

# Winter 2020

## THE NORTHWOOD HILLS BREEZE



# Northwood Hills

## HOMEOWNERS ASSOCIATION



### Annual Meeting Recap

Northwood Hills residents, friends, and HOA members gathered at Fretz Park Recreation Center on February 11 to meet, greet, get information, and voice their opinions at the NHHA Annual Meeting. Dallas City Plan Commissioner Jaynie Schultz was on hand to provide updates regarding planning and zoning matters and our Texas House District 102 Representative, Ana-Maria Ramos, provided legislative updates from her work during her prior year in office. Attendees then heard presentations about member services, crime and security, beautification efforts, communications, and special projects.

NHHA welcomed a few new Directors to its Board after election by the Membership on hand. We are happy to add Suzie Birnbaum, Jeff Thompson, and Rennie Meriwether to our dedicated team and hope they enjoy their 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

Grades K-5th

03/16 – 03/20

\$40/week

Community Egg Hunt

April 11th

10am – 12pm

Ages 0-2, 3-5 and 6-10

Soccer Skills – 3 v 3

Ages 4-8

Wednesdays 6-7pm

\$15/mth

Ultimate Frisbee

Ages 8-16

Mondays 6-7:30pm

\$15/mth

### For Active Seniors & Adults:

All Inclusive for \$5/month

Morning Exercise Classes

MW/Th at 9:00am

Balance Class

T/Th at 10:00am

Strength & Conditioning Class

T/Th at 11:00am

Pickleball – Open Play

MTW

1:30pm-3:30pm

For more information, contact

Paul Miller at (214) 670-6203 or

paul.miller@dallascityhall.com



HOMEOWNERS ASSOCIATION

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

## Highlighting the Hills – A New, Old Tradition

by Thomas Kidd

Knock, knock, knock! You're in the kitchen trying to get dinner ready, while your better half wrangles the kids, dog, and various devices you can't possibly be without for more than a few minutes. You thought the "No Soliciting" sign you put up last year would help keep the door-to-door engagements to a minimum, but since it's past dark, you are a tad concerned, and feel it best to at least peek out the side window to see who is bothering you at such an hour.

It doesn't take but a moment for all your current priorities to almost disappear. "Oh, wow!" you say without thinking, followed shortly by "Daddy, Daddy, come see!" coming from the front door you weren't particularly happy about having to answer only a few moments prior. Some folks you know, some are just friendly faces, but all are in-tune. Never thought you'd see it outside of the movies, but you have real-life CHRISTMAS CAROLERS!

Many of the neighbors on Oakbluff get together throughout the year to catch up and simply build fellowship, but the holidays are special. Mitra Shamsa, one of the regular hosts of these neighborly shindigs, looks forward to this time of year and rekindling the old, as well as building new friendships. Coming to the states from Iran in 1978, Mitra tells me "In many ways neighbors are closer to us than our families," and finding ways to connect across cultures, including celebrating others' religious holidays, is a must.

The holiday feeling was always there for the Oakbluff group, but only over the past few years have they gone door-to-door bringing tidings of good cheer. Mary Campfield helped take the group's joy to at least a few houses in Northwood Hills with the carols. How it all started was Mary recalled a particular holiday season from her past, in which her family was invited to go caroling with another, and said "Why not us? Why not now?" The other neighbors on Oakbluff were in total support, including the kids, and there you have it - a new, old tradition, started almost spontaneously. While the group focused on a handful of the closest houses, who knows how things may grow over the next few years. Mary also highlighted for me the fact that there are a few steps you should take to be respectful of your neighbors before setting up shop on their lawns, but those were handled with an Evite RSVP. Even caroling is now semi-digital.

*continued page 3*

# Highlighting the Hills – A New, Old Tradition

*continued from page 2*

The concept of caroling is actually older than Christmas itself, by almost 1,000 years by some estimates. Ancient Europeans would go to their neighbors' homes in the winter and sing in hopes of bringing bountiful future harvests. As global religious traditions evolved, Christians continued the practice but changed the purpose to focus on the birth of Jesus. So, while we mostly associate caroling with the Christmas tradition, in its essence, it's simply about spreading good fortune and connecting with those closest to you. This humanity even paused World War 1 in 1914, when troops on opposing sides of the Western Front signaled a Christmas truce to each other by, you guessed it, caroling - it literally paused a war.

