

Winter 2024

NORTHWOOD HILLS BREEZE



Annual Meeting Recap

About 60 Northwood Hills residents, HOA members, and volunteers gathered at the Fretz Park Rec Center on February 6 to meet, greet, get information, and ask questions at the NHHA Annual Meeting. Attendees heard presentations about membership, crime and security, and beautification. To view the NHHA information that was shared, navigate to www.northwoodhills.org. There's an important community-wide meeting coming up on March 5th to discuss changes happening nearby and city-wide, so check our website for more details.

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NHHA Leadership

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

Annual Meeting Recap

continued from cover

NHHA welcomed three new Board Members after election by the Membership on hand. You can find contact information for the entire Board of Directors and Officers on this page of this edition of The Breeze and on our website. Our Treasurer presented a recap of the 2023 financial activities of the Association, along with the proposed 2024 budget, which Members approved. For a more in-depth review of our activities from last year and what we hope to accomplish this year, visit our website and navigate to the 2024 Annual Meeting post.

We would like to thank the dedicated Members who attended, participated, and showed their appreciation for the Board's efforts. We were honored to host new residents who took the opportunity to find out more about what NHHA provides to Northwood Hills. Special thanks to the volunteers who assisted with the preparations, set-up and take-down after the meeting.

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FAQ – Medians

We periodically get asked questions about the medians inside Northwood Hills. Here's what you need to know! NHHA pays for the maintenance of the median at the corner of Spring Valley and Hillcrest, the median at the corner of Belt Line and Hillcrest, the medians that run along Meandering Way toward Belt Line, and the medians on Meadowcreek, east and west of Hillcrest. The median on Elmridge, west of Hillcrest, is maintained by The Greenway, which is a volunteer group of nearby residents. NHHA contributes an amount annually toward their operations.

The City of Dallas actually owns the medians and NHHA has an arrangement with the City to handle maintenance. We do not own the land, but we bear the cost of maintenance for the betterment of the neighborhood. When a median is damaged by an automobile accident, we have to motivate the City to pursue an insurance claim since we have no legal standing to do it on our own.

What we're able to accomplish at any median is a function of the location and what amenities are present there. For example, the corner of Belt Line and Hillcrest has no access to water, so that limits our options. We don't have electricity run to any of our medians, so all our sprinkler controllers are battery-powered. Lastly, the irrigation piping was installed decades ago, so it's on borrowed time. If you see any issues at our medians, please notify the Beautification Chairperson.



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Dog Etiquette

It's against city ordinance to let your dog off-leash and, more importantly, it's also a danger to your neighbors. Periodically we get reports of off-leash dogs aggressively approaching residents or approaching their dogs who are being properly restrained. Please be respectful of your neighbors by putting your dog on a leash when they are outside of an enclosed area. Also, don't forget to bring a waste removal bag with you on your walk! After properly cleaning up after your pet, remember that the waste doesn't go in your neighbor's trash can or bulk trash pile. NHHA has no enforcement capabilities, but we try to help with education and encourage being good neighbors for the benefit of the community.

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Curb Addresses

NHHA will be painting and/or refreshing the custom curb addresses where needed at member households this spring. This is a FREE benefit of annual membership. You'll notice the crisp displays as you drive through the neighborhood, which is exactly why we do it – to help first responders, delivery personnel, and invited guests easily locate your home. Brand-new NHHA members have the custom logo and numerals added to their curb automatically within a few months after joining (unless they opt out) and existing members get theirs refreshed periodically upon request. If you're a current member and you need yours touched up, let us know. If your existing paint job is fine, we'll check back in with you later this year when we do another round of painting in the fall. Communications regarding curb painting occur through MemberMails. Are you receiving them? If not, email membership@northwoodhills.org to ensure we have the correct email address on file for you, so you stay in the loop going forward.

