

Winter 2019

THE NORTHWOOD HILLS BREEZE

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Northwood Hills

HOMEOWNERS ASSOCIATION



Annual Meeting Recap

Dozens of Northwood Hills residents, friends, and HOA members gathered at Fretz Park Recreation Center on February 12 to meet, greet, get information, and voice their opinions at the NHHA Annual Meeting. Representatives were on hand from City Council Member Lee Kleinman's office to provide an update on happenings in District 11. Our new Texas House District 102 Representative, Ana-Maria Ramos, provided a flyer ahead of time for us to hand out, which introduced herself and detailed what she plans to focus on during her tenure. Attendees then heard presentations about member services, crime and security, beautification efforts, communications, and special projects.

NHHA welcomed a new Director to its Board, Kristen Holden, after election by the Membership on hand. We are happy to add Kristen to our dedicated team and hope she enjoys her service to the neighborhood. You can find contact information for the entire Board of Directors on page 3 of this edition of The Breeze.

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Fretz Park Rec Center

Upcoming Activities & Events

For Kids:

Spring Break Camp
March 11 through March 15
8am – 6pm daily

Summer Camp Registration
April 6 – 9am
Expected to Sell Out

Community Egg Hunt
April 20 – 10am
Ages: 0-2, 3-5, and 6-10

For Adults:

Zumba
Tai Chi
Yoga
Judo
Kung Fu
Pickleball

For Active Seniors:

Aerobic Exercise
Balance Class
Strength & Conditioning
Day Trips



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

Highlighting the Hills

by Thomas Kidd

What makes a neighborhood great? Real estate buffs will tell you location, location, location. Economists argue solid per capita income. Social activists will weigh in with community involvement. Politicians insist it's strong voter turnout. Residents who live on what's commonly referred to as "The Loop" seem to have made their section of Northwood Hills extraordinary by doing something simple - being good neighbors.

A person much wiser than myself once gifted me with a perspective that has somehow stuck with me over the years. He said that simple doesn't mean easy. Simple means that something is effortless to understand; easy means it's effortless to execute. To keep their part of the neighborhood great, The Loop - Oakbluff to Meadowcreek - does simple things, but things that aren't necessarily easy. They put effort into getting to know each other, getting together with each other, and living out what it means to be good neighbors. It's this continuous effort that ensures their slice of the neighborhood never loses its luster.

How this all started for The Loop was somewhat fortuitous, with several families moving in within a few months of each other, most having young children. With the current residents taking notice of the higher than normal turnover, it made sense to be proactive in meeting those folks new to the mix, creating a network effect. And it just built naturally from there, with additional families joining in and meeting not only the newbies, but other long-standing neighbors as well. It also helped that there had been a previous history of block parties and events spearheaded by longtime residents. Moving in gave everyone an address, building camaraderie with those other families close in proximity made them neighbors.

So, how does The Loop do it? What special sauce are they cooking with? NHHA Member Elizabeth Selzer struggles to find a good answer to what really makes her locale uniquely able to do what they do. Not that she doesn't believe she has been blessed with great neighbors but, in her mind, they are all just doing what they are supposed to do - no more, no less. The Loop has regular get-togethers on evenings and weekends, with a common theme of BYOE (Bring Your Own Everything) to make sure whole families can join in. BYOE means just that - kids bring their scooters, parents bring

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Highlighting the Hills

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chairs and drinks, with the host location being someone's lawn or outdoor space to keep things effortless both during and post-event. They also have periodic block parties, bringing together even more neighbors who may not be as active in smaller outings during the year.

One of the greatest benefits, Elizabeth believes, is a better understanding of generations within the neighborhood, which creates an appreciation of Northwood Hills' history and those who have helped make it what it is today. Another is the piece-of-mind that she maintains knowing that nearly every house on The Loop is a safe place where her son could knock on the door and be welcomed. In an age of privacy fences, not to mention Dallas being one of the largest cities in the nation, I'll go out on a limb and say this is a rarity not just here, but anywhere.



