

Summer 2022

THE NORTHWOOD HILLS BREEZE



Shred, Recycle...and Eat Pie!

Back again by popular demand, the Annual Shred Event took place in June over Father's Day weekend. During the span of three hours, NHHA Members lost thousands of 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, multiple 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.

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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. 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.



HOMEOWNERS ASSOCIATION

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

Watch Your Car

Through the first 6 months of 2022, Northwood Hills experienced 32 criminal incidents. Of those, 16 involved vehicles. That's 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! 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.

Shred, Recycle...and Eat Pie!

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Members undoubtedly saved time and money, and freed up valuable space in their homes, by utilizing this FREE service inside the neighborhood. Special thanks to our sponsors for underwriting the cost of this event:

- CSB Design – www.csbdesign.co
- Leslie Pulaski, Ebby Halliday Realtors – www.lesliepulaski.ebby.com
- Ready Roofing & Solar – readyrooftx.com
- Reclaimed Textiles – www.reclaimedtextiles.com
- The Shamsa Group, Ebby Halliday Realtors – theshamsagroup.ebby.com

New this year was the incorporation of pie pick-up for those who pre-ordered discounted items from Emporium Pies. NHHA secured an arrangement with this vendor to waive the delivery fee and offer pies at 15% off for those who submitted orders ahead of time through a link we shared with our Members. To ensure you don't miss out on future events and opportunities like this, make sure your NHHA membership is current and the email address we have on file is valid.



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Lauren Kinney – Secretary
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Mike O'Reilly - Beautification
mo@northwoodhills.org
972-567-9587

Budget Town Hall Meetings

Joint Budget Town Hall with
District 11 Council Member Schultz

Thursday August 11th

5:00 – 6:30pm

Prism Center, 5580 Peterson Lane
Suite 160

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

Thursday August 25th

5:00 – 6:30pm

Churchill Rec Center, 6906
Churchill Way

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.

Looking For Northwood Hills Quality? Call Your Neighbor Today!

- We Work Directly With Your Insurance!
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The Melinda Spence Team is a team of real estate agents affiliated with Compass. Compass is a licensed real estate broker and abides by federal, state and local Equal Housing Opportunity laws.

Security Yard Sign



One piece of the multi-faceted approach we take regarding neighborhood security is the custom security yard sign available to NHHA members. It announces that Northwood Hills is patrolled by armed security and monitored by video surveillance. The signs look great by a front door, side fence, or back gate. Even if you already have a yard sign from your own security company, it doesn't hurt to place another reminder somewhere else on your property to try and deter a criminal. If you don't have one of these free signs yet, let us know! Email membership@northwoodhills.org and we'll deliver one to your residence.

DON'T MISS OUT!!



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



Website QR Code



Official Property Tax Reduction Company of the Dallas Mavericks



Northwood Hills Homeowners Association
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Mark Your Calendar

August 16

RISD First Day of School

September 5

Labor Day

September 9 - 11

Dallas Chocolate Festival
Fashion Industry Gallery

September 15 – 18

GrapeFest
Main Street, Grapevine

September 15 – 18

Addison Oktoberfest
Addison Circle Park

September 22 - 25

Plano Balloon Festival
Oak Point Park

September 22

First Day of Autumn

Sept 30 – Oct 23

State Fair of Texas
Fair Park

October 1

Dallas Oktoberfest
Flag Pole Hill

October 29 - 31

Wings Over Dallas
Dallas Executive Airport



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

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.

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October 26
RISD Early Release Day

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7

The 29th 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. It was a hot one, as expected, but attendees managed to keep their cool and enjoy themselves. Before the crowds formed, volunteers had been in action since dawn meeting vendors, erecting and decorating tents, placing coolers of water throughout the festival grounds, handing out swag, judging costumes and vehicles, and setting up children's activities.

