

## Inside...

Neighbor Spotlight	Page 2
Graduate Congrats	Page 2
Real Estate	Page 11
Membership Form	Page 15



# Northwood Hills

## HOMEOWNERS ASSOCIATION



## Hillcrest Corner Gets a Fresh Look

When NHHA asked for resident feedback in 2020, the unsightly condition of the southwest corner at Belt Line and Hillcrest was mentioned often! This location presents unique challenges for our Beautification efforts. There's a steep slope, a traffic control box, buried utilities, no irrigation, and excessive vehicle pollution. Luckily, Mark Guckian, owner of Art That Grows, had a vision for our space. His team removed the existing dark red lava rock from three beds and replaced them with Liriope directly underneath the marker sign and Mexican Feather grass in the others. These plants were purposefully chosen for their drought-tolerant nature. They also topped each bed off with a different type of gravel, called Apache Red, to provide a nice finish while the plants get established, and to help with weed control. The contrast in stone color and addition of greenery softened what was previously a stark landscape. With no access to irrigation at that corner, NHHA had to rely on the generosity of the nearby Carter Family to borrow water during the initial planting stage!

*continued page 14*



## NHHA Neighbor Spotlight – Bill Stanley

by John Joyce

Are you are a neighborhood walker who strolls on Dartbrook? If so, you probably have seen Bill Stanley out in front of his house, or his wife Jeana walking the neighborhood with a smile on her face. Bill and Jeana are two of our friendliest neighbors in Northwood Hills and received an NHHA Good Neighbor award a few years back.

Bill is a man who speaks the truth with love and is not shy with his opinion. He lives a mission to serve and help others, born out of his childhood. I recently sat down with Bill to gain his perspective on how our neighborhood has changed over the years. I learned a lot about the early days of Northwood Hills and Bill's interesting life.

Bill was the first proud owner of a lot and home west of the creek which runs through the middle of Northwood Hills Estates from Beltline to Spring Valley. It was in 1962 when Bill and his first wife, Barbara, had moved to the Lake Highlands area from Lubbock.

*continued page 4*

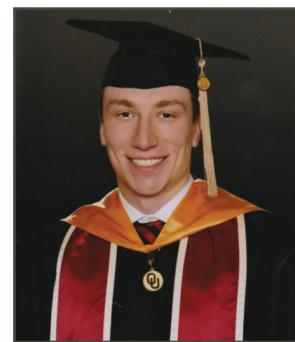


Northwood Hills Homeowners Association  
P O Box 800874 • Dallas, TX 75380-0874

## Congrats to the 2021 Grads!

Proud grandparent Jerry Davis celebrates two graduates. **Gracie Davis** is graduating from John Paull II and will attend TCU. She received a superior rating in the TAJE Best in Texas Yearbook contest and received the Red Crest Award (outstanding student) after being nominated by the faculty. She won a Gold and Bronze medal on the National Spanish Exam and was deemed a Cardinal Scholar for academic achievement. She is a member of the National Honors Society, Quill and Scroll National Honors Society, and Mu Alpha Theta. **Annabelle Davis** graduated from University of North Texas and received her degree in Education.

Brad and Christine Conley announce the graduation of their son, **Davis Conley**, Magna Cum Laude from the University of Oklahoma's Michael F. Price College of Business with a BBA in Finance and BBA in Accounting. Davis will begin his career in Risk Management Consulting at Ernst & Young in Dallas. "Congratulations, Davis, on a job well done – we are proud beyond words!"



*Davis Conley*

Susan and Mike Viracola proudly announce the graduation of their son, **Christian Viracola**, from the University of Notre Dame with a degree in Finance from the Mendoza School of Business. He will work in Houston as an investment banker.

Jane and Andy Rooker proudly announce the graduation of their eldest granddaughter, **Kathryn (Kate) Rector**. Kate is graduating from UT Austin with a major in Exercise Science with a specialization in disability studies and a certificate in pre-health professions. She is receiving honors for being a pre-physical therapy society officer, being an officer in Tri Delta and for being in the top 4% of her college her junior year and top 20% her senior year. Kate will be attending the UT Southwestern School of Physical Therapy. "Congratulations, Kate!"



