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Northwood Hills

HOMEOWNERS ASSOCIATION

National Good Neighbor Day

For the past few years, NHHA has celebrated National Good Neighbor Day in late September by facilitating donations of goods and gift cards for our Dallas Fire & Rescue First Responders, collecting toys and stuffed animals for children undergoing treatment at Medical City Children's Hospital, and partnering with Carter Bloodcare to sponsor a blood drive. This year, NHHA decided to honor and celebrate our immediate good neighbors by encouraging block parties. We saw a lot of helping hands after the storm that hit our neighborhood in early June, and we felt fellowship with the kind and thoughtful people around us was the best way to embody National Good Neighbor Day.

We hope you were able to meet and catch up with other friendly folks who call our wonderful neighborhood home. If your block wasn't able to coordinate a get-together, don't let a year pass before you try again! Fill out the Know Your Neighbor Grid (found in the Security section of our website) and get started on making plans.



Oakbluff neighbors



Maplecrest neighbors

Fretz Park Rec Center

Upcoming Activities & Events

For Kids:

Winter Break Camp
12/23, 12/26, 12/27
12/30, 01/02, 01/03
7:30am – 5:30pm
\$40/week

Basketball Camps
Half or Full Day
12/23 – 01/03

For Active Seniors & Adults:

All Inclusive for \$5/month

Morning Exercise Classes
M/W/Th at 9:00am

Balance Class
T/Th at 10:00am

Strength & Conditioning Class
T/Th at 11:00am

Pickleball
M/T/W/Th
10am-12pm

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

Winterize Your Home

Summer temperatures stretched into Fall, but Winter is rapidly approaching. If you haven't already, begin planning the steps you'll take to winterize your home. Here are some things to consider as we enter the colder months of the year:

- **Clean your gutters.** If your gutters are full of leaves and debris, they'll trap water from rainfall. When the first freeze happens, that water turns to ice, which can weigh down the gutters and cause them to pull away from the house.
- **Service your furnace.** A check-up can ensure your furnace will be functional all season long. After months of not being used, it's helpful to have it cleaned and inspected before you'll need it most. Don't forget to change your filter.
- **Seal drafts.** Weather-stripping and/or caulking your doors and windows is an affordable way to conserve energy and keep your home comfortable.
- **Replace missing roof shingles and seal vents.** If water penetrates your house through openings in the roof, it can be especially harmful in the winter if the water freezes in your attic.
- **Prepare your outside faucets.** Disconnect hoses and splitters from the spigot. Install a hose bib cover on each outdoor fixture.
- **Check your fireplace.** Consider having the chimney professionally cleaned to remove last year's build-up of creosote and ash. Inspect the interior for cracks and make sure the chimney cap is in good shape.
- **Monitor your thermostat.** If you're planning a holiday vacation, resist the temptation to turn off your thermostat while you're gone. You not only run the risk of freezing pipes if there's no heat in the house, but your system will have to work too hard to get things toasty again when you return. Lowering the temperature while you're away is safer than a dormant furnace.
- **Pack up the patio furniture.** It's unlikely you'll be spending much time outside in freezing temps, so pack up the patio furniture, or at least the cushions, and store them during the winter to extend their life.



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

Why Wait? Your 2020 Membership Can Start Today

If you're contemplating joining the Northwood Hills Homeowners Association, don't wait 'til 2020...join right now and your membership starts immediately! Then you'll have access to the security patrol's out of town home check service during the holidays. Fill out the membership form on page 15 and mail it along with your check, or use the easy online membership form and dues payment option at northwoodhills.org.

What do you get for \$300 a year? Besides access to the private armed security patrol, members receive MemberMails, which are email communications that relay important information about crime alerts, neighborhood events, community meetings, lost pets, code compliance, and city services. In your first year of membership, members receive a reflective alley address sign for the back fence or gate and a "No Solicitors" plaque to mount near the doorbell. As needed, your curb address will be painted along with the custom NHHA logo for easy visibility. Membership also provides access to free paper shredding & electronics recycling events and entitles your household to a custom NHHA yard sign announcing our neighborhood's armed security and video surveillance. New benefits and members-only events are added regularly.

