

# Spring 2023

NORTHWOOD HILLS BREEZE



## Northwood Hills

HOMEOWNERS ASSOCIATION



### 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 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.

*continued page 2*

### Inside...

Congrats to the Grads!	Page 3
We Can Use Your Help!	Page 7
Real Estate Recap	Page 8
Valley View Wilderness Area	Page 13

## 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.



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## Stop the Spread

*continued from cover*

- **DRESS:** Wear long, loose, light-colored clothing when outside.
- **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 works 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

*continued page 11*



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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.

## Congrats to the Grads!



Travis and Amy Houstoun are so proud to announce the graduation of their daughter **Ella Houstoun** from Shelton High School. She graduated 3rd in her class and will be attending Baylor University in the fall. She plans to study early childhood education. "Way to go, Ella! Sic 'Em!"



Jeremy, Marsha, Aidyn and Preston Duncan celebrate **Spencer Duncan** graduating from Richardson High School. Spence plans to study Econometrics and Japanese (and snowboarding) at the University of Utah's Honors College in Salt Lake City. "Roll Tide, Spencer!"

Pam and Warren White, parents of **Madalyn White**, and Mary Burns, grandmother of Madalyn, are proud to announce that Madalyn graduated Cum Laude from Texas State University with a double major in Spanish and Anthropology and a minor in Horticulture. She is currently working at Shades of Green in Frisco as she plans her move to Andalusia, Spain, in October to teach English for eight months through the NALCAP Language Assistants program. She will be applying to graduate school to pursue a PhD in Anthropology starting Fall 2024.

Pam and Warren White, parents of **Matthew White**, and Mary Burns, grandmother of Matthew, are proud to announce that he will graduate in August from the University of Texas at Dallas with a major in Biology with an emphasis in Microbiology and a minor in Creative Writing. He is graduating early to gain work experience while applying to graduate school.



Michael and Cynthia Dowdey proudly announce the graduation of their son **Davis Dowdey** from Richardson High School. He will be attending Auburn University in the fall to study Mechanical Engineering. "War Eagle!"

*continued page 5*

## NHHA Leadership

**Janet Marcum** – President  
Communications, Area 1 Director  
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**Rennie Meriwether** – Area 2  
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**Jeff Thompson** – Area 5 Director  
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**Charles Blaschke IV** – At-Large  
Director  
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**Lauren Kinney** - Secretary  
secretary@northwoodhills.org

**Mike O'Reilly** - Beautification  
mo@northwoodhills.org  
972-567-9587



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## Mark Your Calendar

### **June 2 -3**

*Taste Addison  
Addison Circle Park*

### **June 7 through July 16**

*Shakespeare in the Park  
Samuell Grand Amphitheatre*

### **June 10 – 12**

*Taste of Dallas  
Dallas Market Hall*

### **June 18**

*Father's Day*

### **June 21**

*First Day of Summer*

### **July 1**

*Safari Nights Concert  
Dallas Zoo*

### **July 3**

*Kaboom Town!  
Addison Circle Park*

### **July 4**

*Independence Day Parade and  
Celebration  
Northwood Hills Elementary*

### **August 14**

*RISD First Day of School*

## Cheers!

Cheers to the patriotic neighbors on the Maplecrest cul de sac for displaying their flags around each holiday, made possible by the generosity of the Winslow Family and the Prestonwood Rotary Club Flag Lease Program.



# DON'T MISS OUT!!



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## Congrats to the Grads!

*continued from page 3*



The Dzina Family congratulates **Paige Dzina** on her graduation from The Covenant School of Dallas. She will be attending Baylor University in the Fall. "Paige, we are so proud of you! We look forward to cheering you on this next season! Love, Mom, Dad, Mollie & Drew."



Madeleine Le and H. Levan are proud to announce that **Claire Levan** will be graduating from Richardson High School with honors. Claire will be continuing her education at the University of Texas at Austin and pursuing a degree in Health & Society.

John and Katie Mihalopoulos announce the graduation of **Dimi Mihalopoulos-Kowaleski** with her Doctorate in Audiology AuD from LSU New Orleans Health Sciences Center. She will begin working in Dallas as an Audiologist this July after a much-needed vacation!



Susan and Mike Viracola announce the high school graduation of their daughter **Avery Viracola** from the Shelton School. She is a top 10 graduate, Captain of her back-to-back State Champion Cheer Team, member of the National Honor Society, and accumulated over 350 volunteer hours throughout high school. Avery will

be attending Saint Mary's College at Notre Dame, IN this Fall.