*Kate Rector*

*continued page 3*

## Congrats to the 2021 Grads!

*continued from page 2*

Trey & Amy Franklin are pleased to announce the graduation of **Carter Franklin IV** from Westwood School of Dallas. He will be attending University of Oregon in the fall, graduating in the class of 2025. "Congratulations Carter, we are very proud of you and can't wait to see this next chapter unfold!"



*Carter Franklin IV*

Will and Christa Thomas are proud to announce the graduation of their son **William R. Thomas IV** from The Covenant School. He will be attending Texas A&M in the fall of 2021 and joining the Corp of Cadets. "We are so proud of you, Liam!"

Jeff and Andrea Sutton announce their son **Bryce Sutton** is graduating from Texas State University in San Marcos, TX, with a Bachelor's of Science degree in Construction Science and Management and a minor in Business Management.



*Bryce Sutton*

Proud parents Tim and Kim Kelley have two graduation announcements to share. **Lizzie Kelley** is graduating from Episcopal School of Dallas. She will be headed to the United States Naval Academy this summer and will be a member of the women's lacrosse team. "We are so proud of Lizzie's commitment to serve our great country! Go Navy, Beat Army!" **Michael Kelley** graduates from Washington and Lee University in Virginia and looks forward to deciding what the next journey will be. "We are super proud of Michael and his hard work the last 4 years!"

Todd and Kate Watson proudly announce the graduation of their daughter **Sydney Watson** from Alcuin School. She plans to attend Scripps College in the fall. "Congratulations, Syd, and now on to new adventures!"



*Sydney Watson*

*continued page 4*

## NHHA Leadership

**Janet Marcum** – President  
Communications, Membership  
president@northwoodhills.org  
214-468-4795

**Tim Tincknell** – Treasurer  
tt@northwoodhills.org

**Mitra Shamsa** – Area 1 Director  
ms@northwoodhills.org  
214-695-0006

**Rennie Meriwether** – Area 2 Dir.  
Membership  
rm@northwoodhills.org  
214-704-5119

**Kristen Holden** – Area 3 Director  
kh@northwoodhills.org  
972-385-9441

**Sharon Venable** – Area 4 Director  
sv@northwoodhills.org  
214-212-4016

**Cristi Sliter** – Area 5 Director  
Secretary  
cs@northwoodhills.org  
214-422-0970

**Suzie Birnbaum** – At-Large Dir.  
sb@northwoodhills.org  
214-789-1200

**Jeff Thompson** – At-Large Director  
jt@northwoodhills.org  
214-662-3654

**Robin Burch**  
Security & Crime Watch  
rb@northwoodhills.org  
214-557-8524

**Debbie O'Reilly**  
Beautification  
do@northwoodhills.org



## Neighbor Spotlight

continued from page 2

They had purchased a nice three bedroom home, but Barbara decided she wanted something bigger and nicer. She discovered Northwood Hills. Homes were already being built east of Hillcrest and there were several available lots. In speaking to the developer, George Mixon, she learned of his plans to build luxury homes on larger lots west of Hillcrest in Northwood Hills Estates. Barbara was sold, but she had to sell Bill to move after only a year. It wasn't difficult.

A few days later, Bill was sitting down with Mr. Mixon to close the deal on the first lot sold in Northwood Hills Estates. Bill paid \$15,000 cash in 1963 for the lot and told Mr. Mixon that he thought he just bought the best lot in Dallas. Mr. Mixon replied, "Son, you just bought one of the best lots in the world." Bill's lot today is valued by Dallas County at \$365,000. Quite the increase in land value in 58 years.

In 1963, the neighborhood landscape was much different. Imagine if you will, Northwood Hills Estates west of the creek being all grassy fields with only one tree – an old Bodark ("horse apple") tree next to Bill's lot (i.e., my lot). In the 1960s, LBJ or I-635 didn't even exist west of US-75. Preston, Spring Valley, and Beltline were all two-lane asphalt roads. Westbound Spring Valley stopped at the creek (where the bridge is today). Hillcrest was a

continued page 6

## Congrats to the 2021 Grads!

continued from page 3

Karen and Larry Starks are proud to announce the graduation of their son **Garrett Starks** from the Hankamer School of Business at Baylor University. Garrett will be an account executive with Insurance One in Dallas, TX.