On a larger scale, your membership dues are also an investment in your neighborhood. NHHA contributes to the prestige and beauty of Northwood Hills by maintaining the markers, trees, and plantings on our gateway medians. We install new flowers and plants each year, sponsor alley clean-ups, and help residents with tips and resources to battle the bugs. We also put out helpful signs ahead of each bulk trash pick-up to encourage compliance with the city's regulations. Membership in NHHA benefits us all.

Questions about your membership status? Contact membership@northwoodhills.org.

NHHA Leadership

Janet Marcum – President
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Dr. Glynn Newman – Advisory Board
Security & Crime Watch
gn@northwoodhills.org
469-223-3582

Mark Your Calendar

Nov 9 – Dec 31

The 12 Days of Christmas
Dallas Arboretum

Nov 23 – Jan 1

Holiday in the Park
Six Flags Over Texas

Nov 16 – Jan 5

Trains at NorthPark
NorthPark Center

Nov 22 – Dec 29

A Christmas Carol
Wyly Theatre

Nov 29 – Jan 17

Skating Under the Stars
StarCenter Farmers Branch

Dec 7 – 10am

Dallas Holiday Parade
Downtown Dallas

Dec 7-8; 13-15; 20-22

Santa's Village
Richardson Civic Center

December 22 – 6:30pm

Free Hanukkah Classical
Concert
Featuring Solo and
Chamber Music
Baruch HaShem
Messianic Synagogue
Coffee shop open after

Constitutional Amendment Election Results

by Janet Marcum

The November 5th election gave voters the chance to consider 10 State of Texas Propositions. While there are 1,321,625 registered voters in Dallas County, turnout in constitutional amendment elections is historically low, and this was no exception. Only 128,942 Dallas County voters participated, which is slightly under 10%. The Proposition earning the highest support (in Dallas County and the rest of the state) was 10, which amended the state constitution to allow retired service animals to be adopted by their handlers or other qualified caretakers. Proposition 3 also gained overwhelming support, as it allowed the Legislature to provide temporary tax breaks for people with property damaged in governor-declared disaster areas (Hurricane Harvey victims, for instance). The only Proposition on the ballot that failed was Prop 1, which would have permitted elected municipal court judges to serve multiple municipalities at the same time. To view state-wide election results, visit www.sos.state.tx.us/. For local results, navigate to www.dallascountyvotes.org/. NHHA members are kept informed about upcoming elections through MemberMails, just one of the many benefits of membership.

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Dallas Midtown Finally Taking Shape

NHHA recently spoke with Jaynie Schultz from the Dallas City Plan Commission (District 11) and received an update on the Dallas Midtown Project. Here is what Jaynie shared with us: "The demolition is nearly complete; the Galleria is in the process of transformation visioning; the new apartments and hotel are filling up; and the plans for the automated transportation system throughout the district have been finalized. The key on the transportation system will be funding, but the North Texas Council of Governments is hoping to do a demonstration project in the next 12 months." We hope to have Jaynie in attendance at our next annual meeting in February, to find out more about the progress at that point.

NHHA shares updates through periodic MemberMails, which are members-only emails that keep our residents informed about Northwood Hills and city happenings. If you want to be in the know, join today!



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NHE Upcoming Events

November 25 - 29

Thanksgiving Week – No School

December 13

Career Day

December 23 – January 6

Winter Break – No School

January 8-17

Please donate your gently used books at the front office for the Used Book Fair.

