

Winter 2026

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 3rd to learn about NHHA and hear updates related to our neighborhood. Attendees at the Annual Meeting also reviewed crime stats and the Association's financials and welcomed new Board Members. Council Member Bill Roth was on hand to provide District 11 updates and answer resident questions.

To view the NHHA information that was shared, and read our Annual Report, navigate to the 2026 Annual Meeting post on www.northwoodhills.org.

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

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 70 percent of membership dues will be allocated to security patrol services in 2026.

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 2025, there were 45 total reported criminal incidents in Northwood Hills, up from 32 the prior year. Of those, BMVs made up 26 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; 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 crime involved vehicles, from theft of items in the car, to theft of car parts, to theft of the entire car. These crimes of opportunity are usually carried out very quickly, sometimes with devastating financial consequences for 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, and always lock your car, try to park in a garage, and use lighting and cameras, 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!

NHHA Member Spotlight

The Sallusti home at 7009 Cliffbrook Drive has been filled with Christmas spirit for 21 Christmases, and this year was extra special, as they seek to expand their decorative spirit every new holiday season. Their castle was fully decorated, glowing with festive lights that welcomed every Northwood Hills neighbor who passed by. Two giant trees shone brightly with red lights that flanked a center tree, which stood out beautifully in white clear lights. All of the trees were accented with shimmering meteor lights, creating a magical snowfall effect throughout the display. Matthew and Amy Sallusti hope their Christmas lights continue to be a tradition that brings warmth, joy, and holiday cheer to the community. If you missed the chance to see their house aglow, make a point to drive by next December, as we know it will be a sight to see again.

Upcoming Election

A Primary Election will be held soon, where both Republicans and Democrats will vote for who they want to proceed to the general election. While Primary Election Day is officially March 3, early voting starts on February 17 and runs through February 27. During the early voting period, you may vote at any countywide vote center. On Election Day, voting will be precinct-based, and you must cast your ballot at the assigned party's polling place. To view a sample ballot and learn more about polling locations, head to dallascountyvotes.org.



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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 Meadowcreek, Meandering Way, 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!"

Call us at **972-380-ROOF** or email us at admin@readyrooftx.com for your roofing and solar needs, and experience our top-notch personalized service in Northwood Hills!

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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.

continued page 11

Local Real Estate ReDefined.

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Mark Your Calendar

March 8

Daylight Saving Time begins

March 14

St. Patrick's Parade and Festival, Greenville Ave

March 24 – March 29

*Back to the Future
Bass Performance Hall*

April 1 – April 12

*Some Like it Hot
Music Hall at Fair Park*

April 3

*Opening Day
Texas Rangers*

April 11-12

*Alley Clean-Up
Northwood Hills*

April 16-19

*Dallas Art Fair
Fashion Industry Gallery*

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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.



Northwood Hills Homeowners Association
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Holiday Decorating Contest Winners

Congratulations to our 2025 Holiday Decorating Contest Winners! There was stiff competition this year, as 20 homes were nominated by Northwood Hills residents. After the votes were tallied, the top two vote-getters were the Henderson Family on Briar Cove (receiving 20% of the votes) and Heather & Kellie on Stonehill Dr (receiving 12% of the votes). For their efforts, they were able to display a yard sign announcing their win and received a gift card from Roman Cucina, courtesy of NHHA sponsor Kathryn Nelson Design.

Henderson Family on Briar Cove



Heather & Kellie on Stonehill Dr.



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Changes to Alley Trash Pick-Up

In early February, the Sanitation Department provided a briefing to Dallas City Council concerning alley trash pick-up. The Department contends that collecting waste in narrow alleys puts their crews at risk and causes damage to public and private property. A customer survey had been sent out to gauge residents' interest in moving trash pick-up to the curb, and the results were presented. More than 90% of those who responded to the survey were not in favor of moving pick-up from the alley to the curb and many respondents were even open to paying to keep things the same. City staff plan to proceed with minimal, targeted transitions in the most constrained alleyways while also seeking solutions for other alleys. More information is expected to be released this summer, with any approved transitions beginning in February 2027. Visit dallas.gov/sanitation for further updates.

