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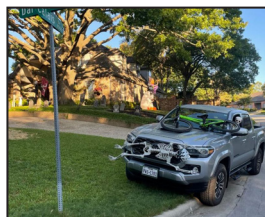
Northwood Hills HOMEOWNERS ASSOCIATION



Getting in the Spirit

Kudos to the Duncan Family of Dartbrook Drive for entertaining neighbors during October with their festive decorations. The family loves Halloween, as evidenced by the yard full of robots, inflatables, skeletons, headstones, and other spooky figures. The scene changed daily, with the stars of the show, skeletons Willie and Wanda, finding creative new ways to torment each other. One week was dedicated to Stephen King, with each day bringing a different story reenactment.

The hijinks actually started in September for the Duncans, albeit inside, because the family wouldn't let mom decorate outside until October officially started! Enjoy a sample of their work below and navigate to pages 8 and 9 of this edition to see more fun Fall decorations from around Northwood Hills.



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** to provide or update your preferred email address. Alternatively, you can fill out a membership form online at northwoodhills.org/membership to confirm all your contact information. Then, make sure **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 the recent curb painting or the members-only Shred Event in June, you must not be on the list! Don't be left out.



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

Avid Booklovers Resume Meetings at Fretz Park Library

The Fretz Park Library Book Group has resumed its free monthly meetings in person following a two-year hiatus online due to Covid. The group, which has been gathering every month for over twenty years to discuss a wide range of books, includes adult bibliophiles of all genders and tastes.

"Our only rule is to disagree agreeably," smiles Vikki Miller, the organization's informal leader. "In the fall we vote on an annual reading list from nominations submitted by our members. It usually winds up including some non-fiction, history, or drama, as well as novels. We try to make sure to choose books that the Dallas system has multiple copies of so everyone can be prepared to share what they've read and observed.

"Besides practicing civilized disagreement, we also strive to become more 'sympathetic readers' because we deeply appreciate the challenges of good writing. Our members and visitors are encouraged to present their reasons for liking or disliking a work. Such revelations often open

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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 or mail theft, here are a few 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

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NHHA Leadership

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Avid Booklovers Resume Meetings at Fretz Park Library

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the conversation to a wider consideration of personal experiences and views and these can and do result in lots of laughter and sometimes even new friendships."

Past years have seen selections by authors such as William Shakespeare, Sophocles, C.S. Lewis, Cormac McCarthy, Malcolm Gladwell, Celeste Ng, Elizabeth Strout, Ann Tyler, J.D. Salinger, Sue Grafton, and Robin DiAngelo.

Currently the group meets at the Fretz Park Library located at 6990 Belt Line Road from 6-7 p.m. on the fourth Thursday of every month from January through October, and on the third Thursday in November and December. For further information, please contact Alex Garza, the group's branch liaison, at 214-670-6421 (or email david.garza@dallas.gov) or Vikki Miller (email victoria.miller2@utoledo.edu) or check online for the current reading list at: <https://dallaslibrary2.org>.

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Panhandling Update

The Office of Homeless Solutions is working diligently to address panhandling and homelessness issues throughout the city. Council Member Jaynie Schultz has been focused on trying to address the root causes of panhandling problems for nearly two years, and her firm belief is that handout deterrence is essential to reducing the number of panhandlers at key intersections. District 11 will be the pilot for a panhandling deterrence program currently being finalized. More information will be announced soon. The concept of the campaign is to provide an alternative to street donations by making it much easier to quickly make donations to charitable causes rather than individuals. Additionally, District 11 will be hosting a Clergy breakfast along with the Office of Homeless Solutions on Jan. 17 to work with local clergy to help preach the importance of supporting services for homeless people while stopping street donations.



