

Summer 2021

THE NORTHWOOD HILLS BREEZE

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Shred, Recycle, Eradicate

Back again by popular demand, the Annual Shred Event took place in early June. Over the span of three hours, NHHA Members lost nearly 4 thousand pounds – pounds of paper, 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, 4 pallets worth. It was clear by the number of members participating, and the quantity of paper and electronics dropped off, that our residents appreciate this service. With NHHA Board Members directing traffic and unloading cars, the process for drop-off was quick and easy. Members undoubtedly saved time and money, and freed up valuable space in their homes, by utilizing this FREE service inside the neighborhood.

NHHA Members were also able to pick up a free mosquito dunk at the Shred Event this year. While West Nile virus has not been as severe in our neighborhood recently, we still pursue efforts to eradicate it due to the havoc it has caused in prior years. For more information on how you can stop the spread of West Nile, visit page 13.

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

NHE Upcoming Events

August 11 – 5:30pm

Meet the Teacher
Grades 1,2,3,5

August 12 – 5:00pm

Kinder popsicles with principal

August 12 – 5:30pm

Meet the Teacher
Grades K,4,6,SLC

August 17

First Day of School

September 6

Labor Day – No School

September 22 – 1pm

RISD Early Release Day

October 8

Student Holiday

October 11

State Fair Holiday

October 27

RISD Early Release Day



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

Early Characters in NWH History

By John Joyce

These stories stem from John's sit-down with Bill Stanley, an original homeowner in Northwood Hills Estates. The first article in the series was published in the Spring 2021 edition of the Breeze.

In 1966 a good friend of Bill's was Norman Brinker, widely known as the godfather of the restaurant industry. When Bill knew him, Norm had just started Steak & Ale. Norm was married to former tennis star Maureen "Little Mo" Connolly who won nine grand slam titles in the 1950s. Bill and Mo became friends due to their tennis connection. Discussing Norman's success in the restaurant business, Bill thought he might start a chain himself. Norm told Bill he knew he could be successful, so Bill opened the Hungry Jockey at Preston and Forest. The Hungry Jockey became a Dallas institution, especially for breakfast in the late 1960s. Bill came to know several Dallas Cowboys players who frequented the restaurant. Lots of deals were done in booths at his restaurant over breakfast and lunch by Dallas "movers and shakers," some of which lived in Northwood Hills. One such patron was Tex Roberts.

Tex purchased an old farm house sitting on a ten-acre estate at the end of Spring Valley at the creek. The farm house is long gone and today the Valley House Gallery & Sculpture Garden sits in its place. Tex and his so-called "aunt" lived in the farm house (Tex's ex-wife and his nieces said he did not have an aunt). He was very wealthy and quite an eccentric. No one was quite sure what Tex did for a living, but they knew he was smart and fearless. Bill came to know Tex at the Hungry Jockey because he would come in day after day and sit for hours drinking coffee and reading the stock reports in the newspaper. He apparently only had a seventh-grade education, but still read business publications all the time and had a near photographic memory.

After being alerted to Tex's long visits by his manager, Bill asked Tex to either buy something or limit his time to an hour. Tex grumbled, but complied. The Hungry Jockey was small and Bill could not afford to have a booth tied up most of the day with one person just drinking coffee.



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Early Characters

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The Hungry Jockey quickly grew in popularity. In those days, there was no internet or even credit cards; everyone paid with cash. Bill hired good managers to run the restaurant, but they got greedy and the restaurant started experiencing profit issues. When Bill noticed a cash discrepancy, he fired the manager and thought his issues were behind him. Unfortunately, there were other problems. The owner of the clothing store adjacent to The Hungry Jockey told him he was coming to collect the first of 123 free lunches promised by that former manager in return for two suits. Bill had to break it to him that there would not be any free lunches. Another time Bill was reviewing the books and noticed the price of beef had seemingly skyrocketed. When he inquired about it, he did not get a very clear explanation. After a little detective work, Bill found out that the current manager was ordering more beef than necessary and selling the excess to his friends. Out goes manager number two. It was then Bill decided the restaurant that had been such a success was not worth the time and aggravation he was experiencing. Since he could not be there full time himself, he sold the Dallas institution.

About a year after the sale of The Hungry Jockey, Tex and his "aunt," Jessie Forsyth, vanished mysteriously from their mansion on Spring Valley. Roberts' ample fortune disappeared as well. The Tex Roberts affair was one of the most bizarre missing persons cases on record at the time and certainly the most famous in Northwood Hills.



