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Northwood Hills

HOMEOWNERS ASSOCIATION



Celebrating the Fourth in Northwood Hills

The 26th Annual NHHA Independence Day Parade and Celebration was another fun and festive neighborhood event, bringing together hundreds of attendees to celebrate our nation's independence with family, friends, and neighbors. Before the fun started, volunteers had been in action since sunrise meeting vendors, erecting and decorating tents, placing coolers of water along the parade route and throughout the festival grounds, handing out swag, and setting up children's activities.

After the Pledge and National Anthem, our Grand Marshals Leonard and Alice Thomas led the parade in their beautiful blue vintage convertible. Spectators were then wowed with an impressive visual display of decorated Jeeps, convertibles, golf carts, floats, four-wheelers, trikes, bikes, strollers, walkers, and four-legged friends.

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Fretz Park Rec Center

Upcoming Activities & Events

Community Yard Sale

September 28

Spaces available \$35-\$50

Trunk or Treat

October 29

Participants needed

For Kids:

After School Program

Picks up at Anne Frank and
NHE

For Active Seniors & Adults:

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For more information, contact
Paul Miller at (214) 670-6203 or
paul.miller@dallascityhall.com



A Storm for the Ages

Thunderstorms in North Texas in the spring are a common occurrence, but what blew through Dallas on the afternoon of Sunday, June 9th was anything but ordinary. The wind and rain came through fast and furious, and just as suddenly as it felt like it started, it was over. In the span of about an hour, this unusual storm claimed the life of one Dallas resident, injured others, and managed to cause unprecedented damage to not only our neighborhood, but much of the entire city. The ensuing power outage affected hundreds of thousands of people, some for a week or more. Some of our residents dealt with flooding, broken windows, uprooted trees falling into their homes, damaged roofs, and branches strewn everywhere. We were lucky the damage in our neighborhood was limited to only property, but even as this issue goes to press two months after the storm, you can still see many residents dealing with the aftermath.

In the midst of the destruction, the secret to what makes Northwood Hills a great place to live managed to still shine through. Residents sprang into action to check on neighbors, pull limbs out of streets, loan chainsaws, pick up branches, and offer refrigeration and shelter when the power outage persisted. It was no surprise that our neighborhood came together during this time of need. The City of Dallas was obviously overwhelmed with the extent of the damage, but they brought in outside contractors to help with debris clean-up and their efforts were impressive, considering the scope.

Because it seemed many Northwood Hills residents lost entire trees or major sections of trees, NHHA member Amy Schellhorn spearheaded a project to gather data about the

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

Shred, Recycle, Donate

Back again by popular demand, the Annual Shred Event took place in early June. Over the span of three hours, NHHA Members lost thousands of pounds – pounds of paper and electronics, that is. Thanks to Action Shred, sensitive documents were shredded on-site, usually before the Member even drove away! They also collected old, broken, or unused electronics for recycling. Quite a few members were grateful to clear up closet space previously occupied by outdated computer towers and televisions. With NHHA Board Members directing traffic and unloading cars, the process for drop-off was quick and easy. Members undoubtedly saved time and money by utilizing this FREE service inside the neighborhood.



As a great complement to the paper shredding and electronics recycling, NHHA also coordinated with Goodwill to have a trailer and employee on-site to collect gently used household items for donation. You could hear the sighs of relief from members as bag after bag was unloaded from their cars. Since donated goods equate to hours of employment for those they serve, we are grateful to our residents for their contributions to Goodwill!



NHHA enjoys offering this beneficial service to its members and appreciates those who participated. We look forward to continuing this event in the future with your continued support.

NHHA Leadership

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Security & Crime Watch
gn@northwoodhills.org
469-223-3582

Mark Your Calendar

September 6 - 8

Dallas Chocolate Festival
Fashion Industry Gallery

September 12 – 15

GrapeFest
Main Street, Grapevine

September 15, 7-8:30pm

Free Classical Concert
Yellow Rose String Trio and
Ensemble Chaverim
Baruch HaShem Messianic
Synagogue
Coffee shop open after

September 19 – 22

Addison Oktoberfest
Addison Circle Park

September 20 – 22

Greek Food Festival of Dallas
13555 Hillcrest Rd at Alpha

September 20 - 22

Plano Balloon Festival
Oak Point Park

Sept 27 – Oct 20

State Fair of Texas
Fair Park

October 19

Fall Fest 2019
Dallas Farmers Market

November 13 - 17

Lone Star Film Festival
Sundance Square, Fort Worth

A Storm for the Ages

continued from page 2

losses experienced. She wanted to find out if some species of trees were more likely to uproot or lose large branches and which ones fared the best. NHHA members were invited to participate in a survey to share details about the damage they experienced and the trees that stayed strong.

Seventy-five households were represented in the survey and of those, twenty-two reported uprooted trees. Oaks (unspecified) made up the majority of trees lost, with



crepe myrtles coming in second. Almost 80% of respondents reported the loss of large limbs (greater than 1 foot in diameter). Red Oaks, Live Oaks, and Cedar Elms were the biggest offenders in this category. Some households reported minimal to no damage on some of their trees, with most mentioning Live Oaks and Crepe Myrtles in their responses.