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Mark Your Calendar

Nov 9 – Dec 31

The 12 Days of Christmas
Dallas Arboretum

Nov 12 – Jan 6

Trains at NorthPark
NorthPark Center

Nov 19 – Jan 1

Holiday in the Park
Six Flags Over Texas

Nov 17 – Jan 1 (select nights)

Dallas Zoo Lights
Dallas Zoo

Nov 25 – Dec 4

The Nutcracker
Winspear Opera House

Nov 25 – Jan 1

Enchant Christmas
Fair Park

Dec 3 – 10am

Dallas Holiday Parade
Downtown Dallas

Dec 9 – Dec 11

Dallas Marathon Festival
Dallas City Hall Plaza



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

Coyote Sightings

The City of Dallas is encouraging residents to report sightings of coyotes in your area by calling (469) 676-9813.

When reporting a coyote in your area please provide:

- Address of the coyote encounter
- Time of encounter
- Description of encounter
- Whether hazing efforts were successful in startling and scaring off the coyote
- If the coyote was spotted eating trash or food meant for humans or pets
- Whether children or pets were present
- Any signs of illness or injury

If a coyote is exhibiting aggressive behavior like aggressively approaching, entering personal space, or attacking humans or pets, please get to a safe location and call 9-1-1 immediately.



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The map displays the following streets and landmarks:

- Streets:** Belt Line Rd, Hillcrest Rd, Spring Valley Rd, Emeraldwood Pl, Briarheide Dr, Stonemill Dr, Crestmere Dr, Northbrook Dr, Stonemead Dr, Crestpoint Dr, Glenhurst Dr, Meadowcreek Dr, Cliffbrook Dr, Briar Cove Dr, Oakbluff Dr, Valley Creek Dr, Brookcrest Dr, Paldao Dr, Birchwood Dr, Ashridge Dr, Teluswood Dr, Peyton Dr, Rolling Hills Ln, Mill Grove Ln, Le Sage Rd, Green Dr, Del Prado Dr, Overlook Cir, Larchview Dr, Maplecrest Dr, Stonecrest Dr, Overdale Dr, Edgemoor Dr, Denham Dr, Village Trail Dr, Tanglecrest Dr, and Ivy Glen Dr.
- Landmarks:** Fretz Park, Northwood Club, and Willow Mill Ln.

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

A photograph of two women sitting on the steps of a brick building. The woman on the left has blonde hair and is wearing a black turtleneck, a brown belt, a black skirt, and tan lace-up boots. The woman on the right has dark hair and is wearing a grey patterned sweater, blue jeans, and blue sneakers. They are both smiling at the camera. The background shows a brick wall and a dark wooden door.



THE SHAMSA GROUP

Mina Shamsa, GRI
mina@ebby.com
469-569-9269

Check the NHE PTA website at NHEpta.org for details about upcoming events. For specific updates from the district, please visit 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.