Advocacy

As a voluntary homeowners association, NHHA is not an enforcement agency. We can't compel membership or require adherence to local ordinances. We can't force any residents to start or stop any behaviors. However, we work to educate residents about neighborhood issues and code compliance, and help them escalate concerns when appropriate. In 2025 we answered hundreds of emails and phone calls from residents with questions, coordinated with other local HOAs, spoke with or provided contact information for City officials when necessary, publicized important city meetings, stayed on top of zoning changes nearby, 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.

YOUR NORTHWOOD HILLS SPECIALISTS



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Supporting Richardson ISD

MAY 1st 2026
Doors Open: 4 PM
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Players:
\$100

Party Passes:
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(Early Bird Pricing)
Price increases to \$115 after February 27, 2026

Player Ticket Includes:
AYCD Beer (while supplies last)
1 Meal
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Party Pass Includes:
Does not include permits
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Get your tickets soon!

BIG mfarrow@sfmc.com 1251 Digital Drive, Richardson, TX 75081

BigSixFoundation.com

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, east 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.

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EXCEPT FOR THE LADDERS AND NAIL GUNS.**



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FAQ – Medians

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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. We have allocated more funds to the Beautification budget in 2026, so we look forward to sprucing up some of these medians soon.

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 11-12.

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.

BRINGING UNMATCHED EXPERTISE TO OUR NORTHWOOD HILLS NEIGHBORS



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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NHE Upcoming Events

February 26

Pancake Supper

February 27: 3-9pm

*Spirit Night at Uncle Louie G's
7522 Campbell Rd Ste 115*

February 28

Garden Service Day

March 4: 4-9pm

*Spirit Night at Spin Pizza
348 W Campbell Rd*

March 7

*NHE Auction & Gala
Clubs at Prestonwood*

March 16 - 20

Spring Break – No School

March 25: 3:30-9pm

*Spirit Night at Panera Bread
5325 Belt Line Rd*

March 26

*Kindergarten Round-Up
Open House*

April 9

Early Release

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.

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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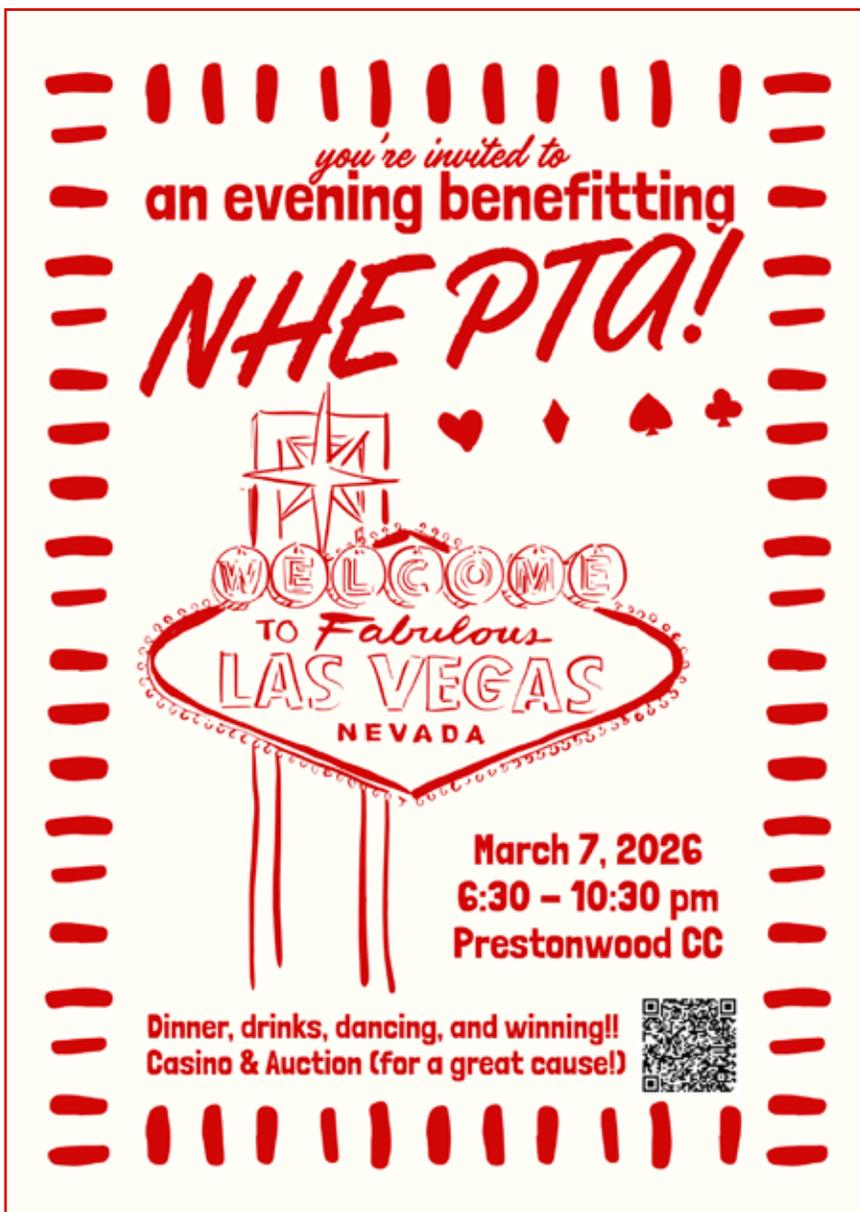
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No Solicitation Policy

