

# Winter 2025

NORTHWOOD HILLS BREEZE



## Northwood Hills

HOMEOWNERS ASSOCIATION



### Annual Meeting Recap

Dozens of Northwood Hills residents, HOA members, and volunteers gathered at the Fretz Park Rec Center on February 11 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 the Annual Meeting post on [www.northwoodhills.org](http://www.northwoodhills.org).

NHHA welcomed one new Board Member after election by the Membership on hand. You can find contact information for the entire Board of Directors and Officers on page 2 of this edition of The Breeze and on our website.

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# NHHA Leadership

**Janet Marcum** – Area 1 Director  
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secretary@northwoodhills.org



Northwood Hills Homeowners Association  
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# Annual Meeting Recap

*continued from page 1*

Our Treasurer presented a recap of the 2024 financial activities of the Association, along with the proposed 2025 budget, which Members approved. For a more in-depth review of our activities from last year and what we hope to accomplish this year, find the link to the Annual Report on the Annual Meeting post on our website.

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.

## NORTHWOOD HILLS ELEMENTARY

*NHE is our community gem, offering world class educational programming in an accessible, public school environment.*

The Auction & Gala is our largest fundraiser each year, raising money critical for supplemental programming that benefits all students (like classroom resources, literacy enrichment, and so much more). Our **2025 fundraising goal is \$125,000** and it will take our entire neighborhood to meet it!

### THREE EASY WAYS TO SUPPORT:

- 1** Attend the "Denim & Diamonds" Gala + Auction on March 29th
- 2** Buy an event sponsorship
- 3** Donate a silent or live auction item (email [auction@nhepta.org](mailto:auction@nhepta.org) for info)

*Thank you!*

Did you know that for every \$1 invested in your local public school, each home's value goes up by \$20? It's a win-win!  
\*Per the National Bureau of Economic Research



# Holiday Decorating Contest Winners

Congratulations to our 2024 Holiday Decorating Contest Winners! The Imhoff Family on Paldao Dr went with a whimsical candy cane swirl theme, along with inflatables and a penguin from the North Pole. Heather & Kellie on Stonehill Dr capitalized on their front yard trees to create an impressive light display that could be seen from afar. These two households prevailed as our top two vote-getters out of the 36 entrants. For their efforts, they were able to display a sign announcing their win and each received a gift card from STEAKYARD, courtesy of NHHA sponsor Ines Hermoso. Big thank you to our residents who nominated neighbors, those who participated in the contest, and those who voted on the winners.



The Imhoff Family, Paldao Dr.



Heather & Kellie, Stonehill Dr.



Your Northwood Hills Neighbor & Real Estate Expert

**LESLIE PULASKI**

A Harvey Team Top Producer



**EBBY HALLIDAY**  
A Berkshire Hathaway Affiliate

972.571.8552

lesliepulaski@ebby.com



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## Council Member Election

This year, District 11 will elect a new Council Member. As of the time we go to press, there are three candidates in the race – Mona Elshenawy, Jeff Kitner, and Bill Roth. We encourage you to start researching the candidates so you can make an informed decision come May. As we learn about upcoming candidate forums, we will share details in MemberMails. Early and election day voting information is also shared with our Members, so make sure you've paid your dues to stay informed! Visit [dallascountyvotes.org](http://dallascountyvotes.org) to see a sample ballot when it's available.

## No Solicitation Policy

As part of NHHHA'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.

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.



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Sr. Loan Officer | NMLS #1973450

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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 2025.

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 2024, there were 32 total reported criminal incidents in Northwood Hills, down from 37 the prior year. Of those, thefts made up nearly 40 percent, with criminal mischief making up 22 percent.

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;

*continued page 12*

## Parish Resale Shop

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Your purchases and clothing donations support neighborhood schools and organizations.



# Does Your Property Have Storm Damage?

*Sponsorship advertorial by Ready Roofing & Solar*

Hail and wind storms that came through our Northwood Hills neighborhood over the past year 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 recently performed roof replacements and other property restoration (fences, gutters, etc.) for our neighbors on Peyton Drive, Cliffbrook Drive, and other areas in the neighborhood.

The 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!"*

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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 2024 we assisted dozens of residents with questions, coordinated with other local HOAs, spoke with or provided contact information for City officials when necessary, publicized important city meetings, 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.