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

5th Annual Independence Day Homeowners Association

READY ROOFING & SOLAR

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



Celebrating Our Independence

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Post-parade activities included patriotic airbrush tattoos, balloon animals, a huge inflatable World of Sports game, an inflatable rock climb/slide, a bounce house, and the popular Dunk Tank. Guests were treated to up-beat tunes spun by KISS FM DJ Cruz. To the delight of many of the young attendees, free popsicles, popcorn and cotton candy were also provided. Northwood Hills' four-legged residents cooled off in the "Paws for Refreshment" tent.

NHHA partners with generous sponsors to offer all the food and fun at no cost to our residents. Please show appreciation to the underwriters who helped make this event possible. Their contact information can be found on our website.

- The Redpath Team of Allie Beth Allman & Associates
- Van Wunnik and Marcum, LLC (Certified Public Accountants)
- Ready Roofing & Solar
- The Shamsa Group of Ebby Halliday Realtors
- CSB Design
- Traver Construction
- Leslie Pulaski of Ebby Halliday Realtors
- Hiatus Spa + Retreat
- Private donation from Schaffer Family

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Welcome New NHHA Households:

Briar Cove	Aldridge
Brookcrest	Wright
Crestmore	Dubrow
Dartbrook	Belcher
	Lindsey
Elmridge	Kuebler
Ivyglen	Del Core
Spring Valley	Roland

Median Damage

If you use the Belt Line/Meandering Way entrance into the neighborhood, you probably noticed the rubble and debris earlier this year after a driver caused significant damage to that median. The City owns all the medians in Northwood Hills and NHHA has agreements to maintain them, but as we are not the property owner of record, we are limited in our legal remedies when damage occurs. We obtained the official crash report that identified the responsible party and forwarded it to the City, in hopes they would file a claim with the driver's insurance and collect proceeds to use toward the repairs. In the meantime, the median sat in disarray because the bid we received for repair was more than our entire Beautification budget for the year. NHHA was not going to be able to foot the bill for the massive damage this reckless driver caused.

After a few months, we were told the driver denied liability, blamed it on a hit and run, and therefore his insurance company refused to pay. As you can imagine, we were frustrated and devastated. Thankfully, after continued

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

Northwood Hills isn't just any neighborhood. So why trust just any roofer?
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Median Damage

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pressure from NHHA, our Council Member Jaynie Schultz was able to encourage the Public Works Department to repair the brick wall damage on our behalf. It was such a relief to get this major cost off our backs. Since then, we've completed irrigation repairs (without breaking our annual budget), and we'll look at re-planting options when the weather improves.

We know the median damage was unsightly for a few months, and we appreciated your patience as we fought to keep our residents from having to shoulder the entire cost of repair. Special thanks to Dee White and Ali Hatefi with Public Works and the office of Council Member Jaynie Schultz for working together toward a positive resolution.

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. 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.



Spring Valley

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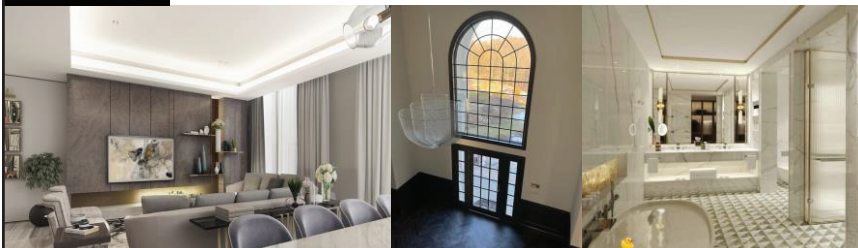
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What's That Sound?

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.

Wildlife in NWH



Photo Credit: Marie Gill

Coyotes and bobcats have lived in our area long before any neighborhoods were built. With increased construction happening nearby, it's not surprising to see more wildlife inside Northwood Hills. Most of these animals are not interested in interacting with humans, and are actually quite helpful in keeping rat and snake populations under control. But, there have been recent reports of coyotes approaching people in the daytime and a couple dogs attacked in Far North Dallas. To help us coexist peacefully, Dallas Animal Services provided some tips on how to avoid up-close wildlife interactions. If you see a coyote while you're out walking, make noise, raise your hands up, and yell. Absolutely make certain your dog is on a leash if you're outside your enclosed yard. Keep an eye on your small pets and children if they are often outside unattended.