January 20-21

Martin Luther King, Jr Day & Staff Development – No School

January 23 – 8:15am

Future Falcons Music Event

January 23 – 6:00pm

Pancake Supper and PTA Membership Meeting

February 17

Staff Development – No School

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

Pets Must be Restrained in Northwood Hills

On any given day, you'll encounter dozens of neighbors out and about in the neighborhood -walking, jogging, cycling, with kids, with pets, etc. Our residents enjoy getting exercise in Northwood Hills and we've got many dog owners and lovers, too. I'd venture to guess the majority of NWH's pet-owners abide by City ordinances, but when the rules aren't followed, tragedy can occur. After a couple of serious dog attacks in 2019, NHHA wants to take this opportunity to urge our residents to follow city ordinances concerning animal laws, most importantly: "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." It doesn't matter how docile your dog normally is, or if you'll be sitting nearby, please don't allow your dogs to roam free, for everyone's safety, including the dog's. Please also be diligent in keeping doors and gates closed so pets don't run out. Loose dogs are at risk of injury, being captured by animal control, or causing harm to others. We can't prevent every accident from happening, but we can do our best to work together to keep Northwood Hills a friendly, safe neighborhood to walk around in.

We are a mother and daughter team with over 35 years of combined experience in real estate and marketing. We know Northwood Hills because our roots are here.

experience matters.



THE SHAMSA GROUP



Mitra Shamsa, GRI
mitra@ebby.com
214-695-0006

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

Did you just get a new neighbor? If you've seen someone new moving into Northwood Hills, let us know! We'll deliver a welcome package to help the new residents feel at home.



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Real Estate

by Judy Switzer

Third quarter numbers are in, and DFW led the state in home sales. More than 29,000 homes were sold in the Metroplex during the period, representing nearly twenty-five percent of Texas home sales, according to a new report by the Texas Association of Realtors.

Steve Brown, real estate editor of the Dallas Morning News, cites that DFW home sales by real estate agents were up 5.7% from the third quarter a year ago. Additionally, North Texas home sale prices rose 3.6% year over year.

Home sales picked up this summer when mortgage costs declined from the highs at the beginning of the year. "During the remainder of the year, we expect attractive interest rates to incentivize homebuyers," said Dr. James Gaines, chief economist with the Real Estate Center at Texas A&M University.

According to the Zillow real estate research team, homes prices in Dallas have risen steadily over the past year and are expected to continue climbing through the end of 2019 and into 2020.

continued page 10



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Get on the List

If you have video surveillance at your house, with accessible archived footage, and are willing to cooperate with a police request for footage if a circumstance necessitates it, please email membership@northwoodhills.org and let us know. If you are an NHHA member, you'll be eligible for a one-time dues rebate. If you're not a member, your inclusion on the list will still benefit the neighborhood, but you should take advantage of the opportunity to join NHHA now at a discounted rate! If you don't have video surveillance set up yet, use this offer as the push you need to get it done. It can be as simple as installing a visual doorbell on your front door and signing up for a low-cost plan to store the footage it records. That qualifies!

