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# *Northwood Hills*

## HOMEOWNERS ASSOCIATION



For the past few years, NHHA has celebrated National Good Neighbor Day in various ways in late September. We have recognized residents who exemplified what it means to be a Good Neighbor; we supported our local Dallas Fire & Rescue First Responders; we donated toys to Medical City Children's Hospital; we hosted a blood drive; and we sent meals to the healthcare workers at Parkland Hospital.

During a challenging year, the NHHA Board wanted to focus on our immediate neighborhood and provide an opportunity to come together for fun and fellowship. We felt our residents could use a break from daily stressors and enjoy good music and entertainment for a couple hours. Gateridge neighbor Pat Bywaters graciously donated his time and talents, along with the other members of Accoustic Adventures, to provide the musical entertainment at the event. Two food trucks were on-site, along with multiple inflatable bounce houses and games to keep the younger crowd occupied. The newly re-opened playground at Northwood Hills Elementary also got a lot of use.

To continue our charitable history, NHHA accepted donations of food and money on behalf of North Texas Food Bank. We sincerely appreciate the residents who donated to this endeavor, resulting in the collection of \$588 and 37 pounds of food. We are humbled by the community spirit and helping hands that make up Northwood Hills.

## NHE Upcoming Events

### **November 22 - 26**

Thanksgiving Week – No School

### **December 17**

Grading Period Ends

### **December 20 – January 3**

Winter Break – No School

### **January 17**

Martin Luther King, Jr Day– No School

### **February 16**

Early Release – 1pm

### **February 21**

Staff Development – No School

Check the NHE PTA website at [NHEpta.org](http://NHEpta.org) for details about upcoming events. For specific updates from the district, please visit [risd.org](http://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, search for the NWH Falcons & Friends Facebook group.



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.*

Bill Stanley's son Scott attended Northwood Hills Elementary in the early 1970s. His best friend in 6th grade was Phil Terry, son of Kenn Terry on Meadowhaven. The boys played baseball and basketball together, coached by their fathers. On Tuesday, February 20, 1973 at 9:30am, Northwood Hills Elementary was notified by a man pretending to be Kenn Terry, that he was sending a friend to pick his son Phil up for an orthodontist appointment. Kenn was the president of First Bank and Trust of Richardson (located at Spring Valley and Central) and the imposter told the office he was sending a friend because he could not personally break away from the bank to pick up Phil.

At the scheduled time, Phil saw what he thought was his Dad's car and came outside the school. However, while the car looked exactly like his father's, it was actually a rental which George Braddock Ogle II ("Brad") had procured to confuse Phil. Once Phil got to the car, Brad, wearing a ski mask and brandishing a revolver, pulled him inside and duct taped his eyes closed, pushing him into the back seat. Amazingly for a young child, Phil kept his composure and counted the turns the car made as it left the school until it arrived at the Comanche Springs Inn (located at Spring Valley and Central near Texas Instruments). Once the car came to a stop, Phil counted the steps it took to get from the car to the motel room.

The kidnapper Brad called Kenn's office and demanded \$250,000 in old bills of small denomination be placed in two brown paper bags. Kenn was given ten minutes to comply or Phil would be killed. Kenn was only able to raise \$56,000 without causing undue attention in the 7 minutes he had remaining to get to the drop spot. Beyond the money, Kenn's bigger issue was trying to find the required transport items at the bank; "have you ever tried to find a brown paper bag in a bank?" After placing the money in bags, he drove to the drop spot, left the money, and returned to the bank. The kidnapper told him nothing would happen to his son if he complied and he would get a call when Phil was free. About 20 minutes later, Phil was driven to Prestonwood

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## Early Characters

*continued from page 2*

Elementary as the school day was ending and released into a crowd of kids going home. Phil immediately ran to the school office and informed them he had been kidnapped. At first no one believed him. Soon the police were called and Phil was taken to Northwood Hills Elementary where he was reunited with his parents.



