

Summer 2026

NORTHWOOD HILLS BREEZE

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Shred and Recycle

The Annual Paper Shredding and Electronics Recycling Event took place in early June. This member benefit is highly popular! Over the span of three hours, NHHA Members unburdened themselves of 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. The consistent feedback we got from members was that they were grateful to clear up closet space previously occupied by outdated computer towers and printers.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.

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NHHA Leadership

Janet Marcum – President
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Tina Clinton – At-Large Director
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rb@northwoodhills.org
214-557-8524

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secretary@northwoodhills.org



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

Shred and Recycle

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Members undoubtedly saved time and money by utilizing 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.melspence.com
- Ready Roofing & Solar – www.readyrooftx.com
- Leslie Pulaski, Ebby Halliday Real Estate – www.ebby.com/bio/lesliepulaski
- Tuten Built – www.tutenbuilt.com
- Womack Financial – www.womackfinancial.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.

We call Northwood Hills home

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



RENNIE MERIWETHER

214.704.5119

rennie.meriwether@alliebeth.com

JILL REDPATH NOLAND

972.841.1718

jill.noland@alliebeth.com

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Allie Beth Allman™ & Associates

Everybody Needs a Roofing Guy

Sponsorship Advertorial by Meyer's Pride Roofing LLC

I read a funny tweet about a homeowner mentioning a noisy garage door and having someone else immediately reply: **"I've got a guy."** He didn't ask what kind of garage door it was or what sound it was making. He just produced a phone number for someone saved in his contacts as **"Mike Garage."** Honestly, I understood it immediately. After more than 20 years in the roofing business, I have become that person for a lot of people. Someone mentions a roof leak. "I've got a guy." Of course, in that situation, the guy is me. Someone needs gutters, painting, siding, masonry, flooring, concrete or another repair? There is a good chance I know someone I'd trust. That is how the best contractors are found: through a friend, neighbor, relative or another contractor who has already seen their work.

The best time to find a roofer you trust isn't after a hailstorm or when water is dripping through the ceiling. It's before you need one. You want someone who will give you an honest assessment, tell you when a repair is enough, help you navigate insurance if necessary, and still answer the phone after the job is finished.

That's how Meyer's Pride Roofing has grown—through referrals from homeowners who simply say, "Call Brien. He's my roofing guy." So save my number today – **(214) 296-9251**. Hopefully you won't need it anytime soon. But, if you ever notice missing shingles, a roof leak, or storm damage, you'll already know who to call.

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OUR FAMILY IS JUST LIKE YOURS. EXCEPT FOR THE LADDERS AND NAIL GUNS.



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ROOFING LLC

888-308-9634

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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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 sponsors and donors 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 and the residents who donated funds. 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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mitra@ebby.com | mina@ebby.com



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.
- **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.

continued page 12

NHE Upcoming Events

August 10

Meet the Teacher – 4:30pm

August 12

First Day of School – 7:50am

August 26

Early Release – 1pm

August 29

Back to School Bash – 9am

September 7

Labor Day – No School

September 23

Early Release – 1pm

October 8

Student Holiday

October 12

Student Holiday

November 2-3

Student Holidays

November 23-27

Student Holidays

Call 469-593-4300 to schedule a private tour with Principal Jenni Smith or Assistant Principal Mark 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.

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.



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Real Estate Recap

*By Leslie Pulaski, Northwood Hills Resident
and Ebby Halliday Realtor*

As both a longtime Northwood Hills resident and a local real estate professional, I always enjoy sharing a quick update on what's happening in our neighborhood and the Dallas housing market. The first half of 2026 has been a reminder that real estate is becoming increasingly local. While national headlines often paint one picture, our North Dallas market continues to tell its own story. Buyers are taking a little more time to make decisions, and they're paying close attention to condition, presentation and pricing. Well-maintained homes that are priced appropriately are still attracting the most interest. Homes that need updates or are priced too aggressively, are taking longer to sell. Overall, the market has become much more balanced than it was just a few years ago, giving both buyers and sellers an opportunity to negotiate with realistic expectations.

