn off the porch light and bring in outdoor decorations to suggest you're "closed" for the night, remember to turn your porch light back on later for overnight safety.



From Howdy Big Tex to Viva Terlingua

Word spread fast about Northwood Hills resident George Bienfang's lip-smackin' chili garnering a prize at the State Fair of Texas. When we asked George for an interview, he suggested we wait to visit because he qualified for the Terlingua International Championship Chili Cookoff in November.

If you're "from here" you know the significance of Terlingua...so watch for the Holiday issue of the Breeze and a report on George's results from the granddaddy of chili cook-offs.

Smile! NHHA Nature & Neighbors Photo Contest

Hey shutterbugs! Show off your photographic skills during NHHA's "Nature & Neighbors" Photo Contest.

Categories are: Nature in the City, Kids Do the Darndest Things, Love Those Pets!, Family & Friends, and Miscellaneous.

To enter, send your digital photos with your name, phone number, email address, title of the photo and category entered to president@northwoodhills.org. Put PHOTO CONTEST in the subject line. Deadline to enter: December 15.

By entering, you give NHHA permission to use your photo(s) and name in the newsletter, website or any other distribution with no compensation. If you prefer not to have your name used, go ahead and enter...just let us know and we'll omit the name credit line when the photo is displayed.

Winning entries will appear in the Breeze newsletter; all entries will be on display at the Annual Meeting where attendees will vote on a People's Choice favorite.



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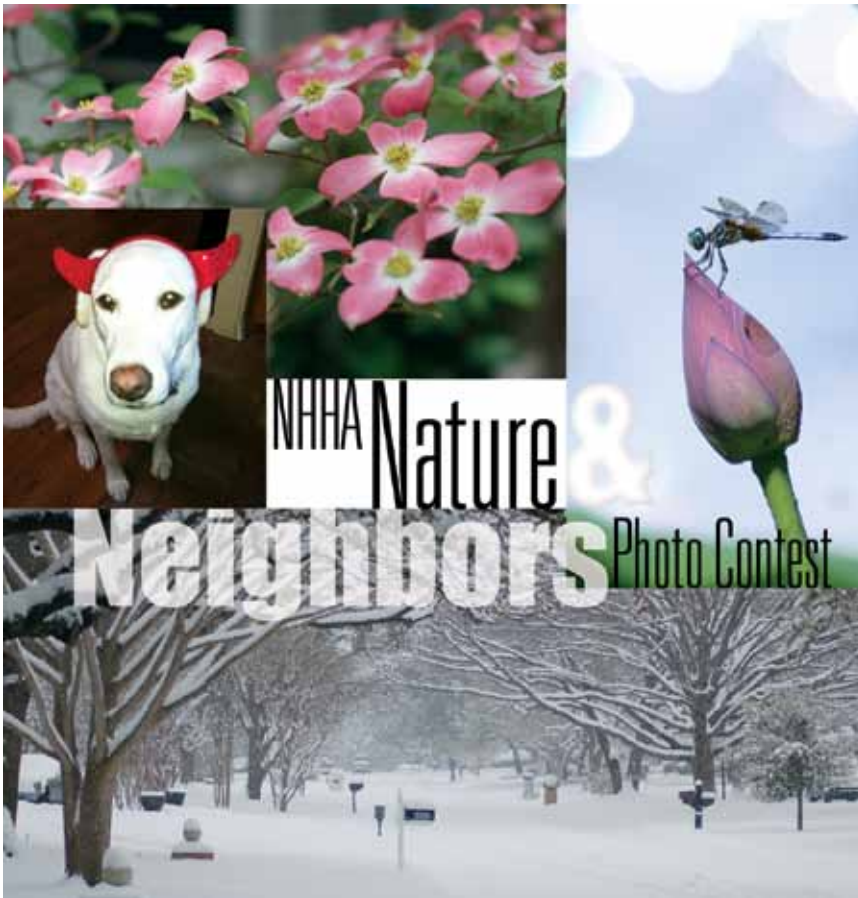
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DPD Crime Stats Update

For several years NHHA Members have enjoyed receiving a monthly Security Snapshot via MemberMail, detailing the criminal incidents reported to Dallas Police in the previous 30 days. These reports roll up to the comprehensive analysis we present at each year's NHHA Annual Meeting.

Crime & Security Chair Judy Switzer compiles the Snapshot after reviewing crime reports from several sources, including incident reports through DPD and two private reporting services. She also follows up personally with NHHA Members who have had incidents to gain information that could help deter additional crime.

On June 1, DPD launched a new records management system and since then there have been problems in the way reports are logged, stored and accessed; information privacy concerns; and discrepancies/corrupted data in how incidents are coded.

Bottom line, NHHA Security Snapshots have been suspended until we can access reliable, credible police reports that include enough information and context to accurately report and track criminal incidents.

Meanwhile, we rely on residents to let us know about criminal incidents that have been reported to DPD. Contact Judy Switzer at 214/801-7273 or js@northwoodhills.org

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Northwood Hills Resident to Lead Governor's Task Force on Infectious Diseases

Northwood Hills resident Dr. Brett Giroir has been tapped by Texas Governor Rick Perry to oversee the Texas Task Force on Infectious Disease Preparedness and Response. Dr. Giroir is CEO of Texas A&M Health Science Center, and will lead the new task force to ensure the state appropriately responds to infectious diseases like the Ebola virus.