The Drake Family is proud to announce the graduation of **Kennedy Drake** from Xavier University of Louisiana. Kennedy will receive her Bachelor of Science in Biology. Post graduation, Kennedy will continue to pursue a career in medicine.

*continued page 12*

## 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 2022 or early this year, and didn't already have a sign, you should have received it by now. If you've recently joined and don't have one, please email [membership@northwoodhills.org](mailto:membership@northwoodhills.org) to make sure you're included in the next order. 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 and we'll get you a new one.



## 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 2024, let us know. 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).

City of Dallas Parks and Recreation Department  
and the Friends of Hillcrest Village Green Present:

# HEALTH & FITNESS EXPO

June 17th, 2023  
from 4:00 to 7:00 pm

Meet Businesses from Hillcrest Village including:

- Lee's White Leopard Kung Fu
- Vibrant Life Chiropractic
- The Stretch Zone
- Smile Lab Dallas
- The Exercise Coach F45
- Bespoke Eye Care
- State Farm Agent Maria Melendez
- Z's Good Vibez Juice Bar

Hillcrest Village Green Park  
6959 Arapaho Road  
Dallas, TX 75248

Purchase Raffle Tickets to win one of the curated baskets and support improvements to the park.

For more information visit:  
[facebook.com/FriendsHVG](https://facebook.com/FriendsHVG)




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**JEFF THOMPSON**

Sprucewood Drive Resident  
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## We Could Use Your Help!

The NHHA Independence Day Parade and Festival is a Northwood Hills tradition. This year's 30th annual celebration promises to be bigger and better than ever, which means more folks in attendance, more participants in the parade, and more activities before and after. We need **MORE** volunteers to make it happen! There are a variety of jobs – large and small – just waiting for your participation. Help is needed to coordinate sponsors and volunteers, order and compile supplies, and most importantly to handle tasks that day – from lining up floats and bikes to pushing the button on the famous Dunk Tank to handing out popcorn and cotton candy.

There's a role for anyone/everyone and participation in the event is one of the best ways to meet your neighbors. So if you're new to NHHA or to Northwood Hills...here's your red, white and blue invitation to get involved. Long-time resident? We can use you too! If you'd like to pitch in this year to help make the celebration a success, email **president@northwoodhills.org** to sign up. Shifts are as short as 30 minutes, and it's a great opportunity for service hours if your middle or high-schooler needs some.

## Northwood Hills Elementary Information

*NHE enrollment for 2023-2024 is open online.*

If you have not completed our 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 2023-2024 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.

### YOUR NORTHWOOD HILLS SPECIALISTS



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



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## Crime Reporting

NHHA keeps our members updated about criminal incidents in the neighborhood on a quarterly basis. We also issue crime alerts, as necessary, if there's urgent information that needs to be shared. With the City of Dallas falling victim to a ransomware attack in early May, reporting has suffered. We're hopeful that the incident database will be available again soon and that the backlog of reports will be added once the system is back up and running. Our next Security Snapshot is scheduled to hit members' mailboxes in early July. Want to stay in the loop? Make sure your membership is current!

## What's Happening at Hillcrest Village?

If you've been to Hillcrest Village lately, you've seen the large green space area roped off. It is temporarily closed for repairs. As you can imagine, the green space gets a ton of use by patrons of the restaurants that surround the park. Periodically, Park staff must make repairs and aerate the area. It is slated for re-opening on Saturday, June 17th. For more information, contact the Park Department at 214-671-0303.

## Real Estate Recap

*By Leslie Pulaski,  
Ebby Halliday Realtors*

It's evident that the Dallas-Fort Worth (DFW) area's real estate market remains strong and is expected to continue its upward trajectory in 2023. The region's diverse economy, low unemployment rate, and growing population contribute to the high demand for housing.

The combination of low unemployment and year-over-year increases in median sales prices suggests that the housing market in DFW will likely see similar results as in 2021 and the first half of 2022. However, it's expected to stabilize to a more balanced rate between buyers and sellers. This indicates that while prices may continue to rise, the pace of growth may moderate as the market reaches a point of equilibrium.

DFW's strong job growth plays a significant role in fueling the housing market's success. The availability of employment opportunities in the area attracts more people, further driving the demand for housing. This robust economic growth has positioned DFW as one of the top real estate markets, and this trend is anticipated to continue through 2023.

It continues to be a strong sellers market in our beautiful neighborhood! We are back to seeing multiple offers due to high demand and low inventory. Not all neighborhoods and areas are experiencing multiple offers again, but Northwood Hills remains highly sought after. Furthermore, the price per square foot in our neighborhood has increased more than 6% from the same time period last year.

