

2022 Annual Membership Meeting

There's a lot to love about Northwood Hills!

Welcome Members, Neighbors and Guests



If You Please...

- **Give each speaker your attention; aside conversations make it hard to hear.**
- **Review the 2021 Annual Meeting minutes – page 2 of your packet.**
- **Turn cellphones to OFF or vibrate.**
- **If you are making a motion or second, please raise hand and introduce yourself.**
- **Q&A is at the end of each speaker's portion. Let's get through the updates and business details first.**



2022 Annual Membership Meeting

Agenda

- Guests Speakers
- NHHA Updates & Financials
- In your packet – Voting Items (3)
 - 2021 Annual Meeting Minutes
 - Board of Directors Election
 - Financial info/approval of 2022 budget

Who can question/comment? All are welcome!

Who can vote? 2021 and/or 2022 NHHA Members

- **1 vote per household**
- **Honor system**



Welcome & Introduction of Guests

Jaynie Schultz - City Council Member, District 11

Contact Information:

Jaynie.Schultz@Dallascityhall.com

214-670-7817

Sophia Figueroa, Council Liaison

Sophia.Figueroa@dallascityhall.com

Kimberly Richards, Council Assistant

District11@dallascityhall.com

District 11 Town Hall Meeting

February 24, 2022

5-6:30pm

Churchill Rec Center



Welcome & Introduction of Guests

Seblewongel T. White – Neighborhood Code Rep

Contact Information:

Seblewongel.White@dallascityhall.com

214-601-6541

Department of Code Compliance

North East District

7901 Goforth Rd

Dallas, TX 75238



2022 Annual Membership Meeting

Approval of Minutes from 2021 Annual Meeting

- Motion
- Second
- Vote

Your Hosts This Evening... NHHA Board Members

Area 1 –

E. of Meandering
Way; N. of Spring Valley

Represented by:
Mitra Shamsa
(rolling off service)



Area 2 –

Hillcrest to Meandering Way,
N. of Spring Valley

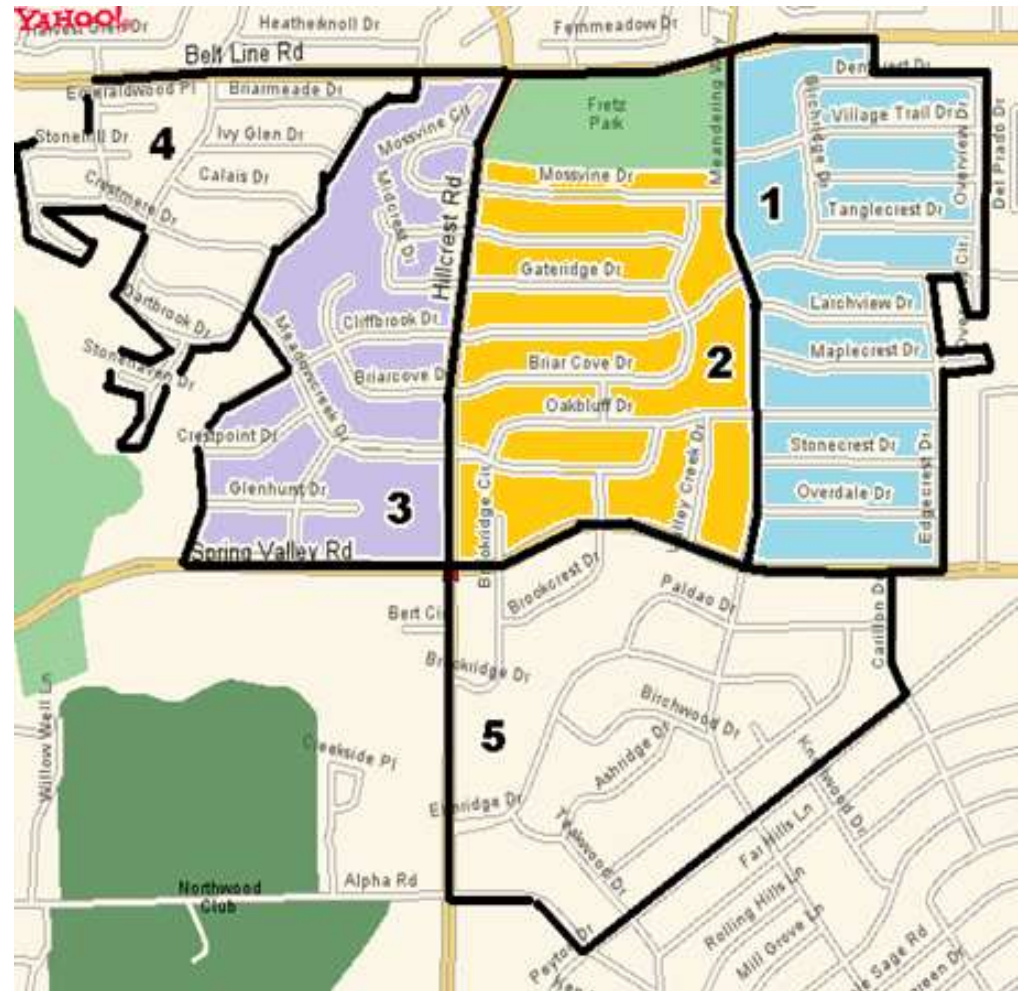
Represented by:
Rennie Meriwether
(seeking second term)



