

Fall 2023

NORTHWOOD HILLS BREEZE



Northwood Hills

HOMEOWNERS ASSOCIATION



Station 56 Support

In late 2022, the fire station at Fretz Park suffered damage from an accidental kitchen fire. Due to the extent of the damages, the site was out of service for many months. As you can imagine, the crew at Station 56 was eager to get back to their home away from home. The City replaced some items, but their food staples and many of their kitchen supplies were not replenished. To make sure their homecoming was sweet, the Station reached out to NHHA for help. Our residents answered the call by donating cutlery, spices, appliances, cooking oils, other pantry staples, window curtains, and close to \$4,000 in gift cards. The crew knows just how generous our residents are from prior projects, but they were still floored at the outpouring of support. NHHA would like to sincerely thank everyone who contributed time, money, and goods to our beloved local heroes. They deserve it!

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Mark Your Calendar

Nov 9 – Dec 31

*The 12 Days of Christmas
Dallas Arboretum*

Nov 11 – Jan 5

*Trains at NorthPark
NorthPark Center*

Nov 19 – Dec 31

*Holiday in the Park
Six Flags Over Texas*

Nov 17 – Jan 2 (select nights)

*Dallas Zoo Lights
Dallas Zoo*

Nov 24 – Dec 3

*The Nutcracker
Winspear Opera House*

Dec 2 – 9am

*Dallas Holiday Parade
Downtown Dallas*

Dec 9 – Dec 10

*Dallas Marathon Festival
Dallas City Hall Plaza*



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

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 packages and keep them secure until you're ready to retrieve them (Amazon and Fedex are a couple of options for Lockers).

continued on pg 14

Cherie Pheiffer
Sr. Loan Officer | NMLS #1973450

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Why Wait? Your 2024 Membership Can Start Today

If you're contemplating joining the Northwood Hills Homeowners Association, don't wait 'til 2024... 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 options 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

continued on pg 13

Local Real Estate Redefined.



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 | 
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NHHA Leadership

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secretary@northwoodhills.org

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Oak Wilt Education

Northwood Hills has suffered from oak wilt in the past, and the best advice for avoiding this disease is to trim at the right time, use a knowledgeable provider, and paint the cuts if deemed necessary. The pruning of oak trees should be avoided from February to June and should be performed outside those months only by a licensed arborist using sterilized equipment, proper cuts, and proper sealing of wounds. One of the least hazardous periods for pruning is during the coldest days in midwinter.

For more information on prevention, identification, and management, please visit the Archives page of northwoodhills.org and navigate to the Oak Wilt Informational Pamphlet. You can also visit texasoakwilt.org.



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Winterize Your Home

Summer temperatures stretched into Fall, but Winter is rapidly approaching. If you haven't already, begin planning the steps you'll take to winterize your home. Here are some things to consider as we enter the colder months of the year:

- **Clean your gutters.** If your gutters are full of leaves and debris, they'll trap water from rainfall. When the first freeze happens, that water turns to ice, which can weigh down the gutters and cause them to pull away from the house.
- **Service your furnace.** A check-up can ensure your furnace will be functional all season long. After months of not being used, it's helpful to have it cleaned and inspected before you'll need it most. Don't forget to change your filter.
- **Seal drafts.** Weather-stripping and/or caulking your doors and windows is an affordable way to conserve energy and keep your home comfortable.
- **Replace missing roof shingles and seal vents.** If water penetrates your house through openings in the roof, it can be especially harmful in the winter if the water freezes in your attic.

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§
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With over 15 years in the roofing industry, our owner-operated company focuses on integrity, quality of workmanship, safety for both our employees and our clients, and our responsiveness in production. We always operate with our clients' best needs in mind and value the relationships we build with our clients over the years. Meyer's Pride is dependable and reliable, and we will be around after the job is done. You can rest assured that if a problem arises, we will be there to fix it. We take pride in our work so you can take pride in your property!

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Call or text the owner, Brien Meyer, at (954) 913-0517 to schedule your free roof inspection.

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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.

