

Winter 2021

THE NORTHWOOD HILLS BREEZE

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Northwood Hills

HOMEOWNERS ASSOCIATION



A Well-Earned Retirement

by Thomas Kidd

"Sharon must be on a different route today," you think to yourself while reviewing the pile of mail on the counter - a letter for a neighbor found its way into your mailbox. This is not an unfamiliar scenario for many residents in the western portion of Northwood Hills, who USPS letter carrier, Sharon Lenamond, served for years. When she wasn't delivering on a particular day, they knew it.

Originally from Nebraska, Sharon and her family have spent a majority of their lives in Texas, with their roots running deep in public service via the USPS. Between her husband, grandfather, and a few uncles, it's safe to say that the family has put in well over 100 years of hard work in various communities through their dedication to postal delivery. And, if you were on Sharon's route prior to her recent retirement after 42 years of faithful service to the community, it's a safe bet that even if you didn't know her, she sure knew you.

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Advocacy

As a voluntary homeowners association, NHHA is not an enforcement agency. We can't compel membership or require adherence to local ordinances. However, we work to educate residents about neighborhood issues and code compliance, and help them escalate concerns when appropriate. In 2020 we assisted dozens of residents with questions, coordinated with other local HOAs, spoke with or provided contact information for City officials when necessary, and disseminated helpful information in *The Breeze* and inside MemberMails. We are happy to help when possible, but we also encourage our residents to work with their neighbors when problems arise and use 311 when the City's assistance is needed. As a reminder, the NHHA Board is entirely made up of volunteers, and our goal with advocacy is to inform and empower.

Crime In Our Neighborhood

Security in Northwood Hills is a primary concern for most residents and a major focus of NHHA efforts and funding. In fact, around 80 percent of membership dues will be allocated to security patrol services in 2021.

NHHA tracks incidents of Burglary, Burglary of a Motor Vehicle (BMV), Criminal Mischief, Theft, Unauthorized Use of a Motor Vehicle (UUMV), Assault, and Robbery. In 2020, there were 61 total reported criminal incidents in Northwood Hills, with Thefts and BMVs making up the majority at a combined total of 41.

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.

There has been a recent uptick in BMVs happening to work vehicles, as they are often left unattended with valuable equipment inside. These crimes of opportunity are usually carried out very quickly, sometimes with devastating financial consequences to the victims.

NHHA has distributed numerous communications over the past few years 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 work diligently to educate our residents. Our best advice is to make yourself a hard target. Let's work together to reduce crime in Northwood Hills!



Northwood Hills Homeowners Association
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Starting in 1978, Sharon joined the USPS because she wanted to work outside and they had great benefits. With not many female letter carriers in the ranks when she began her career, one can assume it was a daily struggle for many women, as the job is hard enough as it is, without feeling like an outsider among the ranks. But, after joining, she still became inspired by what she calls the “Old Guard” of letter carriers, men and women, who sorted mail by hand and braved any and all conditions to deliver it. Their sole focus on the mission of on-time and accurate delivery to customers, and the public’s appreciation of the service, is what drove her all those years.

Needless to say that Northwood Hills lucked out when Sharon decided to get back out into the field after training the next generation of letter carriers at the academy, joining the Spring Valley Station in 1994. This is evident by the outpouring of retirement well wishes coming from the residents who got to know her over the years; and, it’s not lost on them how much Sharon meant to the community. From returning lost college rings found along her route, to keeping an eye out for residents who were going through tough times, she wasn’t only a letter carrier, she was, and still is, a part of Northwood Hills.

In retirement, Sharon seems content, as evidenced by her plans. While attempting to discuss her career, she and I played phone tag for a week or so. After 42 years, I hoped and assumed it was because she was on a much deserved vacation - nope. She was simply getting over a cold. No big blowout vacations planned, just spending time with family and the cats, as well as a bit of yard work, which she enjoys. Won’t lie to you, I’m VERY jealous of Sharon, not because of retirement, but because of how happy she is in it, and apparently was prior to it.

In a world of excess, and in the middle of a global pandemic, being happy and content with one’s career and lifestyle is a bit of a magic trick. Most of us chase our own version of success, and almost always find a way to not be content, even when we best our goals. We always find something else to chase. The pandemic has caused many of us to rethink how essential we really are to our local communities and world at large, with our goals maybe not appearing as crucial as they once did. Not to say that our work and efforts

continued page 9

NHHA Leadership

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NHE Upcoming Events

March 1

Online Enrollment for 2021-2022 begins
Risid.org/enrollonline

March 15 - 19

Spring Break – No School

March 22 – 27

NHE Virtual Auction
Bidding open to all

April 2

Student Holiday – No School
(Make-up Day if needed)

April 6 - 9

STAAR Testing – No Visitors

April 30

Student Holiday – No School
(Make-up Day if needed)

May 28

Last Day of School

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.