Now that we are in 2020, a year by which some predicted we would be traveling time, living on Mars, etc., I ask myself what traditions, like caroling, will look like in 2030, or thereafter. I can't fathom a reason why cherished, old traditions can't continue, and even thrive in the modern world. Make no mistake, from the hours we spend on social media, to working our way out of email jail at the office, there are plenty of ways for us to gain AND lose true human connection. It's all in what you make it.

I'll venture to guess that the folks who received the carolers will remember those special moments forever...but they may also get a timeline memory notification from Facebook just to make sure.



## NHHA Leadership

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**Hunter McGrath** – Advisory Board  
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# Mark Your Calendar

## March 8

Daylight Saving Time begins

## March 26 - 29

Food and Wine Festival  
Dallas Arboretum

## March 28

Opening Day  
Texas Rangers

## April 16 - 19

Dallas Art Fair  
Fashion Industry Gallery

## April 16 – 23

Dallas International Film  
Festival  
Uptown, Dallas

## April 28 – May 10

Jesus Christ Superstar  
Dallas Summer Musicals  
Music Hall at Fair Park

## May 2 - 3

Cottonwood Art Festival  
Cottonwood Park

## May 15 - 17

Wildflower Arts and Music  
Festival  
Galatyn Park

# Crime In Our Neighborhood

Security in Northwood Hills is a primary concern for all residents and a major focus of NHHA efforts and funding. In fact, around 80 percent of membership dues are allocated each year to security patrol services.

Crime and Security Chair Judy Switzer tracks incidents of Burglary, Burglary of a Motor Vehicle (BMV), Criminal Mischief, Theft, Unauthorized Use of a Motor Vehicle (UUMV), and Robbery. In 2019, there were 50 total reported criminal incidents in Northwood Hills, with Thefts and BMVs making up the majority at a combined total of 39.

Although these are often classified as “minor” offenses, they’re certainly not minor if they happen to you. We continue to work with GardaWorld patrol officers to make sure we’re all doing everything possible to prevent crime. The officers provide valuable feedback about what they see “on the street,” including cars with valuables left inside or parked on the street for multiple days; doors, garages, or gates left unlocked or ajar; lawn equipment and bikes left out in the open; and exterior security lighting that isn’t working.

*continued page 9*

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# Annual Meeting Recap

*continued from page 1*

Treasurer Dru Landrum presented a recap of the 2019 financial activities of the Association, along with the proposed 2020 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. For a more in-depth review of our activities from 2019 and what we hope to accomplish in 2020, visit our website at [www.northwoodhills.org](http://www.northwoodhills.org) and navigate to the 2020 Annual Meeting post.

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 our local and state representatives who were in attendance. Special thanks to the volunteers who assisted with the preparations, set-up and take-down after the meeting.



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- Leather, suede, delicate, beaded and couture garments
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## NHE Upcoming Events

**March 7 – 6:00pm**

Annual Gala & Auction

**March 11 – 8:15am**

Future Falcons Storytime

**March 16 – March 20**

Spring Break – No School

**March 31 – 8:15am**

Future Falcons Art Event

**March 31**

Future Falcons Dad's Night Out  
Yard House

**April 1**

Early Release – 1pm

**April 2**

Future Falcons Mom's Night Out  
Location TBD

**April 10/April 13**

No School or Snow Make-Up Days

**April 11 – 9:30am**

Springtime Egg Hunt

**April 14 – April 17**

Spring Scholastic Book Fair  
All residents are welcome.

**April 16 – 8:15am**

Future Falcons Storytime

**April 20 – April 24**

All-Staff Appreciation Week

**May 22**

Last Day of School

## Know What's Happening at NHE

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](http://nhepta.org/communications).

New families to NHE? Let us know by emailing our Neighborhood Outreach Chair at [connect@nhepta.org](mailto:connect@nhepta.org) or visiting [nhepta.org/neighborhoodoutreach](http://nhepta.org/neighborhoodoutreach).

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](mailto:futurefalcons@nhepta.org) or visit [nhepta.org/neighborhoodoutreach](http://nhepta.org/neighborhoodoutreach).



**The Mayo Redpath Team**

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# Real Estate

by Judy Switzer

## FUN FACTS:

- According to Dr. James Gaines, chief economist of the Real Estate Center at Texas A&M University, last year was the first time in Texas history that housing sales exceeded \$100 billion. Statewide, the number is projected to be \$104 billion in 2020.
- Frank Nothaft, chief economist for CoreLogic revealed that this is the only time since World War II that home mortgage rates and unemployment are both below 4%.
- Northwood Hills home sales hit record pricing in 2019.