*Phil's safe return makes front page news*

Phil's quick thinking to count turns helped him lead the FBI back to the correct motel, where they found that Brad Ogle had used his real name when registering for the motel room. The FBI determined that Brad was indeed the culprit and went to his home in the 6500 block of Dartbrook to arrest him. Brad came to the door with his face splotched with chicken pox, pleading his innocence. A jury eventually saw it differently.

It was a mystery why Brad did the kidnapping. He was married with two young sons and supposedly came from a very well-to-do family in California with several trust funds coming to him. The friendly and popular socialite was also a top athlete and ranked as one of the top T-Bar-M tennis players. Many neighbors were shocked and in disbelief; adamantly saying Brad couldn't have done this. However, it soon surfaced that he had previously been charged with the theft of \$237,500 by false pretext four months prior. Bill remembered seeing Brad come to their boys' games to watch, although Brad didn't have a child on the team. Apparently, he was planning the crime.

His attorney claimed temporary insanity by reason of encephalitis and chicken pox clouding his mind, but the jury determined Ogle was sane and fit to stand trial. Brad Ogle was found guilty. The prosecutor asked for a 99-year prison sentence. Ultimately, Brad was sentenced to 50 years behind bars. About a year later, he pled guilty and was sentenced to 20 more years in prison for the extortion that occurred earlier in 1973. His neighbors didn't really know him after all.

## NHHA Leadership

**Janet Marcum** – President  
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## Holiday Crime Prevention

The holidays tend to bring an increase in package theft and BMVs (burglary of motor vehicle). Never leave your car unlocked, and never leave anything of value in it. Also, remind your contractors to lock their vehicles, secure their equipment, or park in driveways to reduce the chance of them becoming a victim.

Crimes of opportunity happen very fast and are often hard to prosecute, so deterrence is our best defense. To reduce the likelihood of falling victim to package theft, here are a couple tips:

- Consider signing up for UPS My Choice and Fedex Delivery Manager. These are free notification programs that inform you when a package is on the way to your location from one of these senders and alerts you once it's been delivered.
- If you're away from home a lot, it may make sense to have your packages delivered to your office, to a relative who is home more often, or to a secure "locker." These are self-service delivery locations that receive your packages and keep them secure until you're ready to retrieve them. (Amazon and Fedex are a couple of options for Lockers).
- Check your front porch often and consider a visual doorbell

*continued page 15*

## Roll Up Your Sleeves

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

We are looking for potential 2022 Board candidates, Officers, Committee Chairs, or those willing to fill non-Board roles that are less time-intensive, but equally important. Take on a long-term job or a short-term project, join a committee of folks with the same interest, or spearhead a new initiative. Here's just a sampling of opportunities...

### Officers

We need new leadership! Our President and Secretary have each served in their respective roles for many years and are looking to roll off service or transition to a new role. If you have a flexible schedule, strong communication and organization skills, and a passion for NWH, you could be our next President. If you are a good listener and can formulate accurate notes from meeting discussions, you'd make a great Secretary. You'll get lots of guidance from the existing Officers, and terms don't start until March 2022, so let us know now if you're interested.

*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.**



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## Roll Up Your Sleeves

*continued from page 4*

### **Communications/Marketing**

Create/update content for our website and quarterly newsletter; manage social media posts; develop sponsorship and underwriting opportunities

### **Membership**

Send out annual invoices; fulfill membership materials to members; work on outreach projects to increase membership

### **Bulk Trash Signage**

Place out and pick up 4-7 bulk trash signs monthly (depending on which area you live in); place out event signage periodically

### **Special Events**

Lend a hand at the Shred Event, man a concession stand or lead a children's activity on the 4th of July, brainstorm ideas for Good Neighbor Day, or volunteer at an Annual Meeting

Interested? Email [president@northwoodhills.org](mailto:president@northwoodhills.org) to let us know what appeals to you and your availability.