Garrett Starks

Richard and Rosalie Bobowski are happy to announce the graduation of their daughter, **Elise Bobowski**, from the University of Missouri's School of Journalism. She joins her brother as a proud Mizzou Alum. "Awesome job, Elise!"

Janhabi and Kunjar proudly announce the graduation of their son, **Kshounish Bhadra-Bhaduri**, from Alcuin School with an International Baccalaureate Diploma. He will be joining the elite group of President's Scholars at SMU's Lyle School of Engineering



Kshounish Bhadra-Bhaduri

continued page 5

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.



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

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

Exceeding Customers Expectations Since 1986

**TEXAS WATERBOYS**  
CUSTOM IRRIGATION AND DRAINAGE

Lic. # 3016  
(972) 733-4343  
WWW.TEXASWATERBOYS.COM

Irrigation  
 Landscaping  
 Drainage

Design  
 Installation  
 Repairs

BBB A+ Rating

## Congrats to the 2021 Grads!

continued from page 4

to study mechanical engineering, music production, and business. He hopes to become an architect in the future. "We couldn't be happier for you. Well deserved!"

**Luke Toppins**, son of Tony and Julie Toppins, is graduating from Jesuit College Prep and will be attending the University of Tulsa in the fall. Son **Blake Toppins** is graduating from the University of Tulsa with a degree in finance and has accepted a job in Tulsa with Oppenheimer Industries as a research analyst.

The Diaz Family has a lot to celebrate this year. Their son, **Gabriel Diaz**, is graduating from Greenhill School and will be attending SMU in the Fall to study mechanical engineering. Their

continued page 9



Luke Toppins



Blake Toppins

## You Never Know Who You'll Run Into at Pepper Square Cleaners!

Serving Northwood Hills since 1979, Pepper Square Cleaners is your trusted neighborhood cleaners.

- Full-service dry cleaning and laundry done on-site
- Same-day service – in by 9, out by 5
- Home pick-up and delivery service available
- Triple quality-control check on every garment
- Leather, suede, delicate, beaded and couture garments
- Table linens, draperies, rugs, bedspreads, comforters
- Wedding dress specialists
- Full-time tailor/alterations on premises
- Hanger and bag recycling; non-toxic cleaning fluids

Recognized by the City of Dallas for 25 years of civic service. Better Business Bureau Accredited business with an A+ rating.

For exceptional quality, affordability and superior service, we take the crown!

Visit our website to learn more about our services and history, and read our customer reviews.

14902 Preston Rd.  
972-386-4663  
SE corner of Beltline and Preston

peppersquarecleaners.com



Lettershop  
 Mail Merge  
 Presort  
 Labeling  
 Addressing  
 Personalized Mailing  
 P.O. Box Management  
 Mailroom Operations

1601 Wallace Dr., Ste. 120  
 Carrollton TX 75006-6559  
 972-446-DMP1 (3671)  
 DMPSales@dmpbpo.com





Neighbor Spotlight
continued from page 4

packed gravel dirt road. Access to Northwood Hills Estates was only via Meadowcreek at the time. Meadowcreek was only paved between Hillcrest and Dartbrook; Dartbrook was only paved about 10 yards past Bill's lot. The rest of the streets in the neighborhood were dirt roads.



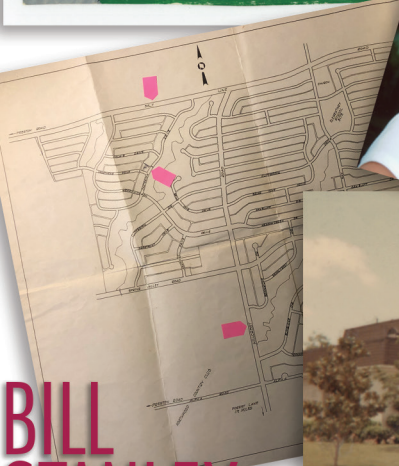
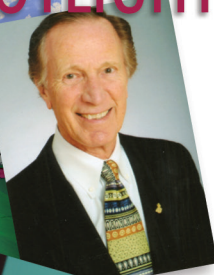
Excited about their purchase, Barbara painted Bill a picture of her dream house (she later insisted on a fountain in the front of the house, which Bill gladly obliged). With only one tree for miles near Bill's lot, Bill planted the first trees in our subdivision. They were the start of what makes our neighborhood beautiful.