Area 3 –

Hillcrest to the
Creek Behind Dartbrook

Represented by:
Kristen Holden
(serving second term)



**Contact information for all of
us is in every issue of the
Breeze and on the website.**

Your Hosts This Evening... NHHA Board Members

Area 4 –

Dartbrook to floodplain

Represented by:

Sharon Venable

(rolling off service)



Area 5 –

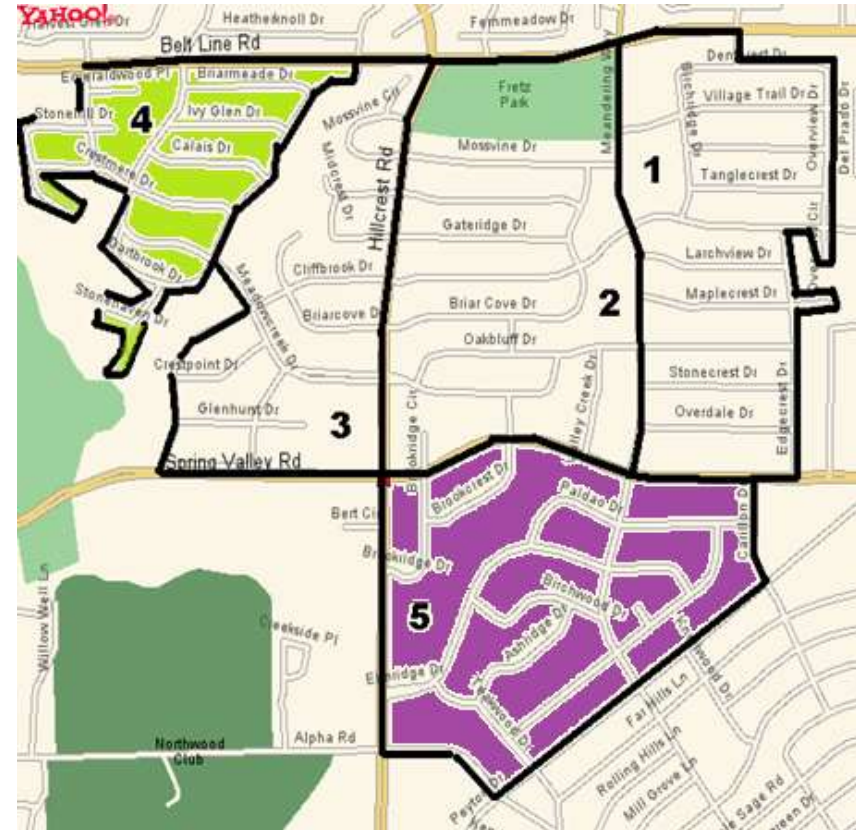
South of Spring Valley

Represented by:

Cristi Sliter

Secretary

(rolling off service)



At-Large Directors

Suzie Birnbaum

(lives in Area 4;
seeking second
term)



Jeff Thompson

(lives in Area 5;
seeking second
term)



Your Hosts Tonight... NHHA Advisors, Volunteers & Officers



Tim Tincknell

Treasurer: 2021- present



Janet Marcum

President: 2016- present



Robin Burch - Chairperson

Crime & Security

Hanging Up Her Hat:



Mike O'Reilly - Chairperson

Beautification
Special Projects



Debbie O'Reilly

Beautification

Thank you to the spouses and family members who support our Board Members!

Slate of Nominees

Seeking a second
two-year term:



Rennie Meriwether
Area 2 Rep



Suzie Birnbaum
Area 4 Rep



Jeff Thompson
Area 5 Rep

- Motion
- Second
- Vote

Seeking a two-
year term:



Janet Marcum
Area 1 Rep



Charles Blaschke IV
At-Large



Robin Burch
At-Large

***NHHA serves roughly 550 members
and nearly 1,200 homes.***

NHHA is not an enforcement agency.

We can not levy fines, enforce deed restrictions, or declare code violations. We exist to provide tangible benefits to the residents of Northwood Hills. We also provide education and assistance, when possible.

What Can You Do?