One thing that hasn't changed is the appeal of Northwood Hills. Our oversized lots, mature trees and incredible location continue to make this one of the most desirable neighborhoods in Far North Dallas. Every year I'm reminded that buyers aren't simply purchasing a house here, they're investing in a community with character, established neighbors and a lifestyle that's becoming harder to find.

At the beginning of 2026 the average 30-year fixed mortgage rate was 6.16%, while the average 15-year fixed rate was 5.46%. According to Freddie Mac's latest Primary Mortgage Market Survey, released July 23, 2026, the averages were 6.58% for a 30-year fixed mortgage and 5.96% for a 15-year fixed mortgage.

Northwood Hills Stats (Jan-June)	2025	2026
Average Sales Price	\$1,070,736	\$1,206,733
Median Sales Price	\$1,105,000	\$1,225,000
Average Price Per Foot	\$299.15	\$303.52
Median Price Per Square Foot	\$292.85	\$315.65
Average Square Feet	3,584	3,932
Average Days On Market	51	37
Median Days On Market	12	21
Number Of Homes Sold	16	22

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Real Estate Recap

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Current housing forecasts generally anticipate gradual improvement rather than a dramatic decline. Fannie Mae projects the average 30-year fixed rate to remain near 6.4% through the end of 2026 and gradually decline to approximately 6.2% by the end of 2027. Actual rate movement will depend on inflation, Treasury yields, Federal Reserve policy and broader economic conditions.

As we move into the second half of the year, I expect our market to remain active. Buyers have become more educated and selective, but demand for quality homes in established neighborhoods like Northwood Hills remains strong. Success today isn't about timing the market perfectly, it's about understanding today's market and making informed decisions.

Thank you to everyone who continues to make Northwood Hills such a wonderful place to call home! After living here for 23 years, I still feel incredibly fortunate to be part of this neighborhood and to help families buy and sell homes here. If you would like more information about the local market, please contact your trusted real estate professional for guidance.

See you around the neighborhood!

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Your Northwood Hills
Neighbor & Real Estate Expert

LESLIE PULASKI

A Harvey Team Top Producer



EBBY HALLIDAY
A Berkshire Hathaway Affiliate

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250 Years of Independence

The 33rd Annual NHHA Independence Day Parade and Festival brought together hundreds of attendees for a fun and festive neighborhood event, celebrating our semi-quincentennial anniversary of independence. Before the crowds formed, volunteers had been in action since dawn meeting vendors, setting up tents, placing coolers of water throughout the festival grounds, handing out swag, registering participants, judging costumes and vehicles, and arranging children's activities.

After the Pledge and National Anthem, the parade commenced, guided by our trusted DPD officers. Spectators were wowed with an impressive visual display of decorated floats, SUVs, trucks, classic cars, golf carts, trikes, bikes, strollers, walkers, and four-legged friends.

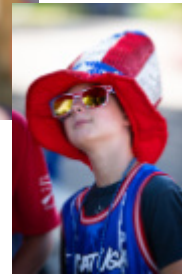
Trophies were awarded for Best in Red, Best in Blue, Most Original, Most Patriotic, Best Dressed Pets, Best Hat, Most Fun & Fired Up Family, Best Motorized Entry and Special Spirit Awards. Our thanks to the judges, who we know had a hard time picking favorites from all the worthy entries.

Post-parade activities included airbrush tattoos, balloon animals, a huge inflatable World of Sports game, an inflatable rock climb/slide, a bounce house, and the popular Dunk Tank. Our local

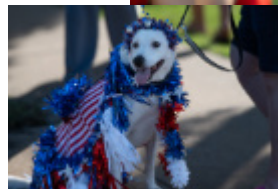
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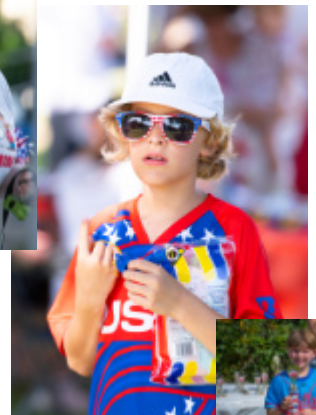
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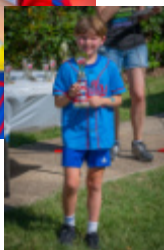
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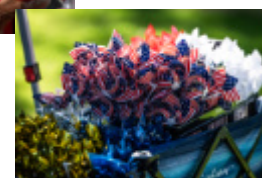
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250 Years of Independence

