



Reducing Crime in Northwood Hills...Yes, YOU Can Make a Difference

Northwood Hills residents are paying attention to anti-crime advice...and it seems to be paying off. After an increase in residential burglaries in 2012 and 2013, NHHA hosted a neighborhood meeting last fall during which Dallas Police Department North Central Division Community Engagement Officer Mark Lutz shared ideas on what individual homeowners can do to actively deter crime.

Through May 31 of this year, crime was markedly lower. The neighborhood experienced 17 incidents compared to 40 in 2013, and 26 in both 2012 and 2011.

On June 1 DPD began implementing a new records management system, a process during which police reports NHHA and other neighborhoods use to track crime statistics are unavailable. Snafus have delayed the restoration of public access to those reports, so neighborhoods have relied on word of mouth.

Four home burglaries in July prompted NHHA to issue a crime alert, which happens when there is an increase in the frequency or severity of crime. Dallas Police subsequently increased patrols in the area, initiated covert operations, and have made arrests.

As this issue of the Breeze goes to press, DPD has not speculated when there will once again be access to the records that enable us to track and report credible, documented criminal incidents specifically in Northwood Hills. However, based on security patrol reports and information received from residents, there have been 22 incidents in Northwood Hills through July 31, compared to 55 in 2013, 44 in 2012 and 37 in 2011.

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All of Us

By Rebel Webster, President

One of the great privileges of serving NHHA is the opportunity to correspond with so many of you, and pass along useful news and information in MemberMails and the Breeze newsletter.

I always enjoy putting together the graduate congratulations section...it's like a breath of inspiration. This year, my neighbor sent her son's info and, paraphrasing "it takes a village", expressed her thanks for the parents, coaches, teachers, friends and neighbors who contributed to her son's success. She said, "There was a reason we moved to Northwood Hills after analyzing five counties!"

Northwood Hills neighbors come together in many ways – sharing crime-deterrence strategies, enjoying the July 4th Parade, supporting our kids and welcoming new families. This is a special place.

So pull up a lawn chair, kick back with some sweet tea and enjoy this Breeze...from all of us in NHHA to all of you!



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

Congrats to Our NHHA High School Grads!

Angela Hillsman, daughter of Emily and Thom Hillsman, graduated as Valedictorian from Greenhill School and will attend Princeton University this fall. Angela is a Cum Laude Society inductee, a National Merit Finalist, a Mu Alpha Theta inductee (mathematics honors), received an award for highest GPA at Greenhill for two consecutive years, and awards in math, English, history and science. She was a four-year varsity tennis starter, a student council leader and on the homecoming court. Her parents and sister say, "We're so proud of you, and know your incredible work ethic and strong character will take you far. God Bless and Much Love!!!"

Allan and Gail Gilbert congratulate their granddaughter **Molly Anderson**, who graduated from Greenhill and will go to Pitzer College in the fall. "Molly, we are so proud of you and know that college will be another successful step along the way. Our love, Mimi and Poppa."

Mike and Stephanie Watson applaud their daughter **Jennifer Watson**, who graduated from Richardson High School with honors and recognition as a Texas Scholar (Top 10% of her class), and the RISD Service Learning Award. Jennifer will attend the University of Arkansas to pursue a degree in engineering. "Congratulations Jenny! Mom, Dad, Jacob and Ellen are all really proud of you!"

Congrats to **Megan Keplar**, daughter of Jeff and Debbie Keplar. Megan graduated from Richardson High School and is Norman-bound this fall to study nursing at the University of Oklahoma. Her proud parents say, "Go Boomer Sooners!"

Carol and John Joyce congratulate their daughter **Maggie Joyce** on her graduation from Bishop Lynch, where she was on the academic honor roll and excelled in volleyball. Maggie was named Academic All-State her junior and senior year, All-State four years, All-American twice, Texas Small School Player of the Year twice, and led Bishop Lynch to two state championships. In addition her club team finished 1st and 2nd in the nation her last two years. She will attend the University of Arkansas and major in biology and pre-nursing.

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High School Grads

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Yvette and Randy Testut applaud their son **Riley Testut**, an honors graduate and member of the National Honor Society at Richardson High School. Riley will attend USC (University of Southern California) to pursue a double major in computer science and business. Riley's future plan is to start his own software app development company after graduating from college. "We are very proud of you Riley! Congratulations, and here's to your next chapter! Love, Mom and Dad!"

