

Fall 2020

THE NORTHWOOD HILLS BREEZE

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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 various ways in late September. We have recognized residents who exemplified what it means to be a Good Neighbor; we hosted block parties to celebrate the sense of community we enjoy in our neighborhood; we supported our local Dallas Fire & Rescue First Responders; we donated toys to Medical City Children's Hospital and we hosted a blood drive.

This year, the NHHA Board wanted to focus on supporting healthcare workers, who are facing unprecedented demands and risk in the midst of the global pandemic. One local healthcare facility which has been hit especially hard since March is Parkland Hospital. They admitted their first COVID-19 patient on March 11 and opened the Tactical Care Unit (TCU) two weeks later. At the height of their patient load, they had converted five different wards to be COVID-specific. Medical professionals worked 12 hour shift after 12

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NHE Upcoming Events

November 9 - 20

Online Scholastic Book Fair

November 19 – 6pm

NHE PTA General Meeting
Via Zoom

November 23 - 27

Thanksgiving Week – No School

December 3

Prospective Parent Info Meeting
Via Zoom – see below

December 21 – January 4

Winter Break – No School

January 18

Martin Luther King, Jr Day– No School

February 15

Staff Development – No School

Check the NHE PTA website at NHEpta.org for details about the Prospective Parent Info Meeting. Contact Brittney Coggins at neighborhoodoutreach@nhepta.org for invitation information. This meeting is an opportunity to learn about our amazing neighborhood school and community. All grade levels are welcome!

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

Roll Up Your Sleeves

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

We are looking for potential 2021 Board candidates, Officers, Committee Chairs, 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...

Officers – We need new leadership! Our President, Treasurer, and Secretary have each served in their respective roles for many years and are looking to roll off service or transition to a new role. If you have a flexible schedule, strong communication and organization skills, and a passion for NWH, you could be our next President. If you have financial/bookkeeping experience and have used Quickbooks, we'd love to have your help as Treasurer. If you are a good listener and can formulate accurate notes from meeting discussions, you'd make a great Secretary. You'll get lots of guidance from the existing Officers, and terms don't start until March 2021, so let us know now if you're interested.

Communications/Marketing – create/update content for our website and quarterly newsletter; 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

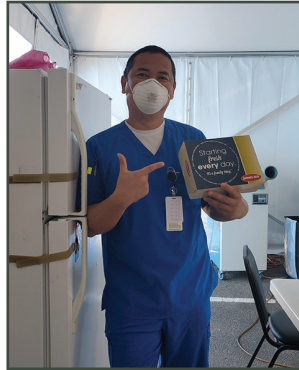
Interested? Email president@northwoodhills.org to let us know what appeals to you and your availability.

National Good Neighbor Day

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hour shift, sometimes up to 6 shifts a week. Often they lived apart from immediate family and avoided spending time with other loved ones, out of caution. Dr. Matt Leveno, the TCU's medical director, says the fight is far from over and Parkland staff have to remain diligent.

NHHA believed this would be an ideal time to show support of Parkland personnel. The Volunteer Services Coordinator at Parkland, Valarie Palermo, said a great way to show love and appreciation is by sending meals to staff. It would save them time and money and possibly be a meal they might've skipped otherwise. She also said it would be an encouraging gesture that a neighborhood would think of them in a special way during this difficult time.



With donated funds of \$4,040 from generous residents and \$960 of NHHA special project funds, we were able to purchase 658 meals for Parkland staff. Through the Community Partners Program at Jason's Deli, these meals were delivered to the lunch crew on September 29th and the dinner crew on October 2nd. Valarie said the meal deliveries put a smile on the faces of their staff and helped energize their spirits, knowing the citizens of Dallas had their backs.

NHHA sincerely appreciates the residents who donated to this endeavor. We are humbled by the community spirit and helping hands that make up Northwood Hills.



NHHA Leadership

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Mark Your Calendar

Nov 7 – Dec 31

The 12 Days of Christmas
Dallas Arboretum

Nov 20 – Jan 3

Holiday in the Park
Six Flags Over Texas

Nov 14 – Jan 3

Trains at NorthPark
NorthPark Center

Nov 27 – Jan 3

Skating Under the Stars
StarCenter Farmers Branch

Dec 5 – 10am

Dallas Holiday Parade
Downtown Dallas

Can 311 Help with That?

