

# Spring 2022

## THE NORTHWOOD HILLS BREEZE

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# *Northwood Hills*

## HOMEOWNERS ASSOCIATION



### ***Member Benefit: Security Patrol***

One of the main benefits provided by Northwood Hills Homeowners Association is the armed security officers who patrol the neighborhood to provide security, improve safety, perform out of town home checks, and deter criminal activity. Our current provider, GardaWorld Security Services, is the largest privately-owned security services and business solutions company in the world. Officers in well-marked cars are patrolling the neighborhood 2 shifts a day, 7 days a week, for a total of 112 hours. They carry a tablet in their cars, so they have quick access to email and member contact information. They also answer the members-only security phone when on duty.

If you're a current member, use the Out of Town Home Check form on our website when you travel. That provides one daytime and one overnight check of your residence each day while you're away. If you're not a member, what are you waiting for? The more members we have, the more security coverage we can provide.

## 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, but it's not just that minor annoyance we need to try and avoid. West Nile Virus (WNV) is most commonly transmitted to humans by mosquitoes. While most people will exhibit no symptoms after contracting it, and only about 20% will develop a fever with other symptoms, there is a small possibility that WNV can lead to a serious, sometimes fatal, neurologic illness. Over the past few years, multiple people have died in Dallas County as a result of the virus.

There are no medications to treat a WNV infection, so prevention is key. 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.

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HOMEOWNERS ASSOCIATION

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 Jim Kimmel, an original homeowner in Northwood Hills. The first article in the series was published in the Winter 2022 edition of the Breeze.*

Jim Kimmel has been a resident of Northwood Hills for over 60 years. He has lived in several areas of Dallas, including Highland Park and Preston Hollow, but Northwood Hills is the best in his opinion. Jim discussed some of his more interesting memories of Northwood Hills, one of which involved Lee Harvey Oswald.

The city of Dallas and the Nation was shaken; President John F. Kennedy had been assassinated November 22, 1963. The alleged assassin, Lee Harvey Oswald, was gunned down by Jack Ruby in front of a live television audience less



than 48 hours later. Ruby was believed to have connections to organized crime. Conspiracy theories on the assassination and beliefs of multiple shooters began to take shape. With two murders and talks of Russian agents and organized crime, tensions were high. The citizens of Dallas were on edge. Newly sworn-in President Lyndon Johnson quickly established the Warren Commission to investigate the assassination in an attempt to find answers to the conspiracy questions and calm the Nation.

Jim Kimmel was headed home after a long day at work. He was a home builder and Dallas houses were in demand. Jim was looking forward to seeing his wife Sue and relaxing in their relatively new home he had built in the Northwood Hills suburb of Dallas. At the time, Northwood Hills was not very populated north of Spring Valley. Brookcrest was only a block long with Spring Valley at one end and a dead end at the other. As he turned into his driveway at 14068 Brookcrest, he could see Sue looking out the window. Normally she would be in the kitchen making dinner at this time or taking care of their three young children, but something else had her attention tonight.

Jim greeted Sue and she immediately told him she had seen some strange men she didn't recognize on the street earlier

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## Early Characters in NWH History

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in the day and pointed to a parked car, next to an open lot. He could tell from her voice she was nervous. Their street did not have many houses at the time and they knew all of their neighbors. It was unusual for Jim and Sue not to recognize the cars on the street. There was a man in the front seat of the parked car and Sue told Jim he had been there for several hours.

Jim went to his closet and pulled out his .38 revolver from the top shelf. He checked to make sure it was loaded and tucked the gun under his belt. The cold steel of his pistol was not exactly comfortable as he opened the front door on a chilly Dallas evening.

Jim did his best to appear casual as he took his normal evening walk. As he approached the car in question, Jim calmly pulled his revolver out from under his belt and held it close to his side. He was careful to make sure no one could see him walking with his gun drawn.

As Jim approached the car, he could see the driver's side window was down. At the moment he drew even with the window, he quickly raised his revolver, whirled around to face the driver, and shouted, "WHAT ARE YOU DOING HERE?" The startled driver's head almost hit the roof of the car, but he immediately raised both hands and said, "Don't shoot. I'm FBI."

Jim kept his revolver trained on the man and told him, "OK, let me see your badge...move very slowly." The FBI agent was happy to comply and carefully produced his identification. Jim lowered his weapon as the agent told him they were watching the Fords' home, which happened to be across the street from Jim's home. Apparently, Marina, the wife of the slain Lee Harvey Oswald, was staying with the Fords again. The FBI was concerned she might be an assassination target and was protecting her until she had completed her testimony for the Warren Commission. Satisfied with the explanation, Jim tucked his revolver back under his belt and walked home to tell Sue what was going on.