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Cutting Through the Noise – Real Estate Recap

By Melinda Spence, Compass Real Estate

I don't know about you, but it sure is hard to cut through all the noise in the media about the housing market. Of course, we have to remember we have local and national news giving us general, broad-sweeping information and not specific information pertinent to our neighborhood or the surrounding areas. The landscape of the Dallas housing market has shifted. Mortgage rates have risen, impacting both buyers and sellers. While rates are still relatively low compared to historical averages, they are higher than what we've seen in previous years. For buyers, this means higher monthly mortgage payments. The increased interest rates have made homeownership a bit less affordable, and some potential buyers may need to adjust their budgets or housing expectations because of it. As well, the higher interest rates have removed for many the sense of urgency to jump on a house the day it hits the market. Buyers understand their dollar is costing them more than it did in previous years and aren't as quick to overlook deferred maintenance or repair

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Cutting Through the Noise – Real Estate Recap

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issues. They are definitely looking to negotiate pricing and terms of an offer. So, if you see a home on the market for more than 21 days, don't automatically think something is wrong with it. Sometimes, the right buyer just hasn't come along.



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The Melinda Spence Team

214.538.5500

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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.

Sellers are experiencing a market that's becoming more balanced. Properties are still in demand, but they may not sell as quickly as we've seen in the last 3 years. The advantage is no longer solely with the sellers, and they will need to be more competitive with pricing and property condition.

The last couple of years we have seen properties sell quicker, with multiple offers, and inventory remained low. This year specifically we have seen some properties sell fast, with multiple offers, while others stayed on the market for longer days than recent years. When talking with clients, friends, coworkers, and family, I have shared that if you remove 2020 – 2022 data, and look at days on market now and before,

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Solar Eclipse Watching

Northwood Hills residents enjoyed the annular solar eclipse on Saturday, October 14th. The DFW area got between 80% and 85% viewing coverage. Mini crescents being projected on pavements was a fun bonus! If you missed it, you'll get another chance next spring as a total solar eclipse will happen on April 8, 2024. Buy your eclipse glasses in advance!





Fall in North





Northwood Hills



NHE Upcoming Events

November 20 - 24

Thanksgiving Week – No School

December 21

Early Release/Grading Period Ends

December 22 – January 8

Winter Break – No School

January 15

Martin Luther King, Jr Day – No School

February 15

Early Release – 1pm

February 19

Student Holiday – No School

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.



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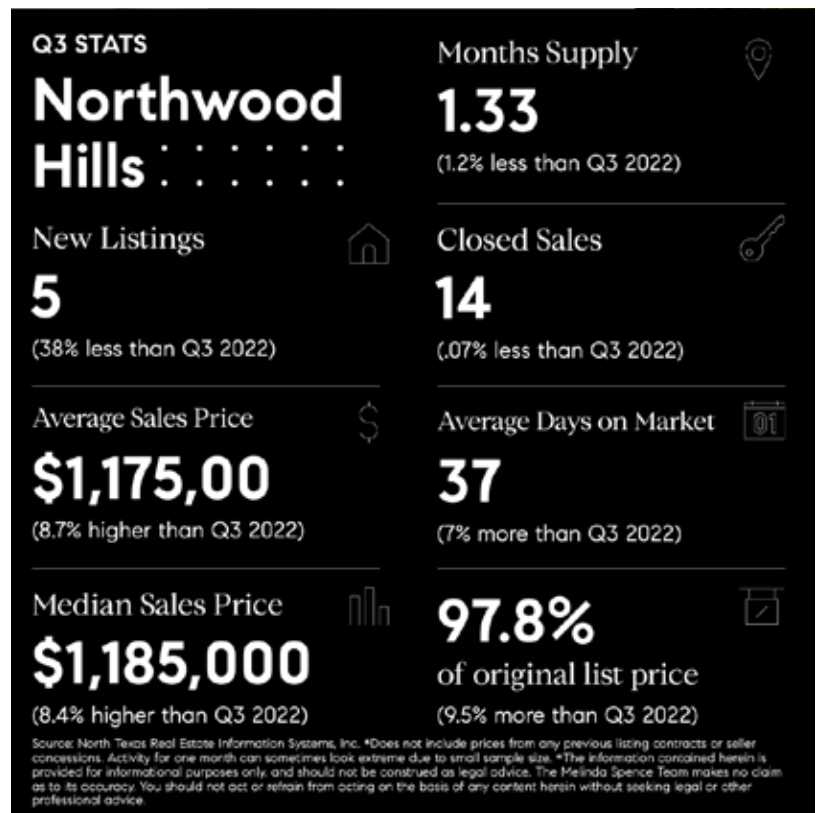
Cutting Through the Noise – Real Estate Recap

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they are super close. Dallas remains an attractive destination for those seeking a vibrant job market and a favorable cost of living. We continue to have large corporations looking to move their headquarters to Texas, and specifically the Dallas area.