2019 was a great year for real estate in Northwood Hills! 54 properties changed hands with an average sale price of \$759,398 and an average price per square foot (\$\$/sqft) of \$197.26. Compared to 2018, this represents a 9.9% increase in overall sales price, and an increase in \$\$/sqft of nearly 7%. The fact that the \$\$/sqft did not keep pace with the overall sales price increase just means that the homes that sold were, on average, larger than those that sold in 2018.

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## Act Now to Stay Connected

Did you forget to renew your membership in NHHA for 2020? Don't delay, renew today by credit card or Paypal at [northwoodhills.org](http://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](http://northwoodhills.org) or email [membership@northwoodhills.org](mailto:membership@northwoodhills.org).



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## ***New Ways to Connect with DPD***

If you attended the NHHHA Annual Meeting in February, you heard our Crime & Security Chairperson, Judy Switzer, mention two new ways to connect with DPD. The Neighbors by Ring app is not just for homeowners who own Ring devices. Anyone can sign up to get free alerts about crime and safety events in a 5 mile (or smaller) radius. If you want to inform your neighbors about a crime or suspicious incident, you can do so through the app and share pictures and videos. The Dallas Police Department can view these posts and respond to them. In situations like package theft, for instance, it's helpful to have multiple videos uploaded of the same suspect targeting different houses, so the police can form a better description of the person, the car they're driving, the methods used, etc. They can also use these videos to tie the same person to multiple crimes.

Another app to keep us connected is called iWatch Dallas. It's a mobile crime watch tool used to report suspicious activity or non-emergency tips. Residents remain anonymous when submitting information through the app, but DPD can converse with you through the chat function in the app, if necessary. If you have a suspicion about a theft, or corruption, or drug activity, to name a few, you can use the app to report your concerns to local police. You can upload photos and videos as well. Sometimes residents get a bad feeling about something, but don't want to call 911 or provide their name. The iWatch Dallas app is a great way to relay your non-emergency concerns to police anonymously. If you see something, say something!

## ***Check the Archives***

Looking for a previous edition of The Northwood Hills Breeze? Navigate to [www.northwoodhills.org](http://www.northwoodhills.org) and click the Archives tab to find prior editions dating back to 2009. We also have an Oak wilt informational pamphlet available and our recently updated Crime and Security Guidebook.

While you're on the site, find out who your Area representative is by clicking NHHHA Map and then Meet the Board. Peruse pictures from Independence Day festivities in the Gallery and download a Know Your Neighbors grid in the Security section. Last but not least, renew your membership and update your contact information if you haven't already!

**Cambridge Caregivers**  
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[www.CambridgeCaregivers.com](http://www.CambridgeCaregivers.com)  
[www.ManchesterLiving.com](http://www.ManchesterLiving.com)

## Free Program from 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. 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 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](http://savedallaswater.com) or call Dallas Water Utilities at (214) 670-3155.

## Crime In Our Neighborhood

*continued from page 4*

NHHA has distributed numerous communications over the past year with tips on how to avoid becoming a victim. Through articles in the Breeze, security snapshots and crime alerts in MemberMails, and a Crime and Security Guidebook available on our website, we do our best to educate our residents. We also offer a one-time dues rebate for homeowners with surveillance cameras so we have more coverage throughout the neighborhood. Ultimately, implementation is up to you. Let's work together to reduce crime in Northwood Hills!

## Branching Out

The Texas Trees Foundation, together with the Dallas Parks and Recreation Department and other dedicated partners, has been working to replace trees that were lost at city parks during the severe weather events of 2019. Over 700 mature trees were lost at city parks and it is estimated it would take approximately 5,200 new trees to replace those lost. The planting of new trees in strategic locations will help mitigate the Urban Heat Island effect and restore tree canopy coverage in our community. In mid-December, NHHA Board Members and local residents volunteered at Fretz Park to help plant 50 new trees. NHHA also made a monetary donation to the reforestation efforts and directed it to be used in our District.