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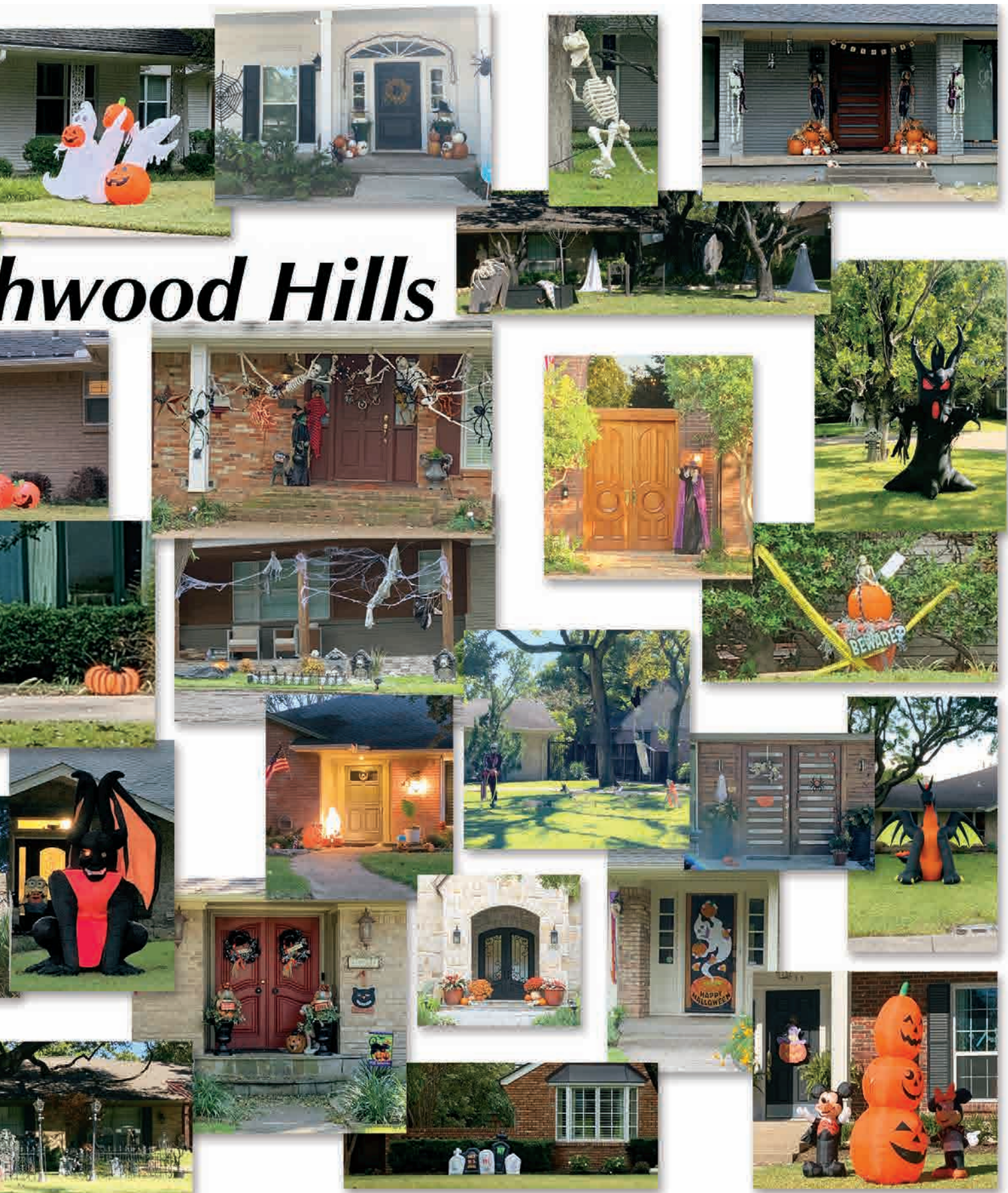
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Fall in North



hwood Hills



Welcome New NHHA Households:

Briar Cove	Roe
Cliffbrook	Jennings
Spring Valley	Barbee; Levy
Sprucewood	Camilo

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.

Real Estate

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Given all the positive news, how has Northwood Hills fared year over year? Prices in our neighborhood are up over 9% from last year. Let's take a look at the details.

Through October 31, 2019, forty-six homes have sold and closed in Northwood Hills, compared to forty-seven for the same period last year. Five additional properties are under contract.

The average home sold in our neighborhood in 2018 was a 4bed/3.1bath/2 car garage, approximately 3818sqft, on .47ac., compared to a similar 4bed/3.1bath/2 car garage with 3872sqft on .468ac in 2019. In all the years I've been tracking Northwood Hills real estate – this is a first.

Our neighborhood is one of the last truly custom subdivisions. There were many different builders, each building his/her own floorplans and the original owners chose their own custom finishes. Many subsequent owners have further customized properties by adding their own personal touches to existing properties, or by purchasing a home for lot value, tearing down and building new.

continued page 11

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continued from page 10

Because of the vast product differentiation in Northwood Hills, our pricing is almost always in part, a function of which property types are changing hands. In 2019, for example, we had a number of high-end properties sell, which helped drive up the per square foot price.