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## Mark Your Calendar

### March 9

*Daylight Saving Time begins*

### March 15

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

### March 18 – March 23

*Les Miserables  
Bass Performance Hall*

### March 27

*Opening Day  
Texas Rangers*

### April 10-13

*Dallas Art Fair  
Fashion Industry Gallery*

### April 12-13

*Alley Clean-Up  
Northwood Hills*

### April 15 – April 27

*Mamma Mia!  
Music Hall at Fair Park*



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## NHE Upcoming Events

**March 4 – 5pm**

*Spirit Night at Chick-fil-A  
14897 Preston Rd*

**March 10 - 14**

*Spring Break – No School*

**March 20**

*Pancake Supper*

**March 29**

*NHE Auction & Gala  
Clubs at Prestonwood*

**April 8**

*Spirit Night at Roman Cucina  
5:00 pm  
7989 Belt Line Rd*

**April 10**

*Fine Arts Night*

**April 17**

*Early Release*

**April 18 & 21**

*Make-Up Days*

Call 469-593-4300 to schedule a private tour with Principal Smith or Assistant Principal Bell. 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](mailto:blevins0606@gmail.com).



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## Real Estate Recap 2024

*by Mitra Shamsa, The Shamsa Group*

The Northwood Hills real estate market recovered quite well in 2024 from a price point of view. Considered on a year over year basis, the 2024 median sales price (a measure less sensitive to extremes than the average) was up 9.4% relative to 2023. The average was up by 5.1% over the same period, which is pretty good. Looking at other key measures of market health shows a slightly different picture. The median number of days on the market went up by more than 154%. Thus, selling a home took longer than it did in 2023 and the number of properties sold dropped by around 16%.

A closer look reveals a more nuanced view of the market on a quarterly basis (QoQ). The QoQ changes were uneven across the quarters. The first quarter was the best from that point of view. Median sales price went up by 32% in the first quarter of 2024 (compared to 1Q2023) and went up by a lesser percentage in the 2nd (14%) and 3rd (3.4%) quarters. From the point of view of median days on market, the 1st and 2nd quarters were indicative of a weakening market with 32% and a whopping 214% respectively. This is clearly reflected in the YoY statistics.

Statistic	2023	2024	Percent Change
Median Sales Price	\$1,110,000	\$1,214,500	9.4%
Average Sales Price	\$1,197,248	\$1,258,465	5.1%
Median Sales Price (Sqft)	\$307.79	\$319.75	3.9%
Average Sales Price (Sqft)	\$305.13	\$315.99	3.6%
Median DAYS ON MARKET	11	28	154.5%
Average DAYS ON MARKET	33	37	12.1%
Number of Properties Sold	49	41	-16.3%

*Our Neighborhood's Market Performance 2023 vs 2024*

What does 2025 have in store for us in the Northwood Hills housing market? I have to say that I agree with an often quoted and usually misquoted aphorism: "Never make predictions especially about the future." And that is especially true this year. There is so much uncertainty in the economy right now. As this column goes to press tariffs

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# Real Estate Recap 2024

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have been imposed on US trading partners. Most economists fear that tariffs will increase inflation which in turn may cause the FED to increase interest rates again. (They had been coming down). Rising interest rates are clearly a drag on housing markets so the jury is still out on how 2025 will treat the housing market. It is too early in the year to have any meaningful hard statistics. Not only is the impact of any tariffs unknown yet but we do not have much sales data from 1Q2025 (only 2 houses have closed by press time) so we just have to wait until the beginning of the second quarter to see which way the wind is blowing.

## Experience Matters.

We are proud to be your trusted team in Northwood Hills!

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*Northwood Hills*

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## Welcome New NHHA Households:

**Brookcrest:**  
Sanders

**Crestmere:**  
Blevins

**Paldao:**  
Bowen

**Spring Valley:**  
Boldon

## 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, like a broken sprinkler head, or have a suggestion for improvement, please notify the Beautification Chairperson.

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## 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 12-13.

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.



## 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](http://www.northwoodhills.org) - for updates.

## Crime In Our Neighborhood

*continued from page 5*

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 much of the theft and criminal mischief involved vehicles. 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, always lock your car, and try to park in a garage, if possible.

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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## 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.



**EGG DONATIONS NEEDED!**

NHE's Annual egg hunt will be Saturday, April 12th! last year we ran out of eggs and we are asking for help this year so that doesn't happen again! Please follow the QR code or link below to donate prefilled eggs and help make our egg hunt a success for all of our sweet neighborhood kids!



<https://bit.ly/4jZ649m>

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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](mailto:membership@northwoodhills.org) to ensure we have the correct email address on file for you, so you stay in the loop going forward.



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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.