Brenda and Rob Colburn congratulate their son **Quinn Colburn** – Troop 577 Eagle Scout, varsity baseball player recognized by his coach for leadership, National Honor Society member and honors graduate of Richardson High School. Quinn will follow in dad's footsteps...he's headed to Texas A&M University on an ROTC scholarship to study construction science, and he will serve in the Corps of Cadets. Quinn's mom says she got worried he wasn't on top of the college application process, "and he walked in with an early acceptance letter from A&M! We could not be more proud!"

NHHA Leadership

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Polly DuPont is Kaput

Northwood Hills ladies turned out en masse for the last hurrah at Polly DuPont in Spring Creek Village. The venerable bridal registry and tabletop/gift store closed with a three-day liquidation sale in late July that caught many locals by surprise.

The store was named D Magazine's Best Tabletop Store in 2012 and 2013, and was known nationally for an impressive array of more than 500 formal, casual and transitional dinnerware patterns, stemware and flatware.

Throughout nearly seven decades in various Dallas locations, the name Polly DuPont became synonymous with the styles and names brides and hostesses coveted: Portmeiron...Herend...Versace...Waterford...Kirk Steiff...Lenox...Baccarat... Arthur Court and more.

"This is such a sad day," said one Northwood Hills resident as she stood in line to buy her last Polly items. "My daughter registered here for her wedding."

"I registered here for all my weddings," replied a neighbor.

No word yet on plans for the space, but a For Lease poster is now in the window.



Congrats NHHA College Grads!

Gary Schneider, son of Kathy and Steve Schneider, graduated from the University of Texas at Austin in December 2013 with a Bachelor of Science degree in kinesiology and health education. Gary is now working full time at a physical therapy clinic in Dallas and applying to physical therapy schools. He also is planning a trip to South America to immerse himself in Spanish language and culture, and help others while practicing his field. Kathy and Steve report, "He is currently recovering from knee surgery. We are certain the knee injury happened so that Gary will have MORE empathy for his patients!"

"We have a graduate!!!" Congratulations to **David Christoff**, son of Gina and Carl Christoff, who has graduated from the Massachusetts Institute of Technology in Cambridge. David's degree is in mechanical engineering.

Leslie and David Wood are excited to report their son **Conner Wood** recently graduated with honors from the University of New Orleans with a Bachelor of Arts degree in history (U.S. history concentration). "We are more than just proud of him! We're grateful he did it in four years --haha!"



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City Launches TALKDALLAS

TALKDALLAS is a new online engagement tool that encourages citizens to talk, connect and discuss their views about City of Dallas programs, initiatives and other priorities with city leaders and others in the community.

TALKDALLAS is open to anyone over age 18 that lives, works, or attends school in Dallas. Those who join the online community will be able to weigh in on important city issues by participating in surveys and discussions via smart phone, computer or tablet.

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Northwood Hills Elementary School SOAR Club

By Elizabeth Selzer

Neighbors, businesses, friends and families – we are thankful to have YOU as a supporter of Northwood Hills Elementary School (NHE)!

Having a strong neighborhood elementary school makes our community a better place to live, play, and do business. That's why we are excited to launch our first-ever group for NHE neighbors and community members: SOAR – (Supporting Our Academic Resources). This special group will give you the opportunity to financially support our students, and the help provide the resources required to keep NHE at the top.

SOAR members receive a yard sign, a special SOAR sticker to place on your yard sign, business location, or vehicle, membership in the NHE Parent Teacher Association (PTA), along with special SOAR email newsletters and invitations to events and happenings at NHE. A portion of some memberships is tax-deductible.

Memberships are available at several levels:

Platinum Level: \$100

All membership benefits of Gold level, plus exclusive events with Principal Roxxy Griffin.

Gold: \$75

All membership benefits of Silver membership, including a private tour of NHE with Principal Roxxy Griffin.

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Congrats NHHA Grads...One of Each!

Bill and Jane Cross are proud of their granddaughter **Emma Moore** who graduated in the Top Ten at Richardson High School. She lettered all four years in varsity swimming and has signed to swim for the University of Houston where she will study biochemistry.

The Cross's grandson, **Ethan Moore**, graduated from the University of Texas Permian Basin with a degree in mechanical engineering. He accepted a position as Plant Safety Engineer for Rockwater Energy in Midland, Texas.

Paula and Tom Hardick also have two grads: **Alexa Hardick** has graduated from The University of San Francisco with a BS in finance. She lettered four years in basketball and was captain of the women's basketball team her senior year. She is currently working for Reddy Ice in Dallas and hoping to get into sports marketing and/or broadcasting.