Few people knew Marina was living with the Fords, but Jim and Sue knew. The Oswalds had lived there for a couple of weeks prior to the Kennedy Assassination. The home, owned by Mr. Declan Ford, was easily visible from Jim's front window. In 1960, Declan had married a Russian, Katya Skotnicki, who had recently divorced US Army Private Stanley Skotnicki after settling in the USA and gaining her

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## NHHA Leadership

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## Stop the Spread

*continued from page 2*

**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.

The City of Dallas is working to prevent the spread of mosquito-transmitted diseases through their Mosquito Control Program. They trap and collect mosquitoes for testing, monitor known breeding sites and apply larvicide, punish Code violations of standing water, treat storm drains, disseminate educational materials, and spray for West Nile Virus in neighborhoods when mosquito pools test positive.

When WNV is confirmed, spraying typically occurs overnight between 9pm and 5am. Residents are encouraged to stay indoors during that time to avoid contact with the spray. The trucks drive down residential streets but do not travel in the alleys. If your pet uses an outdoor water bowl, you should clean it out and replace the water after a spraying. NHHA Members receive email alerts when the City is scheduled to spray inside Northwood Hills.

All mosquitoes need water to reproduce, so the best thing you

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## Early Characters in NWH History

*continued from page 3*

citizenship. Katya's birth name was Katharina Jeustrotova. Marina Oswald, who was born in Russia and emigrated to the US with Lee Harvey, was close friends with Katya. The Fords often had parties and invited their neighbors. Jim said their parties were fun, however, "the only problem was most of the people there were Russian and they only understood Russian!" He also never tried to socialize with Lee Harvey at the Ford parties, because as he was a deserter, Jim felt he was "the lowest of the low."

Coincidentally, Lee Harvey Oswald was buried in the same cemetery (Shannon Rose Hill) as several of Jim's relatives. The location of Oswald's grave was kept secret for years. Jim would occasionally pay respect to his relatives there and tried to find out the location of Oswald's grave, but was unable. Patric Abedin of Fort Worth, who saw President Kennedy at Carswell Air Force Base, was able to find the

location of Oswald's grave and purchased the plot next to it for \$175 in 1975. He had the headstone engraved with the name "Nick Beef," which was a long-held persona of his, used as a joke. The grave of Nick Beef remains empty today.



*Note: according to a CIA memorandum in 1960, the agency was becoming increasingly interested in watching a pattern of Soviet women marrying foreigners, being permitted to leave the USSR, then eventually divorcing their spouses and settling down abroad without returning home. Katya and Marina fit that pattern.*

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***Cheers!***



Cheers to the neighbors on Mossvine Circle and Mossvine Place who got together in late April for some fun and fellowship. It had been a while since their last get-together, due to COVID. Thanks for being good neighbors and building neighborhood camaraderie!

## Alley Address Sign



Do you have a custom alley address sign? This is one of the many membership benefits of joining NHHA. Not only does the sign publicly display your support of your neighborhood association, it aids in quicker identification of your house for our security patrol and DPD/DFD when approaching from the alley/rear of your property.

If you were a brand new NHHA member as of late 2021 or any time this year, we will be providing your sign soon. If you'd like to verify you're on the list, please email [membership@northwoodhills.org](mailto:membership@northwoodhills.org). Existing members should have already received an alley address sign in a prior year, but if you replaced your fence since then or your sign rusted or mysteriously disappeared, let us know.

## DON'T MISS OUT!!



Call or Send us a text to **214-507-5237**



Website QR Code



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Northwood Hills Homeowners Association  
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## Mark Your Calendar

**May 30**

Memorial Day

**June 3 -4**

Taste Addison  
Addison Circle Park

**June 10 – 12**

Taste of Dallas  
Dallas Market Hall

**June 18**

Joint Runoff Election  
Pie Pick-Up (see our website)

**June 19**

Father's Day

**June 21**

First Day of Summer

**July 3**

Kaboom Town!  
Addison Circle Park

**July 4**

Independence Day Parade  
and Celebration  
Northwood Hills Elementary

**August 16**

RISD First Day of School

## Lone Star Team Success



Congratulations to the Northwood Hills Elementary academic decathlon team for their recent accomplishments. The NHE Lone Star Team competed against 79 other schools and finished in 6th place overall in the May competition. Every student on the team contributed to the overall success and many placed in the Top 5 in individual subject areas. Team members are Axel Petersen, Dutch Marcum, Mason Gill, Ayden Hopper, Hazel Valz, Lilian Pham, Evan Gray, Helen Teeple, and Lily Warring. Coaches Heather Gray, Eileen Ryan, and Kim Remphrey are so proud of the team!



