



2024 Annual Membership Meeting

There's a lot to love about Northwood Hills!
Welcome Members, Neighbors and Guests



If You Please...

- Give each speaker your attention; aside conversations make it hard to hear.
- Review the 2023 Annual Meeting minutes – page 2 of your packet.
- Turn cellphones to OFF or vibrate.
- If you are making a motion or second, please raise hand and introduce yourself.
- Q&A is at the end of each speaker's portion. Let's get through the updates and business details first.



2024 Annual Membership Meeting

Agenda

- NHHA Updates & Financials
- In your packet – Voting Items (3)
 - 2023 Annual Meeting Minutes
 - Board of Directors Election
 - Financial info/approval of 2024 budget

Who can question/comment? All are welcome!

Who can vote? 2023 and/or 2024 NHHA Members

- **1 vote per household**
- **Honor system**



2024 Annual Membership Meeting

Approval of Minutes from 2023 Annual Meeting

- Motion
- Second
- Vote

Your Hosts This Evening... NHHA Board Members

Area 1 –

E. of Meandering Way; N. of Spring Valley

Represented by:

Janet Marcum

(seeking second term as Rep)



Area 2 –

**Hillcrest to Meandering Way,
N. of Spring Valley**

Represented by:

Rennie Meriwether

(rolling off service)



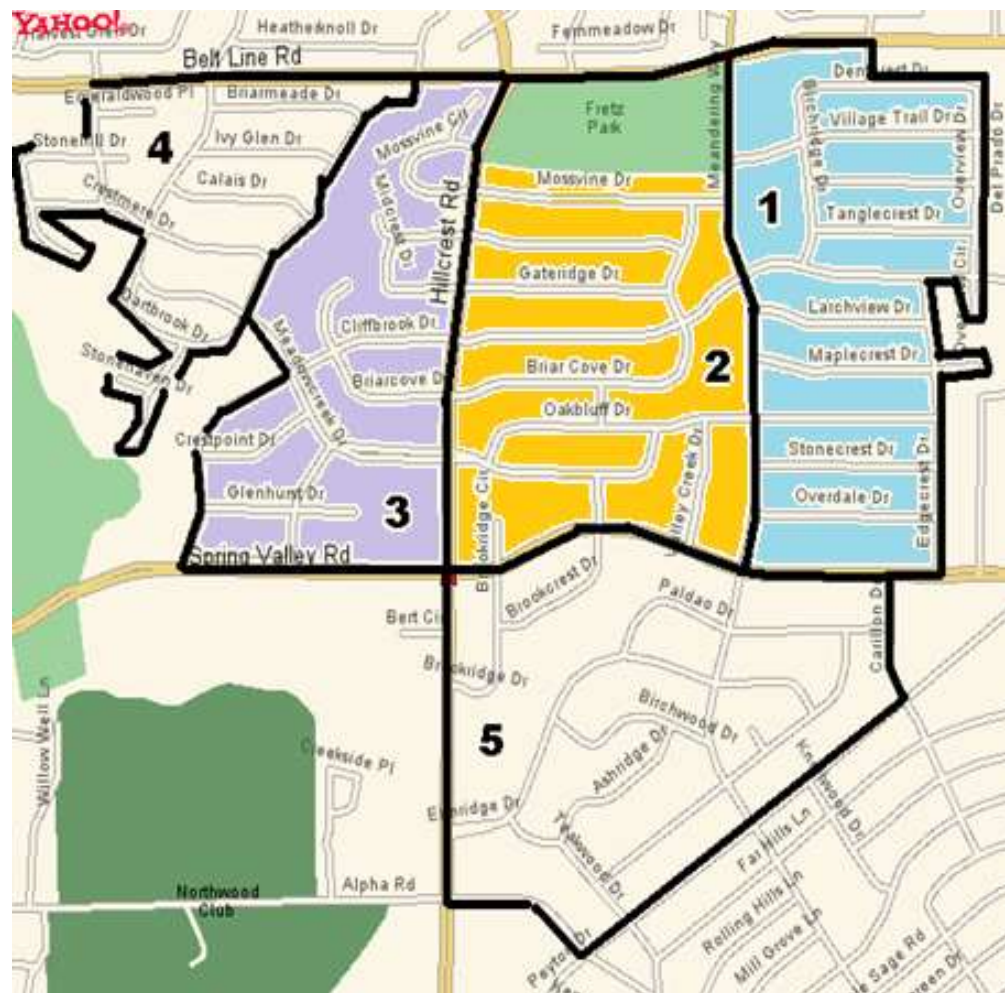
Area 3 –

**Hillcrest to the
Creek Behind Dartbrook**

Represented by:

Tim Tincknell

(serving first term as Rep)



***Contact information for all of
us is in every issue of the
Breeze and on the website.***

Your Hosts This Evening... NHHA Board Members

Area 4 –

Dartbrook to floodplain

Represented by:

Suzie Birnbaum

(rolling off service)



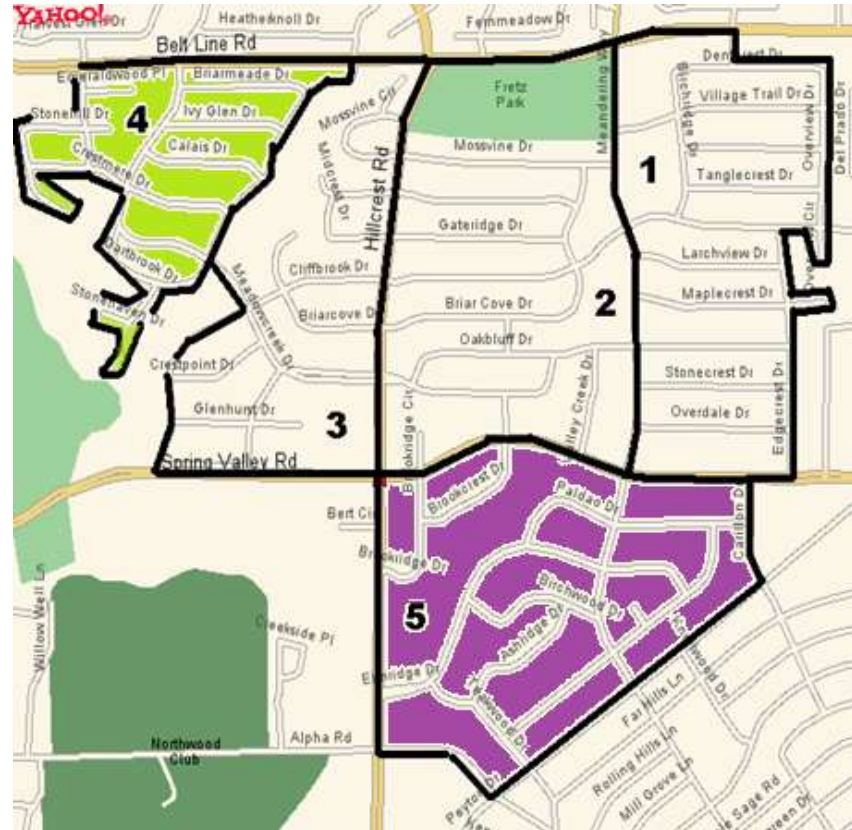
Area 5 –

South of Spring Valley

Represented by:

Jeff Thompson

(rolling off service)



At-Large Directors

Charles Blaschke
(moving to Area 2
Rep; seeking
second term)



Robin Burch
(moving to Area 4
Rep; seeking
second term)





Your Hosts Tonight...

NHHA Advisors, Volunteers & Officers



Tim Tincknell

Treasurer: 2021- present



Janet Marcum

President: 2016- present



Mike O'Reilly - Chairperson

Beautification

Special Projects



Kristen Holden - Chairperson

Membership Outreach



Lauren Kinney

**Secretary: 2022-
present**

Thank you to the spouses and family members who support our Board Members!

Changing of the Board

Slate of Nominees

Seeking a two-year term:



**Tina Clinton
At-Large Rep**



**Mike O'Reilly
At-Large Rep**



**Peter D'Apice
Area 5 Rep**

- Motion
- Second
- Vote

Seeking a second term:

**Charles Blaschke IV
Robin Burch
Janet Marcum**

What We Do

NHHA serves roughly 530 member households and nearly 1,200 homes.

NHHA is not an enforcement agency.

We can not levy fines, enforce deed restrictions, or declare code violations. We exist to provide tangible benefits to the residents of Northwood Hills. We also provide education and assistance, when possible.