A resident recently experienced a blocked sewer line and called a plumber for assistance. Luckily, the plumber was familiar with City of Dallas offerings and informed the resident that a call to 311 was warranted. If the blockage is in the sewer line between the road and the foundation of the house, the City will handle it for free. Other water emergencies that can be reported through 311 are main breaks, fire hydrant leaks, meter leak repairs, or emergency water turn-offs. Dial 311 when inside city limits, or 214-670-5111 when outside city limits. If you're a smartphone user, download the 311 app called OurDallas.

Not a Member of NHHA?

The NHHA Board of Directors is interested in your feedback about our current programs, processes, and potential future improvements. We are conducting a survey of non-members to find out how familiar you are with our benefits, how well you think we are executing our goals, and what it would take to earn your membership in the future. Your feedback could help guide our upcoming planning to lay the groundwork for an even better Northwood Hills neighborhood.

The survey is anonymous and any responses will not be tied to a particular resident.

Questions will cover multiple topics and will include:

- 1) A description of a current program offering, with examples of activities performed in that area. The list of examples will not be exhaustive, but will serve as a basis for forming an opinion. More details about our programs can be found on our website (northwoodhills.org), in prior Annual Reports, and in newsletters.
- 2) A request for your opinion about our performance in each existing program.

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YOUR NORTHWOOD HILLS SPECIALIST AND RESIDENT SINCE 1977

Not a Member of NHHA?

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- 3) A request for your suggestions on what we should do differently or other services we should offer in each program.
- 4) A free response section for you to provide general feedback regarding an area we didn't ask about, or to make a suggestion for a program or activity we should offer.

We really appreciate your time and effort in helping us with this survey. More members mean more benefits for the neighborhood, and we value your thoughts and ideas. Your input is critical as we prepare the 2021 NHHA Budget. Results will be shared during our Annual Meeting, held in the first quarter of 2021.

To access the survey, please visit www.northwoodhills.org, where you'll find a link on the home page. If you're a Member and you didn't see a MemberMail requesting your feedback, the Members survey is also available on our website.



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Zoning Change Application

If you're an NHHA Member, you've received MemberMails concerning the zoning change application filed on the property at the NW corner of Hillcrest and Alpha. Not receiving those emails? Contact membership@northwoodhills.org to verify we have your current information on file. If you're not a member, join online at northwoodhills.org to ensure you stay up to date on issues affecting our neighborhood.

As of the time we go to press, there has not been much progress on this application, but we are sharing the following update: NHHA is working in cooperation with Valley View Neighborhood Association, Alpha Road Area Association, and Creekside Place HOA to ensure the interests of our neighborhood are well served. We have been in contact with the property representative, our City Plan Commissioner, our City Council Person, and the City Representative overseeing this application. Our most recent communication to the decision-makers was a joint letter affirming our stance that any attempts to further the proposal without a detailed site plan shaped by neighborhood input will be met with fierce opposition. Also, our City Plan Commissioner told the property representative that the zoning change request has very

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Real Estate

Third quarter numbers are in, and the results look quite different from a year ago. Close to 35,000 homes were sold in the Metroplex during the period, which is up 18% from Q3 in 2019. According to a new report by the Texas Association of Realtors, the DFW metroplex saw a 9.1% increase in median price and a 37% decrease in active listings compared to the same quarter last year. The months of inventory was only 1.9, as compared to 3.2. (A balanced housing market has about 6 months of inventory).

"I think home prices in Dallas are going to be markedly up this year and probably through next year," said Dr. James Gaines, chief economist with the Real Estate Center at Texas A&M University. Further, "Dallas is going to continue to do well – probably 2021 is looking similar to this year."

Low mortgage rates, continued moves to the DFW area, high employment, and prospective homebuyers who were planning to purchase next year but were pulled into the market early because of improved affordability are the main factors fueling the strong housing activity.

However, Gaines also said, "If you are in forbearance because you lost your job, you are going to have trouble making that up. We will see more foreclosures than normal

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Real Estate

continued from page 6

sometime in the course of next year. I think it will be the second half of 2021."

What has this meant for Northwood Hills through the first ten months of 2020? Let's take a look at the details.

Through October 31, 2020, fifty-four homes have sold and closed in Northwood Hills, compared to forty-six for the same period last year. Six additional properties are under contract.

