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National Good Neighbor Day

For years, NHHA has celebrated National Good Neighbor Day in various ways in late September. We have recognized residents who exemplified what it means to be a Good Neighbor; we supported our local Dallas Fire & Rescue First Responders; we donated toys to Medical City Children's Hospital; we hosted a blood drive; and we sent meals to the healthcare workers at Parkland Hospital, to name a few of our past endeavors.

This year, the NHHA Board wanted to focus on supporting students within RISD in need of assistance by collecting donations for the RISD Clothes Closet. This organization helps PreK to 12th grade students in financially challenging situations gain clothing they can comfortably and proudly wear. NHHA accepted new and gently-used clothing and toiletries at their pop-up donation site in the circle drive of

continued page 2

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
tt@northwoodhills.org
303-475-7550

Robin Burch – Area 4 Director
Security & Crime Watch
rb@northwoodhills.org
214-557-8524

Peter D'Apice – Area 5 Director
pd@northwoodhills.org
972-824-9004

Joel Buys – At-Large Director
jb@northwoodhills.org

Mike O'Reilly – At-Large Director
Beautification
mo@northwoodhills.org
972-567-9587

Carrie Tharpe – Secretary
secretary@northwoodhills.org

National Good Neighbor Day

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Northwood Hills Elementary. Snacks and drinks were on hand for the friendly neighbors who stopped by to catch up with NHHA Board Members and volunteers while dropping off their generous donations. When all was said and done, dozens of bags and boxes were collected!

Thank you to everyone who participated in National Good Neighbor Day. We are humbled by the community spirit and helping hands that make up Northwood Hills.

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214.228.2893
pam.metzger@alliebeth.com

JILL REDPATH NOLAND
972.841.1718
jill.noland@alliebeth.com

TRIC SOHOSKY
214.673.8258
tric.sohosky@alliebeth.com

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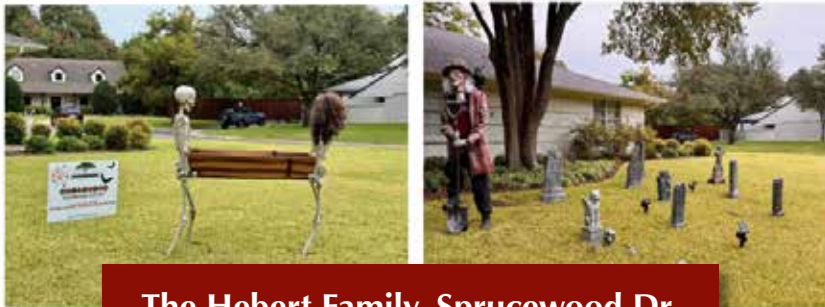
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Holiday Decorating Contest Winners

Congratulations to our 2025 Halloween Decorating Contest Winners! The Hebert Family on Sprucewood Dr and Jason and Jeremy on Teakwood Dr pulled out all the stops to get into the spooky season spirit. These two households prevailed as our top two vote-getters out of the 13 nominated houses. To reward their efforts, NHHA dropped off a yard sign announcing their win and delivered gift cards from Roman Cucina, courtesy of NHHA sponsor Ready Roofing & Solar (readyrooftx.com). Big thank you to our residents who nominated neighbors, those who participated in the contest, and those who voted on the winners.



The Hebert Family, Sprucewood Dr.



Jason & Jeremy, Teakwood Dr.



Why Wait? Your 2026 Membership Can Start Today

If you're contemplating joining the Northwood Hills Homeowners Association, don't wait 'til 2026... 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 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,

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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.



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

Real Estate Recap

By Melinda Spence, Compass Real Estate

A Neighborhood with Legacy and Leverage

Tucked between Preston Road and Coit Road, Northwood Hills remains one of North Dallas's most desirable enclaves—defined by its towering trees, generous lots, and enduring charm. As 2025 winds down, this storied neighborhood reflects the broader Dallas market shift toward balance. Typical lot values now hover around \$1 million, a testament to land scarcity and long-term desirability. Builders are still circling for teardown opportunities, though the pace has cooled from the frenzy of 2021–2022. The market is maturing: homeowners are more selective, buyers more analytical, and everyone is watching the data.

Inventory and Buyer Behavior

Inventory is gradually loosening—still limited, but more forgiving than it's been in years. Homes that once attracted multiple offers in a weekend are now taking 45–60 days to find the right match. Buyers are crunching numbers with sharper pencils: comparing lot value vs. rebuild cost, weighing rate volatility, and reconsidering timelines. Many are deciding that a beautifully maintained original home on a full lot beats paying a premium for a new build whose costs remain 15–20 % higher than before 2022.