Tex was a very secretive man with a murky past. He was born Leroy Robert Sevier in Vermont. He lived in Detroit in the 30s and 40s, making enemies in labor disputes, and changed his name once coming to Dallas. He killed a man in a fight with communists in Detroit. In danger from past enemies, Tex always carried a gun.

The mysterious disappearance began on the night of August 15, 1970, when Roberts summoned his friend and bodyguard Al Bergeron concerning a matter of "utmost importance." Bergeron went to the residence and found the usually locked front door ajar but no one home (Tex kept no servants). It was not unusual for the 85-year-old Roberts to leave the house suddenly, but it was virtually unprecedented for

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Bulk Trash Etiquette

Bulk trash pick-up begins on the **SECOND MONDAY** of the month. You are allowed to place items out beginning the Thursday before, and no later than 7am on the Monday collection begins. It may take the city a few days to get to your street, so don't be surprised if your items aren't picked up immediately.

Brush and bulky trash must be placed just behind the curb line in front of your home. Do not place items in the street or on the sidewalk. Do not place items within 5 feet of a mailbox, fence, wall, water meter, fire hydrant, utility pole, traffic sign, or parked car. Lastly, do not place items in front of a vacant lot or in any of NHHA's medians.

Make sure you are bagging everything that can be bagged so that items don't blow into your neighbor's yard or become enticing to critters. It isn't the policy of NHHA to "call code" on offenders, but complaints are easy to file thanks to the City's 311 app. Any resident can anonymously report an offense on their smartphone and include a picture. Even first-time violations can carry a hefty fine.

Don't tempt fate – or your neighbors. Follow the set-out rules, clip and refer to the bulk trash collection schedule on the back page of this newsletter, and look for the monthly signs placed throughout the neighborhood as collection week approaches.

Early Characters

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89-year-old Jessie Forsyth to accompany him. After waiting several hours for Roberts to return, Bergeron called police.

Tex and Jessie were victims of a scheme to wrest control of their estates through fraudulent powers of attorney. Two men were later convicted in the case – a lawyer for forging the documents and a notary for certifying them. Both men died in prison as a result of other crimes of extortion. While no proof exists, the prevailing view is they killed Roberts and Forsyth. The police even spoke to the famous and controversial psychic Peter Hurkos to help with the case. Tex's and Jessie's bodies were never recovered.

Once he was declared dead, there was a battle over his will. In one will, Tex seemingly left his only child, daughter Yvonne, \$1. The IRS was also after him for \$96,000 in back taxes between 1964-1968. A compromise was ultimately reached between all the parties and Yvonne received \$81,000 from the estate.

Tex was not the only character in the early days of Northwood Hills. Bob Merit built the original home at 6607 Meadowcreek in 1966. Bob was quite the promoter and a bit of an eccentric. Bill would often see Bob watering his yard

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Early Characters

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with a hose in a 3 piece suit wearing alligator slippers. Bob began the "Paco Taco" chain. His first Paco Taco sat where Roman Cucina is today, which utilizes the original Paco Taco structure. Another Northwood Hills Estates neighbor and close friend of Bill's was Ed Norton. Ed was the CFO of Taylor Publishing for 14 years before becoming a very successful banker and rancher (officer of the Brangus Breeders Association). According to Bill, Ed loaned Bob a lot of money for his restaurant chain, but unfortunately, Bob left town with the money and was never heard from again.

Stay tuned for more stories from the early days of Northwood Hills in future editions of the Breeze.



The Roberts mystery began at this secluded home on Spring Valley.

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Mark Your Calendar

August 17
RISD First Day of School

September 6
Labor Day

September 10 - 12
Dallas Chocolate Festival
Virtual Event

September 16 – 19
GrapeFest
Main Street, Grapevine

September 16 – 19
Addison Oktoberfest
Addison Circle Park

September 17 – 19
Greek Food Festival of Dallas
13555 Hillcrest Rd at Alpha

September 17 - 19
Plano Balloon Festival
Oak Point Park

September 22
First Day of Autumn

Sept 24 – Oct 17
State Fair of Texas
Fair Park

October 23
Dallas Oktoberfest
Dallas Farmer’s Market

October 29 - 31
Wings Over Dallas
Dallas Executive Airport

Remodeling in 2021

Sponsorship Advertorial by Traver Construction

Over the last year, going to the store to buy anything from toilet paper to a new sofa can feel like playing the lottery - are they going to have what you are looking for in stock? If you have to order it, how long will it take to be delivered? How much is it going to cost?

Remodeling is no different. Some products that used to be readily available are taking weeks or months to receive, and custom items like windows or cabinets are taking anywhere from 3 to 6 months to be produced and delivered. In addition, there is a construction labor shortage impacting North Dallas.