YOUR NORTHWOOD HILLS SPECIALISTS



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& Associates

A BOKSHIRE HATHAWAY AFFILIATE

No Solicitation Policy

As part of NHHA's crime-prevention efforts, members are eligible for a free No Solicitors plaque for mounting near your front door. It's against city ordinance for a person to ring the doorbell, knock on the door, or leave material for the purpose of home solicitation, if a sign is exhibited in a conspicuous place on or near the main entrance to the residence. If a solicitor fails to adhere to this policy, please call the security patrol.

Did you know there are other rules for solicitors? No one can solicit prior to 9am or later than 30 minutes after sunset, Monday through Saturday. No one can solicit at any time on a Sunday, New Year's Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day. Please note that persons representing a charitable, non-profit organization are exempt from the city ordinance.

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Advocacy

As a voluntary homeowners association, NHHA is not an enforcement agency. We can't compel membership or require adherence to local ordinances. However, we work to educate residents about neighborhood issues and code compliance, and help them escalate concerns when appropriate. In 2023 we assisted dozens of residents with questions, coordinated with other local HOAs, spoke with or provided contact information for City officials when necessary, and disseminated helpful information in The Breeze and inside MemberMails. We are happy to help when possible, but we also encourage our residents to work with their neighbors when problems arise and use 311 when the City's assistance is needed. As a reminder, the NHHA Board is entirely made up of volunteers, and our goal with advocacy is to inform and empower.

Meet Northwood Hills Neighbor
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NHE Upcoming Events

March 2 – 6pm

*NHE Auction & Gala
Northwood Club*

March 11 - 15

Spring Break – No School

March 29

Make-Up Day

April 9 – May 3

STAAR Testing

April 11

Early Release

April 12

Make-Up Day

May 20 – 24

Exams Week

May 24

*Early Release – 1pm
Last Day of School*

Call 469-593-4300 to schedule a private tour with Principal Lewis or Vice Principal Creech. 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. To join the Future Falcon list, please email blevins0606@gmail.com.



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Keep Northwood Hills Tidy

Bulk trash pick-up starts the second full week of each month in our neighborhood. It's not unusual for the city to fall behind on pick-up, especially after large storms. Since it's possible for items to be sitting out for more than a week, it's even more important that we do our part to keep bulk trash piles as tidy as possible.

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 our medians.

Make sure you are bagging everything that can be bagged so that light-weight items don't blow into your neighbors' yards and so that household items don't become enticing to critters. Remember, cardboard boxes can be broken down and placed in the weekly recycling bins.



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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.

Does Your Property Have Storm Damage?

Sponsorship advertorial by Ready Roofing & Solar

The hail storms that swept through our neighborhood in April and September, 2023, may have caused damage to your property you might not be aware of.

Ready Roofing & Solar is the #1 searched roofing company in our area, and our owner, Jeff Thompson, is a longtime resident of Northwood Hills. We specialize in restoring storm damaged homes in north Dallas. Almost always, storm-related damage is covered by insurance, and we are experts at achieving positive results for our clients.

We've recently performed roof replacements and other property restoration (fences, gutters, etc.) for our neighbors on Elmridge Drive, Sprucewood Drive, Peyton Drive, and other areas in the neighborhood.

Following is a testimonial from a repeat Ready Roofing & Solar customer:

"I have always been impressed with Ready's professionalism. The project managers are polite and do a good job explaining the process, and the crews are hard workers who know what they're doing. Both my properties were left cleaner than when the jobs started. I would heartily recommend Ready Roofing & Solar to anyone needing roof-related work!"

Call or text Jeff at **972-380-ROOF** for your roofing and solar needs, and experience our top-notch personalized service.

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- We Work Directly With Your Insurance!
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Mark Your Calendar