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## Mark Your Calendar

### **Nov 10 – Dec 31**

The 12 Days of Christmas  
Dallas Arboretum

### **Nov 13 – Jan 2**

Trains at NorthPark  
NorthPark Center

### **Nov 19 – Jan 2**

Holiday in the Park  
Six Flags Over Texas

### **Nov 19 – Jan 2**

(select nights)  
Dallas Zoo Lights  
Dallas Zoo

### **Nov 26 – Dec 5**

The Nutcracker  
Winspear Opera House

### **Nov 26 – Jan 2**

Enchant Christmas  
Fair Park

### **Dec 4 – 10am**

Dallas Holiday Parade  
Downtown Dallas

### **Dec 10 – Dec 12**

Dallas Marathon Festival  
Dallas City Hall Plaza

## Beautification Update

Last year we asked our members what beautification projects they'd like us to focus on. Many responses mentioned the unsightly condition of the southwest corner at Belt Line and Hillcrest and the dirty brick wall that runs from Emeraldwood to Hillcrest. After NHHA revamped the landscaping at the aforementioned corner earlier this year, it was time to attack the wall. The power washing project was quite large in scope, as the last cleaning happened more than 8 years ago. You can imagine how much debris and dirt accumulated on the wall over that time period, with it being next to a well-traveled road. Check out the fresh look next time you're driving down Belt Line.





**The Mayo Redpath Team**

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Pam Redpath Metzger  
214.228.2893

Jill Redpath Noland  
972.841.1718

**Allie Beth Allman & Associates**  
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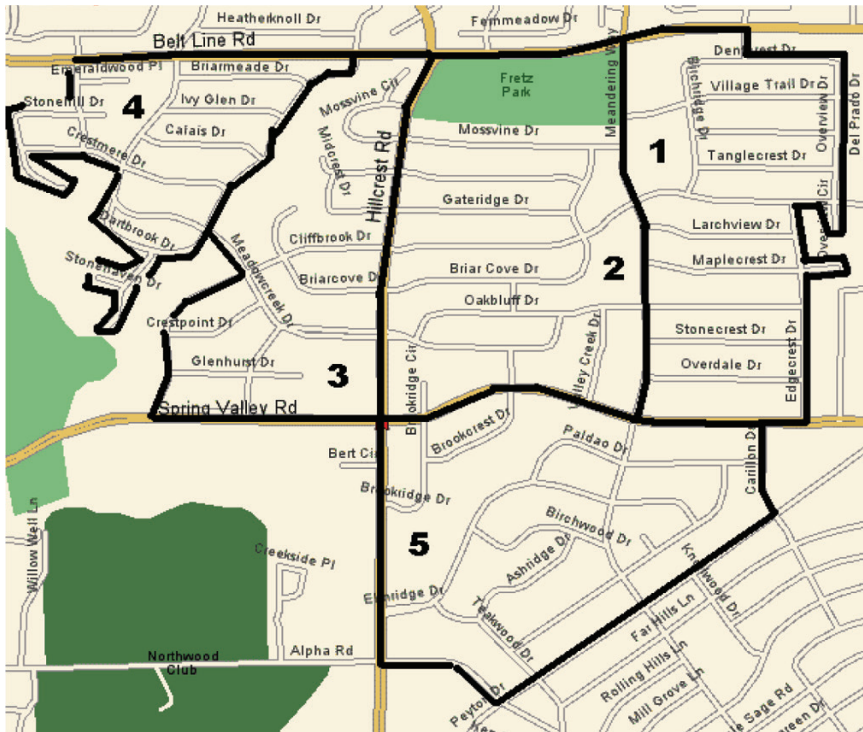
**Irrigation**  
**Landscaping**  
**Drainage**

**Design**  
**Installation**  
**Repairs**



## Northwood Hills Boundaries and Areas



## Bring Your Bag

Northwood Hills is a dog-friendly neighborhood, and there are many responsible pet owners among us. But, nothing sours your day like finding unexpected dog waste in your yard, your alley trash can, or in your bulk trash pile. If you take your dog for a walk in NWH, first and foremost - bring a waste disposal bag! There is a City of Dallas ordinance that requires you to have a disposal bag on hand, and to pick up your animal's waste, so make sure you're prepared. After you do your part to bag the waste, don't make it someone else's problem! Don't leave it in the road, in a neighbor's trash can, or on someone else's bulk trash pile. Waste should be disposed of properly, in your own trash receptacle. We are responsible for being good neighbors and keeping our neighborhood beautiful, so please make sure you're doing your part.