## Welcome New NHA Households:

Cliffbrook	Boksiner
Elmridge	Paul; Petty/ Shropshire; Underwood
Gateridge	Holmes
Meadowhaven	Diamond/ Yahalom
Meandering Way	Knecht
Midcrest	Holland
Overdale	Duty; Shojaian
Peyton	Glazer
Spring Valley	Eshaghi/ Modares
Tanglecrest	Febbroriello
Valley Creek	Bryan
Village Trail	Azmat/ Ramesh

## New to Northwood Hills?

Did you purchase a home in Northwood Hills in 2019? If so, you may qualify to receive a homestead exemption from the Dallas Central Appraisal District. To be eligible, you must have owned and occupied your home as your principal residence as of January 1, 2020 and not received a homestead exemption on any other property in Texas or in another state. The homestead exemption entitles you to a \$25,000 reduction in taxable value for school tax purposes and other potential reductions up to 20% of value for counties, cities, and special taxing districts. Other exemptions available to homeowners include: Age 65 or older or Disabled; 100% Disabled Veteran or Surviving Spouse; and Partially Disabled Veterans. The deadline for filing a Residence Homestead Exemption Application is April 30 of the year for which you are claiming the exemption. Late applications will be accepted if filed no later than 2 years after the tax delinquency date for the tax year you are claiming the exemption. There is no fee to file an exemption application (or late exemption application). For more information, visit [dcad.org](http://dcad.org) or call 214-631-0910.

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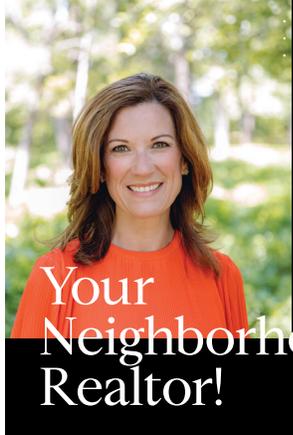
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*Did you just get a new neighbor? If you've seen someone new moving into Northwood Hills, let us know! We'll deliver a welcome package to help the new residents feel at home.*

## 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 11 – 12.

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.



## Real Estate

*continued from page 7*

Average CDOM [Continuous Days On Market] were up slightly from 48 to 54 this past year. Interestingly enough, however, it should be noted that the range of DOM [Days On Market] spanned from a minimum of one to 264 days. That tells us that Northwood Hills is still a very desirable sought after place to live, and could mean that prospective purchasers are wise to value and are smart shoppers.

Additionally worth noting, 15 homes sold at or above asking price. The vast majority of those went under contract within five days of hitting the market.

The \$1M+ sellers in all of North Dallas experienced a slowdown toward the end of 2019. Northwood Hills had seven such homes sell through August, but none during the last four months of the year.

As this publication goes to press, we have just six homes for sale in our neighborhood, ranging in value from \$599,900 to \$1,395,000. In addition, there are eight homes under contract – two that are contingent, three are under option and three more pending. This translates to a sellers' market because as of now, there is less than a one-month supply of homes for sale in Northwood Hills. I would expect more listings to hit the market as we get closer to Spring.

Given all this data, what can we expect as we move toward the second quarter of 2020? The slowdown in the fourth quarter of 2019 set us up with a bit of a tailwind for the beginning of 2020. According to Dr. James Gaines, January and February have been really good, and these are not generally our best months. Preowned home sales were up twelve percent from a year ago and prices rose eight percent in January year over year. Dr. Gaines attributes the jump in home sales and higher prices to near record low mortgage rates, down relatively significantly from January 2019.

Housing sales are up all across the US and prices are expected to increase approximately 4.5% nationally, but the pundits are projecting a modest two percent increase for the Dallas Metro area. This is due in large part to the consistent growth in home prices we have experienced over the last several years.

All in all, the market should remain strong in the Metroplex and in particular, Northwood Hills. If you are contemplating selling your home, contact your real estate professional for value and pricing guidance.



Cheers to the Sallusti family for hosting a holiday party for their neighbors on Cliffbrook in mid-December. Thanks for being good neighbors and building neighborhood camaraderie!

Visit [www.northwoodhills.org](http://www.northwoodhills.org) to pay your membership dues on-line or use the form on page 15!

## Curb Addresses

Weather permitting, a round of curb address painting will take place in the spring. Brand-new NHA 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 soon. 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](mailto:membership@northwoodhills.org) and we'll confirm we have the correct email address on file for you.



