

Summer 2020

THE NORTHWOOD HILLS BREEZE

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Northwood Hills

HOMEOWNERS ASSOCIATION



Celebrating the Fourth in Northwood Hills

COVID-19 introduced new challenges for the NHHA Independence Day Celebration this year, but with a little creativity, our neighborhood was still able to celebrate our Independence safely. Residents became the hosts of the festivities by decorating their yards and houses, and parade participants traversed the neighborhood in their festive vehicles, waving and cheering at onlookers. There were some impressive displays, and most importantly, lots of smiling faces! Check out pages 8 and 9 to see pictures of the day's festivities.

Special thanks to our Independence Day Celebration sponsors – Rach Potter with Housed Real Estate, Ready Roofing & Renovation, Mitra Shamsa with Shamsa Group, Melinda Spence with Compass Real Estate, Sunnyland Furniture, Judy Switzer & Associates, and Traver Construction. We also want to thank our gracious photographer, Gerald McAdams.

Make an Impact

NHHA is a voluntary organization that exists to enhance the quality of life in Northwood Hills. We facilitate armed security service, plan events, 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 where your skills are needed.



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

Stop the Spread

It's hard to step outside for even a moment these days without getting a visit from a mosquito or two. The familiar resulting itch lets you know you've been a target! To deter mosquitoes, remember the Four D's:

- **DEET:** Use insect repellants that contain DEET or other EPA-approved repellants. Whenever you're outside, even for a short time, protect yourself.
- **DRESS:** Wear long, loose, light-colored clothing when outside.
- **DRAIN:** Remove any standing water. Change water in birdbaths, fountains and plant saucers often. Clean gutters so leaves can't hold moisture. Use mosquito dunks where necessary.
- **DUSK/DAWN:** Consider staying indoors during dusk and dawn hours when mosquitoes are most active.

All mosquitoes need water to reproduce, so the best thing you can do on your own property to prevent breeding and the spread of West Nile Virus is to eliminate standing water. The worst offenders are unkempt swimming pools, stagnant ponds, birdbaths, empty containers that collect rainwater, clogged gutters, and French drains. If you can't empty the water, use a mosquito dunk. NHHA recently offered free mosquito dunks to members on a first come, first served basis. We still have a few left, so if you'd like a mosquito dunk for your property, email president@northwoodhills.org.

If you notice standing water in ditches, vacant lots or on neighborhood property, please report it to 311. Remember the Four D's, keep an eye on your property, and be on the lookout for problem areas around you. Together we can work to stop the spread.



Tiny Porch Concerts

For the past few months, Northwood Hills resident Pat Bywaters has hosted a weekly outdoor concert in the 7100 block of Gateridge Dr. Every Wednesday night from 7 - 9pm, Pat (along with other neighbors/ friends) entertains the block with tunes while sitting on a brick planter across the front of his house. Because the area is only about three feet deep, Pat affectionately dubs the event "Tiny Porch Concerts."

When the pandemic made its way to North Texas, Pat missed out on playing at nearby venues because of the stay-at-home orders. While practicing guitar on his front porch one day, neighbor Brad Richardson overheard him and suggested he play for other neighbors sometime. That recommendation led to Pat playing on his front porch by himself in the beginning, and eventually transitioned to a bass player friend joining regularly, with other musician friends periodically participating too. Local blues guitarist Holland K. Smith even stopped by one week.

Pat and his rotating crew perform a little bit of everything – Buddy Holly, U2, Beatles, The Who, REM, Eric Clapton, Ray Lamontagne, Rolling Stones, Alejandro Escovedo, Willie Nelson, etc. Each week brings between 10 and 30 attendees, who practice social distancing by setting up lawn chairs in his or neighboring yards. Sometimes people bring drinks or set up a picnic while they listen. As this article goes to press, Pat has been performing for 18 weeks. He has plans to continue for the foreseeable future, as long as people keep coming to listen.

