



Annual Meeting of the Membership
February 3, 2026 Fretz Rec Center

Agenda

- Welcome
 - Please review the 2025 Annual Meeting minutes.
- Approval of 2025 Minutes* NHHA Members
- Introduction of Board Members and Officers
- Presentation of Board of Directors Candidates Slate
 - Election of Board Members* NHHA Members
- Neighborhood Updates
 - Security & Crime
 - Membership Stats
- Financial Review and Discussion
 - Approval of 2026 Budget* NHHA Members
- Community Updates
- Adjournment of Business Meeting
- Open Q&A

*denotes voting items

Thank you for your continued interest, involvement, and support!

Northwood Hills Homeowners Association

MEETING MINUTES



Meeting Purpose: <i>Annual Membership Meeting</i>					Location: <i>Fretz Rec Center</i>	
Date of Meeting: <i>Feb 8, 2025</i>		Time: <i>6:33</i>	-	<i>7:55</i>		
Minutes Prepared by:		<i>Carrie Tharpe</i>				
Attendance						
X	Janet Marcum (President) ¹		X	Mike O'Reilly		Charles Blaschke ¹
X	Tim Tincknell (Treasurer)		X	Tina Clinton		
X	Carrie Tharpe(Secretary)					
X	Robin Burch ¹					

1) Voting Members

2) Advisory Board

MEETING AGENDA

- Welcome/Introduction

Janet Marcum called the Annual Membership Meeting to order at 6:33 PM. She welcomed attendees and provided an overview of the agenda, reminding members that detailed updates were available through MemberMail and the website.

- 2024 Annual Meeting Minutes Approval

- 2024 Meeting Minutes were offered to the membership for their approval. Robin Burch (Dartbrook) motioned to approve the minutes as written, with a second from Marilyn Schaffer (Cliffbrook) and the motion was approved by unanimous vote of the Membership.

- Election of Board Members

- Tina Clinton is moving from an At-Large Rep to cover Area 2 (she is in the middle of her term). Tim Tincknell is seeking a 2nd two-year term as the Area 3 rep. Joel Buys is seeking a two-year term as an At-Large Rep. A motion was made by Robin Burch (Dartbrook) to accept the nominations, with a second from Pat Traver (Meadowcreek). The motion was approved by unanimous vote of the Membership.

- General: (Janet)

- What We Do: NHHA serves roughly 530 member households and nearly 1200 homes. We cannot levy fines, enforce deed restrictions, or declare code violations, we exist to give benefits to neighborhood residents.
- What Can you Do: Use 311, Call 911, Know Your neighbors, use Ring Neighbors App and iWatch Dallas app, know your neighbors by filling out a Know Your Neighbors Grid

NHHA MEETING MINUTES (CONTINUED)

- **CRIME and SECURITY: (Robin)**
 - Neighborhood is divided into 5 areas, covering 2 square miles, with 43 street entrances
 - GardaWorld is our neighborhood patrol, with officers on duty 7 days a week – average 16 hour days. Supervising Officer Bradley has relocated and his replacement is being sought.
 - Security starts with yourself in your own home: Put Locks on doors/windows, secure your valuables and report every crime to DPD.
 - Crime is DOWN from last year, with 32 total reported incidents: theft (13 cases), burglary (1), UUMV (5), BMV (3), Assault (3) and criminal mischief (7)
 - To help in this area, NHHA Offers: Curb address painting, alley signs, yard signs, security snapshots, crime alerts, meetings with DPD.

- **MEMBER BENEFITS: (Janet)**
 - NHHA provides Curb address painting, alley address signs, no solicitors sign, yard signs, security patrol (real time response, out of town checks). Programs offered include Annual meetings, good neighbor day events, paper shred/electronics recycling event, community meetings, education as needed, summer helpers, mosquito dunks, Independence Day Parade.
 - The Good Neighbor Day event in 2024 resulted in 493 pounds of food and supplies donated to Network of Community Ministries.