The simple math of the equation is that being good neighbors helps the neighborhood as well as the individual resident. Not only does it make people sense, it checks a lot of other boxes as well. Even if you simply know your neighbors, basic human nature tells us that you are more likely than not to lend a helping hand when needed, or to keep a closer eye out for others' well-being, now that you're no longer strangers. In addition, property values have a better shot of maintaining their levels if you care not only about your own homestead, but also the folks' next door. Our ships rise and fall with the same tide, so to speak.

When all is said and done, your environment is what you decide to make it. Regardless of education, income level, political affiliation, race, religion, etc., we all can

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NHHA Leadership

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Dr. Glynn Newman – Advisory Board
Security & Crime Watch
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NHE Upcoming Events

March 11 – March 15
Spring Break – No School

March 26 – 9am
Future Falcons Art Event
RSVP required

April 3
Early Release – 1pm

April 15 – April 18
All-Staff Appreciation Week

April 19/April 22
No School or Snow Make-Up Days

May 6 – May 10
Spring Scholastic Book Fair
All residents are welcome.

May 29 – 4:00pm
Future Falcon NHE Rewards Party
After Party

May 27
Memorial Day – No School

Visit www.nhepta.com for more information about PTA-sponsored school events and email futurefalcons@nhepta.org to learn more about Future Falcons.

Dallas Water Utilities

Dallas Water Utilities has various programs available to its customers that can save you money and help you use water more efficiently.

Toilets

Do you need a new throne for your home? How about two? Dallas Water Utilities offers FREE high-efficiency toilets to customers who own or rent a home with toilets installed prior to January 1, 1994. If you are a customer who has not yet replaced your high-flow water-wasting toilets, you can apply to replace up to two of them. The free toilets provided by DWU ensure great performance and reduce water consumption. If you'd rather buy your own high-efficiency toilets, you can apply for a rebate option for up to \$90 per toilet. The rebate will be applied as a credit to your water account.

To participate in this program, you may apply online at savedallaswater.com or call (214) 670-3155.

Water Leaks

Did you recently discover a hidden water leak that caused a material increase in consumption? Dallas Water Utilities may provide a leak adjustment after repairs are completed. The

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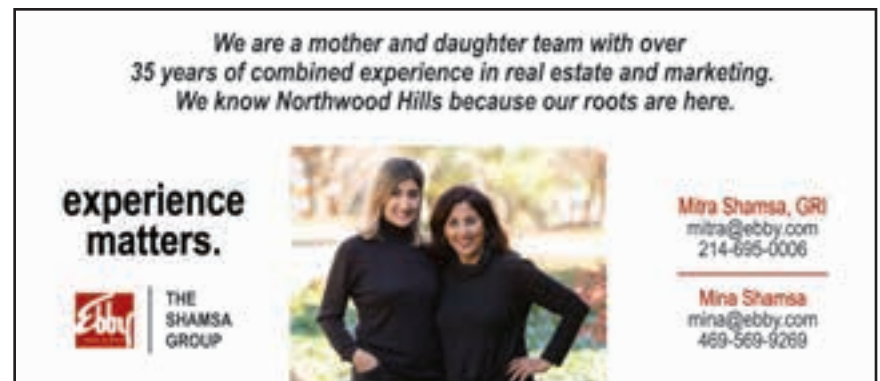


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Mira Shamsa, GRI
mira@ebby.com
214-695-0006

Mina Shamsa
mina@ebby.com
469-569-9269

Dallas Water Utilities

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customer must submit a copy of a repair invoice, a written statement including dates and detailed descriptions, or complete a DWU Leak Affidavit Form. Only one adjustment per 12-month period is allowed. If an adjustment can be made, consumption will be adjusted accordingly after DWU calculates an average usage amount based on your account history. The customer will receive an updated invoice with the new balance. If the request is denied for any reason, a denial letter with explanation will be sent. Requests for leak adjustments may be submitted by email to leak.adjustments@dallascityhall.com. For more information, please call (214) 670-3178.