Northwood Hills enjoys vast product differentiation, which can translate to varied pricing. In 2020 so far, we have had a number of high-end properties sell, which helped drive up the average sale price and per square foot price.

Through October 31, 2020, the average sale price was \$804,679, or \$209.82/sqft, compared to \$774,231, or \$199.24/sqft for the same period in 2019, representing a value increase of over five percent. Continuous days on market [CDOM] were 68 through ten months in '20 compared to 46 in 2019, and the SP%LP (selling price as percentage of list price) was 98.75% this year, compared to 97.21% in 2019.

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Zoning Change Application

continued from page 6

little chance of success without neighborhood cooperation.

We were told that neighborhood meetings will be held before any further progress on the application is made. Once there is actually a meeting set or details released (meaning a site plan or traffic study), we will make sure our residents are informed so their voices are taken into consideration. We will ask for feedback from you at that point, because right now, the application is still lacking concrete details.

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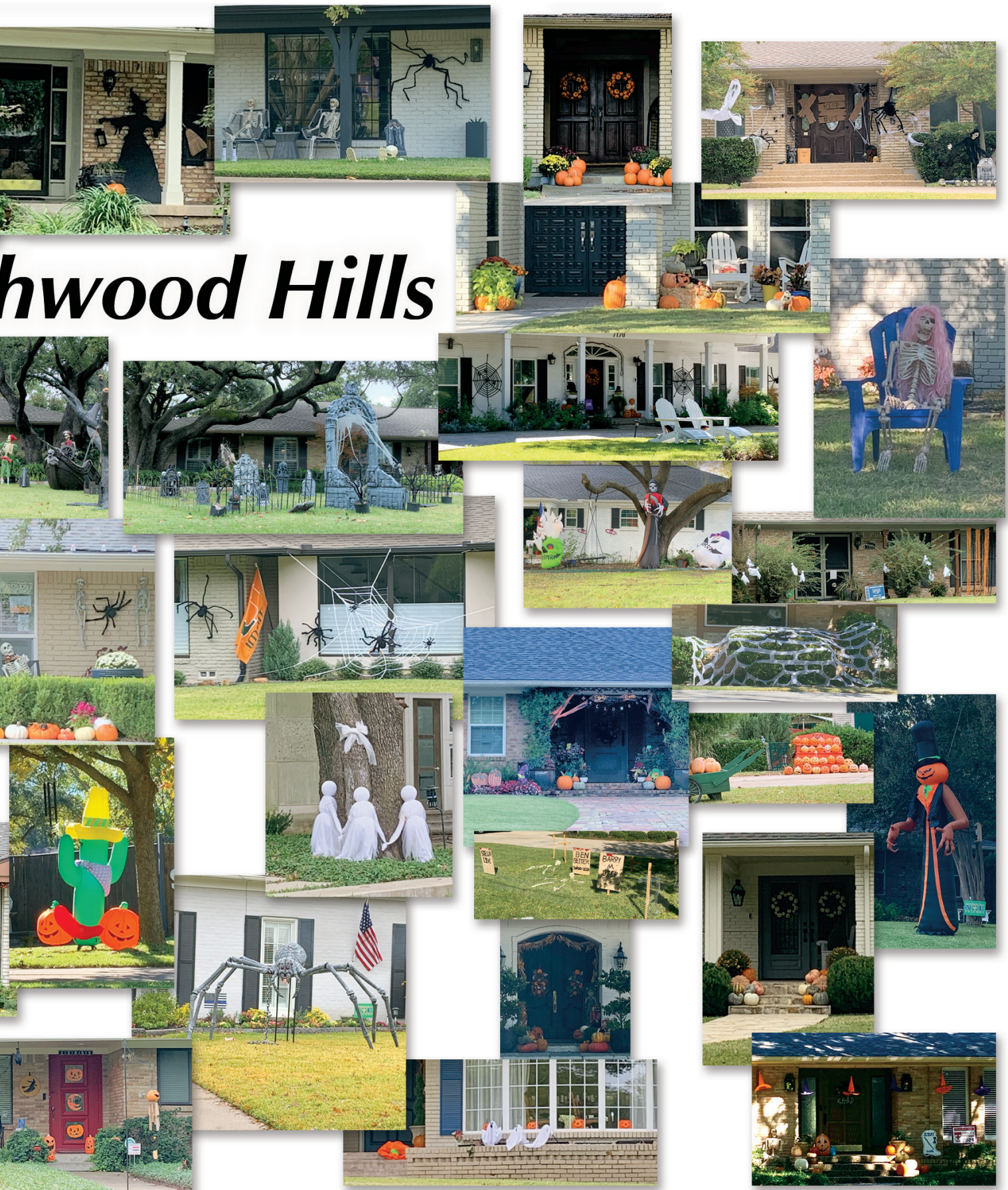
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Fall in North

hwood Hills



Welcome New NHHA Households:

