

Summer 2023

NORTHWOOD HILLS BREEZE



Shred the Pounds

Back again by popular demand, the Annual Shred Event took place in early June. Over the span of three hours, NHHA Members lost thousands of pounds – pounds of paper and electronics, 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. Quite a few members were grateful to clear up closet space previously occupied by outdated computer towers and printers. 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 and volunteers directing traffic and unloading cars, the process for drop-off was quick and easy.

continued page 2

Inside...

Median Damage	Page 3
Real Estate Recap	Page 6
Celebrating Our Independence	Page 8
Watch Your Car	Page 13

Mark Your Calendar

August 14

RISD First Day of School

September 4

Labor Day

September 8 - 10

*Dallas Chocolate Festival
Fashion Industry Gallery*

September 14 – 17

*GrapeFest
Main Street, Grapevine*

September 14 – 17

*Addison Oktoberfest
Addison Circle Park*

September 21 - 24

*Plano Balloon Festival
Oak Point Park*

September 23

First Day of Autumn

Sept 29 – Oct 22

*State Fair of Texas
Fair Park*

September 30

*Dallas Oktoberfest
Flag Pole Hill*



HOMEOWNERS ASSOCIATION

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

Shred the Pounds

continued from cover

Members undoubtedly saved time and money by utilizing this FREE service inside the neighborhood. NHHA enjoys hosting this annual event and appreciates our sponsors for underwriting the cost:

- **Melinda Spence**, MS Team Real Estate, Compass Real Estate – www.melspence.com
- **Leslie Pulaski**, Ebby Halliday Realtors – www.lesliepulaski.ebby.com
- **Jeff Thompson**, Ready Roofing & Solar – www.readyrooftx.com
- **Mitra Shamsa**, The Shamsa Group, Ebby Halliday Realtors – www.theshamsagroup.ebby.com

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.

DON'T MISS OUT!!



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



Website QR Code



Official Property Tax Reduction Company of SMU Athletics

Median Damage

If you use the Belt Line/Meandering Way entrance into the neighborhood, you probably noticed the rubble and debris 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.

Over the past few months, NHHA has been working with the City to push the insurance claim along. The driver's insurance is not making it easy. After the City used one of their preferred vendors to prepare a quote for repairs, the insurance pushed back multiple times asking for more extensive detail. Apparently the City vendor is not equipped to provide the detail needed, so we are currently seeking another landscape vendor to help us in this area. We need a company that can provide a quote that contains (at a minimum) dimensions of the replacement stone wall, cost of a stone sign, line items on irrigation repairs, linear feet of landscape edging, quantities of replacement plants, materials costs, labor costs, etc. If there is any hope for receiving funds from insurance, we need this step completed. If you are affiliated with or know of a landscaping company that could help us on this issue, please reach out to president@northwoodhills.org.

We know the median damage has been unsightly for months, and we appreciate your patience as we fight to keep our residents from having to shoulder the entire cost of repair.

Van Wunnik and Marcum, LLC Certified Public Accountants

Janet Marcum, CPA

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www.jvwcpa.com

Fax: (866) 849-0696

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Northwood Hills

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It Takes a Village

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, registration, decoration, and tear-down, and supervise 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 the always-great Dallas Police Department for making sure we stay safe!



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Short-Term Rental Update

On a Wednesday night in mid-June, at approximately 11:40 PM, the City Council voted 12 to 3 to adopt the KISS principle, which prohibits Short-Term Rentals (STRs) in single family neighborhoods and allows them (with regulations) in commercially zoned areas and multi-family areas. This means STRs will have a few months to cease operation in our neighborhood. The North Dallas Neighborhood Alliance spearheaded the effort to ban STRs in neighborhoods like Northwood Hills and sent their thanks to the residents who emailed and called Council Members and those who showed up at City Hall and stayed for the duration of the proceedings. We do anticipate that Airbnb and VRBO will seek an injunction or other legal blocking tactics in Dallas, just as they did in Fort Worth recently. City of Dallas Attorneys also anticipate that action. However, for the time being, the KISS principle will be the law.

The result of the vote is a great example of Dallas residents getting informed, speaking up, and making sure their voices are heard. Your calls and emails to elected representatives DO matter. Keep being engaged!



COMPASS

• • **Your Neighborhood Realtor!**

• • Contact us today to strategically market your home!



The Melinda Spence Team

214.538.5500

melspenceteam@compass.com

[@melspenceteam](https://www.instagram.com/melspenceteam)



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.

Things to Plan for With Your Remodel

Sponsorship Advertorial by Traver Construction

We are often asked what to consider when starting a remodel. Here are our top tips to start the process on the right foot.

