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Northwood Hills

HOMEOWNERS ASSOCIATION



Shred the Pounds

The Annual Paper Shredding and Electronics Recycling Event took place in early June. This member benefit is often highly anticipated! 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 Quite a few members were grateful to clear up closet space previously occupied by outdated computer towers and printers.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. Members undoubtedly saved time and money by utilizing

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NHHA Leadership

Janet Marcum – Area 1 Director
President, Communications
president@northwoodhills.org
214-468-4795

Tina Clinton – Area 2 Director
tc@northwoodhills.org

Tim Tincknell – Area 3 Director
Treasurer
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303-475-7550

Robin Burch – Area 4 Director
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214-557-8524

Peter D'Apice – Area 5 Director
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jb@northwoodhills.org

Mike O'Reilly – At-Large Director
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972-567-9587

Carrie Tharpe – Secretary
secretary@northwoodhills.org



Northwood Hills Homeowners Association
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Shred the Pounds

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this FREE service inside the neighborhood. NHHA enjoys hosting this annual event and appreciates our sponsors for underwriting the cost:

Spence + Kinney Real Estate Group, Compass Real Estate
www.spence-kinney.com

Jeff Thompson, Ready Roofing & Solar
www.readyrooftx.com

Leslie Pulaski, Ebby Halliday Realtors
www.lesliepulaski.ebby.com

Shoope Family Construction
www.shoopefamilyconstruction.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.

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It Takes a Village



NHHA plans and hosts the Independence Day event each year, 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, chairs, 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 on the parade route, our Dallas Fire Rescue personnel for bringing their engine for a Show and Tell, and NHHA Member Bill Naifeh for the gorgeous pictures.



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Security Yard Sign

One piece of the multi-faceted approach we take regarding neighborhood security is the custom security yard sign available to NHHA 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're a member and don't have one of these free signs yet, let us know! Email membership@northwoodhills.org and we'll deliver one to your residence.

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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Real Estate Recap

*By Mayo Redpath of the Redpath Team,
Allie Beth Allman & Associates*

Housing fundamentals in Northwood Hills still show strength. The second quarter of 2025 (April, May and June) had 12 sales reported in MLS. Reported sales prices ranged from \$660,000 to \$1,349,000 and price per square foot from \$228 to \$367, with an average price per square foot of \$307. Average days on market were 34 and the list to sales price ratio was 101%. Of the 12 houses sold, 7 sold at or above list price with an average of 6 days on the market. As of the time of this writing in late July, there are 16 homes for sale in Northwood Hills in MLS. List prices range from \$599,000 to \$3,450,000 and prices per square foot from \$237 to \$516 with an average price of \$362. There are 4 houses under contract. Of the 20 homes, 9 have had price reductions. That is consistent with the nationwide average of 20% seeing price cuts. If a home is not priced correctly the market will let you know pretty quickly.

Bottom line: more supply, softer demand, but no signs of a housing bubble- just a more balanced market.

Mortgage rates remain stuck in the high 6%-7% range. The Mortgage Bankers Association forecasts gradual decreases through early 2026, but analysts don't expect the return of 3% mortgage rates in the future. Higher mortgage rates are proving to be a little bit of a disincentive for move-up buyers who have low rates.

When it comes to renovations that actually pay off in Texas, curb appeal is a big one. In a 2024 study by the Journal of

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Real Estate Recap

continued from page 4

Light Construction of cost versus value report, replacing your entry door and front landscaping ranked number 2 in most profitable. Curb appeal not only improves the look of your home but may even pay for itself when it's time to sell. In Dallas where first impressions matter, buyers value curb appeal.

Good News! There is a new bill under consideration called the "More Homes On The Market Act" that would have a meaningful impact on Sellers. Under the current law, which was set in 1997, a single person could exclude \$250,000 and a couple could exclude \$500,000 from capital gains tax on the sale of their main home. The proposed bill would raise the exclusion amount to \$500,000 for a single person and \$1,000,000 for a couple. The bill has to be passed, but it has bipartisan political support and support from the real estate community.

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

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Mark Your Calendar

August 12

RISD First Day of School

September 1

Labor Day

September 11 – 14

*GrapeFest
Main Street, Grapevine*

September 18 – 21

*Addison Oktoberfest
Addison Circle Park*

September 18 - 21

*Plano Balloon Festival
Oak Point Park*

Sept 20 – Nov 2

*Autumn at the Arboretum
Dallas Arboretum*

September 22

First Day of Autumn

Sept 26 – Oct 19

*State Fair of Texas
Fair Park*

September 27

*Dallas Oktoberfest
Flag Pole Hill*



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Remodeling in 2025: Building Smarter, Living Better

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Remodeling a home in today's environment involves more than just aesthetic upgrades - it requires careful planning, informed decision-making, and a clear understanding of evolving industry trends. At Traver Construction, we approach remodeling as both a creative and logistical challenge that demands foresight and collaboration.