- **BEAUTIFICATION: (Mike)**
 - Medians: Meandering Way (5 medians from Belt Line to Cliffbrook), Meadowcreek East (Hillcrest to Oakbluff), Meadowcreek West (Hillcrest to Oakpoint), Spring Valley (Hillcrest to Brookridge), Hillcrest at Belt Line (southwest corner), Elmridge (east of Hillcrest – handled by The Greenway).
 - Major 2024 project: Insurance-funded repair of damage at Belt Line/Meandering Way median.
 - Oscar Cardoza is in charge of Median Maintenance (mow/edge/clean, fertilize, weed/pest control)
 - We also deal with damage repair (footers and markers), irrigation, seasonal color (where irrigation is available), tree trimming.
 - We help with April Alley clean-up and bulk trash signs
 - Always seeking solutions for foliage that is drought resistant to keep the neighborhood looking nice.

- **Membership STATS: (Janet)**
 - 2024 Membership – 517 (goal was 525)
 - 226 members have renewed membership so far, with a goal of 515 for 2025.
 - 2025 Dues are payable NOW - \$400. Dues may be paid either online, through Zelle, or by check
 - Let us know if your contact information has changed
 - Communications: Member mail, newsletter (paid for by sponsors), welcome packages

NHHA MEETING MINUTES (CONTINUED)

- Financial Review and Discussion: (Tim)
 - Budget recap: \$221,396 total expenses in 2024, total income \$223,984. Ended with \$2,588 net income; Budgeted for \$747 net income. Ending cash balance \$13,235.
 - 2025 Budget: Income - \$224,021, Expenses - \$223,859, budgeted net income \$162
 - Approval of 2025 Budget: Robin Burch (Dartbrook) made a motion to approve the proposed 2025 budget, with a second by Marilyn Schaffer (Meadowcreek). The motion was approved by unanimous vote of the membership.

- Outside of NWH Updates:
 - Forward Dallas was passed, but discussions continue regarding what effect this might have on NWH.
 - Tonti Properties Development: Discussions are ongoing regarding flood zone reclamation and neighborhood impact. They haven't shared concrete plans on what they're planning to build.
 - Pepper Square Update: CPC approved the rezoning app on Feb 6 – Up to 984 residential units over 3 phases; up to 12 story buildings– Next vote to happen at City Council on March 26; email, call, SHOW UP!
 - HEB acquired land at LBJ and Hillcrest. Neighborhood meetings are being held.
 - There are 4 candidates running for council member: Mona Elshenawy, Jeff Kitner, Bill Roth and Kendal Richardson.

The meeting was adjourned at 7:55pm.



**2026 Annual Meeting of the Membership
Board of Directors Slate of Nominees/Ballot**

Seeking a first term:

☐ **Candice Ferris** – Candice and Matthew Ferris moved to Northwood Hills in 2013. The large treed lots attracted them, along with the proximity to restaurants, shopping and highways to get anywhere in the DFW area. Candice worked at JC Penney's headquarters when they first moved here but had twin boys in 2014 and stayed home with them since they were 14 months old. Matt is an attorney at Haynes and Boone. They have enjoyed watching their boys make friends here in Northwood Hills that will hopefully continue for their lifetime. Candice looks forward to helping out in Area 1.

☐ **Mimi Sherwin** - Mimi and John Sherwin moved to Northwood Hills late in 2021 after living in East Texas for 20 years. Both are retired, John from a job in physics, and Mimi as a financial consultant selling insurance and securities. They enjoy spending time with their six children and 11 grandchildren who were raised in Lake Highlands. Mimi is looking forward to becoming more involved in the Northwood Hills Homeowners Association.

Seeking a second term:

☐ **Mike O'Reilly** – Mike has served his first term as an At-Large Board Member and is seeking another 2-year term. He will represent Area 4 and serve as the Beautification Chair.

☐ **Peter D'Apice** – Peter has served his first term as the Area 5 Rep and is seeking another 2-year term in this role. He stays abreast of zoning issues affecting Northwood Hills and helps out with bulk trash sign placement each month.