Sprinklers

Before you turn back on your sprinkler system and start watering this spring, take advantage of a free automatic irrigation system check-up by a licensed landscape irrigation specialist. Watering too often and for too long is the primary source of water waste associated with landscape irrigation. You may be using a lot more water than your lawn needs, so let a specialist inspect your system

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Shine Your Light

The hills, winding streets and large trees of Northwood Hills contribute to it being a very dark neighborhood at night. We periodically field questions from residents about how to get the City to install street lights. In an existing neighborhood, the City won't install any new light poles at their expense; they would have to be paid for by homeowners. As a potential special project, NHHA investigated the cost of street lights a couple years ago, in hopes of being able to make a meaningful difference in the neighborhood.

Unfortunately, our research determined it would be cost prohibitive for the Association, and most likely the same for individual homeowners too. With estimated installation costs reaching thousands of dollars per light pole, plus the ongoing cost of electricity, there wouldn't be enough reserve funds available to pursue the project.

That doesn't mean homeowners can't make a noticeable difference in the neighborhood, however! To help with illumination, NHHA recommends motion-sensor lights for alley fences and back driveways, front-yard lighting, and porch lights. Not only will it help guests and emergency personnel find your home safely, it will deter crime. Criminals don't want to be seen committing their acts, so make your home bright and less enticing! We can light up Northwood Hills, house by house.

Real Estate

by Judy Switzer

Real estate sales statistics in Northwood Hills for 2018 were consistent with those we saw in 2017. We had fifty-five properties change hands this past year. The average sale price was \$691,142 or \$184.80/sqft, down slightly from the \$718,741 or \$184.77/sqft during the prior year. Given that the \$\$/sqft did not really fluctuate, it indicates the average size of the sold home in 2018 was smaller than the average home in 2017, by about 150sqft.

Average CDOM [Continuous Days on Market] stayed roughly the same, at 48 days.

There were some differences, however. The active listings inventory grew during the past year. For the better part of the second half of the year, we had anywhere from ten to twenty listings on the market, many of which were in the higher price points for our neighborhood. So, as we previously predicted, the higher priced homes that compete with areas outside of our neighborhood were slower to sell.

Another interesting statistic is we had 19 properties CANCELLED in 2018. When a property is cancelled, it is usually an indicator that the property has been on the market too long. Often times, the agent will suggest pulling it from the market for at least thirty-one days to get a "refresh" on CDOMs. After thirty-one days, the CDOM goes back to zero, essentially beginning the listing period over again.

Now with a market that has been as brisk as ours has been, one might ask, why would such a strategy be necessary? You may find the answer interesting.

Nineteen cancellations represents over thirty percent of the total number of SOLDs for the year. A few properties were
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Dallas Water Utilities

continued from page 5

and identify:

- Programming errors
- Leaks in the system
- Broken or misaligned equipment
- Problems with pressure
- Coverage problems

The irrigation specialist will also make recommendations such as:

- Programming suggestions
- Turf water requirements
- Possible equipment upgrades
- Repair and maintenance tips

For more information or to schedule your free check-up, visit savedallaswater.com or call Dallas Water Utilities at (214) 670-3155.

To find out what days and times you're allowed to water, check the schedule on the last page of this edition of The Breeze.

Dallas 311 is at Your Service

Despite NHHA's concerted efforts at curbing the placement of bulk trash out too early through neighborhood signage, emails, and reminders in the Breeze and on our website, there are still offenses occurring each month. While we continue to remain diligent, you can do your part, too!

The City of Dallas aims to turn every resident with a smart phone or tablet into a code officer, using an app that allows citizens to photograph and immediately file complaints in the 311 system. In addition to bulk trash violations, citizens can use the app to report high weeds; potholes; litter; a loose animal; obstruction of street, alley or sidewalk; illegal signs; graffiti; illegal dumping and junk vehicles; parking violations; stagnant water; watering violations; and substandard structures.