What Can You Do?

- **Use 311**

- Bulk Trash Violations; High Weeds; Obstructions; Missed Trash Pick-Up; Potholes; Stagnant Water; Uprooted Signs
- App, Online, Phone



- **Call 911**

- Suspicious vehicles; Suspicious activity
- Use Ring Neighbors app and iWatch Dallas app

- **Know Your Neighbors**

- Fill out a Know Your Neighbors Grid
- Get to know cars, faces, pets
- Help when you see packages sitting out
- See something, say something!

KNOW YOUR NEIGHBORS!
If you see suspicious activity at your neighbor's home, call 911 first, then your neighbor.

ACROSS THE STREET		
Address _____	Address _____	Address _____
Name _____	Name _____	Name _____
Phone _____	Phone _____	Phone _____
E-mail _____	E-mail _____	E-mail _____
Notes _____	Notes _____	Notes _____

YOUR STREET

NEIGHBOR	YOUR HOUSE	NEIGHBOR
Address _____	Address _____	Address _____
Name _____	Name _____	Name _____
Phone _____	Phone _____	Phone _____
E-mail _____	E-mail _____	E-mail _____
Notes _____	Notes _____	Notes _____

YOUR ALLEY

BEHIND NEIGHBOR	BEHIND YOUR HOUSE	BEHIND NEIGHBOR
Address _____	Address _____	Address _____
Name _____	Name _____	Name _____
Phone _____	Phone _____	Phone _____
E-mail _____	E-mail _____	E-mail _____
Notes _____	Notes _____	Notes _____