- **Use 311**

- Bulk Trash Violations; High Weeds; Obstructions; Missed Trash Pick-Up; Potholes; Stagnant Water; Uprooted Signs
- App, Online, Phone



- **Call 911**

- Suspicious vehicles; Suspicious activity
- Use Ring Neighbors app and iWatch Dallas app

- **Know Your Neighbors**

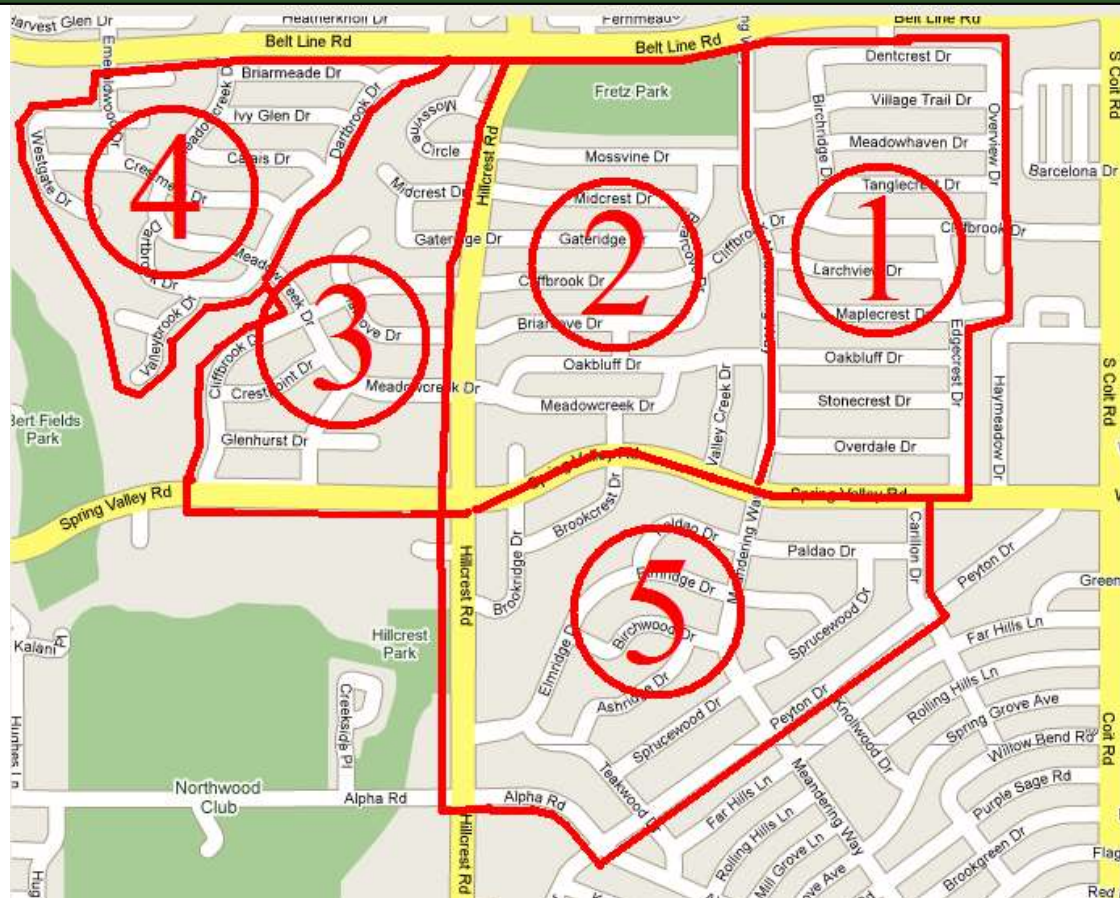
- Fill out a Know Your Neighbors Grid
- Get to know cars, faces, pets
- Help when you see packages sitting out
- See something, say something!

KNOW YOUR NEIGHBORS!
If you see suspicious activity at your neighbor's home, call 911 first, then your neighbor.

ACROSS THE STREET	ACROSS THE STREET	ACROSS THE STREET
YOUR STREET	YOUR HOUSE	YOUR STREET
BEHIND NEXT DOOR	BEHIND YOUR HOUSE	BEHIND NEXT DOOR

Neighborhood Update: Security/Crime Robin Burch





Challenges:

- **Size: 2 square miles of territory**
 - **Size: 45 miles of streets and alleys**
 - **“Porous”:** 43 street entrances off primary access roads (Hillcrest, SV, Belt Line, Alpha, Coit, Meandering Way)
 - **Hundreds of ways out**
 - **Affluent neighborhoods are targets: we have nice “stuff.”**
- **5 “Areas” help us describe Northwood Hills internally but are meaningless to those outside**
 - **Boundaries are invisible to criminals**

2021 In Review

- **We contract with GardaWorld for neighborhood patrol**
- **Officers are on duty 7 days a week**
- **112 hours per week standard coverage (14 shifts)**
- **Supervising officer works daytime M-F; Two other officers handle overnights and Sat/Sun shifts**
- **Hundreds of out-of-town home checks each year**
- **Monitoring unsafe practices (open gates/garage doors)**

Layers of Security

- Starts and Ends with homeowner attention/vigilance: door, window and gate locks, setting alarm system, using video surveillance, being alert to suspicious persons/vehicles/situations **AND CALLING 911**
- Report EVERY crime to DPD...if there's no incident report, it "didn't happen"
- Use Ring Neighbors app and submit video directly to DPD; use iWatch Dallas app to send tips (can be anonymous)



- **NHHA Tools**

- Mailbox decals, curb addresses, alley signs, yard signs, Security Snapshot, Crime Alerts, Meetings with DPD, incident victim outreach
- Security Patrol – Expectations & Limitations; Out-of-Town Home Checks
- Surveillance Cameras and Signage – Expectations & Limitations

Criminal Incidents - What are we really talking about?