Download the OurDallas app
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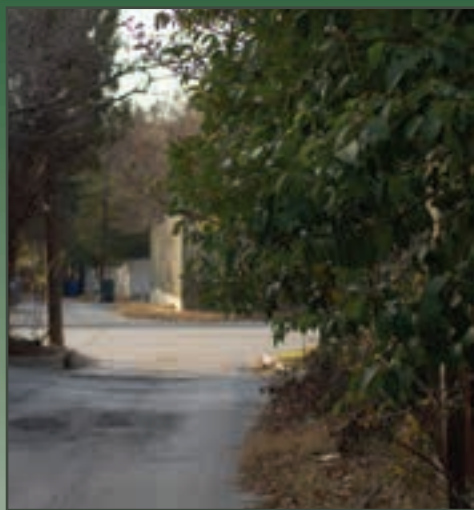


Spring Cleaning Spiffs Alleys, Encourages Safety

Mark your calendar for the Northwood Hills April Alley Clean-Up days. This annual event on the weekend before the April Bulk Trash Collection begins is set for Saturday and Sunday, April 6 – 7.

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

Trash, debris, and stacked bags harbor pests, so use this opportunity to place them out for bulk trash collection. Clean alleys improve property values, deter criminal activity, and enhance safety. While you're out there, meet your alley neighbors. They are your allies in helping reduce alley crime.



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It's not often you hear the word "responsible" associated with a dry cleaner. But, that's exactly the way customers describe Pepper Square Cleaners, Northwood Hills' preferred dry cleaner and laundry, at the southeast corner of Belt Line and Preston.

Pepper Square Cleaners was founded in 1979 by former Dallas Cowboy Chuck Howley. Upon Howley's retirement, his employee Amin Bata purchased the business. Today, more than 9 million clean garments later, Pepper Square Cleaners remains as the best drycleaners in Dallas.

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Every garment is inspected three times prior to completion. Broken or missing buttons are replaced free, and laundered shirt cuffs and collars are pre-spotted. Garments are carefully packaged for wrinkle-free delivery, and an in-house tailor handles alterations, broken zippers or torn hems.

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Same-day service is offered Monday through Saturday on garments brought in before 9 a.m. Or, pick-up and delivery straight to your door is available.

Responsibility to Customers, the Environment and the Community

Pepper Square Cleaners uses non-toxic Ecosolv cleaning fluids, zero emissions cleaning machines, heat and noise-efficient pressing equipment, computerized barcoded garment tracking, and recycles customers' bags and hangers.

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From the finest couture to wedding gowns, table linens to rugs, bedspreads to draperies...experience legendary attention to detail, each garment, every time.

We thank longtime Members Kevin and Kristi Burke, who believe in the value of NHHA membership. Through their company, Direct Mail Partners, they generously underwrite the folding, labeling and mailing of each issue of the Northwood Hills Breeze newsletter.

Annual Meeting Recap

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Treasurer Dru Landrum presented a recap of the 2018 financial activities of the Association, along with the proposed 2019 budget, which Members unanimously approved. After the business meeting, there was an informal Q&A, which gave residents the opportunity to share their comments and ask questions.

We would like to thank the dedicated Members who attended, participated, and showed their appreciation for the Board's efforts. We were honored to host new residents who took the opportunity to find out more about what NHHA provides to Northwood Hills. We also appreciated the staff from City Council Member Lee Kleinman's office who were in attendance. Special thanks to the volunteers who assisted with the preparations, set-up and take-down after the meeting.



Who Owns That?

Members often ask about the brick walls that border Northwood Hills along Belt Line and Hillcrest. Can the Association power wash them? Paint them? Remove them? The walls were part of the original development, but are actually the private property of the homeowners whose property adjoins them. As such, each homeowner is free to power-wash, paint, repair or even replace his/her section, as evidenced by the various strips along Hillcrest where wood fences have been installed by the property owner.

By the way, the property between the alley and the wall for owners who back to Belt Line and the area between the street and the wall for owners who side to Hillcrest, is the maintenance responsibility of the homeowner. This includes mowing, picking up litter and keeping overhanging trees trimmed up. We do our best to maintain and beautify the median entrances to Northwood Hills, and we hope our homeowners will do their part too.