Celia Hardick graduated from Bishop Lynch High School, where she lettered three years in basketball and was team captain her senior year, was a member of the National Honor Society and secretary of the National Spanish Honor Society. She's bound for the University of Texas at Austin to study communications.



I am a long time resident of Northwood Hills and know how to sell your home.



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– Wendy Patterson
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SOAR Club

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Silver: \$50

All membership benefits of Bronze membership, plus an annual event with Principal Roxxy Griffin.

Bronze: \$25

You will receive a yard sign, SOAR sticker, subscription to SOAR newsletters, and membership in the Northwood Hills Elementary PTA. Your PTA membership provides you a membership directory, and gives you access to nationwide discounts, offers, and information.

For more information, contact Elizabeth Selzer -- 214-435-7274, or elselzer@yahoo.com



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Another Fabulous Fourth in Northwood Hills

Unseasonably cool temperatures drew out a big crowd and tons of red, white and blue creativity, as Northwood Hills residents enjoyed the 21st Annual Northwood Hills Homeowners Association Independence Day Parade and Celebration.

Longtime resident and retired United States Air Force Major General Jerry Ragsdale was honored as Grand Marshal, waving to residents gathered in decorated lawns along the parade route.

Vintage cars, a super-sized golf cart, 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.

Youngsters enjoyed drawing sidewalk chalk murals and a bounce house was sponsored by Spring Valley United Methodist Church. The petting zoo sponsored by Judy Switzer & Associates allowed children to get up close and personal with goats, chickens, rabbits, ducks, lambs and even a tiny pig. Everyone lined up for freshly made snow cones, popcorn and cotton candy, all sponsored by Janet Marcum Real Estate.

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Fourth of July

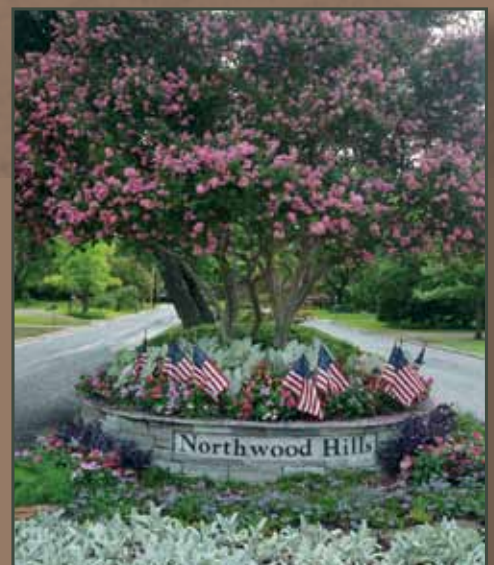
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Tots made a bee-line to the poster painting tables and then took home their artistic results. Others braved the ever-popular Icy Toes game, plunging tiny toes into a tub of ice and water to retrieve trinkets from the bottom before losing feeling in their feet!

The Future Falcons and Friends set up a tent to welcome new families to Northwood Hills, and promote Northwood Hills Elementary School.

The Dunk Tank enjoyed non-stop action. Hula Hoop and balloon toss contests brought out the young and the young-at-heart and had everyone moving. Finally, the now-famous Corn Heave cleared the field and showed off the arm-power of Northwood Hills youths.

From a farm-fresh watermelon to parade trophies to game prizes to contest ribbons to snowcone-smears...everyone went home with a souvenir.



We Couldn't Do It Without You!

Although NHHA hosts the July 4th Parade and Celebration, it takes volunteers to make the parade a success and sponsors to ensure that all activities, prizes, refreshments and games are FREE to all.

For several years Judy Switzer and Associates has underwritten and manned the watermelon sale, so that all proceeds benefit our neighborhood improvement projects. This year Judy also sponsored the Kids Petting Zoo.

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-Steve and Jenni Kasper

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Without You

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Janet Marcum Real Estate sponsored all our refreshments, AND Janet brought along her family to staff the snowcone, popcorn and cotton candy stations.



Spring Valley United Methodist Church continues to sponsor and staff the ever-popular bounce house that anchors our family activity area... "thank you, SVUMC!"



We also want to thank our family donors -- Jo North and Linda and Lannie Hughes -- who help us defray costs with their generous personal donations.