Often unconventional and relying on the "can do" approach he learned as a young boy working various jobs, Bill drew up his own plans for the house she painted. He was determined to be the general contractor and build the house himself. His next step was to get a building loan. Being relatively new to Dallas, Bill did not have banking relationships. His banker at Prudential was very concerned Bill was going to attempt to build it himself without a background in construction and also concerned whether he could afford the \$228 a month payment.

All it took was one phone call to Bill's boss, the president of Hysan Chemical. Bill passed the phone to the Prudential banker and his boss told the banker to make the

continued page 7

NHHA NEIGHBOR SPOTLIGHT



BILL STANLEY

KND

KATHRYN NELSON  
DESIGN

KATHRYNNELSONDESIGN.COM | INSTAGRAM.COM/KATHRYNNELSONID  
RESIDENTIAL & COMMERCIAL INTERIOR DESIGN | 214.632.7577



The Mayo Redpath Team

Mayo Redpath  
469.231.7592

Pam Redpath Metzger  
214.228.2893

Jill Redpath Noland  
972.841.1718

Allie Beth Allman & Associates  
A BERKSHIRE HATHAWAY AFFILIATE

YOUR NORTHWOOD HILLS SPECIALIST AND RESIDENT SINCE 1977



In April, the crew at Fretz Fire Station 56 participated in a special event to commemorate adding a new engine to their fleet. The "push-in ceremony" honors a longstanding fire service tradition dating back to the 1800s, when fire departments used hand-drawn pumpers and horse-drawn equipment. Upon returning to the station after a fire call, the horses could not easily back the equipment into the station. They were disconnected from the fire equipment and firefighters would push the equipment back into the bays themselves. Today, the ceremony signifies retiring an old engine and putting a new engine into service.

LEX SUN  
MOVING & STORAGE CO., INC.  
We Also Load & Unload Rental Trucks

Pack-Crate  
Storage  
Day/Week  
Month/Year



Moving  
Dallas  
"Since 1971"

Owned & Operated by longtime Northwood Hills resident

We pay REFERRAL FEES!

Selected by D-Magazine as Best Furniture Movers

ASK ABOUT FREE STORAGE

CALL OUR BOX STORE 972-239-7068  
972-516-0002

BBB

texsunmoving@yahoo.com

Neighbor Spotlight
continued from page 6

loan, as Bill could easily afford it. After all, he was the top salesman in the country. A few minutes later the loan was signed.

The house was built in about a year with thick plaster walls, hard as concrete. As such, it is far better insulated than many newer homes and stays cooler during the hot Dallas summers with below average electricity usage. The house is amazingly sturdy. As we were walking down his stairs, Bill encouraged me to pound on the walls; "you can't hurt these John, they're solid."

Once the house was built, Bill and Barbara felt like they were living in the country instead of a big city like Dallas. When they wanted to go out for dinner, there were not many close options. The nearest place to get Pizza was Pizza Villa at Beltline and Central, which had opened in 1960 and eventually closed on New Year's

continued page 8

Your Ultimate Outdoor Paradise Is Just Around The Corner



FREE DELIVERY to Northwood Hills with this ad. Coupon Code - 338059

Sunnyland  
OUTDOOR LIVING

NW Corner Spring Valley & Coit  
972-239-3716 • sunnylandfurniture.com  
NOW OPEN IN FRISCO OUTSIDE STONEBRIAR CENTRE



## Neighbor Spotlight

*continued from page 7*

Eve 2014. The closest place for chicken was a Church's chicken at Arapaho and Custer, which was also where the nearest ice cream could be found – Baskin Robbins. However, filling up your car with gas was not as much of a drive. The intersection at Beltline and Coit had a gas station on each corner of the intersection, but no stoplights - it was a roundabout. Bill remembers wrecks happening there all the time. No one understood how to yield at the roundabout and as a consequence there were lots of fender benders. Back then, gas stations were also repair shops and they had a ready supply of customers right in front of them.