What can you do to help your project run smoothly and stay on budget? Plan, plan, and plan again. Taking the time before you start construction to work with design professionals to develop a comprehensive plan for your remodeling project has never been more important. Knowing what you want the outcome to be and what products you need to achieve that plan are key to a successful remodeling project. Ordering materials before you start demo to have them on hand when it’s time to install will help avoid delays and costly return trips.

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.

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Curb Addresses

NHHA will be painting and/or refreshing the custom curb addresses where needed at member households this fall. 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 next year when we do another round of painting in spring 2022. 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.



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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.



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Celebrating Our Independence

The 28th Annual NHHA Independence Day Parade and Celebration was another fun and festive neighborhood event, bringing together hundreds of attendees to celebrate our nation's independence with family, friends, and neighbors. Rain was in the forecast, but as luck would have it, the grounds stayed dry and residents enjoyed unseasonably cooler temperatures. Before the crowds formed, volunteers had been in action since dawn meeting vendors, erecting and decorating tents, placing coolers of water along the parade route and throughout the festival grounds, handing out swag, and setting up children's activities.

After the Pledge and National Anthem, long-time residents Michael Webb and Eli Best led the parade while carrying the NHHA banner. Spectators were wowed with an impressive visual display of decorated Jeeps, golf carts, floats, four-wheelers, trikes, bikes, strollers, walkers, and four-legged friends. Northwood Hills Elementary Principal David Lewis was on hand to marvel at the creativity of the participants, many of them current and former students.

Trophies were awarded for Best in Red, Best in Blue, Most Original, Most Patriotic, Best Dressed Pets, Best Hat, Most Fun & Fired Up Family, Best Motorized Entry and Special Spirit Awards. Our thanks
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Celebrating Our Independence

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to the judges, who we know had a hard time picking favorites, and to Council Member Jaynie Schultz and State Representative Ana-Maria Ramos for presenting the trophies to the winners and delivering an official resolution commemorating our event.

Post-parade activities included a petting zoo, patriotic airbrush tattoos, a huge inflatable World of Sports game sponsored by The Redpath Team of Allie Beth Allman & Associates, an inflatable rock climb/slide underwritten by Spring Valley United Methodist Church, a castle bounce house courtesy of Van Wunnik and Marcum, LLC (Certified Public Accountants), and the popular Dunk Tank made possible by Ready Roofing & Renovation. To the delight of many of the young attendees, popsicles, popcorn and cotton candy were provided, thanks to the sponsorship of Melinda Spence with Compass Real Estate. The Shamsa Group with Ebby Halliday Realtors arranged for Steel City Pops to hand out some of their delicious treats and Sunnyland Outdoor Living made sure everyone stayed hydrated with complimentary water along the parade route and throughout the festival grounds. Northwood Hills' four-legged residents cooled off in the "Paws for Refreshment" tent, sponsored by Traver Construction, who also underwrote the popular children's tent and games.

Welcome New NHHA Households:

Cliffbrook	Wender
Elmridge	McFarlane
Glenhurst	Hansen/ Packia Raj
Larchview	Anderly
Meandering Way	Kinney
Paldao	Phillips
Spring Valley	Krebs, Schlossin, Wongpanich

Pace of Growth Continues Even as Home Sales Dip in June

By The Redpath Team

North Texas area home sales went down in June, but the pace of growth continues to soar. Area home sales were down 3% in June from a year ago, but June 2021 sales were higher than sales in June 2019. The area median home sales price rose 23% in June to \$350,000. Prices of single family homes sold by agents are up 18% through June, compared to the same period last year. Supply and demand continues to drive the market, with a near-historic low number of homes for sale in the area at the end of June. A continuing trend is that houses are selling higher than asking price.

Businesses and people continue to migrate to DFW to escape high taxes and expensive real estate markets. Economists at Oxford Economics expect Dallas to be one of the biggest beneficiaries in the next couple of years.

Builders can't keep up with the strong demand for new homes. The cost of building has gone up across the board. Costs of materials and labor have been rising 3%-4% monthly the previous two years. The price of lumber

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Home Sales

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has jumped 6 times in the last 15 months. Is higher priced lumber the new normal? Lumber market experts think so - at least for the next couple of years. Strong demand and lack of new mills will probably keep lumber prices above the pre-pandemic levels for at least 1-2 years. As new home prices rise, pre-owned homes become a better value.