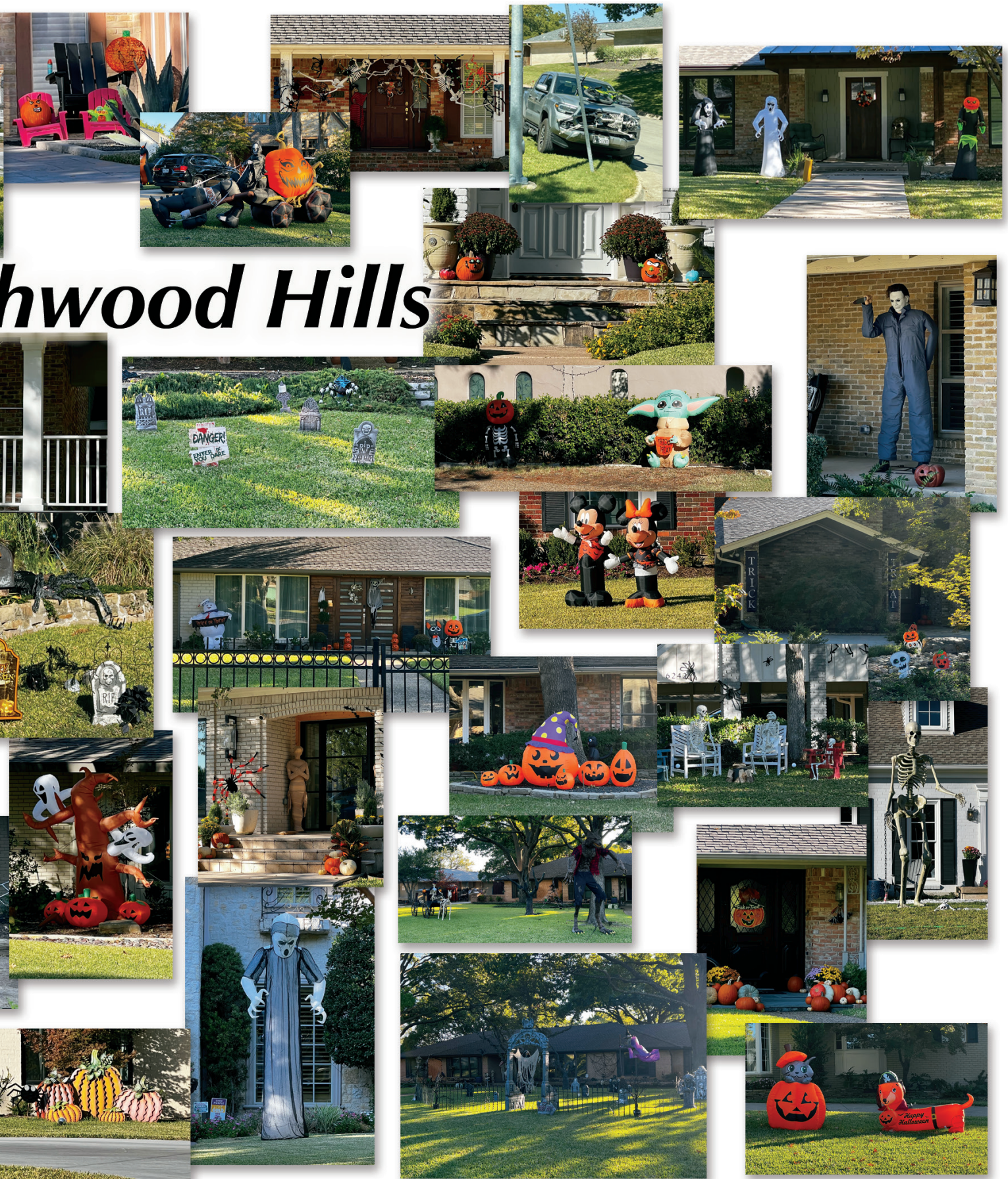
Sunnyland
OUTDOOR LIVING

7



Fall in North





Garbage Collection Changes

The City of Dallas is adjusting the schedule for recycling and garbage pick-up in an effort to increase efficiency. All of Northwood Hills will be switched to Tuesday pick-up beginning the week of December 5th. For more information about the change, visit <https://dallascityhall.com/departments/sanitation/Pages/default.aspx>. While there, you can also refresh your memory about what items are recyclable and learn the DOs and DON'Ts regarding Brush and Bulky collection.

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, usually two times a day. 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.



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

Roll Up Your Sleeves


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

We are looking for potential 2023 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 has served in her respective role for many years and is 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. You'll get lots of guidance from the outgoing Officer, and the term doesn't start until March 2023, so let us know now if you're interested.


Communications/Marketing - create/update content for our website and quarterly newsletter; manage social media posts;

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Holiday Crime Prevention

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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 to let you know when someone approaches your home.
- Consider installing a locking mailbox and don't put outgoing mail at your box. If you'll be out of town and don't have a secure mailbox, ask a neighbor or house sitter to collect your mail daily.
- Sign up for a free service from USPS called Informed Delivery, which shows you what mail and packages sent through USPS are on the way.

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.

Welcome New NHHA Households:

Ashridge	Goodman
Cliffbrook	Barton
Larchview	Bell/Powers
Midcrest	Glover
Oakbluff	Rigby
Paldao	Clark/Seth

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Why Wait? Your 2023 Membership Can Start Today

If you're contemplating joining the Northwood Hills Homeowners Association, don't wait 'til 2023...join right 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.