In 2025, several factors continue to influence residential remodeling: extended lead times for materials, fluctuating construction costs, and shifting labor availability. Homeowners benefit most when these variables are addressed early through comprehensive planning. Taking the time to clarify project goals, establish budgets, and make early material selections can significantly reduce the risk of delays and budget overruns.

A successful remodel begins with listening—understanding the homeowner's priorities, lifestyle needs, and vision for the space. From that foundation, we develop detailed design documents and a clear construction roadmap. This transparency not only builds trust but also enhances efficiency and minimizes disruptions during the build process.

Traver Construction utilizes a design-build model, which means one cohesive team manages the project from concept through completion. This unified approach simplifies communication, improves accountability, and ensures that both design intent and construction quality are upheld throughout the process.

Whether you're updating a kitchen, modernizing your living areas, or undertaking a whole-home transformation, a structured and thoughtful process can make the experience more predictable and rewarding—for you and your family. To learn more about the remodeling process or see examples of our work, visit traverconstruction.com or call us at 972-503-6882.





Celebrating Our Independence

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a huge inflatable World of Sports game, an inflatable rock climb/slide, a bounce house, cornhole, hula hoop contests, sack races, and the popular Dunk Tank. Guests were treated to up-beat tunes spun by DJ Cruz from The Vibe. To the delight of many of the young attendees, free popcorn, cotton candy, popsicles and water 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.

- *Spring Valley United Methodist Church*
- *Leslie Pulaski of Ebby Halliday Realtors*
- *Spence + Kinney Real Estate Group of Compass Real Estate*
- *Van Wunnik and Marcum, LLC (Certified Public Accountants)*
- *The Shamsa Group of Ebby Halliday Realtors*
- *Ready Roofing & Solar*
- *The Redpath Team of Allie Beth Allman & Associates*
- *Traver Construction*
- *Ines Hermoso, Mortgage Broker with Bank of Texas*



NHE Upcoming Events

August 12

First Day of School – 7:50am

September 1

Labor Day – No School

September 25 – 1pm

Early Release Day

October 10

Student Holiday

October 13

State Fair Holiday

October 23 – 1pm

Early Release Day

November 3-4

Student Holidays

November 24-28

Student Holidays

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 Aboksiner@gmail.com.



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Stop the Spread



It's hard to step outside for even a moment these days without getting a visit from a mosquito or two. The familiar resulting itch lets you know you've been a target, but it's not just that minor annoyance we need to try and avoid. West Nile Virus (WNV) is most commonly transmitted to humans by mosquitoes. While most people will exhibit no symptoms after contracting it, and only about 20% will develop a fever with other symptoms, there is a small possibility that WNV can lead to a serious, sometimes fatal, neurologic illness. Over the years, multiple people have died in Dallas County as a result of the virus.

There are no medications to treat a WNV infection, so prevention is key. Remember the Four D's:

- **DEET:** Use insect repellants that contain DEET or other EPA-approved repellants. Whenever you're outside, even for a short time, protect yourself.
- **DRESS:** Wear long, loose, light-colored clothing when outside.

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Stop the Spread

continued from page 10

- **DRAIN:** Remove any standing water. Change water in birdbaths, fountains and plant saucers often. Clean gutters so leaves can't hold moisture. Use mosquito dunks where necessary.
- **DUSK/DAWN:** Consider staying indoors during dusk and dawn hours when mosquitoes are most active.

The City of Dallas works to prevent the spread of mosquito-transmitted diseases through their Mosquito Control Program. They trap and collect mosquitoes for testing, monitor known breeding sites and apply larvicide, punish Code violations of standing water, treat storm drains, disseminate educational materials, and spray for West Nile Virus in neighborhoods when mosquito pools test positive. When WNV is confirmed, spraying typically occurs overnight between 9pm and 5am. Residents are encouraged to stay indoors during that time to avoid contact with the spray. The trucks drive down residential streets but do not travel in the alleys. If your pet uses an outdoor water bowl, you should clean it out and replace the water after a spraying. NHHA Members receive email alerts if the City is scheduled to spray inside Northwood Hills.