- **Burglary/BMV**: entering your LOCKED, UNLOCKED or OPEN home, garage, shed, trailer, car...and taking property. No encounter with the criminal.
- **Robbery**: the victim and criminal come face-to-face (related, Armed Robbery – the criminal has a weapon)
- **UUMV**: Unauthorized Use of a Motor Vehicle – intentional operation without consent
- **Theft**: authorized entry or no entry; includes fraud/identity theft, package theft, personal property theft. Ex: mower from yard, repairman steals credit card, purse from the estate sale, etc.
- **Criminal Mischief**: purposeful damage to property – mailbox destroyed; object thrown through the window; harrasment

Crime Statistics: Year-to-Year Comparison

	2021	2020	2019	2018	2017	2016	2015
Burglary	6	2	4	3	7	12	20
BMV	7	18	13	7	9	33	8
Robbery/Assault	2	7	2	1	0	0	0
UUMV	7	3	0	2	0	3	4
Theft	25	23	26	9	18	7	8
Criminal Mischief	2	8	10	8	12	6	12
Homicide	0	0	0	0	1	0	0
TOTALS	49	61	55	30	47	61	52

Security/Crime



2021 Incidents by Area & Type

Area	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	
Burglary	3	1	0	1	1	6
BMV	3	0	2	1	1	7
Robbery/ Assault	1	0	0	0	1	2
UUMV	4	2	0	0	1	7
Theft	6	4	6	3	6	25
Criminal Mischief	0	0	1	0	1	2
Homicide	0	0	0	0	0	0
Area Totals	17	7	9	5	11	49



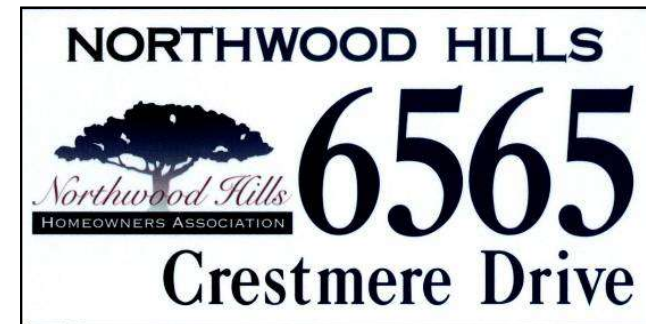
2022 Annual Membership Meeting

Neighborhood Update: Member Benefits

Janet Marcum

Member Benefits

- Curb address
- Alley address sign
- No Solicitors sign
- Mailbox Decals
- Yard Sign
- Security Patrol
 - Real-time response
 - Out-of-town checks



Programs

- Annual Meeting of the Membership
- Good Neighbor Day
- Paper Shred/Goodwill Event
- Community Meetings
- Education as Needed
- Summer Helpers
- Mosquito Dunks





Independence Day Parade & Celebration





Thank You, 2021 Parade Sponsors!



Melinda Spence,
Compass Real Estate



Spring Valley
UNITED METHODIST CHURCH



2022 Annual Membership Meeting

Member Benefits: Beautification

Mike O'Reilly

Beautification – Median Locations

- Meandering Way – 5 medians from Belt Line to Cliffbrook
- Meadowcreek East – Hillcrest to Oakbluff
- Meadowcreek West – Hillcrest to Oakpoint
- Spring Valley – Hillcrest to Brookridge
- Hillcrest at Belt Line – southwest corner
- Elmridge – east of Hillcrest (The Greenway)



Beautification – Areas of Responsibility

- Median Maintenance (mow/edge/clean, fertilize, weed/pest control)
- Damage Repair (footers and markers)
- Irrigation
- Seasonal Color (where irrigation is available)
- Tree Trimming
- April Alley Clean-Up, Bulk Trash Signage



2021 Challenges

- Irrigation Damage from bulk trash being placed in medians. The large items themselves and/or the city's equipment when picking items up breaks our sprinkler heads
- Weeds! Corner of Hillcrest and Belt Line and furthest north median on Meandering Way were constantly overgrown with weeds
- Outdated sprinkler controllers



2022 Potential Projects

- New plantings at Corner of Spring Valley and Hillcrest
- New plantings at Meadowcreek Medians
- Monthly median check-ups and regular weed-killer application
- Repair damage at Meandering Way & Belt Line