Volunteers...we thank you for loaning tables, tents and coolers, pitching in to help with set-up, tear-down, and running games and activities! Nancy and Arlton White, Marci and Rich Prendergast, Melinda and Mike Spence and family, Craig Henderson, Candace and John Winslow and family, Glynn Newman, Michael Webb, Lynn Thorby and Craig Koehrsen; Bruce Switzer and Gerald McAdams for help with photography; Savannah Law and Elizabeth Selzer for help with kids activities. Thanks to our judges Danny Bowlin, Craig Henderson and Bob Nance, and to the always-great Dallas Police Department for making sure we stay safe.

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. 18-21 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. 19-21 at Oak Point Park in Plano. Hot-air balloons take to the sky in this 35th annual event. Friday and Saturday nights feature a "balloon glow"...spectacular! www.planoballoonfest.org

56th Annual Greek Food Festival

Sept. 26-28 at Holy Trinity Greek Orthodox Church, Hillcrest at Alpha. This 56-year tradition offers the best in Greek food along with entertainment, dancing and shopping. www.greekfestivalofdallas.com/

Cottonwood Art Festival

Oct. 4-5 at Cottonwood Park, on Belt Line just east of Coit. More than 200 local, regional and national artists. Free. www.cottonwoodartfestival.com

Real Estate Report

by Judy Switzer

The first half of 2014 was quite a ride for real estate in North Dallas, and Northwood Hills. Over the past six months, many homes have "flown off the shelf"! In some cases, the houses never made it to the shelf. From the first of the year through June 30, Northwood Hills had 30 homes sell and close, at an average sold price/sq. ft. of \$151.50, with an average value of \$562,850, and an average of just 54 CDOMs – (continuous days on market).

That compares to 44 homes sold at an average of \$134.77/sq ft, for an average sales price of \$494,301, and 99 CDOMs for the same period in 2013.

Besides the 30 homes that were listed and sold through the multiple listing service (MLS), Northwood Hills has had its share of private sales this year: where a buyer approached a homeowner and asked if they would consider selling, the homeowner said yes, and the deal was done without ever hitting the market. Additionally, as this article goes to press, there are four homes under contract with a contingency, usually either financing, or the sale of another home, and three more pending.

continued page 13



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This made for a very stressful market. Sellers did not want to put their house on the market for fear it would sell quickly and they would not have any place to go. So they looked at houses to buy, and when they found what they were looking for, they made an offer contingent upon the sale of their home. Sellers accepted contingencies because the price was right, but sometimes it worked, and sometimes they fell out.

I believe this is what led to the private sale phenomenon. If the home wasn't on the market, the parties could make a deal and be flexible on timing and terms. Again, sometimes it worked, and other times it didn't.

Active inventory has risen to 33 homes currently. That is about what we were averaging in 2005-2007. But last year at this time there were less than 20 homes on the market. Also, a third of the existing active inventory has experienced a price reduction. These are indicators that the market has slowed a bit.

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We're Biting Back

The cover story of the spring Northwood Hills Breeze newsletter highlighted the importance of mosquito control to contain the spread of West Nile virus in our neighborhood.

In June, NHHA distributed a biodegradable mosquito dunk and information pamphlet to every home in our neighborhood, encouraging responsible mosquito-control measures.

Mosquitoes are year-round pests in Dallas and prevention is much more important than treatment. As this issue of the Breeze goes to press, nine areas of Dallas have been sprayed. Six of them are immediately north or south of, or include parts of, Northwood Hills.



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Real Estate

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I think the slowdown is due to a couple of factors. Prices increased 14% year over year, while days on market dropped nearly in half. When a home price is right for its condition, Northwood Hills is a very popular place to live! However, as owners get wind of what they think their neighbors got for their home, a feeding frenzy begins, and at some point, the rise in prices cannot be sustained. I think that is why you are

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seeing price reductions on about a third of the active listings. When that happens, the market cools a bit because buyers are not forced to make a snap decision for fear the home will be gone by the time they decide. So we are seeing a natural correction in the market. The pendulum is always swinging but Northwood Hills continues to be the best kept secret in north Dallas.



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Maplecrest:	Rolfe
Meadowcreek:	Welch
Meadowhaven:	Forsythe, Knutson
Oakbluff:	Andrews
Paldao:	Liu/Ling
Spring Valley:	Duhoux/ Daellenbach
Sprucewood:	Ebert, Sliter
Stonecrest:	Peters
Tanglecrest:	Lair, McConnell

2014 NHHA MEMBERSHIP

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



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October 13	October 9
November 10	November 6
December 8	December 4

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The Northwood Hills Breeze

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