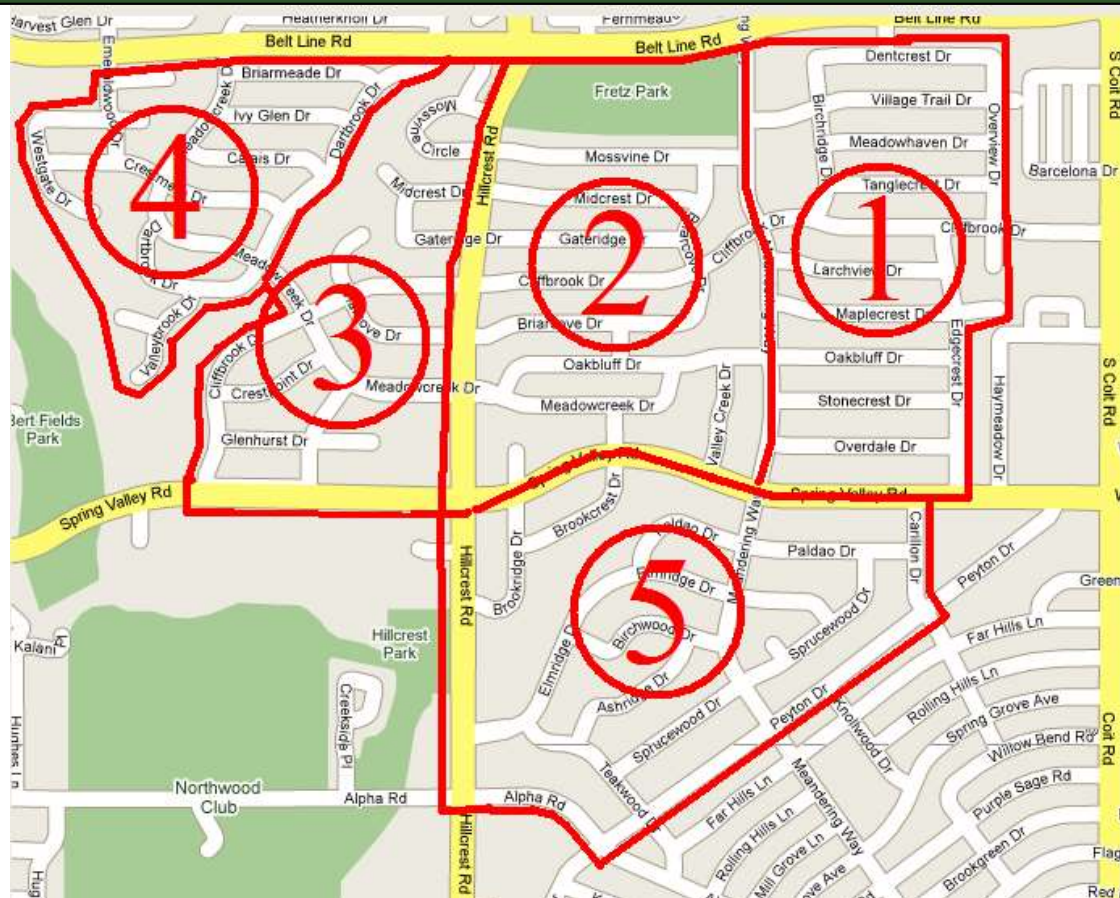


2024 Annual Membership Meeting

Neighborhood Update: Security/Crime Robin Burch



Security/Crime



Challenges:

- **Size: 2 square miles of territory**
 - **Size: 45 miles of streets and alleys**
 - **“Porous”:** 43 street entrances off primary access roads (Hillcrest, SV, Belt Line, Alpha, Coit, Meandering Way)
 - **Hundreds of ways out**
 - **Affluent neighborhoods are targets: we have nice “stuff.”**
- **5 “Areas” help us describe Northwood Hills internally but are meaningless to those outside**
 - **Boundaries are invisible to criminals**

2023 In Review

- **We contract with GardaWorld for neighborhood patrol**
- **Officers are on duty 7 days a week**
- **112 hours per week standard coverage (16 hrs/day)**
- **Supervising officer works daytime during weekdays; Two other officers handle overnights and Sat/Sun shifts**
- **Hundreds of out-of-town home checks each year**
- **Monitoring unsafe practices; discouraging solicitors**
- **Lost pet reunions**

Layers of Security

- Starts and Ends with homeowner attention/vigilance: door, window and gate locks, setting alarm system, using video surveillance, being alert to suspicious persons/vehicles/situations **AND CALLING 911**
- Report EVERY crime to DPD...if there's no incident report, it "didn't happen"
- Use Ring Neighbors app and submit video directly to DPD; use iWatch Dallas app to send tips (can be anonymous)



- **NHHA Tools**

- Curb addresses, alley signs, yard signs, Security Snapshot, Crime Alerts, Meetings with DPD, incident victim outreach
- Security Patrol – Expectations & Limitations; Out-of-Town Home Checks
- Surveillance Cameras and Signage – Expectations & Limitations

Criminal Incidents - What are we really talking about?

- **Burglary/BMV**: entering your LOCKED, UNLOCKED or OPEN home, garage, shed, trailer, car...and taking property. No encounter with the criminal.
- **Robbery**: the victim and criminal come face-to-face
- **Assault**: Intimidation, Harassment, Physical Violence
- **UUMV**: Unauthorized Use of a Motor Vehicle – intentional operation without consent
- **Theft**: authorized entry or no entry; includes fraud/identity theft, package theft, personal property theft. Ex: mower from yard, repairman steals credit card, purse from the estate sale, etc.
- **Criminal Mischief**: purposeful damage to property – mailbox destroyed; object thrown through the window



Security/Crime

Crime Statistics: Year-to-Year Comparison

	2023	2022	2021	2020	2019
Burglary	3	11	6	2	4
BMV	2	14	7	18	13
Robbery	0	0	0	1	2
Assault	2	1	2	6	3
UUMV	3	4	7	3	0
Theft	21	21	25	23	26
Criminal Mischief	6	4	2	8	7
TOTALS	37	55	49	61	55

Security/Crime

2023 Incidents by Area & Type



Area	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	
Burglary	1	1	0	0	1	3
BMV	1	0	0	1	0	2
Robbery	0	0	0	0	0	0
Assault	0	0	0	1	1	2
UUMV	1	1	0	0	1	3
Theft	5	1	5	1	9	21
Criminal Mischief	1	3	0	1	1	6
Area Totals	9	6	5	4	13	37



