

Spring 2026

NORTHWOOD HILLS BREEZE

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Neighbors Coming Together

If you live on or near Edgcrest in Area 1, you've likely seen a speeding car cutting through the neighborhood to avoid the intersection at Coit and Spring Valley. For years, homeowners have been frustrated by uncaring drivers using our residential street as their personal speedway. Attempts to install speed cushions failed in the past because the City's 24 hour traffic studies didn't yield high enough "average" speeds. Thankfully, concerned residents didn't let that deter them. Where there's a will, there's a way! Another mechanism for slowing down traffic on the street is the installation of stop signs. This requires getting 67% of the homeowner support within a 600 foot radius of the intersection. Over the span of a couple weeks, a team of

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NHHA Leadership

Janet Marcum – President
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214-557-8524

Carrie Tharpe – Secretary
secretary@northwoodhills.org



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

Congrats to Our Grads!



We are happy to announce the graduation of our son **Ethan Gill** from Richardson High School with honors. He will be attending the University of Oklahoma in the fall and majoring in business. "We are so proud of all of your accomplishments! Way to go, Ethan! Love, Mom, Dad, Alex, and Mason"

Mason Lewis, granddaughter of Mac and Nootsie Holman, graduated from UNT magna cum laude and played division one golf for 4 years.



Rach and Clay Potter are proud to announce that **Rhett Potter** graduated from Richardson High School and will be attending business school at OU in the fall.

Doug and Becky Jones proudly announce the graduation of their daughter **Emily Jones** from the Hankamer School of Business at Baylor University. Emily majored in Professional Selling, Management, and Entrepreneurship, and she begins her role as a Sales Development Representative at Oracle Corporation in Austin this June. "We are so proud of you, Emily!"



Ann and Jerry Underhill are pleased to announce the graduation of granddaughter **Katie Butscher** from Long Island University with a B. S. Degree in Nursing. She is working for Phoenix Rehab Hospital in Brooklyn.



Barbara and Greg Bryan of Valley Creek Drive announce the graduation of their son **Wade Davis Bryan** from Jesuit College Preparatory School of Dallas. Wade will be attending the University of Oklahoma in the fall majoring in business with plans to play on the OU hockey

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Congrats to Our Grads!

continued from page 2

team. An avid hockey player since he was young, Wade has won several awards including MVP at the National Scholastic Showcase tournament at the University of Notre Dame and the DFW Metroplex Defenseman of the Year.

"Congratulations and Boomer Sooner!!!"

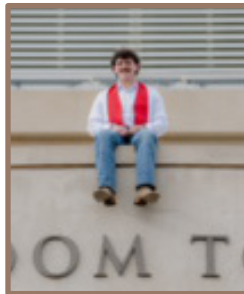


Grant and Paige Yaney's daughter, **Claire Yaney**, graduated from the University of Arkansas with a Bachelor of Arts in Advertising/Public Relations. She finished her senior year as a Chi Omega "Senior of Significance," President of the Public Relations Student Society of America, and the Head Account Director

of Main Hill Media, a student-run advertising & creative agency at the University. "We are so proud of you, Claire, and are excited to watch your continued success!"

Brian and Christi Hays are excited to celebrate two graduates this May!

Mac Hays graduated from Liberty University with a Bachelor of Arts in Interdisciplinary Studies. He will begin an exciting new chapter as a resident at Passion City Church in Atlanta.



Charly Hays graduated from Trinity Christian Academy and will continue her academic journey at Baylor University, where she plans to major in Early Childhood Education. "We are incredibly proud and grateful for all God has done and look forward to what's ahead for both of them!"

Brady Karp, son of Jon and Lori Karp, graduated from Pearce High School and will be attending Millsaps College where he will play basketball and study Finance/Accounting.



continued page 4



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



Northwood Hills Homeowners Association
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Alley Address Sign



Do you have a custom alley address sign? This is one of the many membership benefits of joining NHHA. Not only does the sign publicly display your support of your neighborhood association, it aids in quicker identification of your house for our security patrol and DPD/DFD when approaching from the alley/rear of your property.