All mosquitoes need water to reproduce, so the best thing you can do on your own property to prevent breeding and the spread of WNV is to eliminate standing water. The worst offenders are unkempt swimming pools, stagnant ponds, birdbaths, empty containers that collect rainwater, clogged gutters, and French drains. If you can't empty the water, use a mosquito dunk. NHHA has some on hand to help stop the spread of mosquito-transmitted diseases. Reach out to us if you'd like a free one.

If you notice standing water in ditches, vacant lots or on neighborhood property, please report it to 311. Remember the Four D's, keep an eye on your property, and be on the lookout for problem areas around you. Together we can work to stop the spread.

Welcome New NHHA Households:

Birchwood:
Wilderotter

Cliffbrook:
Arsova/Vladov

Gateridge:
Davidson/Harvey

Oakbluff:
Norris

Valleybrook:
Fisk



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Pepper Square Rezoning Application

The trial to determine whether the Dallas City Council's rezoning of Pepper Square is illegal spot zoning is scheduled for October 6. Mediation is scheduled for August 12. The Save Pepper Square Neighborhood Association welcomes the opportunity to negotiate a solution that balances neighborhood concerns – especially around multifamily density and building height – with the developer's financial objectives. If you'd like to receive updates and potentially get involved in this process, please reach out to Matt Bach of the Pepper Square Neighborhood Coalition at matt@bach.cc.

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

continued page 13

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Watch Your Car

continued from page 12

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.

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. Members just got a Security Snapshot in early July and the next one is scheduled to hit email inboxes in early October. Want to stay in the loop? Make sure your membership is current!

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The Spence + Kinney Real Estate Group possesses an insider's perspective on the evolving Dallas market. Our combined experience, passion and personalized approach ensure you receive the most accurate and relevant advice. You're not just hiring agents, you're gaining trusted advisors, dedicated to providing our neighbors with a real estate experience that is more than just a transaction.

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HOMEOWNERSHIP IS POSSIBLE

Mortgage Questions?

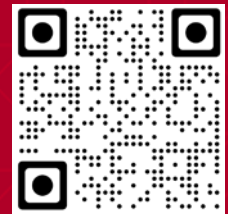


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- **What is the minimum down payment?**
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- **How do I get prequalified?**
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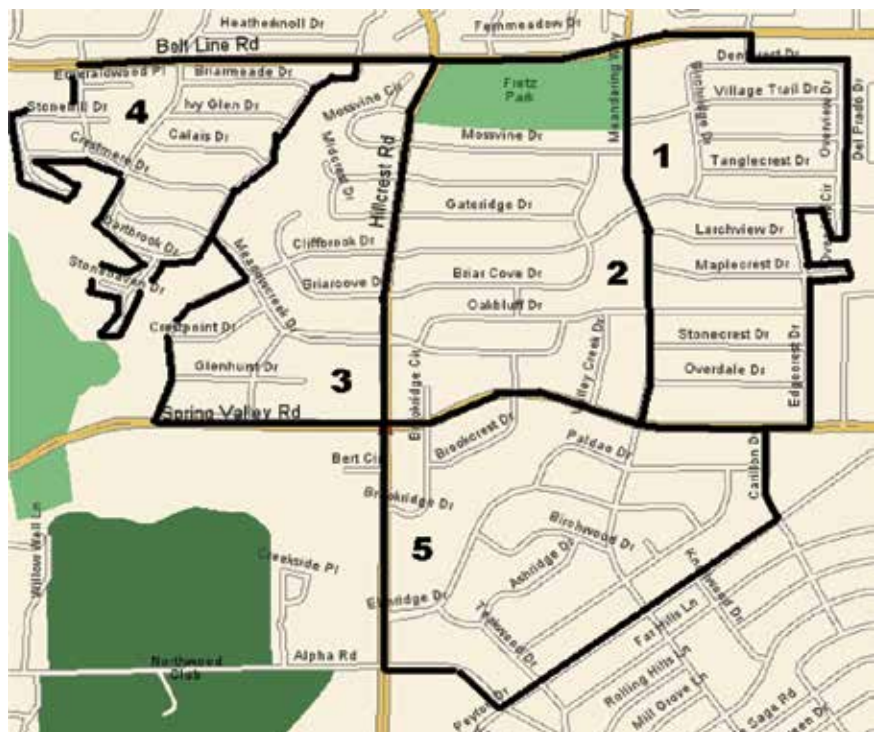


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Northwood Hills Boundaries and Areas



Visit 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.

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 _____ |

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Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
August 11	August 7
September 8	September 4
October 13	October 9
November 10	November 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

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**EVEN
number addresses**
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For details, visit <http://savedallaswater.com/>



The Northwood Hills Breeze

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