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

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*Thanks to all my Northwood Hills clients!*

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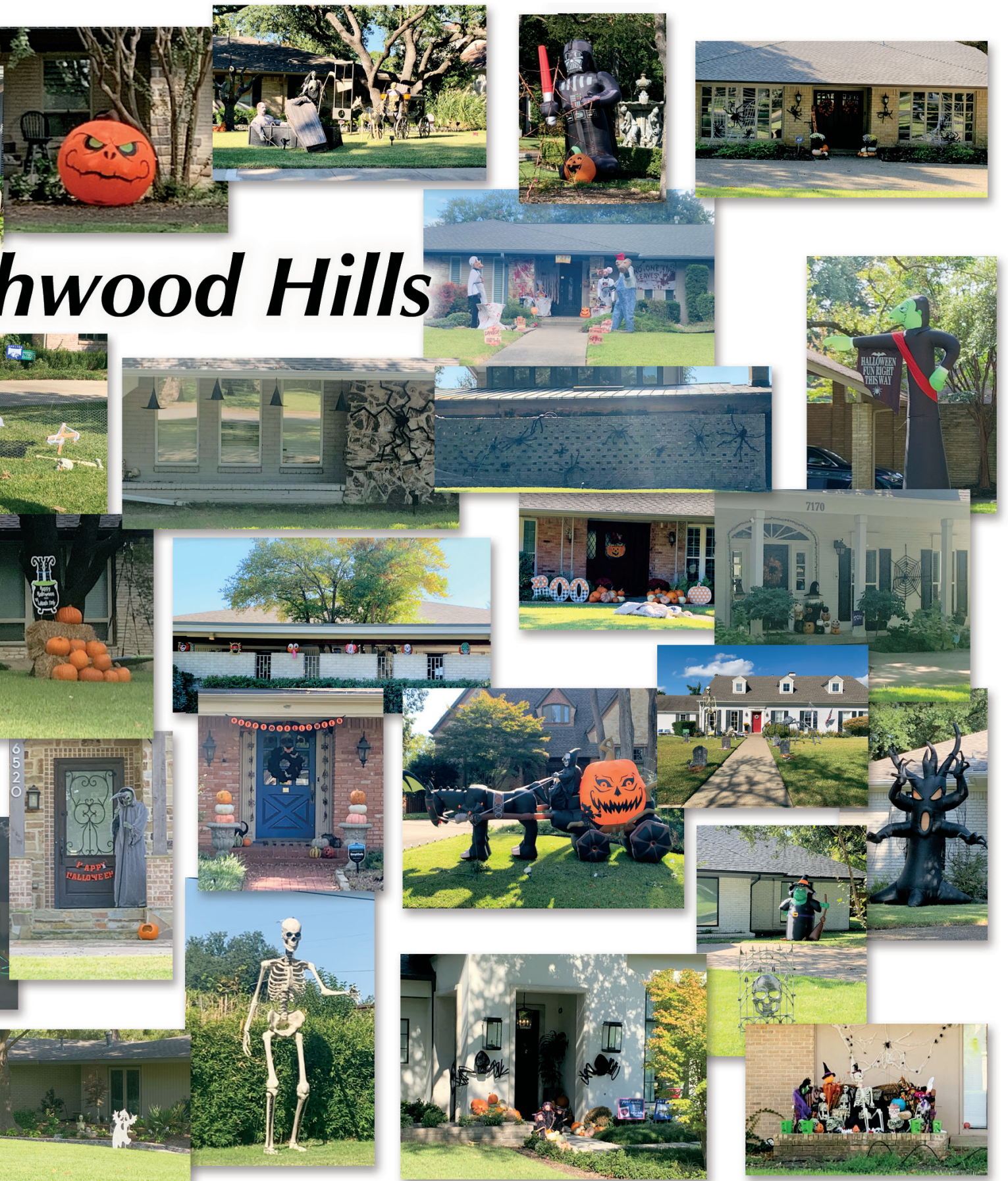