Our Northwood Hills neighborhood is in great demand and we are doing fantastic. In the second quarter alone there were 24 sales and 9 sold for over asking price! The sales prices ranged from \$538,500 to \$2,690,000 and price per square foot from \$157 to \$357 with an average price per square foot of \$246, compared to \$210 in 2020 Q2. Average days on the market was an amazing 17 days, in contrast to 52 days in 2020 (during the shutdown) and 27 days in 2019. Average sales price this quarter was \$1,137,000, including 11 homes selling for over \$1 million with 3 homes selling for over \$2 million. Year to date (January through June) there have been 40 home sales versus 27 home sales in 2020 for the same time period. As we go to press there are 5 Active listings and 7 homes Under Contract.

Northwood Hills homes continue to be highly desirable for families and working professionals who enjoy the beauty and convenience of our neighborhood. Low inventory and low mortgage rates also continue to make it a good time to be a seller. Contact your trusted real estate professional to find out if it is a good time for you to sell.

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It Takes a Village

NHHA plans and hosts the Independence Day event, ensuring all activities, prizes, refreshments and games are FREE to everyone. However, it would not be possible without sponsorships and volunteers who loan transportation, tables, tents, and coolers, pitch in with set-up, decoration, and tear-down, and run the activities. It takes a lot of folks to coordinate and execute a fun event for hundreds of participants, so we want to sincerely thank the volunteers who donated their time and supplies. From our set-up crew who showed up at 6:30am, to the decorators, ice fetchers, concessions helpers, parade judges, take-down crew and everyone in-between...THANK YOU!

Special thanks are in order for our gracious photographer, Gerald McAdams, and the always-great Dallas Police Department for making sure we stay safe!

Watch Your Car

Through the first 6 months of 2021, Northwood Hills experienced 21 criminal incidents. Of those, 10 involved vehicles. That's nearly half! Thefts of vehicles and vehicle accessories and burglaries of motor vehicles are typically quick crimes of opportunity. Sometimes homeowners take for granted the importance of securing their automobiles, especially when they think they'll be "in and out in a jiffy!" Contractors are also notorious for leaving their vehicles and equipment unsecured when they're working at a property. Criminals love to capitalize on these types of oversights and it's time we drive them out of our neighborhood. Are you following these easy steps to reduce your risk of becoming a victim?

- Lock your car at all times
- Keep windows rolled up
- Remove valuables from your vehicle
- Don't leave your running car unattended
- Park in the garage
- Remind contractors to secure their vehicles
- If you have to park outside overnight, park in a well-lit location and don't leave garage door openers in the car

We know it's tempting to park on the street when you're making a quick stop at home, but it's important to remember that crimes of opportunity are just that – opportunities. Take away the criminal's opportunity and you exponentially reduce your chance of being victimized. Garage too full to park in? Time for some purging and organization!

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Thanks to all my Northwood Hills clients!

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- "True professional! The real deal!"
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Visit www.northwoodhills.org to pay your membership dues on-line or use the form on page 15!

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Watch Your Car

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How much is your car worth versus the items you're storing in the garage? Make a commitment to rid yourself of excess stuff – host a garage sale, donate items in good condition and take advantage of the free monthly bulk trash pickup provided by the city for items that have worn out their use. It's never the victim's fault when their property is stolen, but we encourage our residents to make themselves hard targets so criminals leave the neighborhood. For more safety tips, check out the Crime and Security Guidebook available on northwoodhills.org.

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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 at the Annual Shred Event. Become

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Budget Town Hall Meetings

Joint Budget Town Hall with District 11 Council Member Schultz and District 13 Council Member Willis

Tuesday August 17th
6:30 – 7:30pm
Churchill Recreation Center,
6906 Churchill Way

Joint Budget Town Hall with District 11 Council Member Schultz and District 12 Council Member Mendelsohn

Thursday August 19th
7:00 – 8:00pm
Fretz Library, 6990 Belt Line Rd

The Cove Aquatic Center

The Cove Aquatic Center at Fretz Park features a lap pool with diving board, climbing wall, basketball goal, open and closed flume slides, toddler pool, shade structures, picnic tables and lounge chairs, a bath house with family changing rooms, lockers, and a concession stand. Admission is \$5/ person and reservations can be made online for a 2-hour session. The Cove is open daily through August 15 (except for Wednesdays and Fridays) and then open on weekends only after that, through Labor Day.

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.

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Stop the Spread

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a member to find out about these useful benefits in the future. 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.





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

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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...
August 9	August 5
September 13	September 9
October 11	October 7
November 8	November 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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Restrictions apply to automatic irrigation
systems and hose-end sprinklers.
Drip irrigation, soaker hoses and hand watering
may be used any day, any time.
For details, visit <http://savedallaswater.com/>



The Northwood Hills Breeze

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