☐ **Tina Clinton** – Tina has served her first term as an At-Large Board Member and is seeking another 2-year term in this role. She serves as a liaison between NHE and NHHA and is interested in membership outreach.



Security/Crime

Criminal Incidents - What are we really talking about?

- **Burglary**: entering your LOCKED, UNLOCKED or OPEN home, garage, shed, and taking property. No encounter with the criminal.
- **BMV**: entering your LOCKED OR UNLOCKED vehicle and taking property or stealing parts from your vehicle.
- **Robbery**: the victim and criminal come face-to-face.
- **Assault**: Intimidation, Harassment, Physical Violence.
- **UUMV**: Unauthorized Use of a Motor Vehicle – stealing vehicle
- **Theft**: includes fraud/identity theft, package theft, personal property theft.
- **Criminal Mischief**: purposeful damage to property (includes reckless driving causing damage; mailbox destruction); trespassing

Crime Statistics: Year-to-Year Comparison

	2025	2024	2023	2022	2021
Burglary	6	1	3	11	6
BMV	12	3	2	14	7
Robbery	0	0	0	0	0
Assault	6	3	2	1	2
UUMV	3	5	3	4	7
Theft	8	13	21	21	25
Criminal Mischief	10	7	6	4	2
TOTALS	45	32	37	55	49



Security/Crime



2025 Incidents by Area & Type

Area	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	
Burglary	2	2	0	1	1	6
BMV	3	0	6	2	1	12
Robbery	0	0	0	0	0	0
Assault	3	0	1	0	2	6
UUMV	2	0	0	1	0	3
Theft	3	2	0	1	2	8
Criminal Mischief	3	1	2	0	4	10
Area Totals	16	5	9	5	10	45

Beautification – 6 medians that we maintain or contribute to; irrigation; seasonal color; tree trimming; damage repair

Communication – MemberMails; website hosting; newsletter design/printing/postage; post office box rental

Management – payment processing fees; membership database hosting; directors & officers insurance; storage unit rent; office supplies

Membership – curb painting; alley signs; decals; No Solicitors signs; envelopes; welcome packages; good neighbor day supplies; postage

Programs – annual meeting; special meetings

Security – patrol officers; camera hosting

NHHA 2025-2026 FINANCIAL INFORMATION

	<u>ABBREVIATED FINANCIALS</u>		<u>PROPOSED</u>
	<u>BUDGET 2025</u>	<u>ACTUAL 2025</u>	<u>BUDGET 2026</u>
INCOME:			
ADVERTISING INCOME	15,821	16,591	15,455
INTEREST	2,200	1,316	1,400
MEMBERSHIP	206,000	190,862	194,000
TOTAL INCOME	\$224,021	\$208,769	\$210,855
EXPENSES:			
BEAUTIFICATION	26,750	26,153	29,500
COMMUNICATION	13,892	14,174	14,449
MANAGEMENT	7,817	7,306	7,900
MEMBERSHIP PROMOTION	5,660	6,600	5,875
PROGRAMS	300	337	350
SECURITY	169,440	163,794	143,440
TOTAL EXPENSES	\$223,859	\$218,364	\$201,514
NET INCOME	\$162	(\$9,595)	\$9,341

Thank You to our Website, Email, and Event Sponsors in 2025!

Leslie Pulaski with Ebby Halliday

Ready Roofing & Solar

The Redpath Team with Allie Beth Allman & Associates

Traver Construction

Spence + Kinney Real Estate Group with Compass Real Estate

Van Wunnik and Marcum LLC, Certified Public Accountants

The Shamsa Group with Ebby Halliday

Spring Valley United Methodist Church

Ines Hermoso, Mortgage Banker with Bank of Texas

Texas Waterboys

Shoope Family Construction

Parish Resale Shop

Sunnyland Outdoor Living

A#1 Air

Cash House Buyers DFW

Dallas Christmas Light Installers

Meyer's Pride Roofing

Lower My Texas Property Taxes

Saint Paul Catholic Classical School

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Kathryn Nelson Design