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Cliffbrook	Walker
Elmridge	Keniston, Sperring
Glenhurst	Viracola
Maplecrest	Caley, Staples
Meadowhaven	De Simone
Mossvine	Moquist
Overview	Bracken
Peyton	Hermoso/ Quintana
Spring Valley	LeBlanc
Sprucewood	Bigham/ Johnson, Pheiffer

Midtown/Valley View Update

In a recent District 11 update, NHHA learned about the progress made on the Midtown Project. Negotiations are underway to acquire a 4 acre parcel to be the first part of the planned 20 acre park. The Valley View Mall has finally been torn down, except for the movie theater. Infrastructure has been installed on the former Sears site and a new sewer line to serve the development has been completed under LBJ Freeway. On the west side of the redevelopment area, there are already two new high-end apartment complexes and a hotel. Another hotel and mixed use development are in process. The City of Dallas is hoping to buy an existing building to transform into the Center for International Cultures.

A study for an Automated Transportation system has been completed; a DISD school plan has been completed; a park vision plan has been completed; a TIF has been created; a thoroughfare plan has been adopted, and the entire 460 acres has been rezoned for mixed use. For more information about the studies and plans, visit <http://dallasmidtownvision.com/resources/>.

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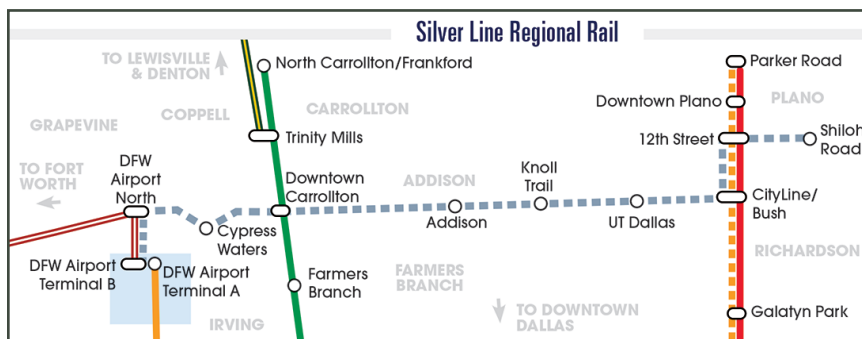


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DART Silver Line Update

DART is hosting quarterly virtual community meetings by city to review the progress of the Silver Line Regional Rail Project. DART and the Design-Build Contractor will be available to outline the latest developments and answer resident questions. The Silver Line project will provide regional rail service along the 26-mile long corridor from DFW Airport to Plano.

Presentations during the meetings will include general project information, updated project drawings, Betterments Program progress, station design progress, a construction schedule, and more. The meeting for Richardson will be held on Monday, November 16th from 6:30 to 8:30pm. The Dallas meeting will be held on Wednesday, November 18th from 6:30 to 8:30pm. To obtain the phone numbers, conference IDs, and virtual meeting links, go to DART.org/SilverLine.



Dallas Public Library Curbside Service

Library locations are currently closed, but the Dallas Public Library has expanded its To Go curbside service at all locations. Request books through your online account and when you receive notification that your hold is available, call the location to schedule a pick-up. You will be given a date and window of time. When it's time for your appointment, drive to the branch and park in a designated space. Instructions will be posted at the parking spots.

If you have books to drop off, you can do it at the same time - just drop your books in the book return while you wait for staff to bring out your holds!

For more details, to see the list of branches, or to read the FAQ, visit dallaslibrary2.org/covid-19/.

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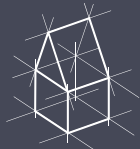
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Why Wait? Your 2021 Membership Can Start Today

If you're contemplating joining the Northwood Hills Homeowners Association, don't wait 'til 2021...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.