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A photograph of two women, a mother and daughter, standing together outdoors. They are both smiling and wearing dark clothing. The background is a blurred outdoor setting.

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A Storm for the Ages

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Respondents attributed regular pruning and the specific location of the tree (i.e. if it was shielded from high winds by a house or other tree) as the reason for minimized damage. To see the full results of the survey and more comments by homeowners, visit our website.

Amy visited with arborist Alan Johnson of Holcomb Trees to get advice for Northwood Hills' residents. Alan recommends pruning trees every 2 years, or 3 years in cases of drought when trees aren't growing as much. In his observations, he noted Cedar Elms and Pecans sustaining the most damage, with the largest Red Oaks more likely to be uprooted. If you're looking to plant this Fall (the best time to do so), Alan recommends White Oaks, like a Bur Oak or a

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NHE Upcoming Events

August 15 – 7:50am

First Day of School

August 17 – 10am-12pm

Future Falcons Splash Day
Campbell Green Splash Pad

September 2

Labor Day – No School

September 18 – 1pm

RISD Early Release Day

September 27 – 6pm

NHE Family Movie Night

October 8 – 10am

Prospective Families Campus
Tour

October 31 – 8:30am

Future Falcons Spooky Science
Think Tank, NHE

November 5 – 6pm

Prospective Parents Event

The two best ways to stay in the know about events and activities at NHE is by signing up to receive the information directly to your inbox via the NHE e-News or by following and liking the NHE Facebook page. To sign up for enews, link to Facebook, and stay in-the-know, visit nhepta.org/communications.

New families to NHE? Let us know by emailing our Neighborhood Outreach Chair at

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A Storm for the Ages

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Chinkapin Oak. They are less susceptible to oak wilt than Red Oaks or Live Oaks. If you're looking for a faster growing tree, consider Cedar Elm, Sweet Gum, or Texas Ash, but be warned they have softer wood and would be more susceptible to wind damage.

Even though Oak trees experienced significant damage from this unusual storm, it's important to remember they are typically strong trees with a 200 – 300 year life

span. Pecan trees can also live for hundreds of years, but they are known to be more brittle and are "self-pruning." The magnificent trees in Northwood Hills add value to our properties and enrich our neighborhood, so if you were left with a large void after the storm, consider Alan's advice and visit a tree farm, and also be on the lookout for a City of Dallas tree giveaway program this fall. Thanks to the survey respondents, our researcher Amy Schellhorn, and arborist Alan Johnson for their contributions to this article.



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Real Estate

by Judy Switzer

As summer drones on, North Dallas is heating up, but what is happening to our real estate market? Zillow has actually dubbed the Dallas market “cool” according to a recent article in D Magazine, but it is calling for a 7.5% increase in the median home price this year. That is roughly half of the 14.2% rise from a year ago. So, while the increase is smaller, the market remains on an upward trajectory.

According to the Bureau of Labor Statistics, over 102,000 new jobs were created in North Texas in 2018. Approximately 130,000 people moved to the Metroplex just last year. While not all the new residents will buy a house, some experts feel like close to a third of them will. This new demand, on top of the existing demand, will keep upward pressure on housing prices.

Jim Gaines, chief economist of the Real Estate Center at Texas A & M University predicts prices will continue to go up through the rest of the year, but they will not go up as fast. He calls what is happening a ‘reversion to norm’ meaning the market will go back to a normal pace of activity. Instead of double digit price increases annually, he thinks it will be more in the 3-4% range.

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NHE Upcoming Events

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connect@nhepta.org or visiting
nhepta.org/connect.

For those children who are not quite school age yet, there are opportunities to get a head start on meeting future classmates and getting acquainted with NHE. For more information, email our Future Falcon Chair at futurefalcons@nhepta.org or visit nhepta.org/connect.

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Celebrating the 4th

continued from page 1

Trophies were awarded for Best in Red, Best in Blue, Most Original, Most Patriotic, Best Dressed Pets, Best Hat, Most Fun & Fired Up Family, Best Motorized Entry and more – including Special Judges Awards and Spirit Awards. NHHA loves when homes along the parade route get into the spirit of the day, so standout efforts were rewarded there too. Our thanks to the judges, who we know had a hard time picking favorites, and to State Representative Ana-Maria Ramos for presenting the trophies to the winners and delivering an official resolution commemorating our event (see our website for details).

Post-parade activities included a petting zoo, sponsored (along with the watermelon sale) by Judy Switzer & Associates; bounce houses underwritten by Spring Valley United Methodist Church and Big Texas Ranches; and a Dunk Tank made possible by Ready Roofing & Renovation. To the delight of many of the young attendees, snow cones, popcorn and cotton candy were provided, thanks to the sponsorship of Melinda Spence with Compass Real Estate. The Shamsa Group with Ebby Halliday Realtors arranged for Steel City Pops to hand out some of their delicious treats and Sunnyland Outdoor Living made sure everyone stayed hydrated with complimentary water along the parade route and throughout the festival grounds.