If you were a brand new NHHA member as of late 2025 or early this year, and didn't already have a sign, you should have received it by now. If you've recently joined and don't have one, please email membership@northwoodhills.org to make sure you're included in the next order. Existing members should have already received an alley address sign in a prior year, but if you replaced your fence since then or your sign rusted or mysteriously disappeared, let us know and we'll get you a new one.



HOMEOWNERS ASSOCIATION

Northwood Hills Homeowners Association
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Congrats to Our Grads!

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Todd and Julie Gathings proudly announce the graduation of their son, **Cole Gathings**, from Bishop Lynch High School. Cole is excited to begin his studies this fall at the Kansas State University College of Business Administration. "Congratulations and Go Wildcats!"

Brent and Whitney Lemons proudly announce the graduation of their son, **Grant Lemons**, from the Colorado School of Mines! Grant earned his B.S. in Computer Science magna cum laude — and did it in just three years. Beyond his studies, Grant successfully competed in hackathons, served as a TA, and even helped with the development of an upper-level course. Grant begins his career as a consultant with Credera at their Dallas office. "We are so proud of everything he has accomplished and are excited to see what comes next!"



YOUR NORTHWOOD HILLS SPECIALISTS



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Allie Beth Allman™
& Associates
A BERKSHIRE HATHAWAY AFFILIATE

Fretz Park Aquatic Center

The Cove Aquatic Center at Fretz Park features a lap pool with diving board, climbing wall, basketball goal, open and closed flume slides, toddler pool, shade structures, picnic tables and lounge chairs, a bath house with family changing rooms, lockers, and a concession stand. Admission is \$6-\$14/person depending on height and residency status. Season passes are available. There are charges for coolers and table reservations. The Center also offers swim lessons, swim team, water fitness, and water polo for additional fees. Open daily from 12:30pm to 7:00pm through August 9 (except for Wednesdays). A dive in movie will be offered on Friday, July 31. For more info, visit dallasaquatics.org.



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Mark Your Calendar

- June 11**
Cool Thursdays Concerts
Dallas Arboretum
- June 11**
World Cup Begins
- June 12 – July 19**
Shakespeare in the Park
Samuell Grand Amphitheatre
- June 20 and 27**
Social Saturdays (Car-Free)
Main Street, Downtown
- June 21**
Father's Day
- June 21**
First Day of Summer
- July 3**
Kaboom Town!
Addison Circle Park
- July 4**
Independence Day Parade and Celebration
Northwood Hills Elementary
- July 18-19**
Downtown Dallas
Summer Market
Klyde Warren Park
- August 12**
RISD First Day of School



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

Do We Have Your Current Email Address?

NHHA members are primarily kept up to date about important community meetings, crime alerts, members-only events, lost pets, and membership benefits through periodic MemberMails sent via email. If you're a member and aren't receiving these, you're not experiencing the full benefits of your membership in NHHA! Not seeing our emails regularly? Here's what you can do: email membership@northwoodhills.org to provide or update your preferred email address. Alternatively, you can fill out a membership form online at northwoodhills.org/membership to confirm all your contact information. Sometimes we find that members accidentally hit unsubscribe, and when that happens, we aren't able to add you back to our database without additional steps. Reach out to us if you think that has happened and we'll get you back on the list.

Then, make sure president@northwoodhills.org is saved as a contact or marked as a safe sender, so our emails don't go to your spam folder or get rejected by an email server. If you didn't know about Spring curb painting or the members-only Shred Event, you must not be on the list! Don't be left out.

Real Estate Recap

By Jill Redpath Noland of the Redpath Team,
Allie Beth Allman and Associates

Northwood Hills continued to show resilience in Q1 2026, although the market shifted toward a more balanced pace compared to the intense seller conditions of prior years. Buyers became more selective, inventory improved modestly, and correctly priced homes continued to move quickly - especially updated properties on larger lots. Updated homes, luxury remodels, and new construction continued to command premium pricing in Northwood Hills. Buyers remain highly attracted to our large, treed lots, transitional remodels, single-story floor plans, proximity to private schools and Richardson ISD along with our Central North Dallas location. Outdoor living spaces, mature trees, and flexible floorplans continue to add value.