Bill and Barbara's son Scott attended Northwood Hills Elementary (NHE). In the 1970s, Bill's wife Barbara died of cancer. It was a sad time for Bill and Scott, but in 1980, Bill married his current wife, Jeana. Jeana brought joy back to their home. If you know Jeana, you know she is a very positive person. She told me she loves Northwood Hills as much as Bill. She explained, "of course the area is beautiful with all the well-kept yards, but what I enjoy the most is how nice the people of the neighborhood are." You can find Jeana most mornings walking the neighborhood streets near their house with a smile on her face.

Few know that for over 35 years, Bill has provided snacks (soft

*continued page 9*

## Do You Know if You Have Hail Damage on Your Roof?

*Sponsorship Advertorial by Ready Roofing & Renovation*

Recent storms have caused problems you may not be aware of. The fact that you don't have leaks yet does not indicate a lack of hail or wind damage.

Ready Roofing & Renovation's owner is a longtime resident of Northwood Hills, and we are repairing and replacing roofs in our area from the recent hail storms. Almost always, this work is covered by insurance, and we are strong at working with the carriers to achieve positive outcomes for our clients.

We've recently performed work for neighbors on Cliffbrook, Meadowcreek, Meandering Way, Oakbluff, Spring Valley, and other streets in our neighborhood.

Following is a testimonial from a Ready Roofing customer:

*"I have always been impressed with Ready's professionalism. The project managers are polite and do a good job explaining the process, and the crews are hard workers who know what they're doing. Both my properties were left cleaner than when the jobs started. I would heartily recommend Ready Roofing to anyone needing roof-related work!"*

Let us show you what Ready Roofing can do for you. For a free estimate, call Jeff Thompson with Ready Roofing & Renovation at (972) 380-ROOF.



*On a Sunday afternoon in March, the Thompson Family on Stonehill hosted a driveway party so their new neighbors could meet and get acquainted with the folks on their block. What a great way to welcome the new residents to the neighborhood! Thanks, Bill and Margie, for making Northwood Hills proud.*

## Congrats to the 2021 Grads!

*continued from page 5*

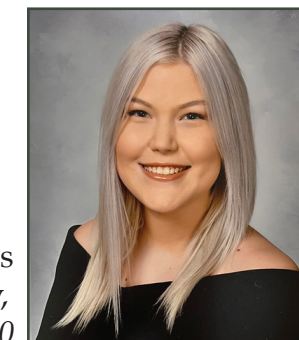
son, **Peter Diaz**, will be graduating with honors in December from Northeastern University (Boston) with BS in Electrical Engineering and Physics, minoring in Math and Computer Science.

Charles & Sharon Venable are proud to announce and congratulate both of their grandchildren who will graduate from college this year. **Killian Green** will be graduating this May with honors from W&L University in Virginia with degrees in Biology and Business Administration. **Leah Venable** will graduate late Fall from Texas State University with a degree in Sports Marketing. This is a natural fit for Leah, as she has an outgoing personality that assures success. She follows other successful relatives in this field. Leah is very active in her sorority,

*continued page 10*



*Killian Green*



*Leah Venable*

## MENDENHALL AUTOMOTIVE IS NOW BAKER'S SPRING VALLEY AUTOMOTIVE



7821 SPRING VALLEY RD, DALLAS, TX 75254



## Neighbor Spotlight

*continued from page 8*

drinks and cookies) to Dallas city trash-collecting employees. The family who has cared for his lawn and his cleaning lady have also been with him for 35 years. Bill thinks of them like family and has not missed a week of paying them, even during the pandemic. When I asked Bill what motivates him to give back to those less fortunate, he immediately recalls the story of making 25 cents an hour in the nursery and his boss buying him a lunch Bill could not afford. He went on to say "everyone wants someone to care about them, and I care".