Rates, Affordability & the Premium of Location

Even in the luxury tier, mortgage rates matter. Savvy buyers are mixing cash and creative financing to offset high borrowing costs, while sellers who lead with realism are seeing results. Yet Northwood Hills continues to outperform nearby ZIPs because of its location, lot size, and school access. The neighborhood's mature trees, quiet streets, and generous setbacks safeguard its value—no matter how national headlines swing.

Looking Ahead to Early 2026

Expect continued normalization —not decline!

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Real Estate Recap

continued from page 4

- Lot values: likely to hold at or above the \$1 million mark, with modest appreciation if rates ease.
- Custom rebuilds: poised to rebound by spring 2026 as financing stabilizes.
- Move-in-ready homes: will command premiums; dated properties will need strategic pricing and presentation.

Final Thoughts

Northwood Hills isn't chasing trends—it sets them. In a market evolving from speed to strategy, hyper-local expertise matters more than ever.

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Mark Your Calendar

Nov 12 – Jan 4

*The 12 Days of Christmas
Dallas Arboretum*

Nov 14 – Jan 4 (select nights)

*Dallas Zoo Lights
Dallas Zoo*

Nov 15 – Jan 4

*Trains at NorthPark
NorthPark Center*

Nov 23 – Jan 4

*Holiday in the Park
Six Flags Over Texas*

Nov 28 – Dec 7

*The Nutcracker
Winspear Opera House*

Dec 6 – 9am

*Dallas Holiday Parade
Downtown Dallas*

Dec 12 – Dec 14

*Dallas Marathon Festival
Dallas City Hall Plaza*

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, once or twice a day, depending on the patrol schedule. 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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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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Why Wait?

continued from page 3

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.

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When your roof is in need of a repair, you can trust Meyer's Pride to be responsive in solving your problem and fixing the issue. We offer free roof inspections so we can better assess and solve your roofing problems. We offer full workmanship warranties on all of our roof replacements for your shingle, flat, tile, slate, or metal roof.

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Fall in North

20





Northwood Hills

25



NHE Upcoming Events

November 20

PTA Meeting &
Multicultural Night

November 24 - 28

Thanksgiving Week –
No School

December 19

Holiday Parties and
Early Release

December 22 – January 5

Winter Break – No School

January 19

Martin Luther King, Jr Day –
No School

January 29

PTA Pancake Supper

February 5

Early Release – 1pm

February 6

Glow Dance – 6pm

February 13

Holiday Parties

February 16

President's Day – 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.

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).
- 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.

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Holiday Crime Prevention

continued from page 10

- 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 in the Security section of our website), this will be even easier to do.

Experience Matters.

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

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Suit

Larchview:
Scheihing

Maplecrest:
Malcolm

Meadowcreek:
Herr

Meadowhaven:
Lockhart

Paldao:
Khan

Sprucewood:
McConkey, Yu

Tanglecrest:
Deutscher

Walking Safely in Northwood Hills

Guest Column by Charlie Venable

For many residents of Northwood Hills, walking is a form of relaxation and exercise. Whether walking alone or with friends, children or pets, this activity is something we seem to enjoy. However, there are rules to be followed and sensible actions to be undertaken that will keep everyone safe and secure.

Section 552.006(b) of the Texas Transportation Code outlines that, where there is no sidewalk, a pedestrian should walk along the left side of the roadway, facing oncoming traffic. This is a fundamental safety practice, especially in a neighborhood such as Northwood Hills that lacks sidewalks on many streets. Consider walking single file, or with children and pets on your left side. This increases your ability to see and react quickly to oncoming dangers. You never know if someone behind you may make a mistake, but if you are facing oncoming traffic, your visibility to dangers and hazards is greatly enhanced. Always assume that drivers may not see you.

Other helpful tips include wearing appropriate clothing at night, like brightly-colored and reflective pieces. Avoid distractions like using your phone or listening to music in headphones, which might prevent you from noticing hazards. These common sense suggestions can help keep everyone safe and eager for the next outing.

RISD Bond Election Results

Residents of Dallas and Richardson who reside inside Richardson Independent School District attendance boundaries cast their votes recently regarding a proposed Bond election. The bond was broken into 3 parts, each voted on separately, and all 3 passed. Projects paid for by the bond will impact all RISD schools, but specifically for Northwood Hills Elementary, the following improvements are planned:

- *Air conditioning and heating updates*
- *Energy conservation equipment installation*
- *Exterior improvements*
- *New furniture*
- *Playground improvements*
- *Restroom renovations*
- *Technology devices for students and staff*

For homes in Northwood Hills with an average market value of \$1M, the bond's passing could potentially result in an estimated annual property tax increase of \$250-\$300. Homeowners age 65 or older who already have their property tax levy frozen should not see an increase related to the bond's passing, however.



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Mortgage Questions?