March 10

Daylight Saving Time begins

March 15 – March 17

*Tchaikovsky: Piano Concerto
Bass Performance Hall*

March 16

*St. Patrick's Parade and Festival
Greenville Ave*

March 28

Opening Day Texas Rangers

April 5-7

*Dallas Art Fair
Fashion Industry Gallery*

April 6-7

*Alley Clean-Up
Northwood Hills*

April 8

Total Solar Eclipse

April 9 – April 21

*Girl from the North Country
Music Hall at Fair Park*

Real Estate Recap 2023

By Mitra Shamsa, The Shamsa Group

In 2022 and 2023, the Federal Reserve raised its benchmark interest rate 11 times. The rationale behind these increases was the potential for a housing bubble. Clearly, a bubble was averted, but the housing market saw some downward price pressure. During 2023, the Northwood Hills housing market continued to feel the effects of Fed rate hikes and economic uncertainty. During the first quarter when compared to the first quarter in 2022, although the number of homes sold increased by 50% the median sales price decreased slightly (by 4%). Similarly, the second quarter saw an even more pronounced QonQ decrease in median sales price (by 11.2%) and the number of homes sold also decreased (by 6.7%). In the third quarter of 2023 the market rallied a bit and although the number of properties sold continued to

Statistic	2022	2023	Percent Change
Median Sales Price	\$1,135,000	\$1,110,000	-2.2%
Average Sales Price	\$1,159,594	\$1,197,248	3.2%
Median Sales Price (Sqft)	\$290.23	\$307.79	6.1%
Average Sales Price (Sqft)	\$284.94	\$305.13	7.1%
Median DAYS ON MARKET	12.5	11.0	-12.0%
Average DAYS ON MARKET	24.4	33.1	35.6%
Number of Properties Sold	46	49	6.5%

decline QonQ, the median sales price was up 24% QonQ. By the time 2023 ended, overall housing market performance in Northwood Hills for 2023 was only slightly impacted on a year-on-year basis. Median sales price only declined by 2.2% YonY and the number of properties sold increased slightly

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Real Estate Recap 2023

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YonY by 6.5%. All in all, and on average, NWH weathered the interest rate storm well. This is a very desirable and sought-after neighborhood and that helps buoy the market.

What does 2024 have in store for us in the Northwood Hills housing market? There are several considerations that might affect the market. First and foremost, the Fed seems to be willing to moderate and maybe even stop any interest rate increases—at least for now. That strikes an optimistic note, especially for in-demand neighborhoods like ours. The only thing that might change their minds is if inflation stokes back up again due to the blockade of the Red Sea or even more serious trouble in the Middle East. I wouldn't dare guess how world politics might impact the Fed but our neighborhood weathered the rate increases with little damage to our home values and I feel confident that this trend will continue.

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Cliffbrook – Voit

Crestmere - White

Elmridge - Rudolph

Ivyglen – Horner

Overdale - Gerth

Stonecrest - Manos

Solar Eclipse

Mark your calendar for the total solar eclipse that will take place on Monday, April 8. The partial eclipse will start at 12:23pm and the total eclipse starts at 1:40pm. By 1:44pm the total eclipse will be over, but the partial won't end until 3:02pm. Make sure you have proper eyewear ready! All elementary students in RISD will be provided solar eclipse glasses.



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What About NextDoor?

Why doesn't NHHA use NextDoor for its communications? NHHA utilizes MemberMails to connect directly to our members through email. Almost every single member has an email address for us to reach out to with important information. Not all members use the NextDoor website and the neighborhood boundaries were set up originally on NextDoor in such a way that incorrectly divides the neighborhood at Spring Valley. So, broadcasting information to "Northwood Hills" per their boundaries would eliminate all our residents south of Spring Valley. By using email, NHHA is able to target almost all of our members. You can also refer to our website – www.northwoodhills.org – for updates.



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Crime in Our Neighborhood

Security in Northwood Hills is a primary concern for most residents and a major focus of NHHA efforts and funding. In fact, around 75 percent of membership dues will be allocated to security patrol services in 2024.

NHHA tracks incidents of Burglary, Burglary of a Motor Vehicle (BMV), Criminal Mischief, Theft, Unauthorized Use of a Motor Vehicle (UUMV), Assault, and Robbery. In 2023, there were 37 total reported criminal incidents in Northwood Hills, down from 55 the prior year. Thefts made up more than 50 percent of the total in 2023 and none of the reported incidents were violent.