As Bill's next door neighbor, my family came to know and love Bill over the years. I hate to say we took down that original Bodark tree in 1998 because my labs kept eating the horse apples. When my kids were young they all loved to play basketball and occasionally the ball would go over the fence into "Mr. Stanley's" yard. They were at first afraid to go ask for it. That quickly changed when Bill gave them candy every time it happened. Bill knew our two labs, Mac and Weezie, loved to retrieve bumpers and balls. Every couple of weeks there was a bag of used tennis balls on our driveway for them. In 2000, my wife and I talked about moving from Northwood Hills after 9 years, but my 12 year old son said, "Dad, we can't leave Mr. Stanley". Instead of moving, we were one of the first to knock

*continued page 13*



## Welcome New NHHA Households:

Crestmere	Berg
Elmridge	Tharp
Gateridge	Jones, Lewis
Glenhurst	Ginnard
Maplecrest	Bramlett
Midcrest	Allen
Mossvine	Trafton/Walsh
Paldao	Burls
Stonehill	Alturk/Leahy
Village Trail	Nail

## Congrats to the 2021 Grads!

continued from page 9

Alpha Xi Delta, where she was recognized as the 2021 Most Popular Senior. The Venables are very proud of both and wish all the best in the future.

Mike and Melinda Spence celebrate the graduation of their sons **Owen Spence** and **Andrew Spence** from J.J. Pearce High School. They both will attend Texas A&M University where Owen will pursue Biomedical Sciences and Andrew will study Urban Planning & Development.

Bill and Mary Rademacher are proud to announce that **Hanna and Katie Rademacher** are graduating from Baylor University this May. Katie will be employed in Dallas and Hanna will be moving on to Chicago.

continued page 12



Owen Spence



Andrew Spence

## If You Want Northwood Hills Quality, Call The Roofer Who Lives In Northwood Hills

- We work with your insurance company
- Roofing repairs and replacement
- Call READY ROOFING for **FREE** inspection

**MENTION THIS AD TO GET  
10% OFF YOUR NEW ROOF!\***

**Jeff Thompson**  
Sprucewood Drive resident  
NHHA Member  
In business since 1971.

**972-380-ROOF (7663)**  
<http://www.readyrooftx.com>



\*Discount does  
not apply to  
insurance  
claims.

## Real Estate

By Judy Switzer, Judy Switzer & Associates

I will begin by making a broad general statement. After 32+ years in real estate, I can confidently say, "your home is worth more now than it has ever been!" Home prices across the country rose at the fastest rate since 2006, according to the folks at CoreLogic. Dallas home prices were up 10.7% from March a year ago, just prior to the start of shelter-in-place.

Jeff Rohde of Roofstock predicts Dallas median home prices to grow by nearly 16% by the end of the year. Above-average population of millennials, robust in-bound population growth, a thriving economy, and affordable and accessible real estate options make DFW a hot market now and a prime spot into the future.

The Dallas metropolitan area population grew by nearly 2% over the last year, helping Texas add more residents than any other state in the U.S. in 2020, according to Rohde.

D Magazine describes the Dallas real estate market as "the weirdest ever." Homes are selling at a frenzied pace, with more than half the homes in Dallas receiving multiple offers, during most of the last year. Scores of out-of-towners are moving to DFW from high cost of living areas such as New York and San Francisco.

Home values in Dallas increased by 6.9% last year and are projected to grow by another 11.1% during the next 12 months. Single family median prices have increased by 13% year-over-year. During that same time, active listings have decreased by 55%.

Given all this great news, how does Northwood Hills fare in comparison? Average sale prices in our neighborhood increased 13.5% year-over-year through the first quarter. Nineteen homes sold and closed during the first three months of 2021, as compared to just fourteen a year ago. Four homes sold for at least 100% of value, indicating multiple interest and most likely multiple offers. Days on Market [DOM] reduced from 84 days a year ago, to just 61 days during the first quarter of this year.

As this issue of the Breeze goes to print, the April numbers have just come in. If we add April to the mix, the numbers are even more compelling. Last April was the first full month of shelter-in-place and it took realtors some time to navigate

continued page 15



### COMFORT & PROTECTION



Equinox is a louvered roof system that moves at your command for full sun, filtered shade, or fully closed for sun and rain protection, allowing you to bring your living space outdoors.