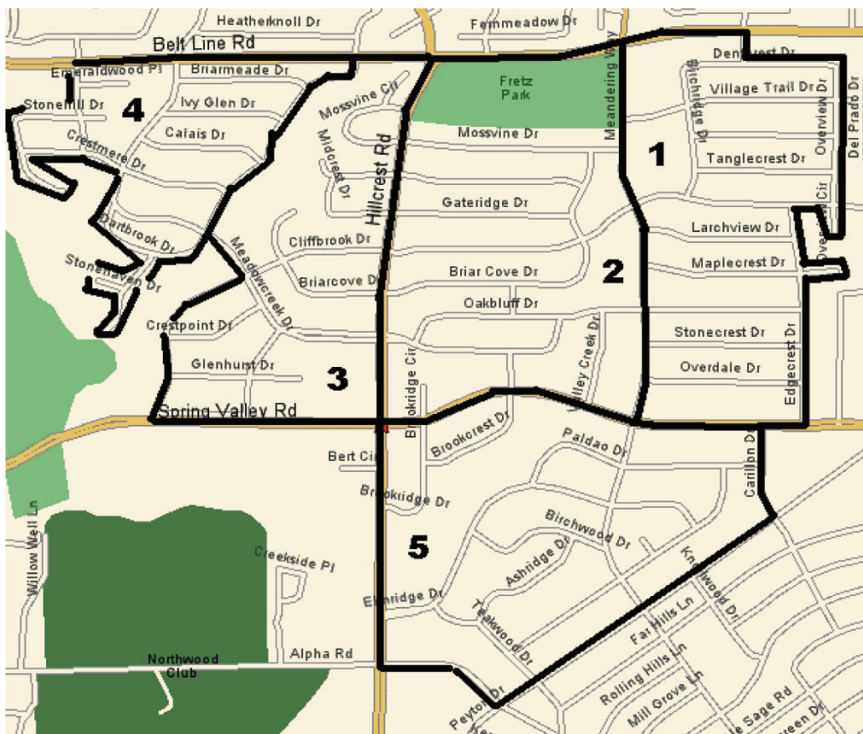
On a larger scale, your membership dues are also an investment in your neighborhood. NHHA contributes to the prestige and beauty of Northwood Hills by maintaining the markers, trees, and plantings on our gateway medians. We install new flowers and plants each year, sponsor alley clean-ups, and help residents 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.

Fretz Park Update

The Fretz Park Recreation Center is open to the public, but operating very cautiously with limited programming. They currently offer pickleball, refit dance, and some open gym time for residents to shoot baskets. Fretz doesn't anticipate additional activity until after the new year.

Northwood Hills Boundaries and Areas



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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 NHHHA 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 NHHHA 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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NHE Upcoming Events

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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.

Housekeeping

While NHHA is not an enforcement agency in itself, we do remind residents about City of Dallas ordinances so that fines are avoided and our neighborhood stays clean and sanitary. Bulk Trash violations can be costly, so follow these tips to avoid a citation:

- Save the calendar on the back of this edition of The Breeze, and refer to neighborhood signage to stay informed about bulk trash week.
- Do not put out material earlier than 7am on the Thursday prior to collection week.
- Put materials on the curb in front of your home. Do not place on vacant lots or medians. Do not place materials in front of utility poles, traffic signs, utility meters or hydrants.
- Do not allow your bulky items or brush to block the sidewalk or protrude into the street.
- Be mindful of what is and isn't accepted by reviewing the guidelines on the Brush & Bulky Trash Collections page under Sanitation Services on dallascityhall.com.

The City has a lot of ground to cover, and Fall often means more brush for pick-up, so it may take the full week before the trucks make it to your street. Be patient, and feel free to

continued page 15



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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 membership@northwoodhills.org.

Housekeeping

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call 311 if your pile isn't collected after a reasonable amount of time. After your bulk trash is picked up, please be mindful of the various scraps that are often missed or left behind. We appreciate your cooperation in disposing of this errant trash so that it doesn't make its way into the streets, into our storm drains, or into the mouths of inquisitive dogs on walks!

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

Real Estate

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The traditional end-of-the-year real estate business downturn isn't happening as of the time this article goes to print. Will the holidays bring a slowdown? Low inventory levels will most likely persist if the buyer demand stays strong. Contact your real estate professional to find out if this is a good time to sell.

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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Bulk Trash Collection Calendar

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December 14	December 10
January 11	January 7
February 8	February 4
March 8	March 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*

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

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