Pat can be found on Facebook at @encorepat. If you wish to attend a Tiny Porch Concert in the future, be sure to keep a safe distance from other neighbors, get permission before you lounge in someone's yard, and bring your own chair.

Thank you, Pat and friends, for bringing some joy to our neighborhood!



NHHA Leadership

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A Special Surprise

A couple months ago, representatives from the Dallas Mavericks delivered some Mavs swag to our local fire stations to help boost morale. During that delivery, someone with the organization noticed the bent basketball rim at Fretz Station 56. On July 3, the firefighters at Fretz were surprised with a new basketball goal, courtesy of the Dallas Mavericks.



Mark Your Calendar

August 19

RISD First Day of School

September 7

Labor Day

September 22

First Day of Autumn

November 1

Daylight Saving Time Ends

November 3

Election Day

November 11

Veterans Day

Graduate Gifts

Each year, NHHA congratulates our member graduates in the Spring edition of The Breeze. If you missed it, check out the Archives section at www.northwoodhills.org. This year, we continued that tradition, but with most of the end of school year events being cancelled or drastically changed, something more was needed. NHHA member Kelly McDonald came up with the great idea to send small gifts and praise to those member graduates who needed extra encouragement. Through a MemberMail, we matched willing volunteers with graduates and witnessed some wonderful goodwill spreading through the neighborhood.

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Graduate Gifts

continued from page 4

Congratulatory cards, sweet treats, festive balloons, and chalk drawings were just some of the ways our benefactors honored the participating graduates. Thanks, Kelly, and volunteers for reminding us what makes Northwood Hills a great place to live.



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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 more than 3 thousand 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 office electronics for recycling. It was clear by the number of members participating, and the quantity of paper and electronics dropped off, that our residents utilized free time gained during the stay-at-home orders to purge and clean. 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.



In light of the need for increased food assistance because of COVID-19, NHHA partnered with North Texas Food Bank this year to collect food and monetary donations during our shredding event. Thanks to our members'

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How to Report Non-Emergency Crimes

To make the reporting of non-emergency crimes easier and more convenient, the Dallas Police Department has created an online reporting system that is available 24 hours a day. To start the process, navigate to dallaspolice.net and click "File a Police Report Online." Select the type of offense you want to report, and then fill out and submit the report. After submission, you will receive an email confirmation with a tracking number. The report will be reviewed and you will be notified of its status.

- **Approved:** If approved, you will receive a second email with a copy of the official report and case number.
- **Follow up:** If more information is needed, you will receive a second email with a request to make changes within 30 days.
- **Rejected:** If you receive an email notifying you the report has been rejected, it's because it was a duplicate or it did not meet the requirements for a crime.

Examples of crimes that can be reported online are vehicle accidents, burglary of a motor vehicle, credit card abuse, criminal mischief or graffiti (damage under \$2,500), harassing phone call, identity theft, lost property, reckless damage, and theft (under \$2,500).



The Mayo Redpath Team

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Real Estate

by Judy Switzer

As we continue to navigate the pandemic, one wonders just what long-term effects COVID-19 will have on our society as a whole. Interestingly enough, according to Steve Brown, Real Estate Editor of the Dallas Morning News, what used to be hot buttons with buyers, like media rooms, wine cellars and home spas, are being replaced in the COVID-19 world with a home office or two.

With millions of people working from home, and oftentimes cohabitating with their children during the workday, buyers are looking for more space to "hang their work hats!" According to Realtor.com, nearly half of home shoppers nationwide say they have converted a space at home into a remote office. More than 60% of potential homebuyers say that working from home is influencing the kind of house they want and the location.

"The ability to work remotely is expanding home shoppers' geographic options and driving their motivation to buy," said Realtor.com Senior Economist George Ratiu, in a new report. "Although it's too early to tell what long-term impact the COVID-era of remote work will have on housing, it's

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Shred, Recycle, Donate

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generosity, we were able to drop off nearly 500 pounds of food to benefit the needy in our community.