# Fall in North





# hwood Hills





## Welcome New NHHA Households:

Ashridge	Frain
Gateridge	Burns
Meadowcreek	Istre
Meandering Way	Clarkson/ Delgado
Midcrest	Blaschke/ Salman; Frankiewicz
Overdale	Friedman/ Lumry
Spring Valley	Gilbertson/ Testa
Sprucewood	Millen
Stonecrest	Al-Taie

## Can 311 Help With That?

NHHA Board Members periodically field calls from residents, asking for help with neighborhood code issues. Since NHHA is a voluntary organization with no enforcement capabilities, we have to defer to the City of Dallas for resolution. But, there's an app for that!

The City of Dallas aims to turn every resident with a smart phone or tablet into a code officer, using an app that allows citizens to photograph and immediately file complaints in the 311 system. In addition to bulk trash violations, citizens can use the app to report high weeds; potholes; litter; a loose animal; obstruction of street, alley or sidewalk; illegal signs; graffiti; illegal dumping and junk vehicles; parking violations; stagnant water; watering violations; and substandard structures.

Download the OurDallas app on your smart phone. You can also call 311 directly or submit an online service request from your computer at <https://dallascityhall.com/services/311>. Not sure if your issue is covered by 311? Call them and ask!

Let's use the resources available to us so we can work together to keep our neighborhood safe, clean, and welcoming.

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claims.



# Real Estate Recap and Real Talk

By Melinda Spence

I'm sure you've heard the buzz from homes sales in North Dallas with "multiple offers, over asking price, sold in less than 24 hours!" to "the market has peaked, prices are dropping, it's a bubble!" With all the hype out there, I get asked every day, "What is really happening and what does it mean for my property in Northwood Hills?" I'm here to tell it to you straight. The following graphic shows data from Q3 2021 vs. Q3 2020. Here's the gist: there's less inventory; prices are solid; # of days on market are shorter.



## Fall Check-Up

Northwood Hills is an incredibly beautiful neighborhood, especially in fall. With the winding, tree-lined streets, striking architecture, and friendly neighbors walking with friends, furry and otherwise. To maintain the beauty and the value of our neighborhood, and your home, I recommend doing an informal home inspection. Think of it like an annual physical (you dread it but know it's necessary!). It gives you a general picture of the condition of your property and a game plan for items to address over time. With the crazy winter we just had, here's

*continued page 12*

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## Oak Wilt Education

The pruning of oak trees should be avoided from February to June and should be performed outside those months only by a licensed arborist using sterilized equipment, proper cuts, and proper sealing of wounds. One of the least hazardous periods for pruning is during the coldest days in midwinter.

For more information on how to identify and manage oak wilt, please visit the Archives page of [northwoodhills.org](http://northwoodhills.org) and navigate to the Oak Wilt Informational Pamphlet.

## Real Estate

*continued from page 11*

two important items to focus on: First, tree growth - have your trees trimmed every 3 years, as it really pays off when a freeze comes. Second, check the condition of your pipes – older cast iron pipes have a life expectancy of about 50 years, and many homes still have them. Ready for more? Here's a handy checklist.

### EXTERIOR

- o Clean gutters and downspouts frequently through fall
- o Check windows and doors for cracks and apply caulking or weather stripping
- o Fertilize lawn
- o Trim shrubs and trees
- o Check dryer vent and clean if necessary
- o Inspect roof, attic and crawlspace for any signs of moisture or damage
- o Remove outdoor hoses, insulate pipes and faucets if necessary
- o Replace lightbulbs

### INTERIOR

- o Check smoke detectors and fire extinguishers
- o Repair any loose or damaged windows or door frames
- o Inspect furnace and heating system and replace filters
- o Clean air ducts
- o Inspect plumbing; ensure pipes are insulated
- o Donate any unwanted clothing and household items
- o Clean chimney and fireplace
- o Clean baseboards
- o Replace lightbulbs

*continued page 13*



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Fax: (866) 849-0696  
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Dallas, TX 75240



### 2021 Property Taxes

Concerned the rising home values in our neighborhood will impact your property taxes? You're not alone. If you need to protest your property taxes and aren't sure where to start, your trusted real estate advisor can help. We are a full-time resource for all things property related, which includes property taxes.