Pricing and preparation have never been more important in this shifting market. The Dallas housing market is resilient, but the impact of interest rate increases in 2023 is a reminder that real estate dynamics can change. Both buyers and sellers should stay informed about market conditions and mortgage rate trends to make informed decisions in this evolving landscape. The following graphic shows data from Q3 2023 vs. Q3 of 2022. There was less activity overall, but sales prices remain strong.

I say it every year and this year is no different: regardless if you are considering buying or selling, you need a trusted full-time real estate advisor to keep you informed and educated about what is happening in our local neighborhoods.



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.



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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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Winterize Your Home

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- **Prepare your outside faucets.** Disconnect hoses and splitters from the spigot. Install a hose bib cover on each outdoor fixture.
- **Check your fireplace.** Consider having the chimney professionally cleaned to remove last year's build-up of creosote and ash. Inspect the interior for cracks and make sure the chimney cap is in good shape.
- **Monitor your thermostat.** If you're planning a holiday vacation, resist the temptation to turn off your thermostat while you're gone. You not only run the risk of freezing pipes if there's no heat in the house, but your system will have to work too hard to get things toasty again when you return. Lowering the temperature while you're away is safer than a dormant furnace.
- **Pack up the patio furniture.** It's unlikely you'll be spending much time outside in freezing temps, so pack up the patio furniture, or at least the cushions, and store them during the winter to extend their life.

DON'T MISS OUT!!

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Why Wait? Your 2024 Membership Can Start Today

continued from page 3

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 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.

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

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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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HOMEOWNERS ASSOCIATION

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Welcome New NHHA Households:

Cliffbrook – Lenz, Walker Chan

Crestmere – Blevins

Crestpoint – Sepulveda, Wiessman

Dartbrook – Pinker

Larchview – Li/Xu

Maplecrest – Tong/Zhang

Mossvine – David/Tuten

Oakbluff – Martinez Arnold

Overdale – Ishihara

Overview – Anderssen/Barbee

Spring Valley – Parmerlee

Tanglecrest – Robertson

Holiday Crime Prevention

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- 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.

YOUR NORTHWOOD HILLS SPECIALISTS



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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**



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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: _____

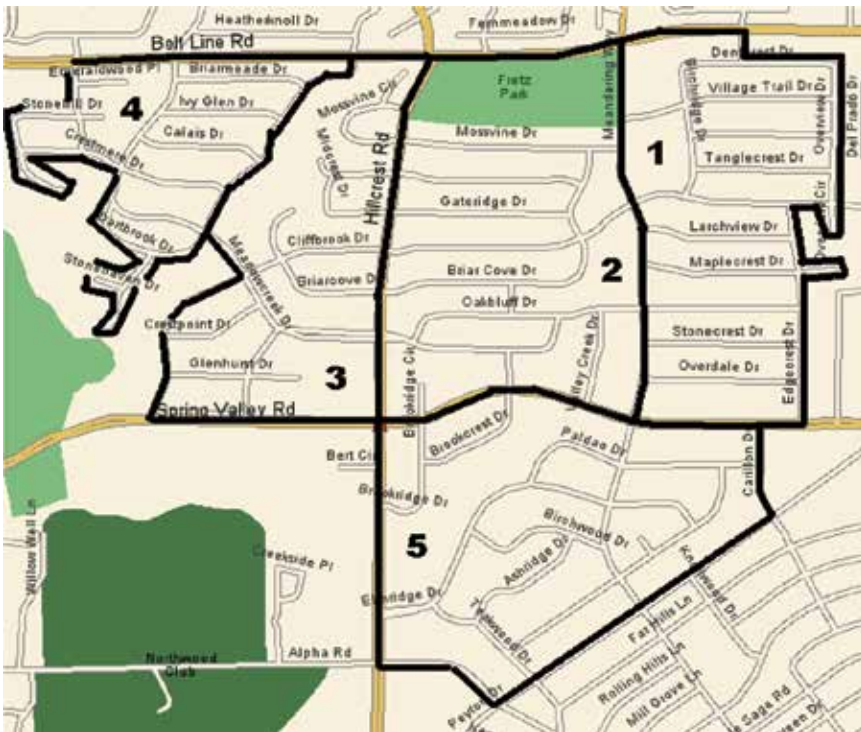
Comments or questions? _____

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.

Northwood Hills Boundaries and Areas



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Return Service Requested

Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
November 13	November 9
December 11	December 7
January 8	January 4
February 12	February 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