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## With Our Thanks

Northwood Hills Homeowners Association exists because the residents of our neighborhood believe it's a place worth preserving and protecting. We continue to grow and thrive through completely voluntary membership, leadership, and participation. Membership dues go further because we don't have to rely on a paid management company. All of the hours spent behind the scenes making sure NHHA persists are donated by Board Members, officers and volunteers. With that in mind, NHHA owes a big thank you to retiring Board Members Heather Catelotti and John Joyce for the years of service they provided. Heather managed our membership database, hosted Board meetings, volunteered at special events and served as backup Secretary. John was instrumental in researching security patrol companies when a change was needed and ensured NHHA's best interests were served during contract negotiations. He could always be counted on to analyze the issues and present findings in a balanced, clear manner. We sincerely appreciate the hundreds of hours Heather and John donated to our cause over the past 4 years. We also owe a debt of gratitude to their spouses and families for loaning them out to us! Thank you, Heather and John, for your invaluable service to NHHA.



Your membership in NHHA entitles you to a free customized security yard sign announcing that our neighborhood is patrolled by armed security and monitored by video surveillance. If you're a current member and don't have one of these signs yet, contact [membership@northwoodhills.org](mailto:membership@northwoodhills.org) and get yours today!



# 2020 NHHA MEMBERSHIP

Choose from two ways to pay:

- Mail your check, payable to NHHA, to PO Box 800874, Dallas, TX, 75380-0874.
- OR, pay with Paypal or by credit card by visiting our secure payment site at [www.northwoodhills.org](http://www.northwoodhills.org).

**Dues: \$300**



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

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

## NEW MEMBER      RENEWING MEMBER

Your name: \_\_\_\_\_

Your cell #: \_\_\_\_\_ Your email: \_\_\_\_\_

Spouse's name: \_\_\_\_\_

Spouse's cell #: \_\_\_\_\_ Spouse's email: \_\_\_\_\_

Home address: \_\_\_\_\_

Home phone: \_\_\_\_\_

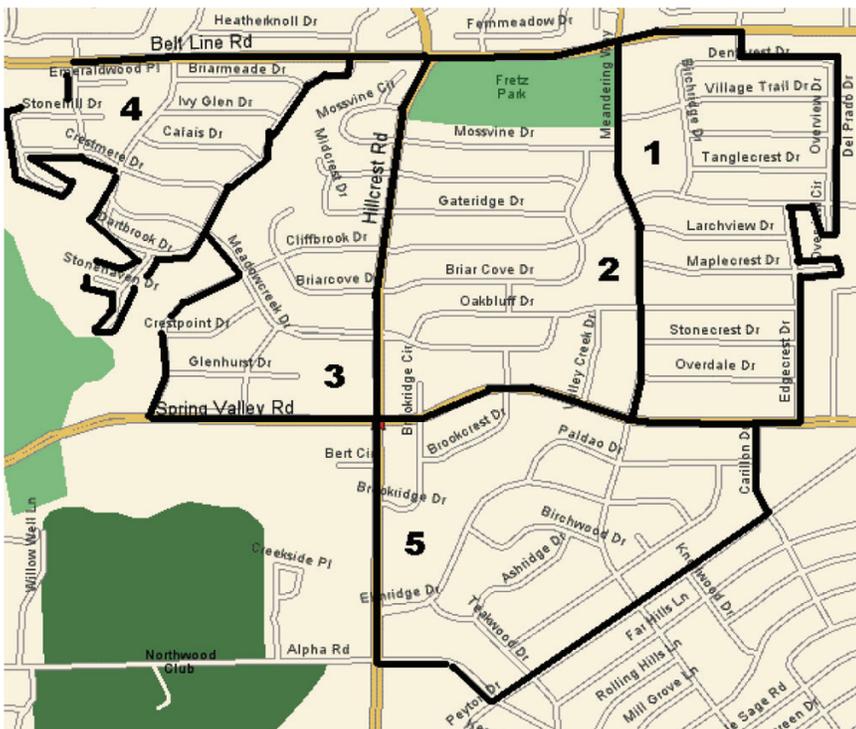
Comments or questions? \_\_\_\_\_

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 [membership@northwoodhills.org](mailto:membership@northwoodhills.org).*

## Northwood Hills Boundaries and Areas



*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.*

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## Return Service Requested

### **Bulk Trash Collection Calendar**

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
March 9	March 5
April 13	April 9
May 11	May 7
June 8	June 4

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](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>
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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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