Considering the fluctuating and increasing mortgage rates, it becomes crucial for sellers to price their homes appropriately to attract potential buyers. Pricing a home competitively is indeed one of the keys to a successful and timely sale, as evidenced by the reduced number of homes with price reductions.

*continued page 9*



# Real Estate Recap

continued from page 8

Northwood Hills Stats	2022	2023
Average Sales Price	\$1,299,889	\$1,138,960
Average Price Per Square Foot	\$284.66	\$303.43
Average Square Feet	4,606	3,733
Average Days on Market	18	29
Number of Homes Sold	18	21

\* Stats cover 1/1/22 - 5/15/22 vs 1/1/23 - 5/15/23

\*\* Of the 21 homes that have sold in 2023, 12 of them sold at, or above, list price.

In mid-May, 30-year mortgage rates averaged 6.39%, indicating a slight increase from early May at 6.35%. Conversely, 15-year fixed rates remained unchanged during the same period. According to Sam Khater, Freddie Mac's chief economist, home prices stabilized during the winter and have started to modestly rise over the past few months. This suggests that while affordability remains a challenge, the stability in mortgage rates provides some certainty for prospective homebuyers, who continue to adapt to the current rates and pursue homeownership.

If you would like more information about the local market, please contact your real estate professional for value and pricing guidance.

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There's a lot of development under consideration or already underway in the vicinity of the Preston Rd and Belt Line Rd intersection. As community meetings are planned, NHHA Members are kept in the loop through MemberMails. There's not enough notice to post most of these meeting dates in the Breeze, which is why being an NHHA Member and checking your emails is so important. The next opportunity to give your input on a Preston Road traffic study will be Thursday, June 15, and Friday, June 16 from 1-3pm both days at the Renner Frankford Library. The Library is located at 6400 Frankford Rd, near the intersection of Frankford and Preston.

## Free Irrigation System Check-ups

With hot temperatures rapidly approaching, it's a great time to assess whether you're watering your lawn efficiently and if there are any problems with your system. Poor irrigation scheduling – watering too often and for too long – is the primary source of water waste associated with landscape irrigation. You may be using a lot more water than your lawn needs, so Dallas Water Utilities is providing free automatic irrigation system check-ups by licensed landscape irrigation specialists.

The check-ups can provide good ideas and financial savings, and help improve the efficiency of your existing irrigation system by identifying:

- Programming errors
- Leaks in the system
- Broken or misaligned equipment
- Problems with pressure (too high or too low)
- Coverage problems

The Irrigation Specialists will also make recommendations such as:

- Programming suggestions
- Turf water requirements
- Possible equipment upgrades
- Repair and maintenance tips

For more information or to schedule your free automatic sprinkler system check-up, visit [savedallaswater.com](http://savedallaswater.com) or call Dallas Water Utilities at (214) 670-3155.

### Van Wunnik and Marcum, LLC Certified Public Accountants

**Janet Marcum, CPA**

Office: (214) 377-8137

janet@jvwcpa.com

www.jvwcpa.com

Fax: (866) 849-0696

13154 Coit Road, Suite 213

Dallas, TX 75240

## Stop the Spread

*continued from page 2*

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 if the City is scheduled to spray inside Northwood Hills.

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

## Welcome New NHHA Households:

**Briar Cove** - Lombardi

**Crestmere** – Crombie, Shoope

**Edgecrest** – Bodiwala/Roberts

**Meadowcreek** – Macpherson

**Meandering Way** - Petersen

**Paldao** - Goldenberg

**Sprucewood** – Bruce

**Stonehaven** – Bryan

**Tanglecrest** - Fernandez

**Village Trail** - Brown

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## 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/> and click on the info graphic.

## Your Ultimate Outdoor Paradise Is Just Around The Corner



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## Congrats to the Grads!

continued from page 5



Trey and Amy Franklin are thrilled to announce the graduation of their younger son **Spencer Drake** and only daughter **Katherine Drake** from The Westwood School. Spencer plans to pursue a psychology degree at the University of North Texas, while Katherine is following her passion for animation to Savannah College of Art and Design.



Whitney and Brent Lemons proudly announce the graduation of their son **Grant Lemons** from Alcuin School. Grant graduates with both a high school diploma and an International Baccalaureate diploma. He will be studying computer science at Colorado School of Mines. "Way to go, Grant!"

Todd and Julie Gathings proudly announce the graduation of their son **Jackson Gathings** from Bishop Lynch High School. He will attend Oberlin College in Ohio beginning this fall to study Economics and play football. "Way to go, Jackson!"