**214.296.9251**

[www.meyerspride.com](http://www.meyerspride.com)

Thanks to all my Northwood Hills clients!

### Northwood Hills References:

- "You are the best negotiator, ever!"
- "Available 24/7, you answer your phone!"
- "True professional! The real deal!"
- "Judy makes sure you're successful!"





## Mark Your Calendar

**May 31**

Memorial Day

**June 5**

Runoff Election

**June 3 through July 24**

Shakespeare in the Park  
Samuell Grand Park

**June 20**

First Day of Summer  
Father's Day

**July 3**

Kaboom Town!  
Addison Circle Park

**July 3**

Independence Day Parade and  
Celebration  
Northwood Hills Elementary

**August 17**

RISD First Day of School

## Congrats to the 2021 Grads!

*continued from page 10*

Howard and Sylvia Smith proudly announce the graduation of their daughter **Deanna Smith** from TCU School of Music with a degree in music composition. She received a scholarship based on her portfolio to participate in NYU's workshop for composition in film, T.V. and video gaming. Her work will be critiqued by well-known professionals in the field. "Way to go, Deanna! We're so proud of you!"



*Deanna Smith*

Dennis & Tracy Weinmann announce **Rachel Weinmann** graduating from Covenant School. She will be attending Texas A&M university to study Allied Health. "Rachel, we are proud of you and can't wait to see what God has planned for you in the coming years! We will miss you, but we know you are equipped to take on the next season of life! Love, Mom, Dad, Collin & Ruthie"



*Rachel Weinmann*

Randy and Yvette Testut are celebrating their son **Jayce Testut** as he graduates from The University of Texas at Austin. He will receive a Bachelor of Science degree in Geophysics from the Jackson School of Geosciences, along with an Honors Creative Writing Certificate. This summer he begins pursuing his passion, aspiring to join Walt Disney

*continued page 13*

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

**Van Wunnik and Marcum, LLC**  
Certified Public Accountants

**Janet Marcum, CPA**

Office: (214) 377-8137

[janet@jvwcpa.com](mailto:janet@jvwcpa.com)

[www.jvwcpa.com](http://www.jvwcpa.com)

Fax: (866) 849-0696

13154 Coit Road, Suite 213

Dallas, TX 75240

## Congrats to the 2021 Grads!

*continued from page 12*

Imagineering as part of the Themed Environmental Design Team. "Great job, Jayce! We are so proud of you and thrilled that you are realizing your dreams! Love, Mom and Dad."

Eric and Brenna Eager proudly announce the graduation of their sons, **Collin Eager** and **Cameron Eager**, from Richardson High School this May. Both boys are excited to be attending Texas Tech University in the fall. Collin will be studying at the Edward E. Whitacre Jr. College of Engineering, while Cameron will be at the Rawls College of Business. "Congratulations to Cameron and Collin! We are so proud of you both!"

*Advertisements and advertorials included in this publication are the result of paid or in-kind sponsorships. NHHA does not endorse or evaluate any product, service, or company contained herein.*

*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.*

**Professional Service Since 1956**

**We care about your trees.**

**Holcomb TREE SERVICE**

- Pruning
- Removal
- Stump Routing
- Spraying
- Cabling
- Deep Root Fertilizing
- Firewood
- Diagnosis for Disease
- Pest Problems
- On Site Consulting
- Insured
- Debris Haul Away

**EMERGENCY SERVICE AVAILABLE 214-327-9311**

10625 Ferguson Rd. • P. O. Box 570547 • Dallas, TX 75357-0547

[www.holcombtreeservice.com](http://www.holcombtreeservice.com)

## Neighbor Spotlight

*continued from page 9*

down our house and rebuild in the neighborhood we love.

When I asked Bill if there was anything he would like to see changed or improved in Northwood Hills, he thought for a minute and said, "When neighbors are out walking and see someone in their front yard, walk up to them and say hello. Tell them how nice our neighborhood is and that you're glad to be their neighbor. Start a conversation."

Regarding the NHHA, Bill appreciates the work the organization does to provide armed security and beautification. He would like the board to continue their efforts to create opportunities for neighbors to get to know each other. When asked about block parties as a means, he said those are fine, but they would be much more effective if those participating would spend less time with those they already know well and more time getting to know someone new to them.