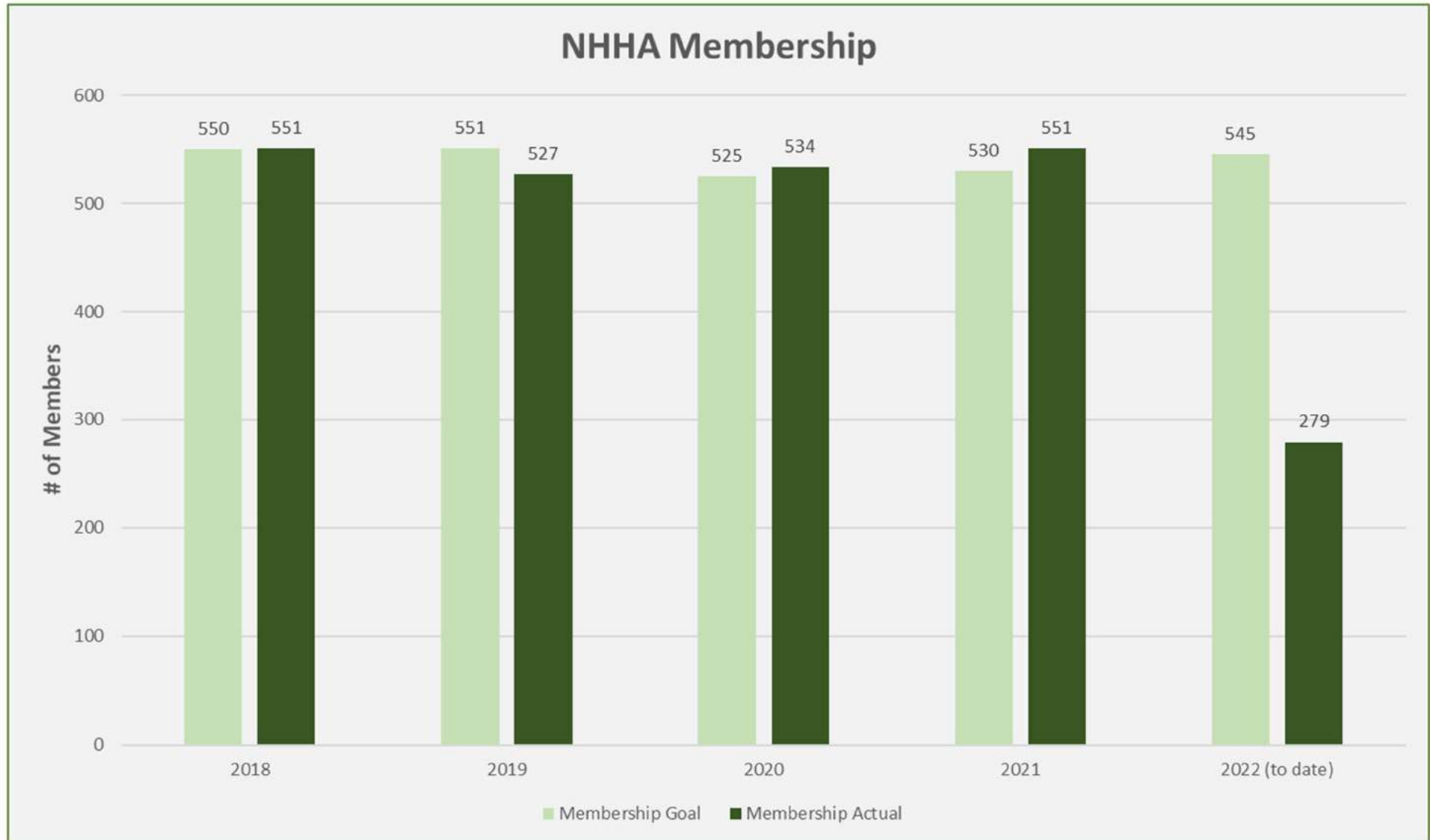
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Membership: Status & Dues