Are You Walking on the Wild Side?

by John Joyce

Many Northwood Hills residents enjoy taking scenic walks in our beautiful neighborhood. Some also enjoy having their beloved pets by their side. But, is there a correct side of the street to walk?

Unlike cars and bicycles, there are no formal rules as to which side of the street one must walk. However, there are some practical safety guidelines to consider. The majority view is that one should always walk on the side facing traffic when there is no sidewalk available. It is thought to be safer to see what is coming, especially if you might be distracted by your phone or listening to music.

Let me explain why this also makes sense when you walk your dog. Dog trainers, for either obedience or guide canines, will train to have your dog on your left side (unless there is a physical issue with the owner's left hand or arm). Interestingly, this traces back to the military, where the highest ranking officer is positioned to the right of their troops. Since you rank higher than your dog, you walk to the right and the dog walks to your left. Walking on the left side of the road enables you to be a barrier between your dog and

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any oncoming traffic, thereby reducing the chance of your dog being injured.

So, while you are ultimately the master of which side of the road you choose to walk, just remember it is safer to walk on the left, looking at oncoming traffic, with your pet to your left side.

Vaccine Information

Information about availability and distribution of vaccines in Dallas County changes often. Currently, the City of Dallas is receiving names in the Vaccine Priority Group Phase 1A and 1B groups from the Dallas County vaccine registration list that has been prioritized based on equity criteria. To register online for a COVID-19 vaccination, visit [DallasCountyCovid.org](https://dallascityhall.com/Pages/Coronavirus-Vaccine-Information.aspx). You can also register by phone by calling 855-466-8639 from 7am to 7pm to be pre-screened and receive additional information. In-person vaccination registration centers have also been set up. The best way to stay informed is to visit <https://dallascityhall.com/Pages/Coronavirus-Vaccine-Information.aspx>.



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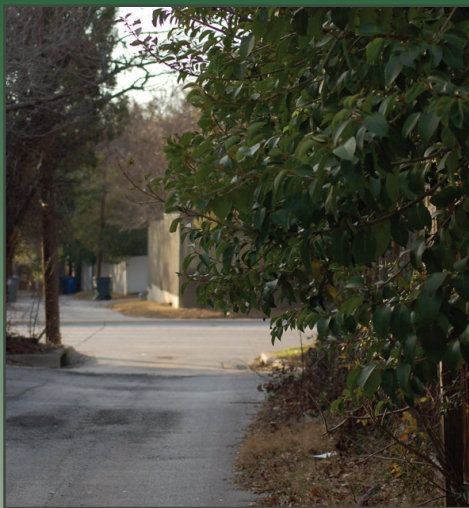
peppersquarecleaners.com

Spring Is Around the Corner

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 10 – 11.

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

by Mitra Shamsa, Shamsa Group

Covid19 made the year 2020 quite a roller coaster ride, both in our daily lives and in the real estate market. This was true for both the DFW area in general and our favorite little corner of that area, Northwood Hills. How these events affected the real estate market is a question that I think interests most homeowners, whether they live in NWH or not. Any home owner is interested in at least two things: the probable sales price if they decided to sell now and how long their home would be on the market (with showings and other inconveniences) before they could close. Of course, the answer to these two questions depends not only on local market conditions but also on the specifics of your home. Only an experienced and capable real estate agent can help you when you are contemplating selling your home but statistics can give you a general idea that could later be fleshed out by discussion with your realtor.

First let's look at how our neighborhood did in 2020 compared to 2019. The table below captures some key market statistics and the percent change from 2019 to 2020. They all show a good trend except perhaps the median cumulative days on the market (CDOM). Unlike the other stats, where upward trends are good, CDOM is like a golf *continued page 7*

We are a mother and daughter team with over 40 years of combined experience in real estate and marketing. We know Northwood Hills because our roots are here.

experience matters.



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score, lower is better. That having been said, it should be pointed out that although the median CDOM went up by over 62% it is still very short. And in general prices and number of properties sold went up by a healthy percentage, despite the pandemic. That's very good.

Statistic	2019	2020	Percent Change
Median Sales Price	\$724,500	\$754,500	4.1%
Average Sales Price	\$759,398	\$822,382	8.3%
Median Sales Price (Sqft)	\$193.46	\$206.20	6.6%
Average Sales Price (Sqft)	\$197.26	\$211.97	7.5%
Median DAYS ON MARKET	27	43	62.3%
Average DAYS ON MARKET	54	62	15.2%
Number of Properties Sold	54	62	14.8%

Table 1 NWH Year on Year Statistics

Data released for the Dallas-Fort Worth-Arlington Local Market Area (LMA) by the Texas A&M Real Estate Center paints a similar picture with slightly different statistics.