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Briarmeade	DeCicco
Gateridge	Franklin; Jones
Meadowcreek	Clinton; Tincknell
Meandering Way	Baker/Roy
Stonecrest	Darley
Stonehill	Beasley/ Williams
Tanglecrest	Corvi/Martin
Teakwood	Guthrie/ Ramsey

Pet Policies

On any given day in Northwood Hills, you will encounter dozens of neighbors out for walks, often with their dogs. It's safe to say that our residents enjoy having pets and I'd venture to guess the majority of NWH's pet-owners abide by City ordinances. In case you need a refresher on animal laws in the City of Dallas though, here's a quick run-down:

- Pet registration has been replaced with mandatory microchipping for dogs and cats.
- An owner of a dog or cat commits an offense if the pet is not currently vaccinated and if the pet is not wearing a collar with a current rabies tag attached to it.
- An owner commits an offense if the owner fails to restrain their animal, at all times, in a fenced yard, or in an enclosed pen, or in a structure, or with a leash while in their immediate possession.
- An owner commits an offense if the owner restrains their animal without providing access, at all times, to potable water and shelter.
- A person commits an offense if he transports an animal within the open bed of any moving pickup, flatbed, or similar vehicle, without the animal being in a carrier or

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other sufficient device to keep the animal from falling from the vehicle.

- You may have no more than four dogs and/or cats if you live in an apartment, duplex, or town home. You may have no more than six dogs and/or cats if you live in a single family home on a lot less than half an acre in size.
- All pet owners must remove, in an immediate and sanitary manner, any feces created by their pet on public property or any private property not owned, leased, or controlled by the animal owner. The animal owner must have a device in their possession for the safe and sanitary removal and disposal of their pet's feces.
- A person commits an offense if he owns a live rooster on any premises within the City.

Act Now to Stay Connected

Did you forget to renew your membership in NHHA for 2019? Don't delay, renew today by credit card or Paypal at northwoodhills.org or send a check with the form on page 15 of this edition of the Breeze. If you've never been a member, you're missing out! NHHA gives you a voice in issues that affect the quality of life in our neighborhood and supports efforts to make significant investments in our community. The ONE entity that works to connect, alert and inform us at a moment's notice while enhancing the security of our neighborhood is Northwood Hills Homeowners Association. For more information about our benefits and events, please visit northwoodhills.org or email membership@northwoodhills.org.



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Mark Your Calendar

March 10

Daylight Saving Time begins

March 21 - 23

Food and Wine Festival
Dallas Arboretum

March 28

Opening Day
Texas Rangers

March 31

Free Classical Concert
Baruch HaShem Messianic
Synagogue
6:30pm – Coffee shop open
before and after

April 2 – May 5

Hamilton
Dallas Summer Musicals
Music Hall at Fair Park

April 11 - 14

Dallas Art Fair
Fashion Industry Gallery

April 11 – 18

Dallas International Film
Festival

May 4 - 5

Cottonwood Art Festival
Cottonwood Park

May 17 - 19

Wildflower Arts and Music
Festival
Galatyn Park

Real Estate

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cancelled more than once. Some were cancelled and then re-entered the market with a different listing agent. In most cases, when the properties came back on the market, there was a price reduction. Some of these properties are still on the market. There are properties that dropped by over one hundred thousand dollars before they were successful in selling.

When properties are perceived by ready, able and willing buyers as being priced that far over the market value, they will sit. When sellers get serious and decide they want to sell, the educated and savvy, ready, able and willing buyers will decide what they are willing to pay for a property. The longer a property is on the market, the less it is worth. I have seen over and over again properties that start out unreasonably priced ultimately selling for most likely less than they would have if they were priced right to begin with.

The 2019 market remains to be seen. "Record home prices and higher mortgage rates caused some buyers to hit the pause button in North Texas. The spring housing market will determine where things are headed," said Steve Brown, real estate editor for The Dallas Morning News.

January MLS reports for Far North Dallas demonstrate a reduction in the average closing price, as well as the price/sqft, and an increase in average days on the market. Only time will tell if this trend will continue.

If you have questions regarding these trends, contact your real estate professional for more details.