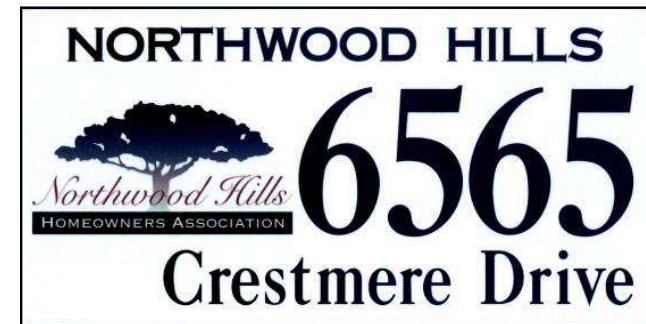
2024 Annual Membership Meeting

Member Benefits

Janet Marcum

Member Benefits

- Curb address
- Alley address sign
- No Solicitors sign
- Yard Sign
- Security Patrol
 - Real-time response
 - Out-of-town checks



Programs

- Annual Meeting of the Membership
- Good Neighbor Day
- Paper Shred/Elec Recycling
- Community Meetings
- Education as Needed
- Summer Helpers
- Mosquito Dunks





Independence Day Parade & Celebration





Thank You, 2023 Parade Sponsors!



COMPASS



EBBY HALLIDAY
A Berkshire Hathaway Affiliate

Leslie Pulaski
972-571-8552



Van Wunnik and Marcum, LLC
Certified Public Accountants



Craig Henderson

The Redpath Team

Allie Beth AllmanTM
& Associates

A BERKSHIRE HATHAWAY AFFILIATE



2024 Annual Membership Meeting

Beautification

Mike O'Reilly

Beautification

Median Locations

- Meandering Way – 5 medians from Belt Line to Cliffbrook
- Meadowcreek East – Hillcrest to Oakbluff
- Meadowcreek West – Hillcrest to Oakpoint
- Spring Valley – Hillcrest to Brookridge
- Hillcrest at Belt Line – southwest corner
- Elmridge – east of Hillcrest (The Greenway handles this one)



Areas of Responsibility

- Median Maintenance (mow/edge/clean, fertilize, weed/pest control)
- Damage Repair (footers and markers)
- Irrigation
- Seasonal Color (where irrigation is available)
- Tree Trimming
- April Alley Clean-Up, Bulk Trash Signage



Beautification

2023 Challenges

- Outdated equipment
- Lack of power; controllers are battery-operated
- Lack of irrigation in some areas
- Careless drivers causing major damage
- Frustrating process dealing with City
- Failing mortar in stone wall at Hillcrest/Spring Valley



2024 Potential Projects

- New mulch and plantings
- Repair damage at Belt Line and Meandering Way with insurance funds
- Brainstorm ways to prevent or minimize damage from future accidents



