

Battle the Bugs...and West Nile

Traditionally NHHA names one weekend in the spring “Battle the Bugs” to draw attention to the importance of mosquito and fire ant control. Now in its eighth year, the Battle the Bugs program will run throughout the month of May, as NHHA joins the City of Dallas and Dallas County in stepping up West Nile virus prevention efforts.

Mosquitos are year-round pests in Dallas and they only get worse with rain and warmer temps. Prevention is much more effective than treatment. The mosquitoes capable of carrying West Nile typically become active in April and can spread the virus through October.

2012 was the worst West Nile season ever, with 400 cases and 20 deaths in Dallas County. Last year’s numbers decreased to only two deaths and 16 reported human cases -- figures that Dallas County Health and Human Services (DCHHS) attribute to better preparation and increased citizen awareness and action.

Dallas County began deploying workers with mosquito traps in April to collect, test and identify mosquitoes. Areas that test positive will be sprayed within 48 hours. The City of Dallas plans more immediate response to water conservation violations (translation: ticketing residents running irrigation systems at the wrong time).

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City Tightens Soliciting Regulations

A new ordinance passed by the Dallas City Council aims to make door-to-door solicitation more difficult. Under the ordinance, people selling products or services, or distributing commercial printed material, will have to first register with the city. The city will run a background check and issue identification badges to those who are approved.

The ordinance also states registered solicitors can only knock between the hours of 9 a.m. and sundown, Monday through Saturday.

There are exceptions to the registration requirement and the time constraints for educational, religious, charitable and political solicitations.

Those found in violation of the ordinance are subject to a \$500 fine.

NHHA Members receive a brass-plated No Soliciting sign to display at the front door as a benefit of membership.



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

It's Spring...Time to Get Busy

by Rebel Webster, President

This issue of the Breeze brings good information and good news, and it's a snapshot of what NHHA is doing for our Members and for the neighborhood at large.

We're joining the city and county in early, proactive efforts to fight mosquitoes and West Nile virus (page 1 and 8). We're pushing you to clean up and maintain your alley, and meet your alley neighbors (page 5). We're planning another great Independence Day Celebration for the whole neighborhood and we can use your help (page 4). And we're making improvements to our gateway medians (page 9).

As the economy has rebounded, so has our real estate market; and there's an interesting correlation between the changes being made to LBJ and the continued attraction of Northwood Hills to homebuyers (page 12).

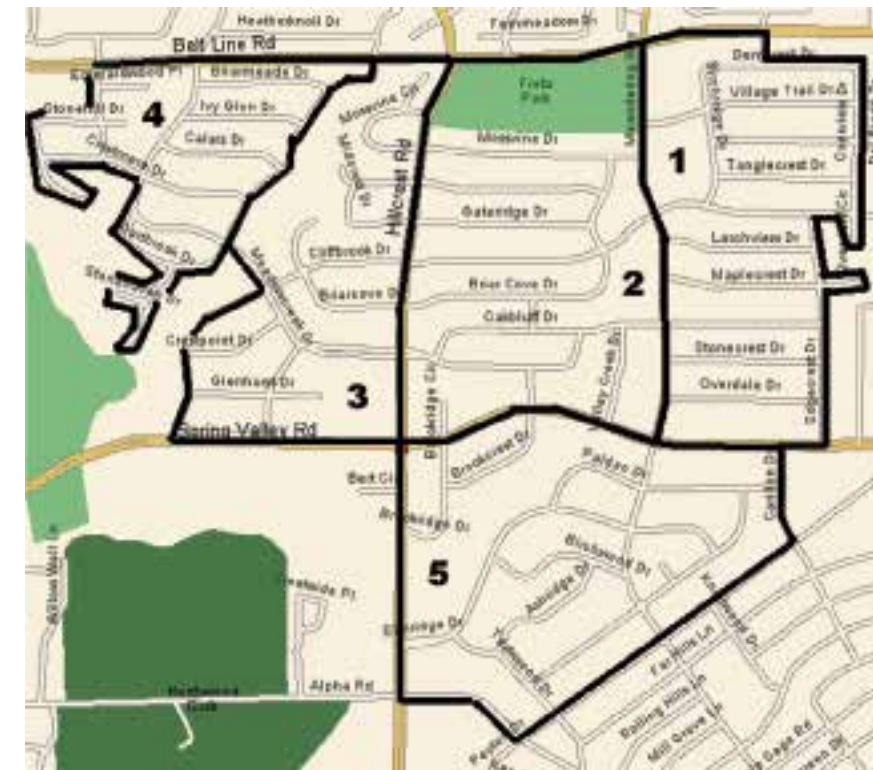
At the NHHA annual meeting, I saw many familiar faces -- people who started out as my neighbors and fellow NHHA Members, and have become dear friends. I was equally impressed to see brand new faces -- residents fresh to the warmth and friendliness of Northwood Hills. Everyone joined in to ask questions, hear about our crime statistics and security efforts, and unanimously pass a budget that continues to place financial emphasis on crime prevention efforts that benefit us all.