1. Know and share your budget. Be open with your contractor from the beginning. The final cost may be more or less than that, but knowing where to start is a huge help for everyone involved.

2. Create a detailed set of drawings. These can be created by either an architect or the design build firm completing the remodel and should be done before construction begins. Detailed floor plans with exact dimensions of every aspect, including elevations, are critical to keeping the budget, process, and everyone's expectations aligned.

3. Select your exact materials early in the process. Your materials matter. Some materials have long lead times, some have specific

installation requirements, and some can blow the budget.

4. Plan around kids and pets. Remodeling is very disruptive to your family's day-to-day life. Think about a clean, safe space for your kids and pets to keep them from feeling the full effects of the disruptions.

At Traver Construction, we make sure you're informed and involved at every step of the 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.



Security Snapshots

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 October. Want to stay in the loop? Make sure your membership is current!

Real Estate Report

By The Redpath Team

The second quarter of 2023 brought a renewed balance to the real estate market. Long gone are the days of mortgage rates at 2.8%, 3% and 4%. Though many Buyers put a pause on their search and are holding on to their low mortgage rates, springtime's typical boost in activity and the slowing pace of interest rate hikes re-engaged many prospective buyers. Plus, buyers with a need to move are still purchasing homes and people continue to move to Texas from other parts of the country.

Damille Hall, chief economist at Realtor.Com, explained that the closer we get to the end of the Federal Reserve's tightening cycle, the more likely that rates will decline. We expect mortgage rates to begin to ease gradually in the second half of 2023, heading back to 6% as we near the end of the year. If interest rates start to stabilize, home prices should continue upward, and we may see more inventory.

continued on pg 7

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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www.meyerspride.com

Real Estate Report

continued from pg 6

Data from the MetroTex Association of Realtors shows that home sales and prices are down from June 2022. In June 2023, 8,750 homes sold in the North Texas region, a decline of 4% from June 2022. Days on the market were an average of 41 days, which was twice the time from last year. Sales prices are down just 3% from June 2022. Higher interest rates and low inventory have put a ceiling on sales.

The good news for us is Northwood Hills is doing GREAT! In the second quarter of 2023 there were 14 sales versus 13 sales in the second quarter of 2022. The sales prices ranged from \$778,250 to \$1,750,000 with an average sales price of \$1,195,000. Prices per square foot ranged from \$227 to \$384 with an average price per square foot of \$310. Average days on the market were 29 days. Of the 14 sales, 10 were above \$1,000,000 and 5 sold above the list price. In 2022 the average price per square foot was \$300. Through the first 6 months of 2023, there have been 29 closed sales.

continued on pg 15

Security Yard Sign



One piece of the multi-faceted approach we take regarding neighborhood security is the custom security yard sign available to NHHHA 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.