Inventory increased compared to 2025, giving buyers more options and slightly more negotiating power. Homes that were overpriced or needed significant updates often sat longer and experienced price reductions. Homes that were move-in ready, professionally staged, and priced appropriately frequently sold within the first month - especially in the \$800K-\$1.3M range.

The Market Outlook for the remainder of 2026 has analysts expecting moderate appreciation rather than rapid price spikes and continued demand for established North Dallas neighborhoods like Northwood Hills. We are seeing longer decision timelines from buyers and the increased importance of pricing strategy and presentation. Higher interest rates and affordability concerns are creating a more normalized market environment across DFW, but desirable

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www.svumc.org

SPRING VALLEY
UNITED METHODIST
CHURCH

WORSHIP WITH US
SUNDAYS @ 10:30AM

COIT @ SPRING VALLEY

 Spring Valley
UNITED METHODIST CHURCH

Real Estate Recap

continued from page 6

neighborhoods such as Northwood Hills continue to outperform many broader Dallas submarkets. Current 30 year fixed interest rates are 6.61% with a 52 week low at 5.99% and high of 6.98%.

In Northwood Hills there are currently 13 Active Listings ranging from \$1,049,000 to \$3,500,000 and 6 homes currently under contract. Since January 2026 to May 28, 2026 we have had 17 homes close ranging from \$566,000 to \$2,650,000 with Average Days on Market at 41 days. Overall, Q1 2026 showed Northwood Hills transitioning from an ultra-competitive seller's market into a healthier, more balanced luxury neighborhood market while maintaining strong long-term desirability in North Dallas. If you would like more information about the local market, please contact your trusted real estate professional for value and pricing guidance.

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We call Northwood Hills home

... and are here for our neighbors every step of the way



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AllieBethAllman™ & Associates

We Need Your Membership

As of the time we go to print, we are short of our membership goal for this point in the year. The more members we have, the more we can do for the neighborhood. What does \$400 a calendar year get you? So much! Members have access to the private security patrol, are sent important email communications, enjoy special events like free Paper Shredding and Electronics Recycling, and receive an alley address sign, free curb number painting, a No Solicitors plaque, and decals and yard signs as needed. The beautification of our neighborhood, which benefits everyone, is also accomplished with member dues. This is an incredible value for just over \$1 a day. Please join or renew if you haven't already, so we don't have to reduce services.



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

Sponsorships Available

NHHA provides multiple great opportunities to advertise your business throughout the year. Ad space fills up quickly in this Breeze newsletter, but if you'd like to be placed on the waiting list for 2027, let us know. Want to get your name out sooner? We offer sponsored MemberMails at affordable levels. Our MemberMail emails are sent to over 800 unique email addresses 2-3 times a month and consistently have a 60% or higher open rate. Also, periodically throughout the year, we seek underwriters for our members-only and neighborhood-wide events. Next up? The Independence Day Parade! To learn more about this opportunity or others as they're planned, email president@northwoodhills.org.

Your Ultimate Outdoor Paradise Is Just Around The Corner



to Northwood Hills with this ad. Coupon Code - 338059



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NW Corner Spring Valley & Coit
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NOW OPEN IN FRISCO OUTSIDE STONEBRIAR CENTRE

We Could Use Your Help!

The NHHA Independence Day Parade and Festival is a Northwood Hills tradition. This year's 33rd annual celebration promises to be another exciting day filled with hundreds of residents, dozens of decorated parade entrants, and loads of activities. We need volunteers to make it happen! There are a variety of jobs – large and small – just waiting for your participation.

Help is needed to coordinate sponsors and volunteers, order and compile supplies, and most importantly to handle tasks that day – from lining up floats and bikes to pushing the button on the famous Dunk Tank to handing out popcorn and cotton candy.

