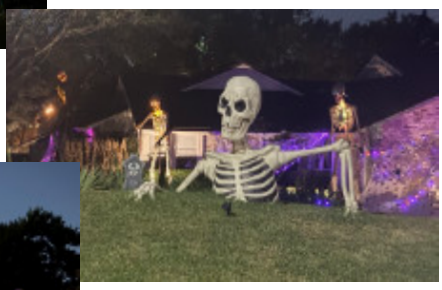


Northwood Hills
Homeowners Association



The Kinney Family
Meandering Way





The Luby Family
Glenhurst Dr.

Halloween Decorating Contest Winners

Congratulations to our 2026 Halloween Decorating Contest Winners! The Kinney Family on Meandering Way and the Luby Family on Glenhurst Dr got into the spooky season spirit and wowed our residents. These two households prevailed as our top two vote-getters out of the 12 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.

Inside...

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NHHA Leadership

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Tina Clinton – At-Large Director
tc@northwoodhills.org

Robin Burch – Security &
Crime Watch
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214-557-8524

Carrie Tharpe – Secretary
secretary@northwoodhills.org

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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.*

- *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.

What's Happening on Peyton Drive?

You may have seen the little pink flags along Peyton Dr at the southern border of Northwood Hills and wondered what was going on. Dallas Water Utilities has an engineering project to evaluate and design storm drainage improvements for the area. The "Alpha Road at Peyton Drive" project involves installing a new storm drainage system along Peyton Dr from just south of Alpha Rd to Knollwood Dr and along Far Hills Ln. Storm drainage upgrades will also occur on Alpha Rd, Teakwood Dr, and Meandering Way. Right now the project is in the conceptual design phase, so preliminary construction plans are not yet available. The design team is collecting survey data and completing preliminary technical evaluations to begin drafting the plans. Construction is not expected to begin before late 2028. The City asserts that the proposed improvements will occur within the city's Right of Way, with minimal impact to trees and landscaping. Our thanks to NHHA Member Inés Hermoso for bringing this project to our attention and gathering important details for our residents. If the time comes for community input or more plans are released, we will keep you informed.

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.

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Mitra & Mina Shamsa

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mitra@ebby.com | mina@ebby.com



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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.

Roll Up Your Sleeves

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

We are looking for potential 2027 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 2027, 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.

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We call Northwood Hills home

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



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Why Wait? Your 2027 Membership Can Start Today

If you're contemplating joining the Northwood Hills Homeowners Association, don't wait 'til 2027…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. If not already present at your residence, 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

continued page 12

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!

OUR FAMILY IS JUST LIKE YOURS.
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Oak Wilt Education

Northwood Hills has suffered from oak wilt in the past, and the best advice for avoiding this disease is to trim at the right time, use a knowledgeable provider, and paint the cuts if deemed necessary. The pruning of oak trees should be avoided from February to June and should be performed outside those months only by a licensed arborist using sterilized equipment, proper cuts, and proper sealing of wounds. One of the least hazardous periods for pruning is during the coldest days in midwinter.

For more information on prevention, identification, and management, please visit the Archives page of ***northwoodhills.org*** and navigate to the Oak Wilt Informational Pamphlet. You can also visit ***texasoakwilt.org***.

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Real Estate Recap

By Melinda Spence, Compass Real Estate

Through the first three quarters of 2026, Northwood Hills has reflected a market where pricing, preparation and patience matter. Buyers have had room to compare options, evaluate condition and negotiate, making a thoughtful strategy essential for sellers.

In Northwood Hills, the average sales price year to date is $1.22 million. That figure provides a useful neighborhood benchmark, but each home tells its own story. Lot size, location, updates, floor plan and overall condition all influence how a property competes and what buyers are willing to pay.

For homeowners, the takeaway is that a broad market headline cannot establish the value of a specific property. A renovated home, a property ready for personalization and a potential building site each require different positioning. Understanding those distinctions is essential when evaluating recent sales and setting expectations.