Statistic	2019	2020	Percent Change
Median Sales Price (mean of monthly medians)	\$271,142	\$289,799	6.9%
Average Sales Price (mean of the monthly means)	\$325,873	\$349,452	7.2%
Average Number of Properties Sold	8629	9374	8.6%
Months Inventory	2.975	2.125	-28.6%

Table 2 DFW Area (Real Estate Center at Texas A&M University)

continued page 15

Check the Archives

Looking for a previous edition of The Northwood Hills Breeze? Navigate to 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 helpful Crime and Security Guidebook.

While you're on the site, find out who your Board representative is by clicking NHHA Map to determine your Area and then click Meet the Board. Peruse pictures from prior 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!



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They Should do a story about that!

Have you enjoyed our human-interest stories over the past couple years? NHHA Member Thomas Kidd has brought us tales of neighbor bonds on The Loop, caroling on Oakbluff, and most recently a profile of a beloved mail carrier. We'd love to share more stories like these, but we need ideas from you! Do you have a neighbor with an amazing story? Does your block have a special connection? Are you part of a group of neighbor friends who meet regularly for dinner or games? Let us know! Email story ideas to Thomas at TK@northwoodhills.org.

District 11 Council Seat Up for Grabs

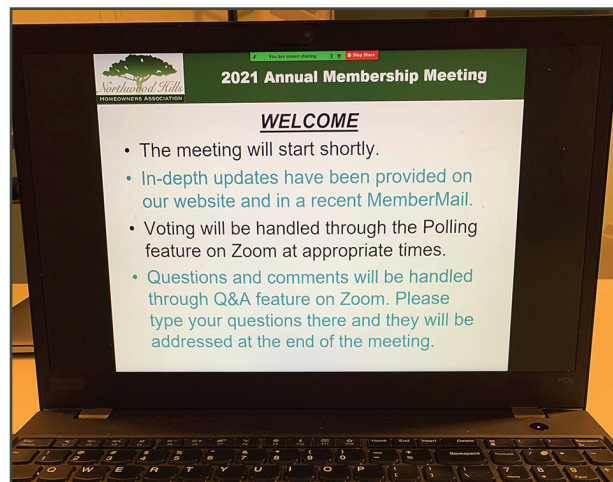
Because our current District 11 City Council Representative Lee Kleinman is serving his final term, his seat is up for grabs. As of this writing, there are four candidates seeking to fill that spot: Hosanna Yemiru, Jaynie Schultz, Candy Evans, and Barry Wernick. Virtual meet and greets are already being scheduled, and NHHA is keeping our Membership informed of these events through MemberMails. We also provide early voting and election day information when applicable. It's

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Annual Meeting Recap

The NHHA annual meeting looked different this year, as the decision was made to host it virtually for the safety of our residents and Board Members. Interested parties logged on to the webinar to receive updates, re-elect a Board Member, and approve the 2021 budget. The majority of information about member services, crime and security, beautification efforts, communications, and special projects was shared ahead of time in a MemberMail and on our website. You can still review that information by logging on to northwoodhills.org.

After the business meeting, there was an informal Q&A, which gave residents the opportunity to share their comments and ask questions. If you didn't get a chance to attend the meeting, you can reach out to the NHHA Board anytime. Contact information is available in every edition of the Breeze and on our website. You can also utilize the Feedback feature on our site to share a suggestion or recommend a project.



We would like to thank the dedicated residents who attended, participated, and showed their appreciation for the Board's efforts. We also appreciated our local and state representatives who provided updates ahead of time for us to share with the neighborhood.

YOUR NEIGHBORHOOD SPECIALISTS

RENNIE MERIWETHER

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JILL REDPATH NOLAND

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The Redpath Team

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Retirement

continued from page 3

don't matter, just that when lives and the functioning of society are at stake, they don't matter as much as we thought they did.

I'm guilty of it. I took these essential efforts, like mail service, for granted prior to the pandemic. I only cared when something was wrong, while never appreciating the fact that it was overwhelmingly right 99.9% of the time, due completely to the fact that people like Sharon are working to ensure it is so. Shame on me, as this lack of gratitude is only brought to light by talking to Sharon who, even when asked what she would like to say to the residents of NWH, wanted to apologize for being a bit impatient earlier in her career when mailboxes were blocked by vehicles. A great one is moving on.