Dr. Giroir is a recognized American biomedical researcher, and as Director of the Defense Sciences Offices of the Defense Advanced Research Projects Agency (DARPA) in Arlington, Virginia, guided a variety of biodefense and biosecurity research projects related to biological weapons decontamination, countermeasures to biological threats, vaccines and treatments for emerging diseases and agents of bioterrorism.

Last year he appeared before the House Armed Services Committee Subcommittee on Intelligence, Emerging Threats and Capabilities hearing on Biodefense: Worldwide Threats and Countermeasure Efforts for the Department of Defense.

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Real Estate Report

by Judy Switzer

As the fall Breeze goes to press, the market for homes in Northwood Hills remains strong! While the number of SOLD listings through September 30, 2014 is 52, and during the same period last year there were 67 SOLD properties, all indications are that the market is actually stronger than it was a year ago.

The average SOLD price realized a year-over-year increase of 10 percent, from \$514,174 to \$566,256. Average dollars/foot were up from \$138.01/sqft to \$151.30/sqft. The average CDOM (Continuous Days on Market) dropped from 82 one year ago to just 66 for the same period in 2014.

Lot values have increased as well. Last year, the average half-acre lot was selling for approximately \$385,000. This year a similar lot would go for approximately \$415,000.

The strength of our market is due in large part to what is happening around us. In other words, the values south of LBJ have also increased. In many cases, purchasers come to Northwood Hills when they have been priced out of other markets. For example, south of LBJ you cannot find an

continued page 13



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continued from page 12

interior, treed half-acre lot for anywhere near \$400K. While some buyers may perceive the location south of the loop to be more desirable, it becomes a matter of dollars and cents. The general rule of thumb is that the lot investment usually ends up being 25-30 percent of a buyer's investment in the total (lot + improvement).

Keep in mind, buyers are much more educated than ever before. With Internet access to hundreds of real estate sites, most of which are equipped with dozens of pictures of the homes for sale, Google maps, neighborhood-specific sites, independent school district sites with attendance zone maps, and city, county and TEA (Texas Education Agency) sites, buyers are extremely knowledgeable when they begin their search.

To ensure you get top dollar for your home, you want to make sure you compare favorably to the competition. For information on how to prepare your home for sale, call a realtor or contact Judy Switzer, Broker/Owner of Judy Switzer & Associates at judy@judysellsdallas.com, or call 214-801-7273 (direct/cell).



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Task Force on Infectious Diseases

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Dr. Giroir is the recipient of the Secretary of Defense Medal for Outstanding Public Service, the Texas A&M University System Excellence in Innovation Award in 2010, and was a finalist for the 2012 Dallas Morning News Texan of the Year Award. In a profile for that honor he was quoted as saying:

"There will be a phone call, and I will get it. It may be a bio-terrorism attack, or a radiation cloud, or a new flu strain capable of causing pandemic."

Once again, Dr. Giroir has gotten "the call." In this issue of the Breeze that highlights Good Neighbors, we recognize his family's support of NHHA and his personal service to community and country.



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Vote Early...but NOT at Fretz

Yes, you can vote early....but not where you are used to doing so. Fretz Library is closed for renovation.

Early voting continues through Friday, October 31, from 7 a.m. to 7 p.m. The closest location to Northwood Hills is Churchill Rec Center, 6906 Churchill Way at Hillcrest, just south of LBJ.

Go to dallascountyvotes.org to view a sample ballot and learn where you vote if you wait until Election Day on November 4.



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Membership

continued from page 1

its 22nd year) to Area-specific crime meetings... serve to educate, engage and empower Northwood Hills citizens to maintain and protect our sense of community and family.

NHHA is the ONE entity with the ability to connect, alert and inform us at a moment's notice and enhance the security of Northwood Hills. Your Membership is an investment in your home and neighborhood...not just an expense.



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972-979-2303 deeowens@ebby.com

Resident of Northwood Hills for 40 years

Welcome New NHHA Member Households:

Cliffbrook: Walters
Emeraldwood: Bolander
Gateridge: Bogard
Larchview: Vonahsen
Maplecrest: Bahn/Joplin
Meadowcreek: Brown
Meandering Way: Grill
Oakpoint: Hays
Peyton: Butler
Spring Valley: Clemens
Sprucewood: Garvey

2015 NHHA MEMBERSHIP

Choose from two ways to pay:

- Mail your check, payable to NHHA, to PO Box 800874, Dallas, TX, 75380-0874.
- OR, pay by credit card or from your bank account by visiting our secure payment site. Go to www.northwoodhills.org and follow the link. It's quick, secure and easy!

**Dues:
\$300**



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

☐ NEW MEMBER

☐ RENEWING MEMBER

Your name: _____

Your cell #: _____ Your email: _____

Spouse's name: _____

Spouse's cell #: _____ Spouse's email: _____

Home address: _____

Home phone: _____

Comments or questions? _____

We hope you will want to learn more about our activities. Please check any/all areas of interest.

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

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



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

FIRST CLASS PRESORT
US POSTAGE
PAID
DALLAS TX
PERMIT NO. 407

Return Service Requested

Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
November 10	November 6
December 8	December 4
January 12	January 8
February 9	February 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 <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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