Real Estate Report

By The Redpath Team

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

YOUR NORTHWOOD HILLS SPECIALISTS



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**Allie Beth Allman™
& Associates**
A BERKSHIRE HATHAWAY AFFILIATE

The housing market is beginning to shift. The number of active listings in Dallas County rose 5.8% year over year in June. Closed sales were down by 11.9% over the same period. The months of inventory is 1.5 months compared to 1.3 months in June 2021. It is still a seller's market, but after 2 years of rising property markets, recent sales data tells us the housing market has begun to decelerate. Reports show the number of homes with price reductions continues to rise, while the same share of homes getting multiple offers is decreasing. Still, we are seeing that a good quality home priced right will have a lot of interest.

Rising interest rates and the decline in the stock market have contributed to the shift. Mortgage giant Freddie Mac said the average rate on a 30-year fixed rate mortgage was 5.51%

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Real Estate Report

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in mid-July. A year ago, at the same time, the rate was 2.88%. Higher borrowing costs are weighing down the demand for houses, slowing sales and price growth. The increase in rates has pushed some buyers out of the market completely or into a lower price point. The country's largest bank, JP Morgan Chase, recently reported that mortgage originations fell 45% in the second quarter from a year earlier. Historically, 5.51% is a very low mortgage interest rate, but many of today's buyers don't see that or can't qualify for the house they want.

Our Northwood Hills neighborhood is still in great demand and highly desirable for buyers. In the second quarter of 2022, there were 13 sales versus 24 sales in the second quarter of 2021. But, in 2022, many of the homes sold were larger and 11 of the 13 sold for over a million dollars, with 7 of those closing over the list price. The sales prices ranged from \$688,250 to \$2,150,000 and price per square foot ranged from \$189 to \$379, with an average price per square foot of \$300. Average days on the market were an amazing 14 days.

We think the third quarter will be good because of two main reasons, both of which have simple economic concepts behind them when it comes to home prices. They are supply and demand. Demand might slow, but it won't stop as long as people keep moving to Dallas and employment is growing here. Supply, there are not enough homes on the market and no easy way to make more. Builders are working to put up more homes, but are struggling with labor shortages, lack of materials, supply chain issues and city permitting processes. Contact your local real estate professional to find out if it is a good time for you to sell.

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13154 Coit Road, Suite 213

Dallas, TX 75240

It Takes a Village

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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!



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

Don't Skip a Step

Sponsorship Advertorial by Traver Construction

The most common question we get from homeowners is “how much will this project cost?” While we wish it was an easy answer, it’s not. This question is like calling a car dealership and asking how much a generic car costs. What make and model do you want? What features should it include?

An accurate cost for a particular project is complicated and depends on a number of factors, such as: What size is your project? What level of fit and finish are you looking for? Is there work in adjacent rooms that need to be in the scope? Are there any special requirements for your project?

Developing a budget is an essential step early in the remodeling process. Any remodel is a significant investment in your home and creating an accurate estimate from the beginning is key to making sure everyone is aligned on the work to be completed. The most efficient and effective way to do this is to work with a design-build remodeling contractor to develop a conceptual design and scope. From there, a proper budget can be created and fine-tuned together before work begins.

At Traver Construction, we are here to help you design and develop a budget, and plan for every step of the remodeling process to make it as easy as possible. We’d love to talk to you about your next remodel.

Visit us at traverconstruction.com to learn more and see photos of our work, or call us at 972-503-6882.



2022 NHHA MEMBERSHIP

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- 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.

**Dues:
\$350**



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

Northwood Hills Homeowners Association
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☐ **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.

The Shamsa Group has over 40 years of combined experience in real estate and marketing. Our priority is providing exceptional service to our clients.

We know Northwood Hills because our roots are here.



"We are so thankful for your support in 2021 and are honored to be your trusted team in Northwood Hills!" -Mitra and Mina Shamsa

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Return Service Requested

Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
September 12	September 8
October 10	October 6
November 14	November 10
December 12	December 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

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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www.northwoodhills.org