Although the incidents in Northwood Hills are often classified as "minor" offenses, they're certainly not minor if they happen to you. We continue to work with GardaWorld patrol officers to make sure we're all doing everything possible to deter crime. They are keeping their eyes open for cars with valuables left inside or parked on the street for multiple days; doors, garages, or gates left unlocked or ajar; lawn equipment and bikes left out in the open; and exterior security lighting that isn't working. But, there are nearly 1,200 residences in the neighborhood, and 2 square miles of territory, so make sure you're doing your part.

From reviewing police reports, it appears that many home burglaries and vehicle burglaries are occurring without forced entry. That means criminals are finding windows,

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Cherie Pheiffer
Sr. Loan Officer | NMLS #1973450



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With Our Thanks

Northwood Hills Homeowners Association exists because the residents of our great neighborhood believe it's a place worth preserving and protecting. We continue to grow and thrive through completely voluntary membership, leadership, and participation. Membership dues go further because we don't have to rely on a paid management company. All of the hours spent behind the scenes making sure NHHA persists are donated by Board Members, Officers and volunteers.

With that in mind, NHHA owes a big thank you to retiring Board Members Rennie Meriwether, Jeff Thompson, and Suzie Birnbaum. Rennie served as the Area 2 Rep and managed our Membership database. It was a time-consuming job, but she handled it with grace! Jeff represented Area 5, volunteered at our Annual Shred Event, and set out numerous bulk trash signs for us each month. Rennie and Jeff are staying in Northwood Hills and continue to be generous sponsors of NHHA. Suzie served as the Area 4 Rep and was our consummate board meeting host. We'll miss her as she's started the next chapter of her life in a new neighborhood.

We sincerely appreciate the hours Rennie, Jeff, and Suzie donated to our cause and thank them for their invaluable service to NHHA.



Spring Is Around the Corner



Mark your calendar for the Northwood Hills April Alley Clean-Up days. This annual event on the weekend before the April Bulk Trash Collection begins is set for Saturday and Sunday, April 6-7.

Each homeowner is responsible for maintaining the area from their back property line to the center of the alley. That includes trimming bushes so they don't scrape cars or obstruct the alley. Trees that overhang the alley are required to be trimmed up 15 feet to allow clearance for garbage collection trucks.

Trash, debris, and stacked bags harbor pests, so use this opportunity to place them out for bulk trash collection. Clean alleys improve property values, deter criminal activity, and enhance safety. While you're out there, meet your alley neighbors. They are your allies in helping reduce alley crime.

Election Day

If you missed early voting, don't forget to vote on Election Day, Tuesday March 5th. The polls will be open from 7am to 7pm. If you are registered in Dallas County, you can vote at any election day polling center in the County, with Northwood Hills Elementary, Spring Valley Elementary, and Fretz Park being nearby locations. This Primary Election will include choosing which candidate earns the nomination for the Presidency, Senate seats, House seats, Judges, Texas state reps, and other positions. To see exactly what's on your primary ballot before you head to vote, visit dallascountyvotes.org.

Crime in Our Neighborhood

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doors, garages, or vehicles unlocked. These crimes of opportunity are usually carried out very quickly, sometimes with devastating financial consequences to the victims. Contractor work vehicles are a common target because expensive tools are often left unattended. Please remind your hired workers to secure their items.

NHHA has distributed numerous communications over the past few years with tips on how to avoid becoming a victim. Through articles in the Breeze, security snapshots and crime alerts in MemberMails, and a Crime and Security Guidebook available on our website, we work diligently to educate our residents. Our best advice is to make yourself a hard target; lock up and set your alarm. Let's work together to keep crime low in Northwood Hills!