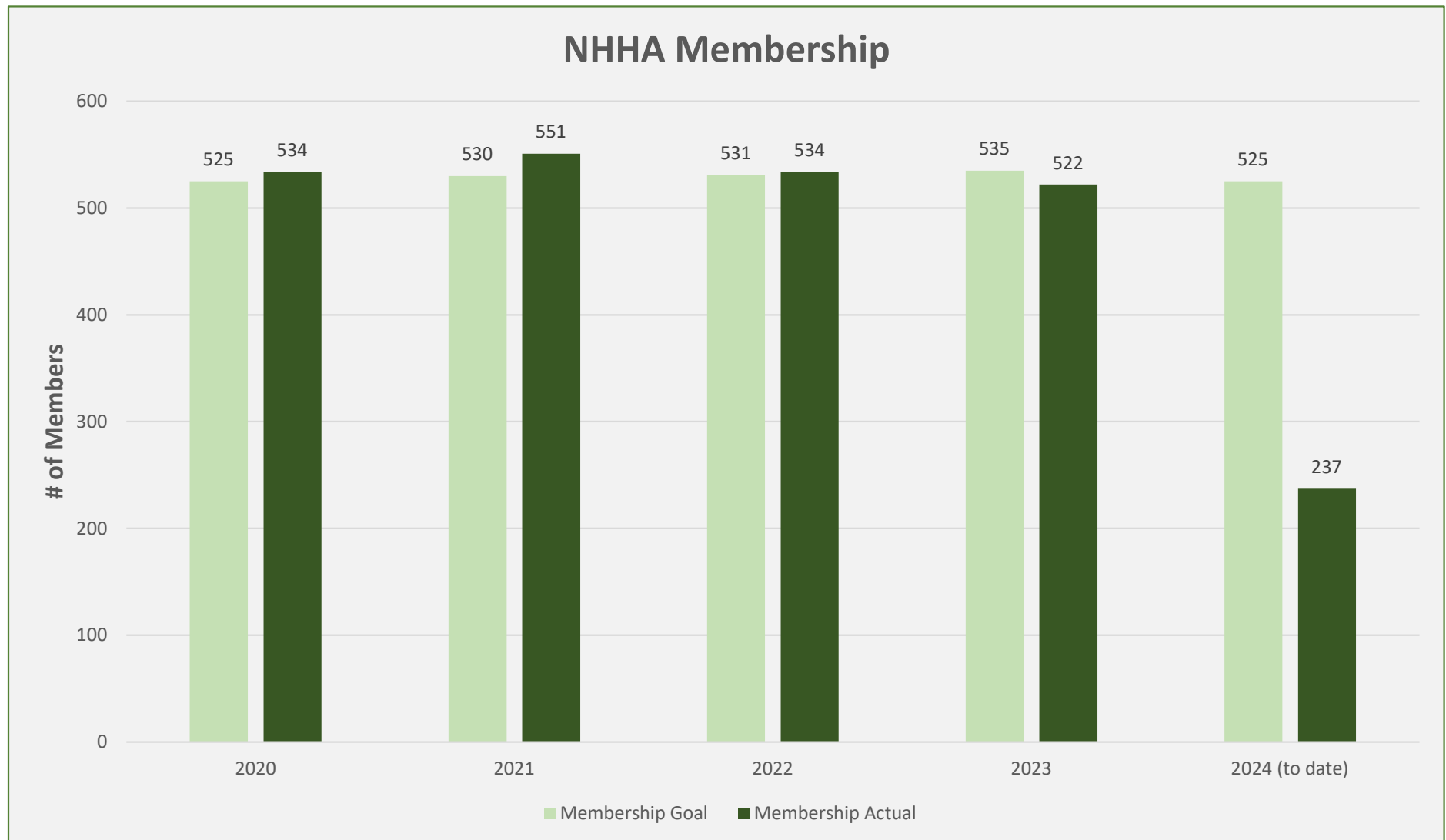
2024 Annual Membership Meeting

Membership: Stats & Dues

Janet Marcum

Membership Stats

- ❑ **2023 Membership – 522 (vs. goal of 535)**
- ❑ **2024 Goal – 525; 237 so far**



Membership Stats

MEMBERS VS NON-MEMBERS BY AREA FOR 2023



■ NON-MEMBERS
■ MEMBERS

Dues Payment

2024 Dues are payable now – \$400

Pay Your NHHA Dues Online

Payment for: \$400 Join for 2023 or \$415 to cover processing fees

\$400

Please enter your contact information and then click Secure Checkout.

First Name

Last Name

Your Email Address

House Number (e.g. 123)

Street Name (e.g. Main Street)

Dallas, TX

Please answer this question to prove you're a human (and not a "spambot")...

10 =

Secure Checkout

PayPal

MasterCard VISA AMERICAN EXPRESS DISCOVER NETWORK

No Paypal Account Required

Dues may be
paid either
online,
through Zelle,
or by check

If you prefer, you may [download the Membership Form](#) and mail your check. You can also send your dues via Zelle to membership@northwoodhills.org. To make updates to your contact information, please fill out a [membership form](#).

If you are paying semi-annually or quarterly, please mail payments to:

PO Box 800874
Dallas, TX 75380-0874

Why online payment is good for YOU, an NHHA member

- It's secure. We use PayPal, a well-respected and well-known payment processor. Your transaction is safer than putting a check in the mail.
- It's easy... just a few clicks and you're done.
- You'll receive a confirmation email for your records.
- You can use any major credit card or your Paypal account.
- It's FREE for you! If you want to include a donation to defray a portion of the processing fees, we greatly appreciate that!

Why online payment is good for NHHA

- The convenience encourages members to pay in full, and pay earlier in the year. This helps us budget more efficiently.
- Online payment reduces the number of checks that must be processed by hand, reducing the possibility of error.
- Online payments are deposited directly into our bank account, improving cash flow.