Will close with a sincere congratulations to Sharon for a well-earned retirement, and a reminder to us all that folks like her are the backbone of our communities. They are truly essential, and have been for some time. Some of us were just too busy to recognize it until now.

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District 11 Seat

continued from page 8

important to have a voice in who represents our District, so we encourage you to research the candidates and make an informed decision. If you want to get on our MemberMail list, make sure your 2021 membership is current and then email membership@northwoodhills.org.

We Want to Hear From You

In October 2020, NHHA unveiled a comprehensive Member feedback survey. We received nearly 130 responses and took your comments into consideration when formulating the annual budget. We were able to create a priority list of projects to consider after seeing multiple member comments in the same area. We look forward to using your feedback as a guide in 2021 to ensure we're being good stewards of your dues. If you missed the survey or think of something else throughout the year, don't worry, we added an opportunity to share your thoughts with us on our website. Navigate to northwoodhills.org and click Feedback in the top right corner. We want to hear your suggestions and comments about our current initiatives and endeavors you'd like us to consider undertaking.

Welcome New NHHA Households:

Cliffbrook	Balsmann, Karp, Wadlington
Crestmere	Stein
Dartbrook	Orien
Elmridge	Leverette
Maplecrest	Amari/ Sinatra, Panahans
Meadowcreek	Holubec
Mossvine	Bashour
Oakbluff	Knerr/Parker
Paldao	Wertz
Tanglecrest	Sims


FEMA Update


In anticipation of available FEMA disaster relief, the Texas Department of Emergency Management is conducting a property damage survey among Texas residents. One response per impacted address is requested. Did you experience damage from the February 2021 winter storm? Report all property damage to the Texas Department of Emergency Management so Texas residents can get needed disaster relief. File your report at <https://arcg.is/uOrOb>.


PROPERTY DAMAGE SURVEY

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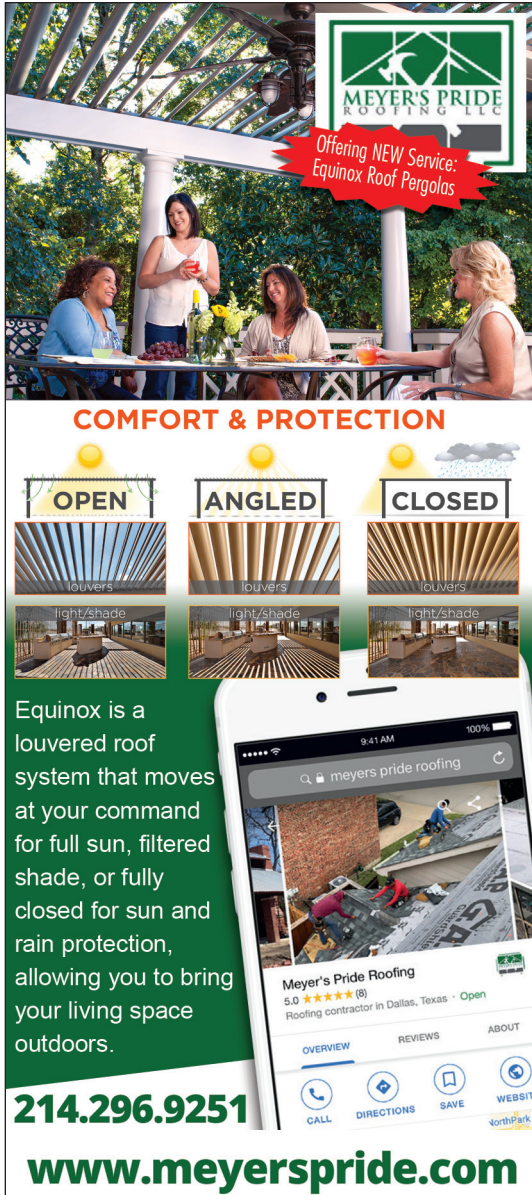
Same-day service is offered Monday through Saturday on garments brought in before 9 a.m. Or, pick-up and delivery straight to your door is available.

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New to Northwood Hills?

Did you purchase a home in Northwood Hills in 2020? 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, 2021 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. If you are a single or married homeowner filing together, you may be eligible to apply online. There is no fee to file an exemption application (or late exemption application). For more information, visit dallascad.org or call 214-631-0910.