Bill has no bad or disappointing memories of Northwood Hills, but he did have some interesting stories. What he continued to impress upon me was how much he enjoys meeting and talking to his neighbors. Bill can be blunt when he is trying to get his point across and is not one to back down about what is important in life, but he speaks out of love for others and genuinely cares for those he meets. As he tells

*continued page 15*

**COMPASS**

**Your Neighborhood Realtor!**

Contact me today to strategically market your home!

Melinda Spence  
REALTOR®  
214.538.5500  
[MelSpence.com](http://MelSpence.com)

All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. All measurements and square footages are approximate, but not guaranteed and should be independently verified. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. Compass is a licensed real estate broker. Equal Housing Opportunity.



# Runoff Election

The Dallas County Local Joint Runoff Election will be held Saturday, June 5, 2021. Since no candidate in the City Council race for District 11 received at least 50% of the votes, the top two candidates, Barry Wernick and Jaynie Schultz, will be on the ballot again. Also headed to a runoff are Amanda Clair and Christopher Poteet, vying for the RISD Board of Trustees Place 7, At Large. Early voting runs from May 24 to June 1. NHHA Members are kept up to date on upcoming elections, polling locations, and voting times through MemberMails.

# Fresh Look

continued from page 1

Art That Grows was founded in 1979 and focuses on landscape design, landscape installation, and landscape maintenance. They also offer a variety of other trades as necessary – cut stone patios and pathways, arbors, drainage correction, and turning shady areas where grass will not grow into beautiful green landscaping under-growth. If you're looking for help creating your outdoor work of art, visit [ArtThatGrows.com](http://ArtThatGrows.com) to view their services and portfolio. Thanks, Mark, for helping us accomplish our first Beautification goal of 2021!

## YOUR NEIGHBORHOOD SPECIALISTS

**RENNIE MERIWETHER**  
214.704.5119  
[rennie.meriwether@alliebeth.com](mailto:rennie.meriwether@alliebeth.com)

**JILL REDPATH NOLAND**  
972.841.1718  
[jill.noland@alliebeth.com](mailto:jill.noland@alliebeth.com)



The Redpath Team

Allie Beth Allman & Associates  
A BERKSHIRE HATHAWAY AFFILIATE

# 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](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).

# Real Estate

continued from page 11

through that. In April 2020, two homes sold and closed in Northwood Hills. That would bring the total sold homes through April 2020 to sixteen.

Fast forward to April 2021, and twenty-five homes YTD have changed hands. The average sale price is up nearly 19% over the same period last year, to \$883,317.00, or \$219.11 / sqft. DOM are down nearly 38% and eight of the twenty-five homes sold at or over 100% of asking price.

Adding "fuel to the frenzy," is that out of a total of nearly 1200 homes in Northwood Hills, there are just two Active listings and one Coming Soon as of the first week of May. Major upticks in demand coupled by virtually no inventory creates the perfect storm for even higher prices. Northwood Hills is not alone. This is happening all over North Dallas, North Texas and most of the country.

If you are considering making a move, there has never been a better time! Contact your real estate professional to discuss your options. This is a chance of a lifetime!

# Neighbor Spotlight

continued from page 13

everyone, learn to take care of yourself, as there is nothing more important than your health. Being the first person to own in Northwood Hills Estates, Bill's spirit of caring for others and offering his proven knowledge through life lessons, never gets old.

Stay tuned for more stories from John's sit-down with Bill, including some interesting early characters in NWH history, a kidnapping for ransom plot, and a multi-millionaire ventriloquist.

# Excellence in Residential Remodeling

Reliable Knowledgeable Personable



**TRAVER**  
CONSTRUCTION, INC.  
[traverconstruction.com](http://traverconstruction.com)





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

FIRST CLASS PRESORT  
US POSTAGE  
PAID  
DALLAS TX  
PERMIT NO. 407

*Return Service Requested*

### ***Bulk Trash Collection Calendar***

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
June 14	June 10
July 12	July 8
August 9	August 5
September 12	September 9

*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>
--	--

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](http://www.northwoodhills.org)