Please note that contributions to NHHA are not deductible as charitable contributions for federal income tax purposes.

www.northwoodhills.org

Membership Application/Verification

- **Let us know if your contact information has changed**

- **Phone Numbers**
(home or cell)
 - **Numbers are made available to Security Patrol, in the event of an emergency**
- **Email addresses**
 - **Needed for MemberMail**

- **Can update contact information via:**

- **Mail**
- **Online**
- **Email**



The screenshot shows the Northwood Hills Homeowners Association website's membership application page. At the top is the association's logo. Below it is a navigation menu with links: Home, Benefits, Pay Your Dues, Meet the Board, Security, Archive, Gallery, NHHA Map, and a search icon. A green banner below the navigation contains the text 'NHHA Membership Application/Verification' on the left and 'Home / NHHA Membership Application/Verification' on the right. The main content area starts with a note: 'If you prefer you may download the [membership application](#) in PDF format.' Below this are three radio buttons for membership status: 'I am a current member confirming my contact information', 'I am unsure of my membership status; please contact me', and 'I am a NEW MEMBER'. A paragraph states: 'NHHA dues are \$300 for the current calendar year. If paying by check, you may pay the full year, semi-annually, or quarterly. Online payments are accepted for the full year amount.' The form includes several input fields: 'Name*', 'Cell Phone*', 'Email*', 'Spouse', 'Spouse's Cell Phone', 'Spouse's Email', 'Address*', and 'Home Phone'. Below these is a section for volunteer interests with checkboxes for 'Security/Crimewatch', 'Independence Day Parade', 'Beautification', 'Membership Recruitment', 'Special Events & Programming', 'Marketing/Public Relations/Advertising', and 'Other'. A text box labeled 'Please enter other areas of interest here' follows. At the bottom is a large 'Comments' text area. A footer note says: 'If you have questions about NHHA membership, benefits or programs, contact membership chair [Heather Catelotti](#) or [our president](#).'

www.northwoodhills.org

Communications

Janet Marcum

THE NORTHWOOD HILLS BREEZE



Found German wirehaired pointer off Meandering Way.
Do you recognize him?



A black male German wirehaired pointer was found a little while ago in Northwood Hills. He is wearing an orange collar. He was dropped off at the Northwood Veterinary Clinic and they are trying to locate the owner. If you recognize him, please call them at (972) 233-8161.



Security Alert

We've been made aware of two criminal incidents occurring in the very early morning hours of Friday, December 9th. One was in the 6600 block of Dartbrook and involved the theft of tail lights from a Ford F150. The vehicle was parked in the front driveway and the theft most likely occurred between 2am and 6:30am. If you're in that area where Dartbrook & Meadowcreek intersect, and have a video doorbell or other surveillance cameras, please review your footage for anything suspicious.

The second incident happened on Ashridge Dr, near where it intersects with Teakwood. Tail lights were stolen from a Ford 350 that was parked in a circle driveway. We're not sure the exact time frame the theft occurred, but it was overnight between December 8th and December 9th. Again, if your surveillance footage shows anything suspicious during that time frame, please let us know.

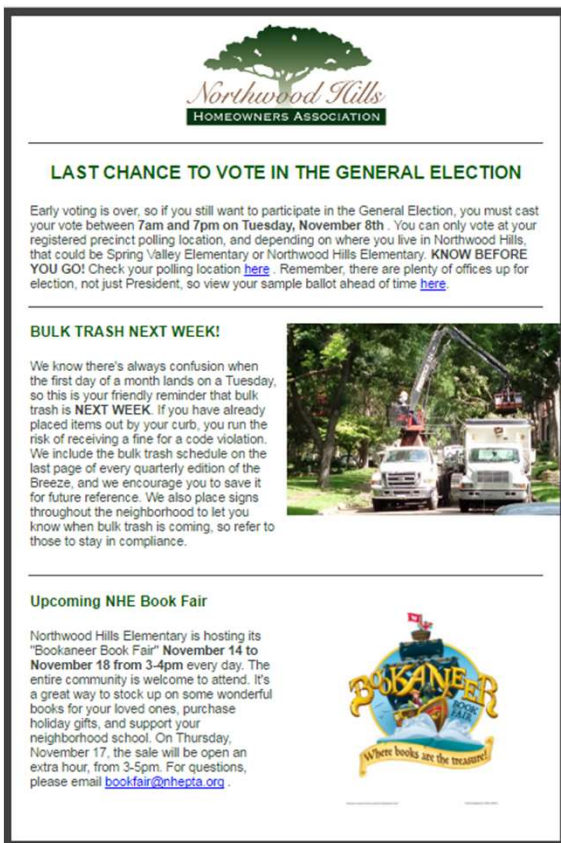
It appears this phenomenon is not unique to Northwood Hills, as we're seeing widespread reports of Ford trucks being targeted for their tail lights. Thieves are able to remove the tail lights quickly and efficiently. Some advice we can share to hopefully prevent this from happening to anyone else:

- Park in a garage if possible
- Lock your tail gate
- Use motion lighting near where you're parking outside
- Park in clear view of a Ring doorbell or other video camera to either deter thieves or catch them on camera
- Back your truck up against a structure or other vehicle so the thieves don't have room to work
- Utilize a car alarm

It's hard to catch these thefts in the act since they occur so quickly. Our best approach is to eliminate opportunities so that criminals leave the area. We appreciate our members for bringing these incidents to our attention so we could warn the neighborhood and increase vigilance.

MemberMail

- Dozens of MemberMails sent in 2023
- Multiple topics – neighborhood events, voting, crime/security, zoning/code issues, lost pets, City of Dallas news, important meetings
- About 900 email contacts (2 for many households)
- Consistent 60-70%+ open rate
- Can be underwritten by sponsors periodically; let us know if you're interested!





Northwood Hills Breeze Newsletter

- 16-page Quarterly editions
- Event recaps
- Seasonal Tips
- West Nile/Oak Wilt Awareness
- Code issues
- Bulk Trash Reminders
- Area Calendar
- Real Estate Recap
- Membership recruitment tool – mailed to all residents
- Underwritten by advertisers



2023 Breeze Sponsors



Melinda Spence
Compass Real Estate



Leslie Pulaski
972-571-8552



**CASSIOCA
CARES**



Spring Valley
UNITED METHODIST CHURCH

Van Wunnik and Marcum, LLC
Certified Public Accountants



Lauren Kinney
Compass Real Estate



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



Welcome Packages

- Delivered to each new resident once we are aware of an ownership change
- We track sales in MLS; need your help in finding out about private sales
- Packages include welcome letter, pamphlet, recent newsletter, koozie, know your neighbors grid, picture frame
- Outreach chairperson tries to make contact with resident when dropping off package
- New residents that inherit a membership also receive a package with slightly different contents
- Typically costs us less than one membership (\$400) to deliver 20-50 packages a year



2024 Annual Membership Meeting

Financials

Tim Tincknell

***hard copy in your packet!**





2023 Financials

	<u>ACTUAL 2023</u>	
INCOME:		
ADVERTISING INCOME	11,867	
INTEREST	1,997	
MEMBERSHIP	203,350	
TOTAL INCOME	\$217,214	
EXPENSES:		
BEAUTIFICATION	27,207	
COMMUNICATION	12,891	
MANAGEMENT	8,004	
MEMBERSHIP PROMOTION	6,539	
PROGRAMS	1,066	
SECURITY	169,911	
SPECIAL PROJECTS	0	
TOTAL EXPENSES	\$225,619	
NET INCOME	(\$8,405)	(Budgeted for \$7K net loss)

Ending Cash Balance: \$10,957

Financials

2024 Budget – please refer to the hard copy in your agenda packet

Income: \$228,013

- Strong Advertising income
- Putting money to work to earn interest
- Membership income based on equivalency of 525 fully-paid members

Expenses: \$227,266

- Keep spending strong in Security and Beautification; Consistent communication, membership, and management spending; cover more programs spending with sponsorships; No major Special Projects items planned

Budgeted Net Income: \$747

Any questions?

- Motion
- Second
- Vote



Community Updates

- **What's happening with Pepper Square?**
 - Neighborhood Leaders meeting Feb 12
 - Community meeting March 5
- **What's happening with Tonti Properties?**
 - Fill permit to reclaim portion of flood zone & build wall
 - Community meeting March 5
- **What's happening with Forward Dallas?**
 - Not a zoning document
 - “establishes a framework to discuss future change”



Let's Wrap It Up...Q&A

- Adjournment

“Open microphone”

- Please state your name and street.
- Please keep your question/comment to 60 seconds.



2024 Annual Membership Meeting



*Thank
you for
coming!*

*See you
next
year!*