Janet Marcum

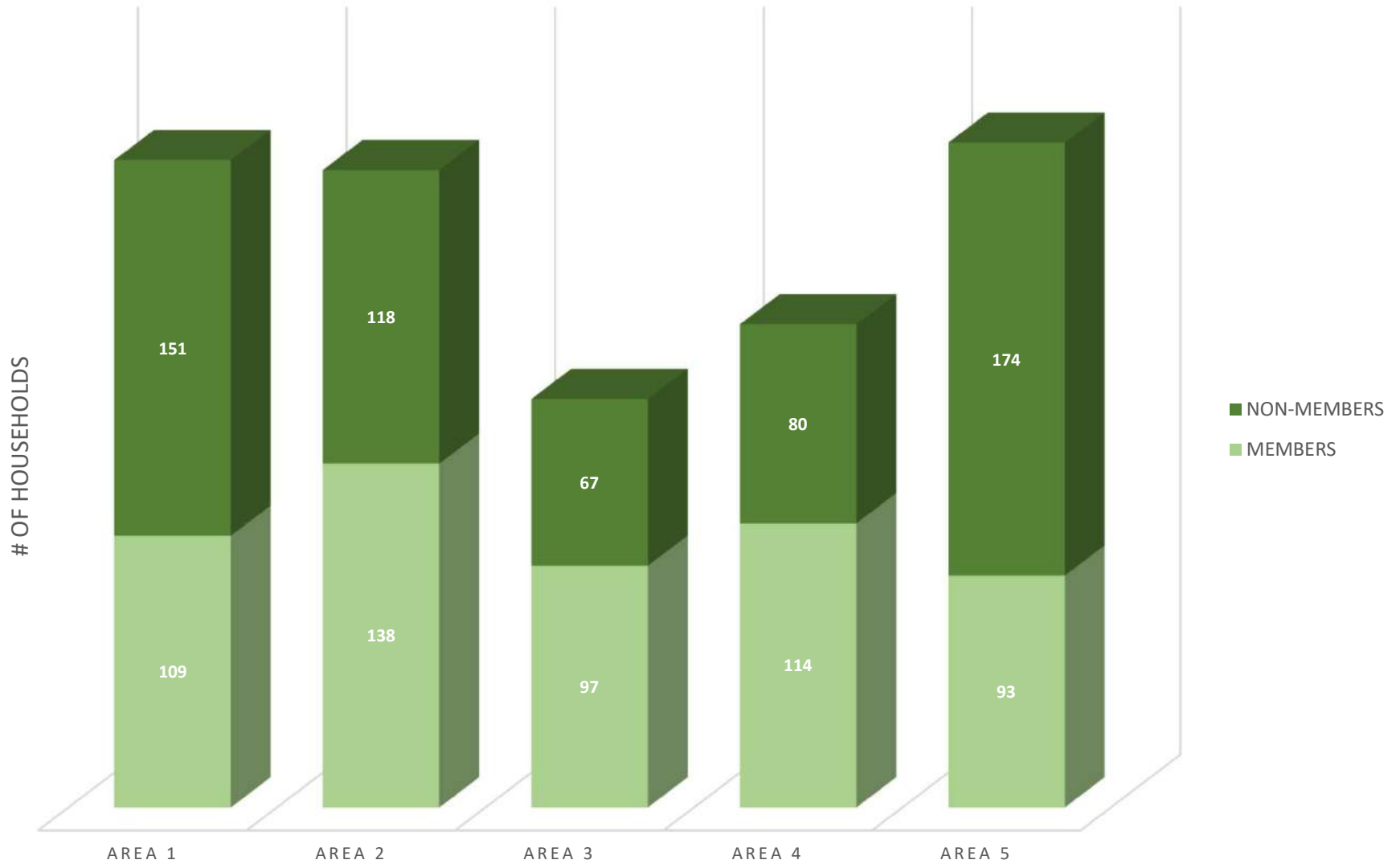
Membership Status

- ❑ 2021 Membership – 551 (vs. goal of 530)
- ❑ 2022 Goal – 545; 279 so far



Membership Status

MEMBERS VS NON-MEMBERS BY AREA FOR 2021



2022 Dues are payable now – \$350

Pay Your NHHA Dues Online

Payment for: \$350 New Member Dues or \$355 to include a donation to help defray processing fees

\$350

Please enter your contact information and then click Secure Checkout.

First Name

Last Name

Your Email Address


House Number (e.g. 123)

Street Name (e.g. Main Street)

Dallas, TX

Please answer this question to prove you're a human (and not a "spambot")...

Secure Checkout



MasterCard VISA AMERICAN EXPRESS DISCOVER NETWORK

No Paypal Account Required

Dues may be paid either online or by check

If you prefer, you may [download the Membership Form](#) and mail your check. To make updates to your contact information, please fill out a [membership form](#).

If you are paying semi-annually or quarterly, please mail payments to:

PO Box 800874
Dallas, TX 75380-0874

Why online payment is good for YOU, an NHHA member

- It's secure. We use PayPal, a well-respected and well-known payment processor. Your transaction is safer than putting a check in the mail.
- It's easy... just a few clicks and you're done.
- You'll receive a confirmation email for your records.
- You can use any major credit card or your Paypal account.
- It's FREE for you! If you want to include a donation to defray a portion of the processing fees, we greatly appreciate that!

Why online payment is good for NHHA

- The convenience encourages members to pay in full, and pay earlier in the year. This helps us budget more efficiently.
- Online payment reduces the number of checks that must be processed by hand, reducing the possibility of error.
- Online payments are deposited directly into our bank account, improving cash flow.