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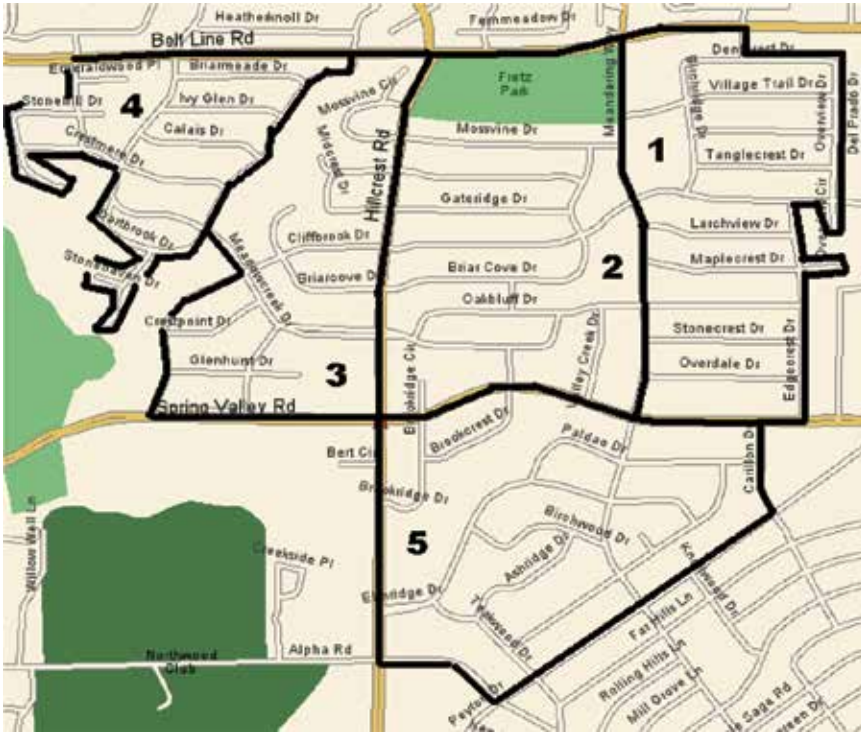
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Northwood Hills Homeowners Association  
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## Northwood Hills Boundaries and Areas



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

# 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.

## Cove at Fretz Park

The summer aquatics season starts now! The Cove at Fretz Park -- featuring a large outdoor swimming pool, lazy river, kids' splash area, obstacle course, and two water slides - will be open again this summer 6 days a week, with 2 sessions a day. For more information and to buy aquatics season passes, visit **[www.dallasaquatics.org](http://www.dallasaquatics.org)**.

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## Do We Have Your Current Email Address?

NHHA members are primarily kept up to date about important community meetings, crime alerts, members-only events, lost pets, and membership benefits through periodic MemberMails sent via email. If you're a member and aren't receiving these, you're not experiencing the full benefits of your membership in NHHA!

Not sure if you're on the list? Here's what you can do: email [membership@northwoodhills.org](mailto:membership@northwoodhills.org) to provide or update your preferred email address. Alternatively, you can fill out a membership form online at [northwoodhills.org/membership](http://northwoodhills.org/membership) to confirm all your contact information. Then, make sure [president@northwoodhills.org](mailto:president@northwoodhills.org) is saved as a contact or marked as a safe sender, so our emails don't go to your spam folder or get rejected by an email server. If you didn't know about Spring curb painting or the members-only Shred Event, you must not be on the list!

***Don't be left out!***

## Congrats to the 2022 Grads!

Doug and Becky Jones proudly announce the graduation of their daughter **Emily Jones** from Trinity Christian Academy. She will attend Baylor University in the fall and plans to study Business Management as part of the Hankamer Scholars Program. "We are so proud of you, Emily!"



Ed and Gail Loos announce the graduation of their granddaughter, **Emma Bowler**, from the University of Oklahoma with a Bachelor of Public Health and a minor in General Business, as well as a Certificate in pre-Physical Therapy. She will be continuing her studies at New York University Medical School to pursue a Doctor of Physical Therapy. "Needless to say, we are very proud of your accomplishments, Emma. Congratulations!"