Through October 31st, 2019, the average sale price was \$774,231, or \$199.24/sqft, compared to \$689,105, or \$182.36/sqft for the same period in 2018, representing a value increase of over nine percent. Continuous days on market [CDOM] were 46 in '19 compared to 47 in 2018, and the SP%LP (selling price as percentage of list price) was 97.21% this year, compared to 97.24% in 2018.

Analyzing the “average” home in Northwood Hills is a bit like looking at the “average” temperature in the United States on Christmas Day – in reality, it tells us very little about what we can expect the weather to be like on any given Christmas Day in Dallas, TX.

The same can be said of our homes in Northwood Hills. While the prices have certainly risen in our neighborhood
continued page 15

Storm-Damaged Homes May Get Tax Relief

The Dallas Central Appraisal District will reappraise properties damaged by the tornado that occurred in October, thanks to a vote by the Dallas City Council. All properties will be looked at, and those approved for reappraisal will receive a notice from DCAD. If you haven't already been contacted by DCAD, and believe your damage warrants reappraisal, you should contact their office. Make sure to have photos or insurance claim documentation handy. If the appraised value gets reduced, a lower property tax bill will result, or a refund will be due, if the 2019 taxes were already paid. Unfortunately, DCAD typically doesn't take loss of trees into consideration during property valuations. For more information and the latest updates, visit DCAD.org.



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Strategic Health and Wellness founder, Hailey Hosak, has lived in Northwood Hills for 11 years. She has a vast background in Functional Medicine as well as anti-aging. Her office is conveniently located near the Galleria.

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Roll Up Your Sleeves

Are you passionate about Northwood Hills? Want to get involved? Now's your chance.

We are looking for potential 2020 Board candidates, Officers, or those willing to fill non-Board roles that are less time-intensive, but equally important. Take on a long-term job or a short-term project, join a committee of folks with the same interest, or spearhead a new initiative. Here's just a sampling of opportunities...

Communications/Marketing – write or obtain copy for quarterly issues of the Northwood Hills Breeze; create/update content for our website; manage social media posts; develop sponsorship and underwriting opportunities

Membership – send out annual invoices; fulfill membership materials to members; work on outreach projects to increase membership

Bulk Trash Signage – place out and pick up 4-7 bulk trash signs monthly (depending on which area you live in); place out event signage periodically

Special Events – lend a hand at the Shred Event, man a concession stand or lead a children's activity on the 4th of July, brainstorm ideas for Good Neighbor Day, or volunteer at an Annual Meeting

Interested? Email president@northwoodhills.org to let us know what appeals to you and your availability.

Security Patrol Improvements

One of the main benefits provided by Northwood Hills Homeowners Association is the armed security officers who patrol the neighborhood to provide security, improve safety, perform out of town home checks, and deter criminal activity. Our previous provider, United American Security, has now joined GardaWorld Security Services. GardaWorld is the largest privately-owned security services and business solutions company in the world. You may have noticed the new patrol cars over the past month, but that's not the only change. The NHHA Board approved an increase in weekly patrol hours to give our neighborhood coverage for 2 shifts a day, 7 days a week, for a total of 112 hours (from the previous 88). We now have 3 full-time officers on patrol throughout the week. In addition, officers will carry tablets in their cars, so they have quicker access to email and member contact information.

If you're a current member, take note of the updated Out of Town Home Check form on our website and make sure to use that going forward. The email address for form submission has changed, but the security patrol phone number remains the same. If you have any questions or concerns, don't hesitate to reach out to your Area representative. Contact information for the NHHA Board can be found on Page 3 of this edition of the Breeze.



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Best Time to Plant a Tree?

There's a popular Chinese proverb that says, "The best time to plant a tree was 20 years ago. The second best time is now." Northwood Hills' trees took some big hits this year, which is devastating for many reasons including visual appeal, shade, and property value, just to name a few. NHHa member Amy Schellhorn reached out to WW Tree Farms to secure a discount for those homeowners looking to replace trees that were destroyed. Since fall and winter are a great time to plant trees, and NWH residents can get 20% off, this could be your chance to fill a void left by our recent storms.