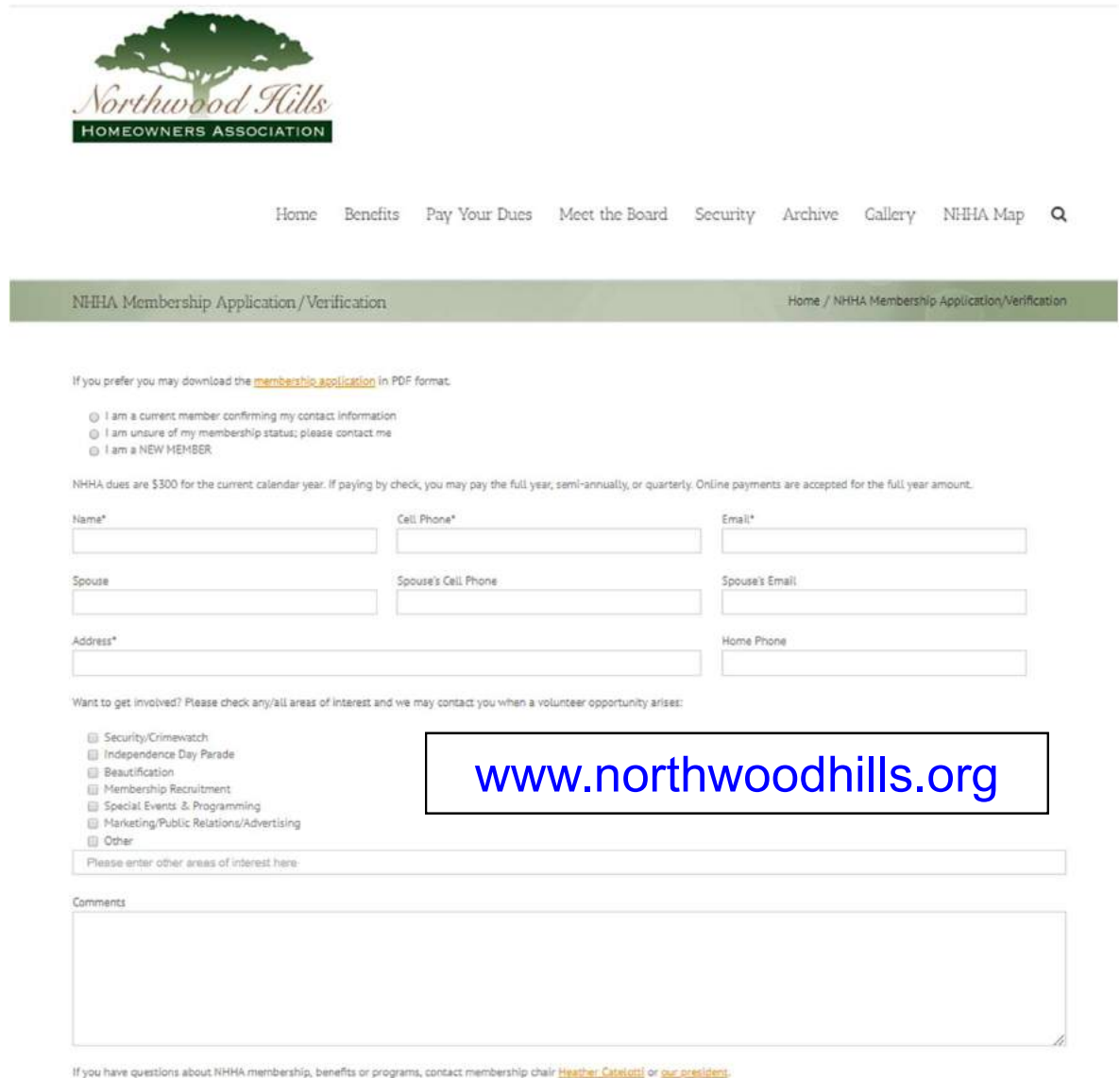
www.northwoodhills.org

- **Let us know if your contact information has changed**

- **Phone Numbers (home or cell)**
 - **Numbers are made available to Security Patrol, in the event of an emergency**
- **Email addresses**
 - **Needed for MemberMail**

- **Can update contact information via:**

- **Mail**
- **Online**
- **Email**



The screenshot shows the Northwood Hills Homeowners Association website. At the top is the logo and navigation menu (Home, Benefits, Pay Your Dues, Meet the Board, Security, Archive, Gallery, NHHA Map, Search). Below the navigation is a breadcrumb trail: Home / NHHA Membership Application/Verification. The main content area contains the following text and form fields:

If you prefer you may download the [membership application](#) in PDF format.

I am a current member confirming my contact information
 I am unsure of my membership status; please contact me
 I am a NEW MEMBER

NHHA dues are \$300 for the current calendar year. If paying by check, you may pay the full year, semi-annually, or quarterly. Online payments are accepted for the full year amount.

Name* Cell Phone* Email*
 Spouse Spouse's Cell Phone Spouse's Email
 Address* Home Phone

Want to get involved? Please check any/all areas of interest and we may contact you when a volunteer opportunity arises:

Security/Crimewatch
 Independence Day Parade
 Beautification
 Membership Recruitment
 Special Events & Programming
 Marketing/Public Relations/Advertising
 Other

Please enter other areas of interest here:

Comments

If you have questions about NHHA membership, benefits or programs, contact membership chair [Heather Catalotti](#) or [our residents](#).

www.northwoodhills.org

Neighborhood Update: Communications

Janet Marcum



MemberMail -- Crime Alert -- August 31, 2016

Last Saturday, two female Northwood Hills residents jogging in the neighborhood -- in separate incidents - were approached by a Hispanic male in an older green minivan. The man stopped and asked for directions. When the first woman neared the vehicle to give directions, the driver looked down at his lap and asked if she "could help him out?" He had his genitals exposed and was fondling himself. The female resident backed away and the man sped off. Shortly thereafter, a second woman a few streets away was approached by the same man and had the same startling encounter.