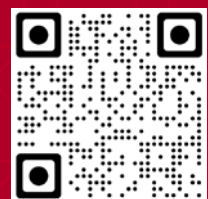


Ines Hermoso
Mortgage Banker
NMLS #512545
Cell: 214.906.6787

- **How much do I qualify for?**
 - Every client is unique, and it will be based on reported income, current debts, credit score and history as well as assets.
- **What is the minimum down payment?**
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- **How do I get prequalified?**
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Roll Up Your Sleeves

Are you passionate about Northwood Hills? Want to get involved? Now's your chance.

We are looking for potential 2026 Board candidates, Officers, Committee Chairs, or those willing to fill non-Board roles that are less time-intensive, but equally important. Take on a long-term job or a short-term project, join a committee of folks with the same interest, or spearhead a new initiative. Here's just a sampling of opportunities...

Officers – We need new leadership! Our President has served in her respective role for many years and is looking to roll off service or transition to a new role. If you have a flexible schedule, strong communication and organization skills, and a passion for NWH, you could be our next President. You'll get lots of guidance from the outgoing Officer, and the term doesn't start until March 2026, so let us know now if you're interested. Want to help in this area but not sure you have enough time to devote to it? Consider serving as Vice President, a new role we'd like to create to spread out more responsibilities.

Communications/Marketing – create/update content for our website and quarterly newsletter; manage social media posts; develop sponsorship and underwriting opportunities.

Membership – send out annual invoices; fulfill membership materials to members; work on outreach projects to increase membership.

Bulk Trash Signage – place out and pick up 4-7 bulk trash signs monthly (depending on which area you live in); place out event signage periodically.

Special Events – lend a hand at the Shred Event, man a concession stand or lead a children's activity on the 4th of July, brainstorm ideas for Good Neighbor Day, or volunteer at an Annual Meeting.

Interested? Email president@northwoodhills.org to let us know what appeals to you and your availability.



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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 October and the next one is scheduled to hit email inboxes in early January. Want to stay in the loop? Make sure your membership is current!

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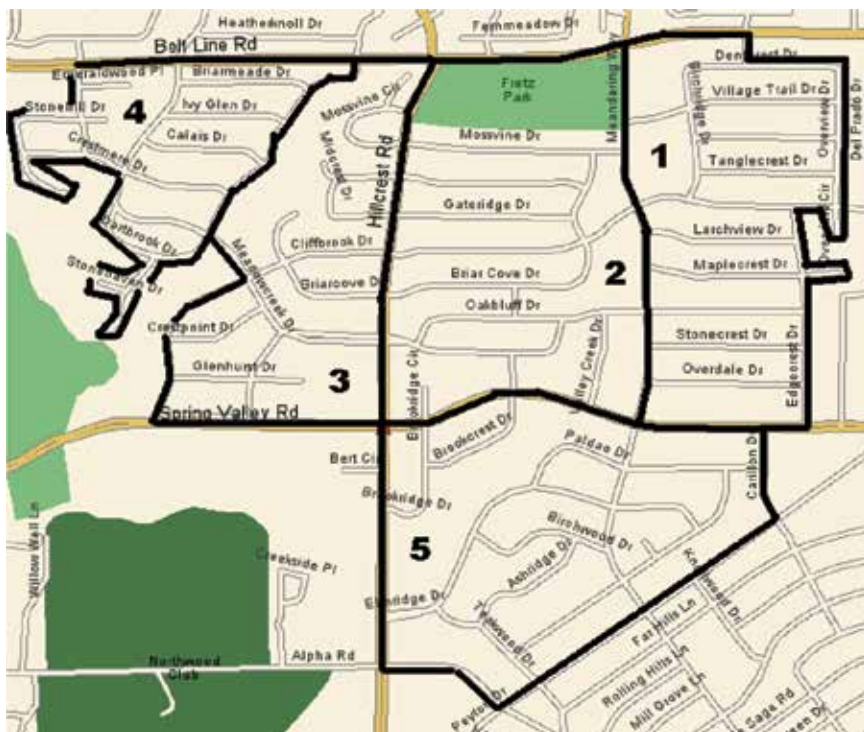
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Northwood Hills Boundaries and Areas



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

2026 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.

Northwood Hills Homeowners Association
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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.

- | | | |
|---|---|---|
| ☐ Security / Crimewatch | ☐ Fundraising | ☐ Communications / Marketing |
| ☐ Membership Recruitment | ☐ Beautification | ☐ Independence Day Parade |
| ☐ Special Events & Programming | ☐ Newsletter | ☐ Other _____ |

Membership questions? Email membership@northwoodhills.org.

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December 8	December 4
January 12	January 8
February 9	February 5
March 9	March 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*

Landscape Watering Days

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The Northwood Hills Breeze

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