Andy and Laura Berggren are proud to announce the graduation of their son, **Benjamin Andrew Berggren**, from Austin College in Sherman, Texas with a degree in biology. He is a member of the Biology Honor Society, Beta Beta Beta, and plans to continue his biology studies at Purdue University. Ben was also a member of the Drakes fraternity. He will be doing research and helping run one of the biology labs at Purdue. "Congratulations, Ben! We are proud of your hard work over the past four years and trust God has wonderful plans for your future."

Robert Burns and Ann Burns are happy to announce the graduation of their daughter, **Emily Burns**, from Baylor College of Medicine in Houston. Emily has earned her Medical Doctor degree. She begins a dermatology residency in June in Tallahassee, Florida.

Leslie and Jeff Douglass proudly announce the graduation of their daughter, **Leighton Douglass**, from the University of Notre Dame. She is graduating with a Bachelor of Architecture from the School of Architecture, a Minor in Real Estate from the Fitzgerald Institute of Real Estate, and a concentration in Architectural Practice and Enterprise from the Mendoza College of Business. Leighton will be working for Curtis & Windham Architects in Houston, Texas.



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## Stop the Spread

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can do on your own property to prevent breeding and the spread of WNV 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 has some on hand to help stop the spread of mosquito-transmitted diseases. Reach out to us if you'd like a free one.

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.

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Mossvine	Gruen/Sicular
Stonecrest	Toth
Valley Creek	Wolverton

## *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.

# WE'LL TAKE CARE OF THE ROOF. THAT DRIPPING FAUCET IS YOUR PROBLEM.

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## Pepper Square Redevelopment

Henry S. Miller Real Estate Company is planning the redevelopment of Pepper Square on the Southeast corner of Preston and Beltline. Neighborhood engagement meetings have been taking place to explain the process, hear your ideas and plan a project that is beneficial for both the neighborhood and the developer. All remaining meetings will be taking place at Fretz Recreation Center at 6950 Belt Line Rd. If you want a say in what happens at that corner, attendance at the upcoming meetings is strongly encouraged.

- Meeting 4 – Review Recommendations  
Tuesday, June 7th at 6pm
- Meeting 5 – Final Report and Presentation  
Tuesday, June 28th at 6pm



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## What's That Sound?

If you're new to Dallas, you might be wondering why you heard a storm siren on a calm Wednesday at noon. Don't be alarmed! The Outdoor Warning Siren system is tested on the first Wednesday of each month. You can ignore those test sirens, but if you hear them any other time, note that they're used to alert those outdoors to get indoors and seek more information.

## Sponsorships Available

NHHA provides multiple great opportunities to advertise your business throughout the year. Ad space fills up quickly in this Breeze newsletter, but if you'd like to be placed on the waiting list for 2023, please email:

[jm@northwoodhills.org](mailto:jm@northwoodhills.org). Want to get your name out sooner? We offer sponsored MemberMails at affordable levels.

Our MemberMail emails are sent to over 800 unique email addresses 2-3 times a month and consistently have a 60% or higher open rate. Also, periodically throughout the year, we seek underwriters for our members-only and neighborhood-wide events. To learn more about these opportunities as they're planned, email: [president@northwoodhills.org](mailto:president@northwoodhills.org).

## Northwood Hills Elementary Information

NHE enrollment for 2022-2023 is open online. If you have not completed your enrollment for next school year, please do so as soon as possible to secure a spot. Parents whose children will be attending Northwood Hills Elementary in 2022-2023 should visit [risd.org/enroll](http://risd.org/enroll).

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 group on Facebook.

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## Real Estate Report

By Mitra Shamsa, Shamsa Group

There is no doubt that the Northwood Hills market has seen unprecedented growth even compared to last year's growth over 2020, which was in itself pretty remarkable. Just look at the table below. It shows 7 key statistics for the period from January through April for last year compared to this year along with the percentage change in those numbers:

Statistic	Last Year (Jan thru April)	This Year (Jan thru April)	Percent change
Median Sales Price	\$835,000	\$1,099,500	31.7%
Average Sales Price	\$883,317	\$1,251,438	41.7%
Median Sales Price (Sqft)	\$210.26	\$288.66	37.3%
Average Sales Price (Sqft)	\$219.11	\$273.96	25.0%
Median DAYS ON MARKET	26	11	-57.7%
Average DAYS ON MARKET	50.4	19.9	-60.4%
Number of Properties Sold	25	16	-36.0%

The stats you want to see rise did in fact rise, by some pretty spectacular percentages, and the things you want to see fall did, in fact, fall. That's good—very good. The number of homes sold actually fell, but anecdotal evidence I have collected from my contacts tells me that the cause for that might be that many would like to sell but wonder if they can find something affordable and suitable to move to. A slightly cooling housing market might paradoxically cause more homes to sell but at a lower price increase. The median sales price is up by 31.7% and the mean/average is up by a whopping 41.7%. That may reflect the increase in the top end of the price range of course but the median price per square foot is up by a full 37% too. And look at the days on the market: blink and it's gone. Homes in our neighborhood are selling like hotcakes.