The NHHA board met last month for our annual strategic planning meeting, when we roll up our sleeves, talk about Northwood Hills issues and determine priorities for the coming year. Then, everyone takes on assignments and we get busy!

Thank you for your interest, your questions and comments, and your involvement. And, thank you for your membership: NHHA is at nearly 90 percent of our 2014 annual membership goal at the end of April.

There's plenty of room for more! Because more Members allow us to make more improvements, tackle new initiatives, add programming and serve you better. You heard it in the Breeze: Spring is finally here...so spring into action! Renew or join us (page 15) and be part of the positive energy that makes Northwood Hills special.

Northwood Hills Boundaries and Areas



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Ed Fikse – Advisory Committee
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972-661-3921

Glynn Newman – Advisory
Committee
gn@northwoodhills.org
469-233-3582

Celebrating 21 Years of July 4th Pageantry: NHHHA Parade Planning Begins Now

Too early to plan a July 4th Parade? Never! Especially if it's the NHHHA Independence Day Parade and Celebration, now in its 21st year.

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.

Some families are already drawing up float plans while 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 various jobs large and small just waiting for your participation.

Email Rebel Webster – rw@northwoodhills.org to get involved or learn about sponsorships. A parade planning meeting will be held in May.

Special Note: If you are new to Northwood Hills or to NHHHA, 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.

The NHHHA Parade and Celebration is FREE to all residents of Northwood Hills, and many of them have family and friends join in the fun. NHHHA hosts and underwrites this event, but sponsorships and donations allow us to do more each year.

If you, your family or your company -- or perhaps someone you know or do business with -- could benefit from the visibility of this great event, please get in touch with us for more details on how we can create value for you: rw@northwoodhills.org



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Alley Clean-Up Spiffs Alleys, Encourages Safety

Mark your calendar, sharpen the clippers and pop open the box of trash bags: NHHHA's Annual Alley Clean-Up is Saturday and Sunday, May 10-11. The weekend before May bulk trash collection is designated for special attention to alleys in Northwood Hills. While messy alleys can harbor mosquitoes, rodents and criminals, neat alleys improve property values, deter criminal activity and enhance safety.

Each homeowner is responsible for maintaining the area from their rear 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.



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A Round of Applause

Special thanks go to two NHHA board members whose terms ended with the annual meeting.



Ed and Mary Beth Fikse have lived in Northwood Hills since 1987. Ed joined the NHHA board in 2010 after his retirement from Accenture, a global management, consulting, technology and outsourcing company. His business acumen and big picture view of issues made him a tremendous asset to our organization. Ed immediately jumped into the video surveillance project with David Abell and went on to lead this important initiative to its fulfillment. He also set up NHHA's "major project list." This is an ongoing, evolving list of large scale ideas, improvements and initiatives that NHHA researches and evaluates for action.

Glynn and Sharon Newman moved to Northwood Hills in 2006, and Glynn was elected to the NHHA board in 2010. Throughout his four-year tenure, Glynn was the "go to" on all crime and security issues, serving as a liaison to DPD and NHHA's private security patrol company.

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NHHA Annual Meeting

Bitter cold and freezing precipitation didn't deter Northwood Hills residents who bundled up and came to the NHHA Annual Membership Meeting themed "We Love Northwood Hills," on February 11.

Members elected the board of directors and unanimously passed the 2014 budget that will invest more than \$185,000 in neighborhood improvements and Member services. Attendees heard reports on NHHA's actions in beautification, membership, communications, neighborhood advocacy and crime prevention, as well as a multi-year analysis of crime trends in Northwood Hills. Crime prevention and security-related projects account for 69 percent of the 2014 budget.

Dallas City Councilman Lee Kleinman provided an update on the Midtown mixed use project, and new improvements to Hillcrest Park.



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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. Some of our older Northwood Hills yards could use some freshening...a landscape facelift!

Perhaps you're ready for less maintenance; or you want more drought-resistant plants and an efficient irrigation system. All these things can make your outdoor spaces more enjoyable, and your home and property more valuable.

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Applause

continued from page 6

Glynn's ear-to-the-ground is extraordinary: many residents have called him instead of the private patrol (which we do not recommend, but certainly speaks to his experience and dedication in serving the neighborhood). He also sits on the City of Dallas Red Light Enforcement Commission, and has been pushing for a traffic study of the Spring Valley/Hillcrest intersection, where serious accidents frequently happen.

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Hillcrest Park Becomes Useful

Hillcrest Park is becoming an extension of the White Rock Creek Trail. The park is on the west side of Hillcrest, north of Alpha. The small area is not accessible by car and has no parking, so it has not really had a purpose other than natural green space.