With Our Thanks

Northwood Hills Homeowners Association exists because the residents of our great 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 Officer Dru Landrum and Chairpersons Hunter McGrath and Judy Switzer for the years of service they provided. As our Treasurer, Dru handled the weekly bookkeeping and monthly reporting and often lent a hand at our events. Hunter handled Beautification, which meant fielding calls about broken sprinkler heads, coordinating tree trimming, and juggling our various landscaping contractors. He could also be counted on for occasional comedic relief at our monthly Board meetings. After investing more than a decade in NHHA, Judy has earned a well-deserved break from being a Board Member, Crime & Security Chairperson and Advertising Chairperson.

We sincerely appreciate the hundreds of hours Dru, Hunter, and Judy donated to our cause over the past few years. Thank you for your invaluable service to NHHA. We also owe a debt of gratitude to their spouses and families for loaning them out to us!

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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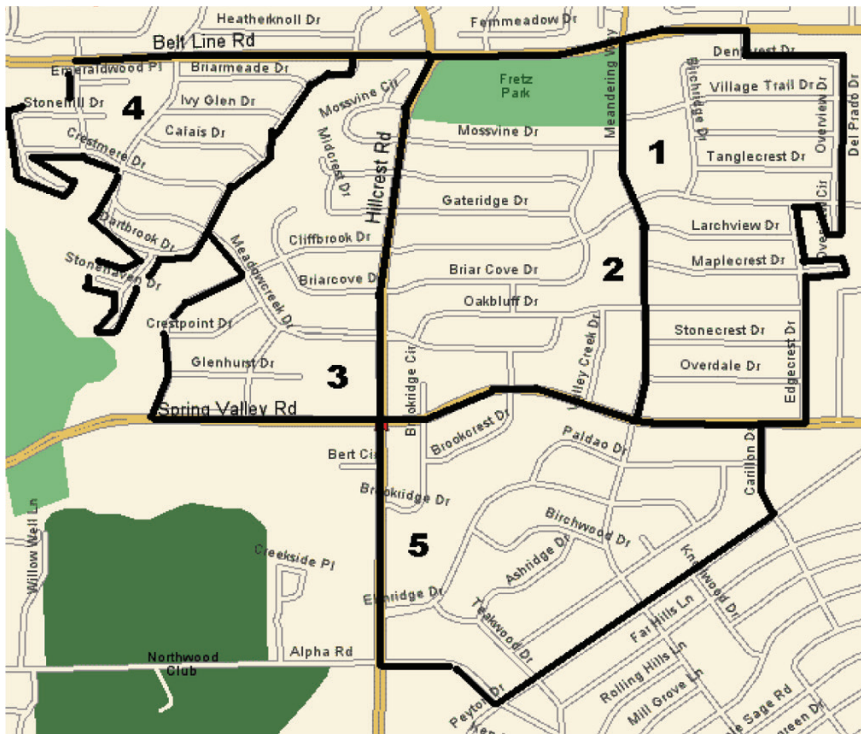
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Act Now to Stay Connected

Did you forget to renew your membership in NHHA for 2021? Don't delay, renew today by credit card or Paypal at 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 or email membership@northwoodhills.org.



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Mark Your Calendar

March 13

St. Paddy's Day 5K Dash
Fort Worth

March 14

Daylight Saving Time begins

April 2 – 4

Deep Ellum Arts Festival

April 5

Opening Day
Texas Rangers

April 15 - 18

Dallas Art Fair
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May 4 – 9

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Winspear Opera House

Curb Addresses

NHHA will be painting and/or refreshing the custom curb addresses where needed at member households this spring. This is a FREE benefit of annual 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. If your existing paint job is fine, we'll check back in with you later this year when we do another round of painting in the fall. Communications regarding curb painting occur through MemberMails. Are you receiving them? If not, email membership@northwoodhills.org to ensure we have the correct email address on file for you, so you stay in the loop going forward.

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



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2021 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.

**Dues:
\$300**



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

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

☐ **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.

Real Estate

continued from page 7

Keep in mind that the data from the TAMU Real Estate Center is an average over the entire DFW area and therefore the sales prices are much lower than in our neighborhood. The key take home from these numbers is the trend year over year. Also, there is no CDOM statistic in their data instead of CDOM they use a statistic called Months of Inventory to get at the time that it takes for homes to sell in a given area. Simple, right? Not so much. The calculation of this number for a given period of time is a rather sophisticated statistical operation because the inputs are randomly varying over time and homes that sell with CDOMS significantly less a month add another layer of complexity. For that reason you will normally see this number quoted only in reports prepared by teams of experts like TAMU Real Estate Center. If done correctly it gives us a similar feel for the market that mean or median CDOM does. Looking at both tables above gives us a very good feeling about DFW and more specifically NWH real estate markets.

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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P O Box 800874
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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 8	March 4
April 12	April 8
May 10	May 6
June 14	June 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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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

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