There's a role for anyone/everyone and participation in the event is one of the best ways to meet your neighbors. So if you're new to NHHA or to Northwood Hills...here's your red, white and blue invitation to get involved. Long-time resident? We can use you too! If you'd like to pitch in this year to help make the celebration a success, email president@northwoodhills.org to sign up. Shifts are as short as 30 minutes, and it's a great opportunity for service hours if your middle or high-schooler needs some.

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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COMPASS

6 Things That Make a Remodel Go Smoothly

Sponsorship Advertorial by Traver Construction

We get asked a lot — by neighbors, friends, and past clients — what separates a great remodeling experience from a stressful one. After 35+ years in the business and many projects right here in Northwood Hills, here's what we've learned.

- 1. Know your budget before you start.** You don't need an exact number, but you need a real one. It shapes every decision that follows and helps your contractor design to what you're comfortable spending.
- 2. Plan before you pick finishes.** Tile and countertops are the fun part, but jumping to selections before the design is locked in leads to delays, change orders, and budget surprises.
- 3. Select materials early.** Some items carry 3–6 month lead times. By the time demo starts, it's too late. Early selections are one of the simplest ways to stay on schedule.
- 4. Plan for daily life during construction.** A displaced kitchen or bathroom affects the whole family. A little planning during the design phase makes daily life a lot more manageable.
- 5. Communicate through one person.** Side conversations with subcontractors create confusion and mistakes. Everything runs better when it flows through your project manager.
- 6. Understand what "done" means.** Know how punch lists, substantial completion, and final payments work before you start, so everyone is on the same page at the finish line.

At Traver Construction, we walk you through every one of these steps so there are no surprises. We'd love to talk about your next project.



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Planning a remodel?



Start with a partner who listens.



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Northwood Hills Elementary Information

NHE enrollment for 2026-2027 is open online. If you have not completed your enrollment for next school year, please do so as soon as possible to secure a spot. Parents whose children will be attending Northwood Hills Elementary in 2026-2027 should visit risd.org/enroll. Once you've enrolled, pre-order school supplies to save time and money. Head to the online store tab at NHEpta.org for more details.

As the new school year approaches, check the NHE PTA website 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 group on Facebook.



Northwood Hills

HOMEOWNERS ASSOCIATION

Northwood Hills Homeowners Association
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Free Irrigation System Check-Ups



With hot temperatures already making their appearance, it's a great time to assess whether you're watering your lawn efficiently and if there are any problems with your system. Poor irrigation scheduling – watering too often and for too long – is the primary source of water waste associated with landscape irrigation. You may be using a lot more water than your lawn needs, so Dallas Water Utilities is providing free automatic irrigation system check-ups by licensed landscape irrigation specialists.

The check-ups can provide good ideas and financial savings, and help improve the efficiency of your existing irrigation system by identifying:

- *Programming errors*
- *Leaks in the system*
- *Broken or misaligned equipment*
- *Problems with pressure (too high or too low)*
- *Coverage problems*

The Irrigation Specialists will also make recommendations such as:

- *Programming suggestions*
- *Turf water requirements*
- *Possible equipment upgrades*
- *Repair and maintenance tips*

For more information or to schedule your free automatic sprinkler system check-up, visit savedallaswater.com or call Dallas Water Utilities at (214) 670-3155. There are also other helpful programs and tips on their site, so check it out!

June is National Foster a Pet Month!

FOSTER FEST

at Dallas Animal Services

Your opportunity to learn all about fostering a shelter pet!

- Meet current fosters
- Get answers from experienced foster families
- Sign up on site





RSVP

Registration is encouraged but not required.

Saturday, June 27 | 11 am - 2 pm





Dallas Animal Services 1818 North Westmoreland Rd
Dallas, TX 75212

Experience Matters.

Taking the stress out of the real estate experience for Northwood Hills homeowners through thoughtful guidance, proven experience, and a commitment to excellence at every step.