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Celebrating the 4th

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Northwood Hills' four-legged residents cooled off in the "Paws for Refreshment" tent, sponsored by Traver Construction, who also underwrote the popular children's tent, games and prizes.

To top off the festivities, our local heroes from Dallas Fire Department Station 56 at Fretz Park stopped by to show off their engine and pose for pictures with their adoring fans. It was an amazing day!

It Takes a Village

NHHA plans and hosts the Independence Day event, ensuring all activities, prizes, refreshments and games are FREE to everyone. However, it would not be possible without sponsorships and volunteers who loan transportation, tables, tents, and coolers, pitch in with set-up, decoration, and tear-down, and run the activities. It takes a lot of folks to coordinate and execute a fun event for hundreds of participants, so we want to sincerely thank the volunteers who donated their time and supplies. From our set-up crew who showed up at 6:30am, to the decorators, concessions helpers, parade judges, and everyone in-between...THANK YOU!

Special thanks are in order for our gracious photographers Gerald and Carol McAdams, the Butts family on Cliffbrook who let us borrow power, and the always-great Dallas Police Department for making sure we stay safe!

Welcome New NHHA Households:

Alpha	Garrison
Cliffbrook	Baker
Dartbrook	Tanner
Elmridge	McFarlane; Pondrom; Shannon
Emeraldwood Pl	Burns
Gateridge	Baldwin
Meandering Way	Schneider
Mossvine Pl	Potter
Oakbluff	Quinn

Real Estate

continued from page 7

What is the reason for the cooling off? When demand is high and supply is on the low side, as is the case in North Texas, prices go up. Jim Gaines attributes the cooling to price fatigue. He says, "People are looking at what they are being asked to pay and there's a little more resistance from buyers. If they aren't getting exactly what they want, they are not buying at all."

How is Northwood Hills faring given this phenomenon? Through July 15th of this year, twenty-six homes have sold and closed as compared to thirty-five homes for the same period in 2018. Additionally, we have eight homes contingent or pending.

While prices in our neighborhood are somewhat a function of which particular homes are changing hands, this year the average prices have risen dramatically in Northwood Hills. In 2018, the average sale price was \$629,813 or \$174.58/sqft. This year during the same period, the average sale price rose to \$837,240 or \$204.46/sqft. Days on the market also reduced from 48 days to 36 this year. There have been six homes sell

continued page 13

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Make an Impact

NHHA is a voluntary organization that exists to enhance the quality of life in Northwood Hills. We facilitate armed security service, contribute to the prestige and beauty of our gateway medians, keep our residents informed, and look for ways to bring neighbors together. NHHA is managed by dedicated Board Members who care about our neighborhood and want to see it thrive. We are able to provide benefits thanks to volunteers who come from all backgrounds and stages in life – some have more free time than others, but everyone's contribution matters. If you have a couple hours a month (or more!) to spare and want to be part of improving our community, please email president@northwoodhills.org to find out when our next prospective board member information session will be held. New terms begin in early 2020.

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.

5 Things to plan for with your remodel

Sponsorship Advertorial by TRAVER Construction, Inc.

We are often asked by customers and friends & family what to consider when starting a remodel. Here are our top 5 tips to start the process on the right foot.

1. Know and share your budget. Have a budget in mind and be open with your contractor from the beginning. As you plan your project, knowing what you want to spend helps the professionals involved design to that budget. The final cost may be more or less than that, but knowing where to start is a huge help for everyone involved.
2. Create a detailed set of drawings. In order to get an accurate proposal, the contractor and trades need to know exactly what you want to do to give you a firm cost on the project. These drawings can be created by either an architect or the design build firm completing the remodel. The time up front working with the design team on what you are doing will help avoid surprises during the project.
3. Select your exact materials early in the process. Your materials matter. Some materials have long lead times, some have specific installation requirements, and some can blow the budget. Material changes mid-project is also one of the largest reasons for change order. If you select materials from the beginning, you can plan around the timing and cost.
4. Find an area to make a temporary base. Whether you are doing a kitchen or bathroom remodel, someone will be displaced for a period of time. While you are designing your project, take time to figure out what you will need access to and where to put it. This will provide some everyday comforts and less disruption during your project.
5. Plan around kids and pets. Remodeling is very disruptive to your family's day-to-day life. Think about a clean, safe space for your kids and pets to keep them from feeling the full effects of the disruptions.

At Traver Construction, we make sure you're informed and involved at every step of the process to make it as easy as possible. We'd love to talk to you about your next remodel.

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| <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.

Real Estate

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over \$1M so far this year, compared to a high of \$924,000 in 2018 YTD.

Newer construction and homes that have been fully remodeled continue to bring the highest prices. Buyers choose Northwood Hills homes for their settings – oftentimes purchasing the lot first, and the home secondly. They know they can make changes to the home, but the lot in many cases, is what it is. Homes with compounded motorized gates, extending the back yard to the sides, and those with nice outdoor living spaces with TVs and outdoor kitchens continue to be attractive to buyers.

If you are contemplating moving or updating, contact your real estate professional for advice on what, if any, potential changes might be your best investments.

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October 14	October 10
November 11	November 7
December 9	December 5

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