### Let's talk!

Your Northwood Hills real estate advisors are here to help navigate the wild Dallas real estate market. From contacts for home maintenance, to accurate, updated data on the true value of your property, expect consistent, honest communication. We're always excited to share a local restaurant recommendation, too! Contact your trusted real estate professional with questions, comments, or just to chat. We love to get to know our neighbors.

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## Why Wait? Your 2022 Membership Can Start Today

If you're contemplating joining the Northwood Hills Homeowners Association, don't wait 'til 2022... join now and your membership starts immediately! Then you'll have access to the security patrol's out of town home check service during the holidays. Fill out the membership form on page 15 and mail it along with your check, or use the easy online membership form and dues payment option at [northwoodhills.org](http://northwoodhills.org).

What do you get for \$300 a year? Besides access to the private armed security patrol, members receive MemberMails, which are email communications that relay important information about crime alerts, neighborhood events, community meetings, lost pets, code compliance, and city services. In your first year of membership, members receive a reflective alley address sign for the back fence or gate and a "No Solicitors" plaque to mount near the doorbell. Curb addresses will be repainted along with the custom NHHA logo for easy visibility. Membership also provides access to free paper shredding & electronics recycling events and entitles your household to a custom NHHA yard sign announcing our neighborhood's armed security and video surveillance. New benefits and members-only events are added regularly.

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## 2022 Membership

*continued from page 13*

On a larger scale, membership dues are also an investment in your neighborhood. NHHA contributes to the prestige and beauty of Northwood Hills by maintaining the markers, trees, and plantings on our gateway medians. We install flowers and plants each year, sponsor alley clean-ups, and help residents with tips and resources to battle the bugs. We also put out helpful signs ahead of each bulk trash pick-up to encourage compliance with the city's regulations. Membership benefits us all.

Questions about your membership status? Contact [membership@northwoodhills.org](mailto:membership@northwoodhills.org).

## Out of Town Home Checks

Don't forget to fill out an out-of-town home check form when you travel this holiday season. Members are able to utilize this free service and get an extra pair of eyes on their property while they're out of town. Download the form from the Security section of our website and make sure to submit it at least a couple days in advance of your departure.

*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.*

### YOUR NEIGHBORHOOD SPECIALISTS

#### RENNIE MERIWETHER

214.704.5119

[rennie.meriwether@alliebeth.com](mailto:rennie.meriwether@alliebeth.com)

#### JILL REDPATH NOLAND

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- OR, pay with Paypal or by credit card by visiting our secure payment site at [www.northwoodhills.org](http://www.northwoodhills.org).

**Dues:  
\$300**



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

Northwood Hills Homeowners Association  
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☐ RENEWING MEMBER

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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 _____                |

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## Holiday Crime Prevention

*continued from page 4*

to let you know when someone approaches your home.

Look out for your neighbors! If you see a package on a neighbor's porch, let them know. Knock on their door, call them, or send a text. Once you complete a Know Your Neighbors Grid (found on the Security section of our website), this will be even easier to do.





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FIRST CLASS PRESORT  
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*Return Service Requested*

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

Pick-up week  
beginning  
Monday...

Place debris on  
curb no earlier  
than Thursday...

November 8  
December 13  
January 10  
February 14

November 4  
December 9  
January 6  
February 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](http://dallascityhall.com/departments/sanitation/Pages/brush_and_bulky.aspx)*

### ***Landscape Watering Days***

ODD  
number addresses  
*Saturday and Wednesday  
before 10am/after 6pm*

EVEN  
number addresses  
*Sunday and Thursday  
before 10am/after 6pm*

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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