YOUR NORTHWOOD HILLS SPECIALISTS



THE REDPATH TEAM

A TRADITION OF RESULTS

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



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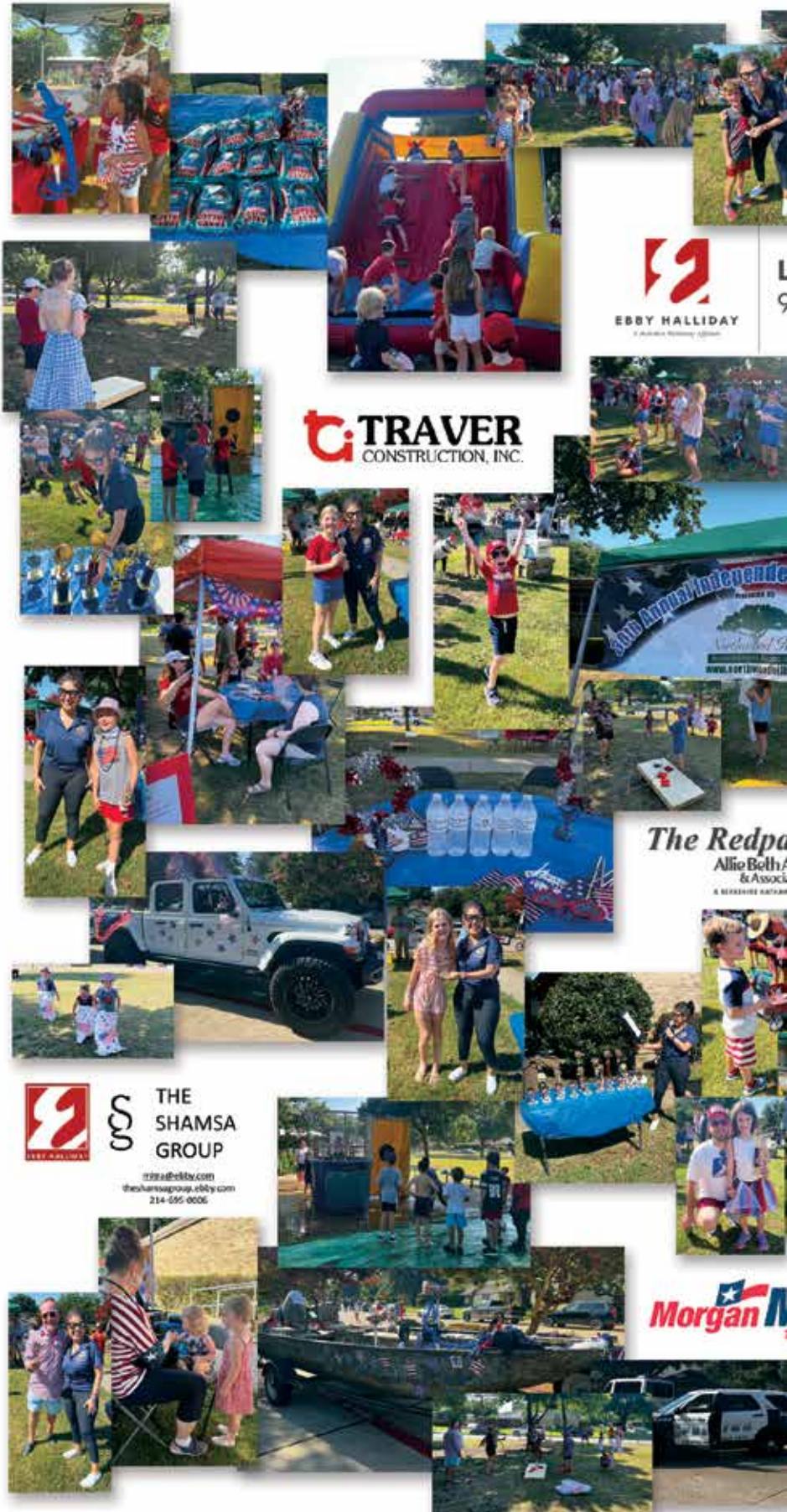
Celebrating Our Independence

The 30th 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, but attendees managed to keep their cool with help from free water and shade tents, and enjoyed themselves for a couple hours on a Tuesday morning in summer. 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.

After the Pledge and National Anthem, the parade stepped off, guided by our trusted DPD officers. Spectators were wowed with an impressive visual display of decorated floats, Broncos, Jeeps, classic cars, trikes, bikes, strollers, walkers, and four-legged friends. There was even a patriotic fishing boat!

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, delivering an official

continued page 9





Celebrating Our Independence

continued from page 8

resolution commemorating our event, and presenting us with an American flag that flew at the State Capitol.

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 DJ Cruz from The New Mix 102.9. 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.

- Melinda Spence Team of Compass Real Estate
- Morgan Meyer for Texas
- The Redpath Team of Allie Beth Allman & Associates
- Van Wunnik and Marcum, LLC (Certified Public Accountants)
- Leslie Pulaski of Ebby Halliday Realtors
- Ready Roofing & Solar
- The Shamsa Group of Ebby Halliday Realtors
- Traver Construction
- Private donation from Henderson Family

NHE Upcoming Events

August 14

First Day of School – 7:50am

September 4

Labor Day – No School

September 20 – 1pm

RISD Early Release Day

October 6

Student Holiday

October 9

State Fair Holiday

October 25

RISD Early Release Day

November 6-7

Student Holidays

November 20-24

Student Holidays

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 group on Facebook.

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

continued page 11

§
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mitra@ebby.com | mina@ebby.com

Bulk Trash Etiquette

continued from page 10

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.

Texas Waterboys Sprinkler & Drainage

Texas Waterboys is a premier Irrigation and Drainage company servicing Dallas and surrounding areas. We specialize in custom residential and commercial installation and repairs. We have been in business for over 35 years.