How will the Fed's inflation-taming efforts affect the housing market? Of course, I'm not an economist but I have been in this business for over 30 years and I have seen how interest rates affect the housing market. It's pretty easy to see why they do. If the mortgage rate goes up (as they usually do when the Fed bumps the federal funds rate) that means that the monthly payment goes up for the same amount borrowed. So, the amount that the average prospective home buyer can afford goes down. Earlier this year, in March, the Fed gave a gentle tap on the interest rate with a quarter point

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increase. That was the first increase since 2018. Then, again, on the 4th of May, they gave it another boost, much less gentle this time—a 0.5% increase. This is bound to have an impact on housing markets. We'll have to wait and see how much, but with any luck it will only cool the market a bit, which could even be considered healthy.

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## Renting in Northwood Hills?

Are you a renter in Northwood Hills? There are numerous benefits to being a member of NHHA, even if you don't own the home you're occupying. If you've never been a member, you're missing out! From access to the private security patrol, to home checks when you're out of town, to members-only events and emails, an NHHA membership is worth it. Our Association gives you a voice in issues that affect the quality of life in our neighborhood and supports efforts to make significant investments in our community. The ONE entity that works to connect, alert and inform us at a moment's notice while enhancing the security of our neighborhood is Northwood Hills Homeowners Association. For more information about our benefits and events, and to learn about our payment plans, please email:

**[membership@northwoodhills.org](mailto:membership@northwoodhills.org)**



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

## Runoff Election

The Dallas County Joint Runoff Election will be held Saturday, June 18, 2022. Since no candidate in the RISD District 2 race received at least 50% of the votes, the top two candidates, Sherry Clemens and Vanessa Pacheco will be on the ballot again. Also headed to a runoff are Lynn Davenport and Catalina E. Garcia, vying for the DCCCD Board of Trustees, District 1. Early voting runs from June 6 to June 14. NHHHA Members are kept up to date on upcoming elections, polling locations, and voting times through MemberMails.

## Paint & Chemical Disposal

If your spring cleaning includes getting rid of old paint, mower gasoline, or chemicals, remember that these items cannot be put out for bulk trash collection and should not be put in your garbage bin for weekly pick-up. Instead, Dallas residents are offered a FREE disposal service for home chemical waste at the Home Chemical Collection Center at 11234 Plano Road. Hours of operation are Tuesday 9 a.m. to 7:30 p.m., Wednesday and Thursday 8:30 a.m. to 5 p.m., and the second and fourth Saturday of each month, 9 a.m. to 3 p.m. Bring a driver's license and utility bill as proof of residency. For a full list of what you can and cannot bring, call (214) 553-1765 or visit <https://www.northwoodhills.org/householdwaste/>

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## 2022 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:**  
**\$350**



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

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

☐ **NEW MEMBER**

☐ **RENEWING MEMBER**

Your name: \_\_\_\_\_

Your cell #: \_\_\_\_\_ Your email: \_\_\_\_\_

Spouse's name: \_\_\_\_\_

Spouse's cell #: \_\_\_\_\_ Spouse's email: \_\_\_\_\_

Home address: \_\_\_\_\_

Home phone: \_\_\_\_\_

Comments or questions? \_\_\_\_\_

If we could use help in the future, please let us know your areas of interest.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Security /Crimewatch         | <input type="checkbox"/> Fundraising    | <input type="checkbox"/> Communications /Marketing |
| <input type="checkbox"/> Membership Recruitment       | <input type="checkbox"/> Beautification | <input type="checkbox"/> Independence Day Parade   |
| <input type="checkbox"/> Special Events & Programming | <input type="checkbox"/> Newsletter     | <input type="checkbox"/> Other _____               |

*Membership questions? Email [membership@northwoodhills.org](mailto:membership@northwoodhills.org).*



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

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
June 13	June 9
July 11	July 7
August 8	August 4
September 12	September 8

*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>
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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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