THE MAYO REDPATH TEAM		VIRGINIA COOK TOP TEAM 2014, 2015, 2016, 2017, 2018
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YOUR NORTHWOOD HILLS SPECIALIST AND RESIDENT SINCE 1977		

Protecting Trees in Northwood Hills

February was the beginning of the oak wilt danger season, when live oaks and red oaks are highly susceptible to the disease caused by the fungus *Ceratocystis fagacearum*. Treatment is expensive and rarely works, but prevention is effective. Arborists say: Don't prune oak trees during the high-risk season.

Oak wilt is spread when sap-feeding beetles carry the fungus spores from a diseased tree to a wound on a healthy tree. Cutting limbs during the months when the fungus is active is inviting oak wilt, and the mortality rate for infected trees is nearly 100 percent. Once a tree is infected, the disease can also be transmitted through the root system, especially in live oaks – possibly working its way across the street and down the block.

NHHA encourages all Northwood Hills residents to observe the suggested "no pruning" season of February through June. Outside of those months, pruning should be performed only by a licensed arborist using sterilized equipment, proper cuts, and proper sealing of wounds. For an informational pamphlet on how to prevent, identify, and manage oak wilt, please visit northwoodhills.org and click on the Archive page.



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Logos: ISA, NACT, NTA, NAA, BBB MEMBER

Curb Addresses

Weather permitting, another round of curb address painting will take place in the spring. Brand-new NHHA members will have the custom logo and crisp numerals added to their curbs (unless they opt out). Curb addresses of existing members that need touch-ups due to road construction or normal wear and tear will also be attended to upon request, in batches by area. Be on the lookout for a MemberMail with more details in the coming months. Don't want to miss out on this member benefit? Join or renew now! Not seeing our emails, but know you are a member? Email membership@northwoodhills.org and we'll confirm we have the correct email address on file for you.



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to Northwood Hills with this ad

Dallas 311

continued from page 7

at the iPhone App Store or from Google Play. You can also call 311 directly or submit an online service request at <https://dallascityhall.com/services/311>. Recently, a resident complained of loose rocks and debris at the end of their alley, spilling out into the street and onto the sidewalk. It was treacherous for walkers and drivers and also impeded the flow of rainwater entering the storm drain. After a quick report to 311, City personnel came out within a few days and cleaned up all the debris. It's that easy! Let's use the resources available to us so we can work together to keep our neighborhood safe, clean, and welcoming.

Highlighting the Hills

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find common ground in our communities if we put in the effort. In a world that is currently focused on ensuring our differences are at the forefront of most discussions, places like The Loop are clear displays that we have more in common than we think. In the new year, I challenge us all in Northwood Hills to get out and build those relationships that are right next door. All it takes is a text/email message or flyer in a mailbox to rally the attendees and a lawn to congregate at, with BYOE taking care of the rest. It may not always be easy to find our commonalities, but it's simple to try.

What makes a neighborhood great? Easy - great neighbors!

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2019 NHHA MEMBERSHIP

Choose from two ways to pay:

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- OR, pay with Paypal or by credit card by visiting our secure payment site at www.northwoodhills.org.

**Dues:
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Dues paid to NHHA are not deductible as charitable contributions for federal income tax purposes.

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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? _____

If we could use help in the future, please let us know your areas of interest.

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

Membership questions? Email Heather Catelotti at hc@northwoodhills.org or Janet Marcum at jm@northwoodhills.org.

Northwood Hills Boundaries and Areas



LEADING THE PACK IN NORTHWOOD HILLS

Contact The B's – Cassie & Gene Bledsoe for a no obligation assessment of your home's value.

Let The B's work for you this year!

THE B'S
Cassie & Gene Bledsoe

Dave Perry-Miller
214 536-2416
TheBs@DavePerryMiller.com

Visit www.northwoodhills.org
to pay your membership
dues on-line or use the
form above!



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...
March 11	March 7
April 8	April 4
May 13	May 9
June 10	June 6

For details on what the city will (and won't) pick up as bulk trash, visit
http://dallascityhall.com/departments/sanitation/Pages/brush_and_bulky.aspx

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
may be used any day, any time.
For details, visit <http://savedallaswater.com/>



The Northwood Hills Breeze

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