**NORTHWOOD HILLS HOMEOWNERS ASSOCIATION**

**MUST SAVE FORM TO COMPUTER AND RE-OPEN WITH ADOBE ACROBAT BEFORE FILLING OUT OR CHANGES WILL BE LOST**

**OUT-OF-TOWN SERVICE REQUEST (NHHA Members Only)**

Select one:  
 Physical check of home and property  
 Drive-by check only

Address: \_\_\_\_\_ Request Date: \_\_\_\_\_  
 Member Name(s): \_\_\_\_\_  
 Cell Phone: #/x: \_\_\_\_\_  
 Departure Date: \_\_\_\_\_ Return Date: \_\_\_\_\_

Emergency Contacts  
 Name: \_\_\_\_\_ Relation: \_\_\_\_\_ Phone #: \_\_\_\_\_ Access to House? \_\_\_\_\_

Vehicles - List any vehicles to be left outside the garage and where they will be parked:  
 Year Make/Model Color License/Plate Location  
 Year Make/Model Color License/Plate Location  
 Year Make/Model Color License/Plate Location

Further Information  
 YES NO YES NO  
 Security Alarm ON?   Back gate locked?    
 Mail stopped?   Newspaper stopped?    
 Lights on timers?   Pool service?   When? \_\_\_\_\_  
 Lawn service?   When? \_\_\_\_\_ Pets on site?   Outside? \_\_\_\_\_  
 Is our patrol listed as a contact for your alarm company?

\*We encourage you to ask a neighbor to collect your mail and/or newspapers while you're away.  
 List any additional instructions, not descriptions or other info you want us to know:  
 \_\_\_\_\_  
 \_\_\_\_\_

After completion, email form to NHHA Security at [securitypatrol@northwoodhills.org](mailto:securitypatrol@northwoodhills.org)

DATE	TIME	OFFICER	DATE	TIME	OFFICER	DATE	TIME	OFFICER



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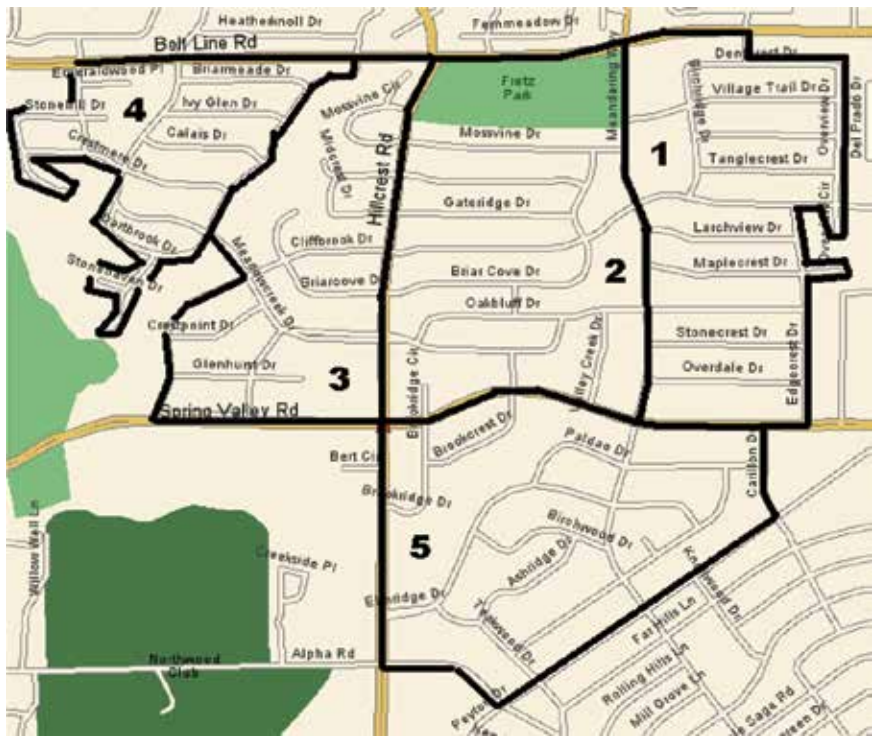
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## Northwood Hills Boundaries and Areas



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



## 2025 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.

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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).*

# OUR FAMILY IS JUST LIKE YOURS. EXCEPT FOR THE LADDERS AND NAIL GUNS.



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 P O Box 800874  
 Dallas, TX 75380-0874

FIRST CLASS PRESORT  
 US POSTAGE  
 PAID  
 DALLAS TX  
 PERMIT NO. 407

## Return Service Requested

<b>Bulk Trash Collection Calendar</b>	
Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
March 10	March 6
April 14	April 10
May 12	May 8
June 9	June 5

*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](http://dallascityhall.com/departments/sanitation/Pages/brush_and_bulky.aspx)*

<b>Landscape Watering Days</b>	
<b>ODD number addresses</b> Saturday and Wednesday before 10am/after 6pm	<b>EVEN number addresses</b> 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 <a href="http://savedallaswater.com/">http://savedallaswater.com/</a>	



## The Northwood Hills Breeze

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