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

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welcome package to help the
new residents feel at home.*

Staying Connected

The Thompsons on Stonehill hosted a driveway gathering of neighbors in Northwood Hills Estates in late May. Bill said it was good to be outside and he enjoyed the time spent catching up. NHHA loves to see our neighbors finding ways to stay connected during these difficult times!



Visit www.northwoodhills.org to pay your membership dues on-line or use the form on page 15!

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Remodeling During COVID-19

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Right now, everyone is spending more time at home and your house needs to function differently. If you're considering remodeling areas of your home, it is important to plan ahead so that your project can be completed safely and smoothly for you, your contractor, and the trade partners. Here are a couple of ways to make that happen.

- 1. Create a detailed set of drawings and make your selections early.** In order to get an accurate proposal, the contractor and trades need to know exactly what you want to do. Some materials have long lead times, now especially. Material changes mid-project are also one of the largest reasons for delays and additional expenses. If you select materials from the beginning, you can plan around the timing and cost, and avoid surprises during the project.
- 2. Plan a temporary base.** Whether you are doing a kitchen, bathroom, or whole home remodel, take time during the planning phase to determine what you will need to access regularly and plan accordingly. 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 can help you design and plan for every step of the process to make it as easy as possible. We'd love to talk to you about your next remodel.

Visit us at traverconstruction.com to learn more and see photos of our work, or call us at 972-503-6882.

Renting in Northwood Hills?

Are you renting a home in Northwood Hills? There are numerous benefits to being a member of NHHA, even if you don't own the home you're occupying. From access to the private security patrol, to home checks when you're out of town, to members-only events and emails, an NHHA membership is worth it. Our Association gives you a voice in issues that affect the quality of life in our neighborhood. 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, and to make a pro-rated dues payment, visit northwoodhills.org.

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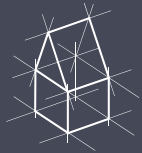
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Real Estate

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clear that the pandemic is shaping how people live and work under the same roof."

With interest rates falling to record lows, the housing market surge has been a bright spot as the US economy struggles against the pandemic. The top economist for Fannie Mae, Doug Duncan, believes the home market's bull run will continue, boosted by even lower home loan rates. People who feel safe with their salaried jobs are in the market to buy. Some forecasters warn of a decline in prices, but Duncan thinks home prices will rise approximately four percent through 2020. A lack of homes on the market is keeping prices higher than earlier forecasts. Many home sellers have been slow to market as a result of the pandemic.

As we go to press on the Summer Issue of The Breeze, while navigating the pandemic, Northwood Hills has had 37 homes change hands this year, as compared to just 29 during the same period one year ago. The average SOLD home price in 2020 was \$798,251 or \$200.87/sq ft. That compares to a SOLD price average in 2019 of \$800,750, or \$197.78/sq ft. As I've often said, average sales prices and \$\$/sq ft are also a function of which homes are on the market at any given point in time. Since the beginning of 2020, SOLD homes closed between \$390,000 and \$1,625,000. That corresponds to a range of between \$116.18/sq ft on the low end, to a high of \$278.64/sq ft. In 2019, we had properties close as high at \$315/sq ft, which raised the overall high price and average \$\$/sq ft.

The Days on Market [DOM] increased in 2020, as you might expect. Homes were on the market about thirty percent longer, from 46 days in 2019, to about 69 days during COVID.

Northwood Hills homes are ideally suited to the wants and desires of today's buyers. Many of the homes in the neighborhood have five bedrooms, or four plus an office. Some have more than three living areas. These large floorplans offer flexibility to those who believe they will continue to work from home.

If you are contemplating selling your home, ask your real estate professional to help you market your home to meet the latest needs of post-COVID buyers. It is hard to predict, but many believe they will continue to work from home, long after the pandemic.