Now, the White Rock Creek hike and bike trail will continue from Valley View Park under Hillcrest, then under Alpha to Hillcrest Park, where a turnaround loop and creek overlook are being constructed.



Battle the Bugs

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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 or making a report online.

As in prior years, NHHA will monitor this issue and distribute neighborhood test results and spraying action plans to NHHA Members through MemberMail alerts.

Fire Ants

They're not as dangerous as mosquitos, but they can sure ruin the fun! 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/>

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The county recommends following "The 4 Ds" for effective mosquito control:

- **DEET:** Use insect repellents that contain DEET, picaridin or oil of lemon eucalyptus.
- **DRESS:** Wear long, loose and light-colored clothing outside especially during dusk and dawn hours.
- **DRAIN:** Remove all areas of standing water. Change water in wading pools, pet dishes and birdbaths several times a week.
- **DUSK & DAWN:** Stay indoors during dusk and dawn hours when mosquitoes are most active.

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A Double Whammy

Moisture and freezing temperatures combined to loosen the mortar around one of the Northwood Hills markers at the Meadowcreek west gateway. But before repair work could be scheduled, a careless driver missed the turn onto the street and plowed into the north side of the rock wall. As this issue of the Breeze goes to press, Yellow Rose Landscape crews are building a new wall and restoring this gateway to prime condition, just in time for spring plantings.



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. 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.

Cats can also be reported for being off their owners property and not on a leash. With the new 311 mobile app, dog and cat off-leash reports are easier than ever.

Loose Pets...Rogue Watering...Early Trash: It's All Fair Game

If you're used to bending the rules, beware. Your neighbor may be the City's newest code compliance enforcer, thanks to a mobile app that allows citizens to see, photograph and immediately file complaints in the 311 system.

Citizens can use the app to report high weeds; a loose animal; obstruction of street, alley or sidewalk; and to request services for street repairs and traffic signal issues.

Unspecified on the city's list are two important issues in Northwood Hills -- bulk trash put out too early, and watering on the wrong day and/or the wrong time. Citizens can also track the status and location of their service requests.

Information sent from the mobile app goes directly to the
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Fair Game

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City department responsible for responding to the issue, saving time and reducing errors. Users are encouraged to enter their contact information to save time when submitting future requests; however users can submit requests anonymously. Photos are not required, but are encouraged. Users who don't add photos must provide a detailed description of the issue.

An NHHA Member recently used the app to report a large pothole in his alley and request repair. He reported back to NHHA, "That 311 app is really nifty. I submitted the request and included the photos. Now we'll see what happens."

The app is available for Apple iPhone and Android devices and can be downloaded for free by searching for Dallas 311 in the Apple iTunes App Store and the Google Play Store.

On average the City receives more than 378,000 service requests annually with 40,000 of those submitted via the website – www.dallascityhall.com. Service requests can also be made with a customer service representative 24/7 by calling 311.

The Early Trash Gets The Ticket

Bulk trash collection in Northwood Hills is not the second week of the month, but rather the week of the SECOND MONDAY. When a month begins on Tuesday, the collection week falls later and it's easy to get confused. April was a prime example, and just before collection week City of Dallas Code Compliance swept the neighborhood, issuing \$250 citations right and left.

The same scenario happens in July, and many residents will put trash out before leaving for the July 4th holiday weekend. But that will be a full week too early. After the ticket-writing spree they enjoyed recently, no doubt Code Compliance officers will once again be watching.

There's a clip-and-save collection calendar on the back cover of this and every Breeze newsletter, and NHHA puts reminder signs throughout the neighborhood each month on the Thursday before bulk trash collection begins – the earliest day items can be lawfully be placed out for collection.



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NHHA Membership Elects Board Members

NHHA Members elected their board of directors at the annual meeting. Ron Skipper, Dane Smith and Candace Winslow will return for a second two-year term. Janet Marcum, Melinda Spence and Judy Switzer also were elected to the board.

Janet and Jeremiah Marcum moved to Northwood Hills last year and have a two-year-old son. Janet is a licensed CPA and Real Estate Salesperson in Texas. Jeremiah works as Director of Technology for Neohapsis. Janet says, "I was impressed with the sense of community I felt when moving into this neighborhood. I also recognized and appreciated the benefits of NHHA and immediately signed up to be a member. I look forward to serving my fellow residents by helping out with NHHA's many beneficial projects."

Melinda Spence is a real estate agent with Gilchrist and Company Real Estate. She and husband Mike have four kids. She enjoys reading, running, and spending time with family and friends.