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- Sprinkler Repairs
- All Permits
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- Monthly/Yearly Maintenance plans available
- Leading Drainage Experts
- French Drain Installation
- Free Estimates
- Drainage Repairs
- Sump Pump Installation
- Sump Pump Repairs



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JEFF THOMPSON

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Budget Town Hall Meetings

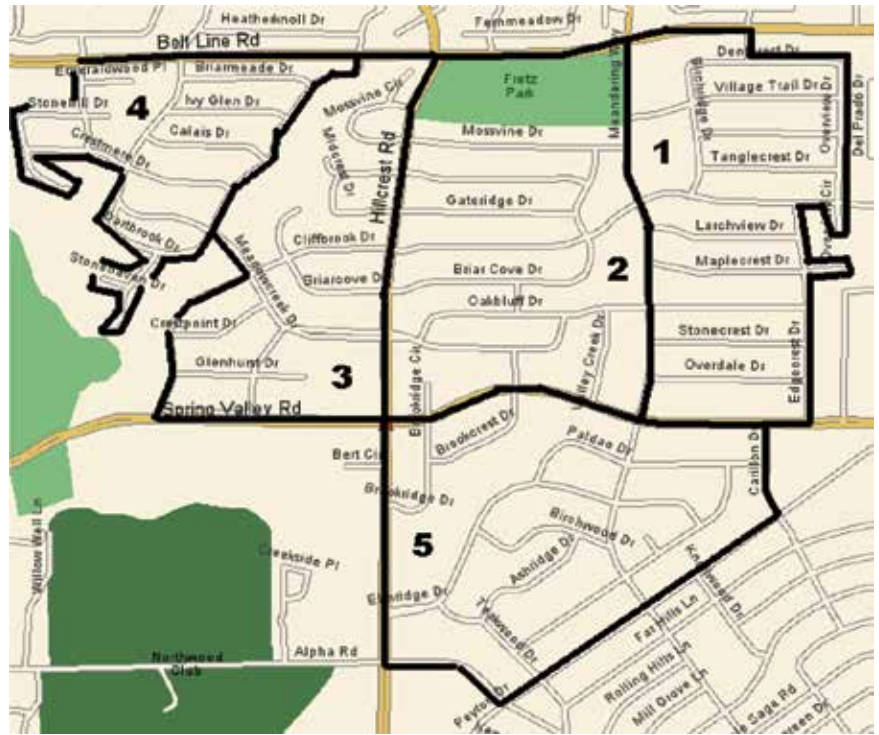
Budget Town Hall with District 11 Council Member Schultz

Tuesday August 15th
6:00 – 7:00pm
Prism Center, 5580 Peterson Lane,
Suite 160

Joint Budget Town Hall with District 11 Council Member Schultz and District 10 Council Member Stewart

Monday August 21st
6:00 – 7:00pm
Willie B. Johnson Rec Center,
12225 Willowdell Dr.

Northwood Hills Boundaries and Areas



Visit www.northwoodhills.org to pay your membership dues on-line or use the form on page 15!

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Watch Your Car

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.

Changes to Incident Reporting

As of July 3, Dallas Police Department will require mandatory online reporting of certain NON-EMERGENCY offenses through the Dallas Police Online Reporting System.

There are several different incident types that can be submitted online including accidents, burglaries of motor vehicles, graffiti, identity theft, and criminal mischief. Navigate to <https://dallaspolice.net/reports/Pages/coplogic.aspx> to review a list of eligible incidents and to submit one, if necessary.

If the incident you are reporting has a known suspect, you should call 911.



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- Dressing
- Grooming
- Toileting Assistance
- Incontinence Care

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- Meal Preparation
- Light Housekeeping
- Alzheimer's+Dementia Care**
- Engagement Behavior Management Safety

Hospice Care Support Services

- 24-hour Care
- Overnight Care
- Emotional Support & Personal Care

Transitional Care Services

- Post-op Recovery
- Discharge Instruction Compliance

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Cassioca.mm@gmail.com



Your Northwood Hills
Neighbor & Real Estate Expert

LESLIE PULASKI



Welcome New NHHH Households:

- Cliffbrook** - Lenz
- Crestpoint** - Sepulveda
- Dartbrook** - Pinker
- Overdale** – Ishihara
- Spring Valley** - Parmerlee

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.



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- 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.

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.

Real Estate Report

continued from pg 7

This is still a good market to purchase or sell a home. Real estate has typically been a solid long-term strategy for building wealth in America. Northwood Hills continues to be a very desirable and sought-after neighborhood. Our inventory is low, but homes still must be priced correctly. Not all homes are moving within 3 to 4 days. The homes that are priced correctly - with a good drive-up, updated, and are staged if needed - are receiving multiple offers.

Contact your local real estate professional to find out if it is a good time for you to sell.

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Return Service Requested

Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
August 14	August 10
September 11	September 7
October 9	October 5
November 13	November 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 <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/>

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
- Access your phone's app store, locate and download the OurDallas mobile app.
[iPhone App Store](#)
[Google Play Store](#)

The Northwood Hills Breeze

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