THE SHAMSA GROUP

Mitra & Mina Shamsa

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Decals are Back

Decals announcing our armed security are back! We adjusted our design to make them generic and not year-specific, which will justify the minimum quantity order and allow them to serve our neighborhood for a longer period of time. If you'd like a reflective decal to display on your mailbox or window, please email membership@northwoodhills.org. We don't mail them out automatically, but we are happy to provide them upon your request. We ask that you limit yourself to two per household, please.



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

Welcome New NHHA Households:

Birchwood:
Clayman

Briar Cove:
Owens

Calais:
Varni

Cliffbrook:
Mills

Crestmere:
Anderson

Elmridge:
Lee

Glenhurst:
Luby

Hillcrest:
Crawford/Pimentel

Meadowcreek:
Knobler

Spring Valley:
Torres

Stonecrest:
Blocker



Valley View Park Mural Project

WHO
The Valley View Park Mural Project is a community-led public art initiative by Friends of Valley View Park and the Valley View Neighborhood Association.

WHAT
More than just art, the mural will celebrate the park's natural beauty, strengthen community pride, and create a recognizable landmark for the neighborhood.

WHERE
Planned along the LBJ access road beside the East Woods at Valley View Park and the White Rock Creek Trail, the 230-yard mural will transform an overlooked wall into a vibrant gateway, welcoming visitors to the park and trails. (map on back)

WHY
Promotes Safety ● Activates Public Spaces ● Beautifies the Neighborhood
Strengthens Community Pride ● Deters Vandalism ● Placemaking
Positive Park Use ● Builds Neighborhood Pride ● Creates a Lasting Landmark

Sponsorship Opportunities
Learn More: tinyurl.com/fvvpark






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Who Do I Call?

For most city requests, just contact 311. There are multiple ways to do so:

- Dial 311 when you are inside the city boundary, or 214-670-3111 if you are outside the boundary
- Download the app Dallas311 (free in the app store)
- Log a service request on your computer at www.dallas.gov or email the request to dallas311@dallas.gov.

In all cases, you will receive a service request number and the option to be contacted as your request moves through the system to resolution. Please report code violations, homeless encampments, illegal parking, potholes, requests for new trash and recycling roll carts, missed trash pick-ups, and other issues to 311 so they are documented.

Don't assume another neighbor has reported an issue. You can help keep our neighborhood looking tidy and appealing with just a few minutes of your time. Most service requests are responded to within a couple of days.



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Paint & Chemical Disposal

If your spring cleaning includes getting rid of old paint, mower gasoline, or chemicals, remember that these items cannot be put out for bulk trash collection and should not be put in your garbage bin for weekly pick-up. Instead, Dallas residents are offered a FREE disposal service for home chemical waste at the Home Chemical Collection Center at 11234 Plano Road. Hours of operation are Tuesday 9 a.m. to 7:30 p.m., Wednesday and Thursday 8:30 a.m. to 5 p.m., and the second and fourth Saturday of each month, 9 a.m. to 3 p.m. Bring a driver's license and utility bill as proof of residency. For a full list of what you can and cannot bring, call (214) 553-1765 or visit <https://www.northwoodhills.org/householdwaste/> and click on the info graphic.



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Neighbors Coming Together

continued from page 1

Northwood Hills families hit the streets to talk to neighbors and collect signatures. There was overwhelming support for the installation of the stop signs, so the petition was completed and submitted! After approval, the stop signs were installed within 30 days. Thank you to the Bedolla, Bodiwala, Ellinger, Marcum, and Norris families for coming together to find a way to make Edgecrest and the surrounding streets safer for our walkers, bikers, drivers, and furry friends.

SELL YOUR NORTHWOOD HILLS HOUSE TODAY!