Dallas Police were immediately called, but the man left the neighborhood before action could be taken.

I advise anyone walking/running in the neighborhood to be vigilant, especially women and young girls. The neighborhood was quite active in the middle of the day on Saturday, and this man was extremely brazen to approach two women, both on busy, thru-streets. They handled the situation very calmly, and had the wherewithal to call police, but these incidents could have turned out very differently. We are thankful they are safe and shared this information with us, for the benefit of our residents. NHHHA's private security officers have been notified, and they are on the lookout.

To us, Northwood Hills is our little corner of the world, familiar and "home". But in reality it is part of a large, urban area and we have no boundaries -- anyone can drive through Northwood Hills. We can't be afraid to get out and enjoy walking/jogging our streets, but we must be continuously cautious and smart. We encourage you to be aware of your surroundings, trust your instinct if something doesn't feel right, and call the police if you encounter anything suspicious.

Judy Switzer
Crime & Security



Found German wirehaired pointer off Meandering Way.
Do you recognize him?



A black male German wirehaired pointer was found a little while ago in Northwood Hills. He is wearing an orange collar. He was dropped off at the Northwood Veterinary Clinic, and they are trying to locate the owner. If you recognize him, please call them at (972) 233-8161.

MemberMail

- Dozens of MemberMails sent in 2021
- Multiple topics – neighborhood events, voting, crime/security, zoning/code issues, lost pets, City of Dallas news
- About 900 email contacts (2 for many households)
- Consistent 60-70%+ open rate
- Can be underwritten by sponsors periodically; let us know if you're interested!





Northwood Hills Breeze Newsletter

- 16-page Quarterly editions
- Event recaps
- Seasonal Tips
- West Nile/Oak Wilt Awareness
- Code issues
- Bulk Trash Reminders
- Area Calendar
- Real Estate Recap
- Membership recruitment tool – mailed to all residents
- Underwritten by advertisers



Melinda Spence
Compass Real Estate



Spring Valley
UNITED METHODIST CHURCH

Van Wunnik and Marcum, LLC
Certified Public Accountants



The Redpath Team
Allie Beth Allman™
& Associates
A BERKSHIRE HATHAWAY AFFILIATE



Neighborhood Update: Special Projects



How do we decide on projects and expenditures?

- ***Input goes to the board for research, evaluation and decision.***
 - ***Would it likely improve the “quality of life” and/or “value of property”?***
 - ***What are the short- and long-term costs and benefits?***
 - ***Is it sustainable? – money and human resource considerations***
 - ***Does it further the advancement of another one of our objectives or projects?***
 - ***Good for the overall neighborhood?***
 - ***Is it an unusual/non-recurring expense?***

Special Projects

Examples...

- Median renovations
- Street sign toppers
- Good Neighbor Day
- Surveillance cameras/signs
- West Nile awareness
- Website
- DPD Support Signs
- Security Yard Signs
- Crime & Security Guidebook
- Belt Line wall power washing





2022 Annual Membership Meeting

Financials

Tim Tincknell

***too small for the screen...
hard copy in your packet!**





2021 Financials

INCOME:	
ADVERTISING INCOME	9,258
INTEREST	10
MEMBERSHIP	160,155
DUES REBATE	30
TOTAL INCOME	\$169,453

EXPENSES:	
BEAUTIFICATION	20,519
COMMUNICATION	12,006
MANAGEMENT	6,630
MEMBERSHIP PROMOTION	7,303
PROGRAMS	2,693
SECURITY	130,265
SPECIAL PROJECTS	8,989
TOTAL EXPENSES	\$188,405

NET INCOME **(\$18,952)**

(Budgeted for \$35K net loss)

Ending Cash Balance: \$27,084

2022 Budget – please refer to the hard copy in your agenda packet

Income: \$197,110

- Strong Advertising income
- Nominal Interest
- Membership income based on equivalency of 531 fully-paid members

Expenses: \$209,398

- Keep spending strong in Security; Accomplish projects in Beautification; Consistent communication, membership, management, and programs spending (with plans for more sponsorships to cover some costs); No major Special Projects items planned

Budgeted Net Income: **(\$12,288)**

Any questions?

- Motion
- Second
- Vote



Let's Wrap It Up...Q&A

- Adjournment

“Open microphone”

- Please state your name and street.
- Please keep your question/comment to 60 seconds.



2022 Annual Membership Meeting



*Thank
you for
coming!*

*See you
next
year!*



Melinda Spence
Compass Real Estate



Spring Valley
UNITED METHODIST CHURCH

Van *[obscured]* and Marcum, LLC
Certified Public Accountants



Thank you, sponsors!