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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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6:30 - 10:30 pm
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Welcome New NHHA Households:

Cliffbrook:
Womack

Dartbrook:
Roberts

Edgecrest:
Ferris

Maplecrest:
Eubanks, Mercer,
Travelstead

Meadowcreek:
Finch/Ginn

Mossvine:
Theall

Overview:
Nicholson/Wingate

Spring Valley:
Shaw

Sprucewood:
Crow, Davidson, Stewart



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Real Estate Recap

By Mitra Shamsa, The Shamsa Group

At first glance, 2025 appears to show a softer housing market in Northwood Hills. Both the average and median sales prices were down about 5%, and the number of homes sold dropped nearly 20% compared to 2024. Given the economic uncertainty we've experienced throughout 2025, this isn't especially surprising. These trends are clearly reflected in the year-over-year numbers.

Statistic	2024	2025	Percent Change
Median Sales Price	\$1,214,500	\$1,150,000	-5.3%
Average Sales Price	\$1,258,465	\$1,194,094	-5.1%
Median Sales Price (Sqft)	\$319.75	\$311.69	-2.5%
Average Sales Price (Sqft)	\$315.99	\$314.06	-0.6%
Median DAYS ON MARKET	28	13	-53.6%
Average DAYS ON MARKET	37	64	71.9%
Number of Properties Sold	41	33	-19.5%

Table 1 Our Neighborhood's Market Performance 2024 vs 2025

Looking back at our 2024 report, the market was already sending mixed signals. While home prices were higher than in 2023, properties were taking longer to sell, and overall sales volume was down. Again, this aligns with what we were seeing nationwide. The lingering effects of the pandemic, elevated interest rates, and broader economic challenges made it a tough market across the country.

That said, the most interesting part of the story doesn't fully show up in the year-over-year statistics. A closer look at the fourth quarter tells a different story. Even though homes were spending significantly more time on the market overall and the number of sales was about half of the prior year, prices rose notably compared to earlier in 2024. In other words, despite fewer sales, buyers were willing to pay more by the end of the year.