**CASH
HOUSE
BUYERS
DFW**

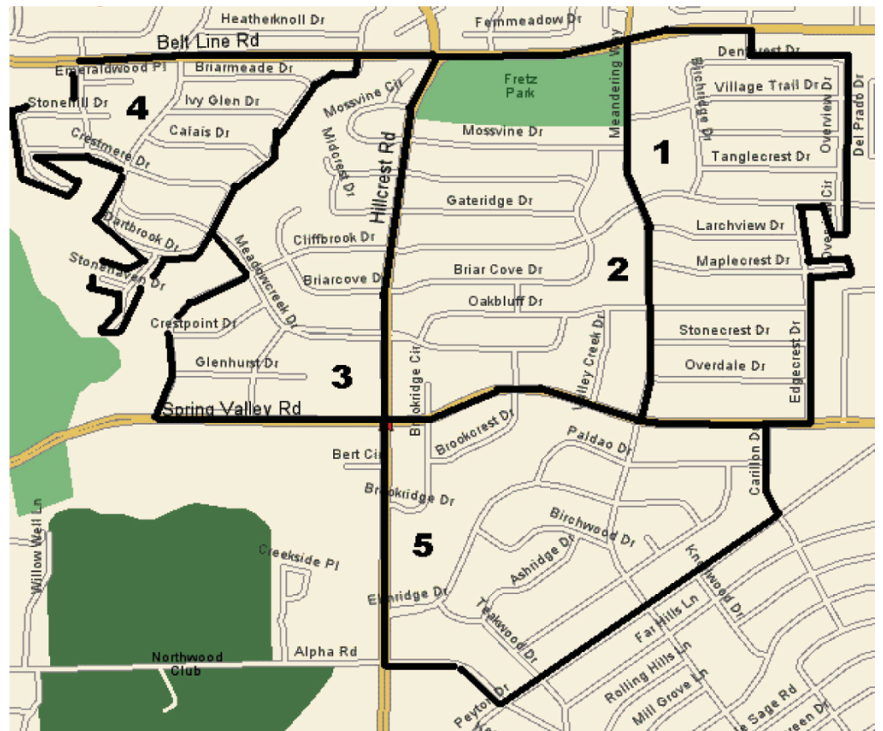
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- ✓ NO HASSLES
- ✓ NO CLEANING OUT THE HOUSE!

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www.cashhousebuyersdfw.com

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.

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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.

Looking For Northwood Hills Quality? Call Your Neighbor Today!

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Google
4.9 STARS



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WWW.READYROOFTX.COM

JEFF THOMPSON

Sprucewood Drive Resident

NHHA Member

Serving DFW since 1971

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 US POSTAGE
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 DALLAS TX
 PERMIT NO. 407

Northwood Hills Homeowners Association
 P O Box 800874
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Return Service Requested

Bulk Trash Collection Calendar

Pick-up week
 beginning
 Monday...

Place debris on
 curb no earlier
 than Thursday...

June 8
 July 13
 August 10
 September 14

June 4
 July 9
 August 6
 September 10

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**

*Saturday and Wednesday
 before 10am/after 6pm*

**EVEN
 number addresses**

*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 <http://savedallaswater.com/>

FIFA FAN FESTIVAL™ DALLAS | Fair Park

JUNE 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1PM - 12AM 11 Hours 2-Matches	1PM - 12PM 10 Hours 2-Matches	1PM - 12PM 10 Hours 4-Matches
11AM - 10PM 13 Hours 4-Matches	10AM - 12PM 13 Hours 4-Matches	1PM - 12PM 10 Hours 4-Matches	11AM - 12AM 13 Hours 4-Matches	10AM - 11PM 13 Hours 4-Matches	1PM - 12PM 10 Hours 4-Matches	11AM - 10PM 11 Hours 4-Matches
10AM - 12PM 13 Hours 4-Matches	11AM - 10PM 13 Hours 4-Matches	11AM - 10AM 13 Hours 4-Matches	1PM - 12PM 10 Hours 6-Matches	2PM - 12AM 10 Hours 6-Matches	1PM - 10PM 9 Hours 6-Matches	2PM - 12AM 9 Hours 6-Matches
1PM - 5PM 4 Hours 1-Match	11AM - 12PM 12 Hours 3-Matches	11AM - 12PM 12 Hours 3-Matches				

DATES & HOURS SUBJECT TO CHANGE



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