What do you get for \$400 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. As needed, your curb address will be painted 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

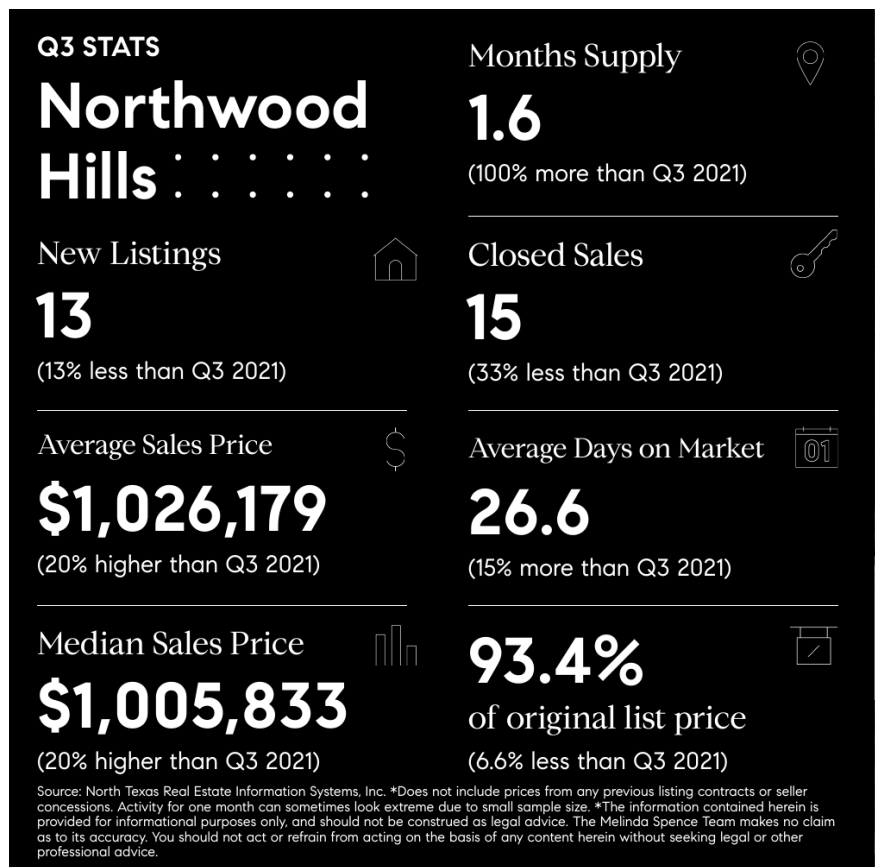
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Real Estate Recap and Real Talk

By Melinda Spence

Is the sky falling? NO, it is not. How quickly things can change in the market from year to year! There is so much information and misinformation in the media regarding real estate, adding inflation and interest rates to the mix, and it can cause stress for many. While most people don't like the uncertainty of a shifting market, I am here to tell you, the Dallas market, specifically Northwood Hills, is strong. We have weathered storms before - literally and figuratively - and we will do it again. For 2023, do we anticipate the kind of multiple offers we saw in 2021 and early 2022? Not likely, but what you will see is continued appreciation of one of your biggest assets, your home.

The following graphic shows data from Q3 2022 vs. Q3 of 2021. Here's the gist: More inventory, similar days on market, lower list to sales price, but an almost 20% increase in average and median sales prices from the same quarter last year. The projection for next year is a healthier and more normal market, which I don't know about you, but I welcome!



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Real Estate Recap and Real Talk

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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 winter approaching, two important items to focus on are tree growth and aging pipes. Have your trees trimmed every 3 years, as it really pays off when a freeze comes. 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:

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

INTERIOR:

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

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Roll Up Your Sleeves

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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 to let us know what appeals to you and your availability.



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Why Wait? Your 2023 Membership Can Start Today

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surveillance. New benefits and members-only events are added regularly.

On a larger scale, your 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 new flowers and plants, 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 in NHHA benefits us all.

Questions about your membership status? Contact membership@northwoodhills.org.



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Real Estate Recap and Real Talk

continued from page 13

2022 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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2023 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:
\$400**



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

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☐ **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 _____ |

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Bulk Trash Collection Calendar

Pick-up week
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Monday...

Place debris on
curb no earlier
than Thursday...

November 14
December 12
January 9
February 13

November 10
December 8
January 5
February 9

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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