**Cherie Pheiffer**  
Sr. Loan Officer | NMLS #1973450



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- Free Estimates
- Drainage Repairs
- Sump Pump Installation
- Sump Pump Repairs



## Valley View Wilderness Area

The Friends of the Valley View Wilderness Area is a new group formed to advocate for the woods area of Valley View Park by promoting awareness, fundraising, and driving beautification efforts. One of the goals is to transform the Wilderness Area from an overgrown, unusable space to a community green space with marked walking/hiking trails. In April, volunteers started by picking up 25 bags of trash.

The Kick Off Meeting will be held Saturday, June 10 from 9am to 11am. The first half will be spent developing the group's mission, organization, and objectives, followed by a walk-through of the Valley View Wilderness Area to close out the meeting. The group is interested in your creative ideas on how to improve the area. If you plan to attend the meeting or want to send input or ask questions, please email [friendsofthevvwa@gmail.com](mailto:friendsofthevvwa@gmail.com). This is a wonderful opportunity to volunteer for the improvement of a nearby community park.

## Fretz Park Aquatic Center

The Cove Aquatic Center at Fretz Park features a lap pool with diving board, climbing wall, basketball goal, open and closed flume slides, toddler pool, shade structures, picnic tables and lounge chairs, a bath house with family changing rooms, lockers, and a concession stand. Admission is \$6/person and tickets and season passes can be purchased online at [dallasaquatics.org](http://dallasaquatics.org). The Cove is open daily through August 6 (except for Wednesdays) and then open on weekends only after that, through Labor Day.



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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.



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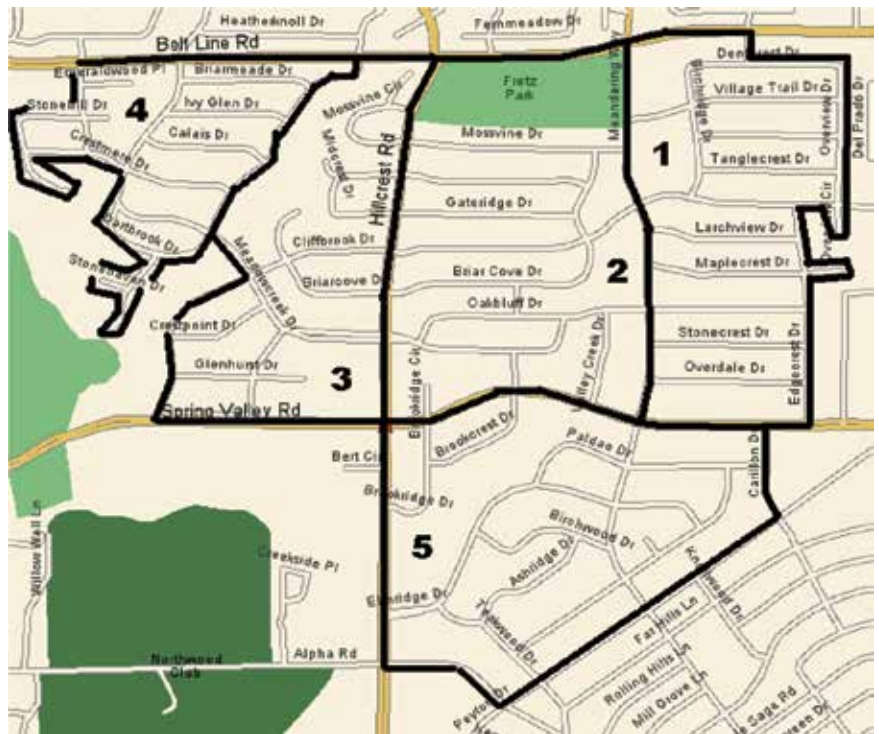
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## Northwood Hills Boundaries and Areas



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

## 2023 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:  
\$400**



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





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

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## Return Service Requested

### **Bulk Trash Collection Calendar**

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
June 12	June 8
July 10	July 6
August 14	August 10
September 11	September 7

*For details on what the city will (and won't) pick up as bulk trash, visit [http://dallascityhall.com/departments/sanitation/Pages/brush\\_and\\_bulk.aspx](http://dallascityhall.com/departments/sanitation/Pages/brush_and_bulk.aspx)*

**DALLAS 311** WAYS TO SUBMIT A SERVICE REQUEST

- Simply call 3-1-1 when inside Dallas' city limits. You may also access Dallas 3-1-1 by calling (214) 670-3111 from any location.
- Visit [Dallas.gov](http://Dallas.gov)
- Access your phone's app store, locate and download the OurDallas mobile app.   
[iPhone App Store](#)   
[Google Play Store](#)

### **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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