Northwood Hills Elementary Information

RISD's back to school blueprint is now available at web.risd.org/backtoschool/ for families and stakeholders to review. The site provides comprehensive information about RISD's back to school plans, health and safety precautions, and options for all enrolled families. RISD will begin the school year on August 19 with virtual instruction for all students. In-person instruction is currently expected to begin September 8 for families that choose an in-person option. The district will continue to monitor and adapt to ongoing changes in guidance and requirements from the state of Texas and public health authorities.

The best way to stay in the know about events and activities at NHE is to visit nhepta.org/communications to sign up for enews and connect to our social media pages and the school's website. For specific updates from the district, please visit risd.org. 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 Future Falcons info, visit nhepta.org/neighborhoodoutreach.



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Brush & Bulk Collection Changes

New limits for brush and bulk collection went into effect in July. Are you aware of the changes? Monthly brush and bulky trash collection will now be limited to 10 cubic yards. One month per calendar year, residents may set out up to 20 cubic yards, provided it is requested by calling 3-1-1 in advance. Where the quantity of brush and bulky trash set out for collection exceeds 10 cubic yards and a request for an oversized brush and bulky trash collection was not submitted, the set out may be collected and a fee will be assessed on the dwelling unit's water bill. The fee will be assessed at a rate of \$60 per five cubic yards, billed in five cubic yard increments. A citation may be issued in addition to the collection fee. Check out Sanitation Services on dallascityhall.com for more information.

Thanks to all my Northwood Hills clients!

Northwood Hills References:

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- "True professional! The real deal!"
- "Judy makes sure you're successful!"

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Fretz Park Update

The Fretz Park Recreation Center will be closed until at least the middle of September. There is no definitive start date set for allowing rentals or classes. However, the new covered playground is now open between the ballfields at Fretz Park. The decision was made to close aquatic center pools for the season, but the spray park at Campbell Green is open and operating daily.

Paint & Chemical Disposal

If your quarantine cleaning includes getting rid of old paint, mower gasoline, or chemicals, remember that these items cannot be put out for bulk trash collection and should not be put in your garbage bin for weekly pick-up. Instead, Dallas residents are offered a FREE disposal service for home chemical waste at the Home Chemical Collection Center at 11234 Plano Road. Hours of operation are Tuesday 9 a.m. to 7:30 p.m. and Wednesdays from 8:30 a.m. to 5 p.m. Bring a driver's license and utility bill as proof of residency. For a full list of what you can and cannot bring, call (214) 553-1765 or visit <https://www.northwoodhills.org/householdwaste/>

As part of your routine property maintenance, please don't forget about your alley and your section of the creek, if applicable. Each homeowner is responsible for maintaining the area from their back property line to the center of the alley and/or creek behind their home. Be sure to clear out debris and overhanging trees in the alley so there are no obstructions for automobiles, and try to remove trash and limbs from the creek so those items don't make it into our river system or impede water flow during the next big rain.



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.

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Comments or questions? _____

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

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Membership questions? Email membership@northwoodhills.org.

Curb Addresses

NHHA painted and/or refreshed the custom curb addresses at 90 houses recently as a benefit of membership. You'll notice the crisp displays as you drive through the neighborhood, which is exactly why we do it – to help first responders, delivery personnel, and invited guests easily locate your home. Brand-new NHHA members have the custom logo and numerals added to their curb automatically within a few months after joining (unless they opt out) and existing members get theirs refreshed periodically upon request. If you're a current member and you need yours touched up, let us know. We'll do another round of painting in the fall. If you missed the spring MemberMail about it, email membership@northwoodhills.org to ensure we have the correct email address on file for you, so you stay in the loop going forward.

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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October 12	October 8
November 9	November 5
December 14	December 10

*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>
--	--

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systems and hose-end sprinklers.
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The Northwood Hills Breeze

Published four times per year by
Northwood Hills Homeowners Association
P O Box 800874 • Dallas • Texas • 75380-0874
www.northwoodhills.org