To learn more about types, sizes, and pricing, visit the Tree Farm at 11641 Newberry, Dallas, TX 75229 or call William Young at (214) 226-2076. You can coordinate with interested neighbors for shared deliveries
continued page 14

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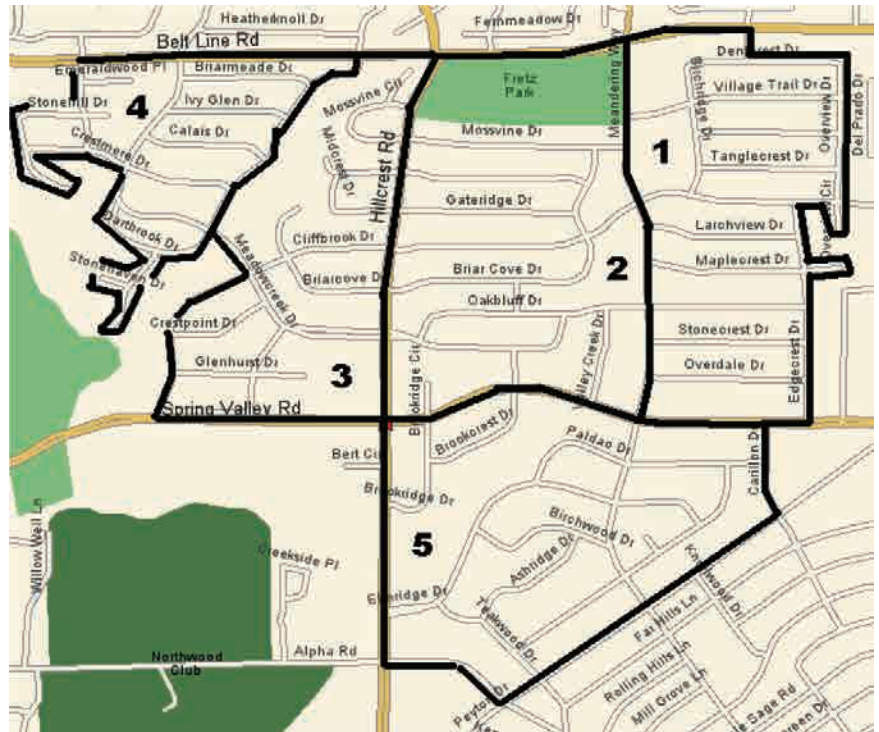
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Best Time to Plant a Tree?

continued from page 13

or reach out to Amy at [schell@sbcglobal.net](mailto:sbcglobal.net) to find out about a potential bulk delivery date in January or February. Discounts from other local tree farms are currently being negotiated, so check our website for more information. As always, do your due diligence before making a purchase or hiring any contractor. NHHHA does not endorse or evaluate any product, service, or company referenced here.

Northwood Hills Boundaries and Areas



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A photograph of a modern kitchen and dining area. The kitchen features white cabinetry, a stainless steel range hood, and a large island with three wooden stools. The dining area has a dark wood table, white chairs, and a large window with a view of the outdoors.

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2020 NHHA MEMBERSHIP

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

Northwood Hills Homeowners Association
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☐ **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.

Real Estate

continued from page 11

over the last year, some of the increases are a result of the homes sold.

In 2018, the highest price sold was \$1,299,900, with only two homes selling over the \$1M mark. In 2019 by comparison, six homes have sold over \$1M to date, with the high being \$2M. Some of this can be attributed to the market price increase and some might be attributed to property types that changed hands.

The good news is, I believe it is a little of both! If you are interested in what your property is worth, contact your real estate professional for a market analysis.



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!



Dave Perry-Miller
Real Estate
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Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
December 9	December 5
January 13	January 9
February 10	February 6
March 9	March 5

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 <i>Saturday and Wednesday before 10am/after 6pm</i>	EVEN number addresses <i>Sunday and Thursday before 10am/after 6pm</i>
--	--

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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