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Act Now to Stay Connected

Did you forget to renew your membership in NHHA for 2024? Don't delay, renew today by Zelle, credit card, or Paypal at northwoodhills.org or send a check with the form on page 15 of this edition of the Breeze. If you've never been a member, you're missing out! Members receive numerous benefits including No Solicitors signs, armed security yard signs, alley address signs, as-needed curb painting, invites to members-only events like free Paper-Shredding, and access to our private security patrol. Officers are on duty 7 days a week and can keep an eye on your house while you're out of town. NHHA also gives you a voice in issues that affect the quality of life in our neighborhood by staying on top of city developments and nearby zoning issues. Members receive periodic emails, called MemberMails, with crime & security updates, lost pet info, voting information, bulk trash reminders, important city updates, and a Summer Helpers list to aid you in finding tutoring/childcare/pet and house-sitting over the summer. The ONE entity that works to connect, alert and inform us at a moment's notice while enhancing the security of our neighborhood is Northwood Hills Homeowners Association. For more information about our benefits and events, please visit northwoodhills.org or email membership@northwoodhills.org.

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In the News

Northwood Hills was recently chosen to be featured in an article for the Abode section of the Dallas Morning News. NHHA President Janet Marcum was eager to share what makes our neighborhood so great: spacious homes, large lots, tree-lined streets, friendly neighbors, and a sense of community. Despite the number of residents and proximity to bustling retail and restaurant centers, Northwood Hills still provides a small-town community feel. Many of our residents have been here for decades, with some even growing up here and moving back in adulthood. Newer residents are moving here because they've realized it's a great neighborhood to raise a family in. Visit www.northwoodhills.org for a link to the full article.



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Your Northwood Hills
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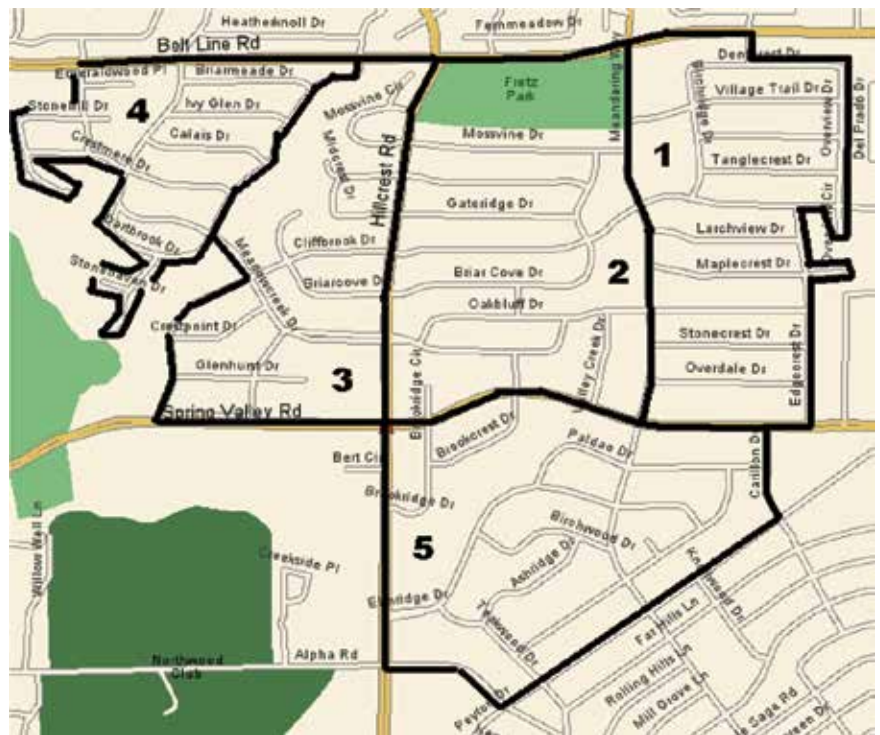
No Solicitation Policy

continued from page 5

Even with a sign clearly posted, you may have solicitors who don't think it applies to them. They are sometimes pushy and alarming and could even be criminals posing as solicitors. For these reasons, we recommend you don't open the door, but instead speak to them through the door to let them know you're home and not interested.

If you feel in any way alarmed or threatened, CALL 911 IMMEDIATELY. Members can then call the security patrol. If an officer is on duty, report the solicitor and the officer will follow up to make sure they have legitimate business in the neighborhood.

Northwood Hills Boundaries and Areas



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

2024 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.

**Dues:
\$400**



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

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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.





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Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
March 11	March 7
April 8	April 4
May 13	May 9
June 10	June 6

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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