Statistic	4Q2024	4Q2025	Percent Change
Median Sales Price	\$1,115,000	\$1,500,000	34.5%
Average Sales Price	\$1,284,296	\$1,484,888	15.6%
Median Sales Price (Sqft)	\$315.57	\$377.28	19.6%
Average Sales Price (Sqft)	\$333.11	\$332.99	0.0%
Median DAYS ON MARKET	35	160	357.1%
Average DAYS ON MARKET	53	128	141.9%
Number of Properties Sold	11	5	-54.5%

Table 2 Our Neighborhood's Market Performance 4Q2024/4Q2025

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Real Estate Recap

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This becomes even clearer when we look at the homes that sold in the fourth quarter of 2025. Of the five homes that closed, two sold very quickly—within 4 and 11 days—while the other three sat on the market for over 100 days. While this is a small sample size, it suggests that a backlog may be starting to clear. That’s an encouraging sign. Homes that are priced right are moving faster, and higher sale prices combined with quicker sales often motivate more homeowners to list their properties.

So, what does 2026 hold for the Northwood Hills housing market? Only time will tell. However, the recent quarterly data points toward renewed momentum and the potential for a more active and energized market ahead.

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What About Social Media?

Why doesn't NHHH use NextDoor and Facebook for its communications? NHHH 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 there 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. Likewise, not all members use Facebook, so our message would have a much smaller reach there. Also, some of our communications are members-only because they pertain to paid benefits, so we need to ensure that only our members are benefiting. By using periodic email newsletters, NHHH is able to target almost all of our members. If you are a paid member and you're not seeing our MemberMails, reach out to membership@northwoodhills.org to make sure we have your correct information.



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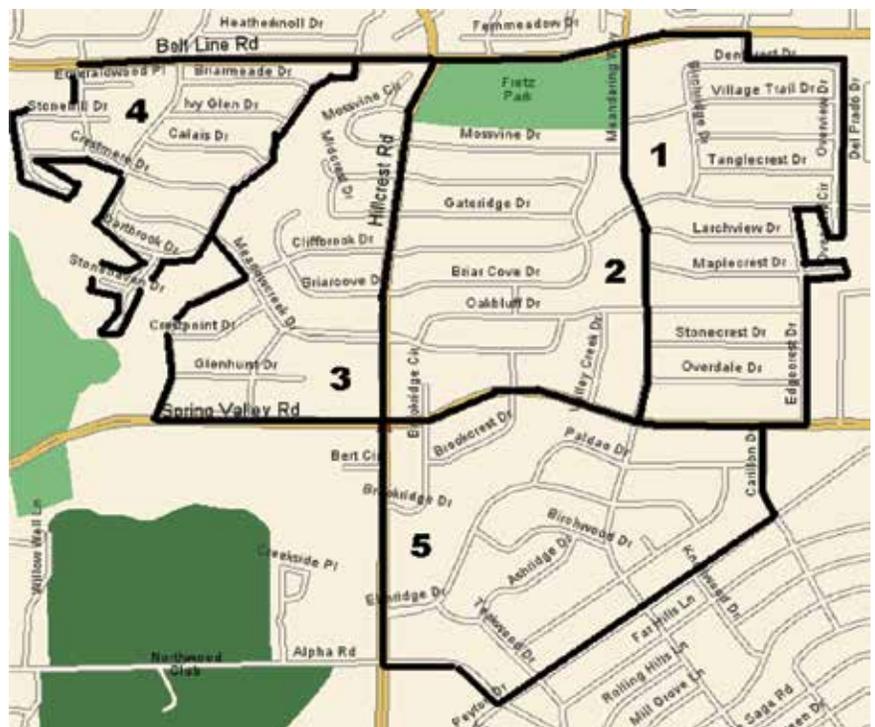
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Northwood Hills Boundaries and Areas



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



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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.

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

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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Return Service Requested

Bulk Trash Collection Calendar	
Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
March 9	March 5
April 13	April 9
May 11	May 7
June 8	June 4

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 <i>Saturday and Wednesday before 10am/after 6pm</i>	EVEN number addresses <i>Sunday and Thursday before 10am/after 6pm</i>
--	--

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/>

NEW FOR 2026-27

LANGUAGE LEARNING PROGRAM
 Expanding Access to Spanish Enrichment Opportunities

The Northwood Hills Breeze

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