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Proximity to the "Hot Spot": Northwood Hills Will Benefit from LBJ and Midtown Development

by Judy Switzer

WOW! Looking at 2013 real estate in review, all I can say is, "we've come a long way, baby"! SOLDs are back to pre-downturn numbers: there were 78 closed transactions in Northwood Hills with an average SOLD price of \$553,087, at an average Days on Market (DOM) of just 82 days, and \$137.32/sq ft. This very much competes with numbers we were seeing in 2007, adjusted only for the variety of properties that sold that year.

Where does this put us for 2014 and beyond? To answer that question, we need to look beyond Northwood Hills. The LBJ Corridor and the Midtown projects are emerging as hot spots in the North Texas real estate market.

"It's all about location," says J. Hammond Perot, assistant director with the Office of Economic Development at the City of Dallas. According to Perot, the city is working on about a dozen projects right now, mostly corporate headquarters looking to relocate to North Texas, with five or six companies specifically eyeing the LBJ corridor. This adds the potential of 3.5 million square feet of commercial space and the addition of as many as 5,000 jobs.

Perot was part of a panel speaking about "The LBJ Express Effect." For the first time in many years Dallas is considered one of the nation's hot spots with respect to commercial investing. "Investors are not only looking at Dallas, but they're starting to look specifically at putting money in the LBJ-Dallas North Tollway submarket," said Andrew Levy, another panelist. Among the good signs is the planned 400-acre Midtown project -- the much-needed redevelopment of the Valley View area. According to Bruce Bradford, president and CEO of the North Dallas Chamber of Commerce, Midtown will be built around a beautiful 20-acre park, and has spurred a lot of interest among developers and investors who want to be part of this highly desirable mixed use project that will include office, retail and urban living, and will pay dividends for this region for decades to come.

"Drivers and neighbors have survived the worst part of construction on the LBJ Express, and when the roadway is completed by December 2015, commuters will enjoy access and a more predictable ride to what promises to be

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LBJ and Midtown Development

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a booming part of town," said Dia Kuykendall, director of Corporate Affairs for the LBJ Express project.

All this points to increased values in the "best kept secret in North Dallas" -- Northwood Hills! While our residents have had to endure the construction over the last several years, the worst is over and now we look to the benefits of the LBJ Express. The improved roadways, together with the hottest development in the state -- the Midtown project -- will draw people to our neighborhood. As the demand for the location increases, so do property values. I think we are in for a good, long ride!

For more information on the LBJ Express, the Midtown project or property values in Northwood Hills, contact Judy Switzer, Broker/Owner of Judy Switzer & Associates, at judy@judysellsdallas.com, or call her directly at 214-801-7273 (cell).

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Board Elections

continued from page 12

Melinda says, "We've been residents of Northwood Hills for a year and I'm looking forward to being an active part of the community. I believe Northwood Hills is one of Dallas' best kept secrets with great neighbors, large lots and old trees, and easy access to all that Dallas has to offer."

Judy Switzer was a member of the NHHA board from 2006 --- 2009. She has stayed involved on a non-board basis, continuing to monitor, analyze and report crime statistics for the neighborhood through Security Snapshot. She also manages advertising for the Breeze newsletter. Judy says, "Bruce and I have lived in Northwood Hills more than 20



years. I can't imagine a better neighborhood, and it's a joy to serve our great voluntary homeowners association.

NHHA has created an advisory committee comprised of former board members who want to remain involved, and our entire neighborhood will benefit from their knowledge and perspective. Ed Fikse and Glynn Newman are the charter members of the committee.

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Community Calendar

May 10

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<http://www.dallascountyvotes.org/upcoming-election-information/>

May 16-18

Wildflower! Arts and Music Festival, Central Expressway at Galatyn Parkway
<http://www.wildflowerfestival.com/>

May 24-26

State of Texas Energy Star® Sales Tax Holiday
http://www.window.state.tx.us/taxinfo/taxpubs/tx96_1331/

May 27

Democratic and Republican Party Primary Runoff Elections
<http://www.dallascountyvotes.org/upcoming-election-information/>

Thanks to hundreds of renewing and new Members, your voluntary homeowners association is well on the way to a great 2014! At the end of April, NHHA already had reached almost 90 percent of our annual membership goal. The more Members we have, the more we can do for Northwood Hills....so join us today!



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Maplecrest	Bader
Meadowcreek	Rice
Meandering Way	Carmichael, Mills/Weiland, Muczko
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Stonehill	Reese, Thompson
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Membership questions? Email Candace Winslow at cw@northwoodhills.org or Rich Prendergast at rp@northwoodhills.org.



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Bulk Trash Collection Calendar

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May 12	May 8
June 9	June 5
July 14	July 10
August 11	August 7

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

Landscape Watering Days

ODD number addresses Saturday and Wednesday before 10am/after 6pm	EVEN number addresses Sunday and Thursday before 10am/after 6pm
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Restrictions apply to automatic irrigation systems and hose-end sprinklers.
Drip irrigation, soaker hoses and hand watering



The Northwood Hills Breeze

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