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heroes from Fretz Fire Station 56 stopped by for a show and tell, and guests were treated to up-beat tunes spun by DJ Cruz. To the delight of many of the young attendees, free popcorn, cotton candy, popsicles and water were also provided. Northwood Hills' most patriotic dogs cooled off by the "Paws for Refreshment" tent and got a treat. It was a day filled with joy and lots of smiles!

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.

- Ready Roofing & Solar
- Leslie Pulaski of Ebby Halliday Real Estate
- Traver Construction
- Spence + Kinney Real Estate Group of Compass Real Estate
- North Dallas Bank & Trust
- The Shamsa Group of Ebby Halliday Real Estate
- Spring Valley United Methodist Church
- The Redpath Team of Allie Beth Allman & Associates
- Ines Hermoso, Mortgage Banker with Bank of Texas
- Travelstead Real Estate Group of Compass Real Estate



Mark Your Calendar

August 12

RISD First Day of School

September 7

Labor Day

September 17 – 20

GrapeFest

Main Street, Grapevine

September 17 – 20

Addison Oktoberfest

Addison Circle Park

September 17 - 20

Plano Balloon Festival

Oak Point Park

Sept 29 – Nov 1

Autumn at the Arboretum

Dallas Arboretum

September 22

First Day of Autumn

Sept 25 – Oct 18

State Fair of Texas

Fair Park

October 24

Dallas Oktoberfest

Flag Pole Hill

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 of their house in a jiffy. Contractors are also notorious for leaving their vehicles and equipment unsecured when they're working on 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*

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District 11 Budget Town Hall Meetings

You are invited to attend an in-person District 11 Budget Town Hall meeting on Thursday, August 13 at 6:30pm at Fretz Park Branch Library. There will also be a virtual meeting held Thursday, August 20 at 6:30pm on MS Teams. Find details on how to join by visiting bit.ly/dallasbudgettownhall. This is your chance to share your input on the FY 2026-27 City of Dallas Budget.



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Watch Your Car

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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 purging and organization! Your car is valuable, the contents inside it can be valuable, and the time you'll waste dealing with a stolen car is often worth something as well. 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.

**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
972-239-3716 • sunnylandfurniture.com
NOW OPEN IN FRISCO OUTSIDE STONEBRIAR CENTRE

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!

YOUR NORTHWOOD HILLS SPECIALISTS



THE REDPATH TEAM

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mayo.redpath@alliebeth.com

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972-446-DMP1 (3671)

Stop the Spread

continued from page 5

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.



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Welcome New NHHA Households:

Cliffbrook - Paterson

Edgecrest - Saeva

Gateridge - Martinson

Larchview - Line

Maplecrest - Czinege

Mossvine - McMillan

Overview - Taylor



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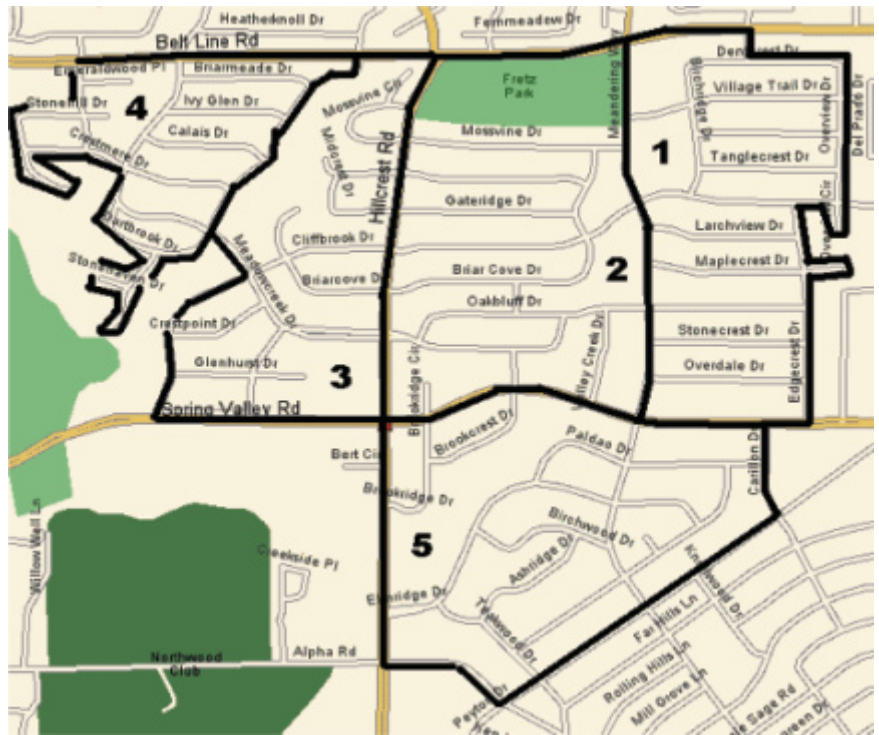


972-503-6882
TraverConstruction.com

Cheers to the Glenhurst Crew

John and Stacy Lee on Glenhurst host a block party each spring and have been doing so for many years, probably since about 2008. When they moved into Northwood Hills, their kids were young and they thought this would be a great way to get to know their neighbors better. They started out by inviting just the families on their immediate block and the street behind them. John grilled hamburgers and hotdogs for the first few years, but as the party grew to include more neighbors, the Lees opted for catering. Normally, they set up outside in their front driveway and enjoy food, drinks and visiting with each other. Sometimes the weather has other plans for them, so they pivot and move the festivities inside. Without fail, they meet new neighbors every time and make connections related to kids, pets or other shared interests. Even former neighbors come to the party after having moved out of the neighborhood! John and Stacy say it's always fun to catch up with old neighbors and meet people new to the neighborhood. NHHA thanks the Lees for being such great representatives of our community.

Northwood Hills Boundaries and Areas



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

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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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.

- | | | |
|---|---|---|
| ☐ 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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Return Service Requested

Bulk Trash Collection Calendar

Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
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August 10	August 6
September 14	September 10
October 12	October 8
November 9	November 5

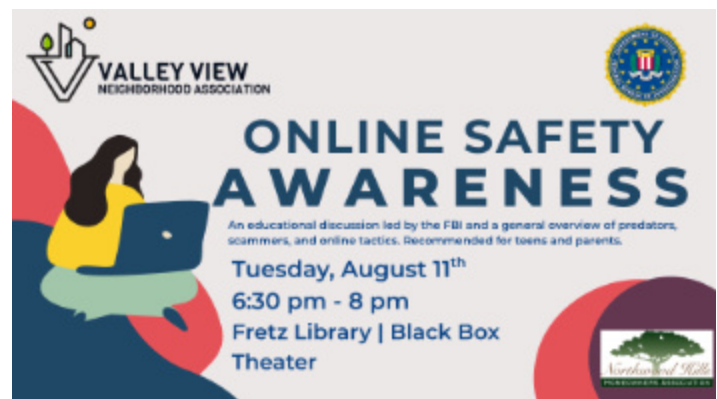
For details on what the city will (and won't) pick up as bulk trash, visit
http://dallascityhall.com/departments/sanitation/Pages/brush_and_bulky.aspx

Landscape Watering Days

**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/>



VALLEY VIEW
NEIGHBORHOOD ASSOCIATION

ONLINE SAFETY AWARENESS

An educational discussion led by the FBI and a general overview of predators,
scammers, and online tactics. Recommended for teens and parents.

Tuesday, August 11th
6:30 pm - 8 pm
Fretz Library | Black Box
Theater

The Northwood Hills Breeze

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