For sellers, realistic pricing, polished presentation and targeted exposure work together to create a strong market debut. Reaching the right buyers through agent relationships, digital marketing and direct outreach remains an important part of that process.

For buyers, this environment offers opportunities to compare properties carefully, explore renovation potential and negotiate terms that support their goals. Preparation and a clear understanding of value help buyers act confidently when the right opportunity appears.

As 2026 enters its final months, our team's focus remains helping clients interpret the numbers in context, recognize opportunities and make informed decisions. Local knowledge and a strategy tailored to each property remain central to our approach.

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NHE Upcoming Events

November 19
PTA Meeting &
Multicultural Night

November 23 - 27
Thanksgiving Week –
No School

December 9
Dual Language/
School Info Tour
9am – 10am
5pm – 6pm

December 18
Early Release

December 21 – January 5
Winter Break – No School

January 18
Martin Luther King, Jr Day
No School

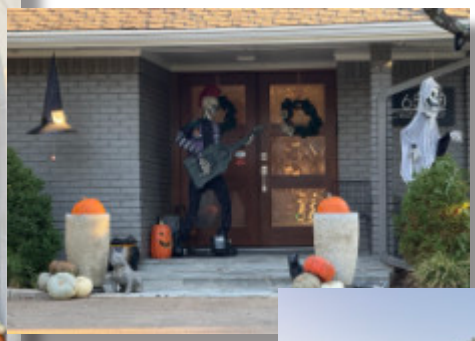
January 27
PTA Pancake Supper

February 3
Early Release

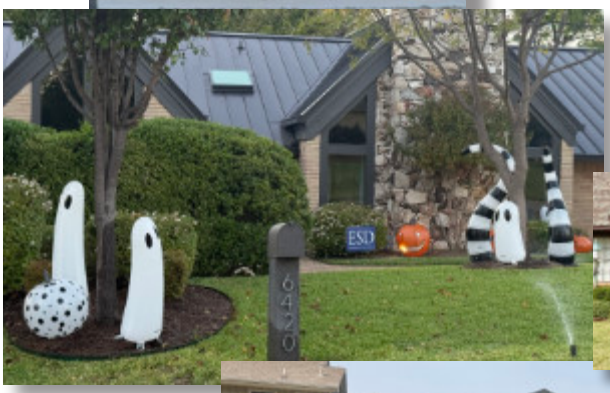
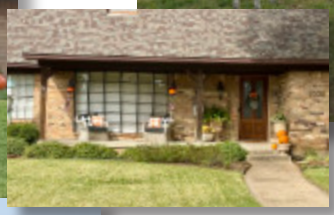
February 5
Glow Dance – 6pm

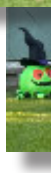
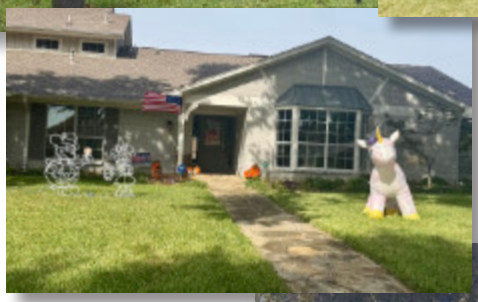
February 15
President's Day – No School

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.*

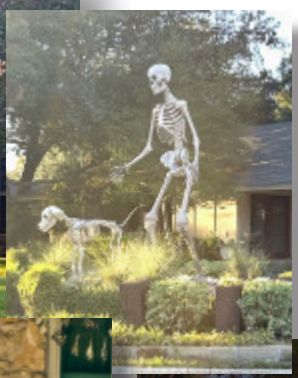


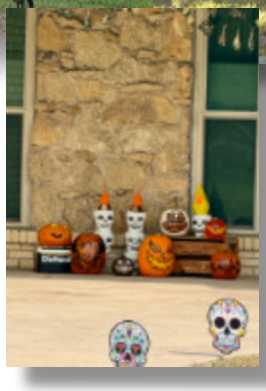
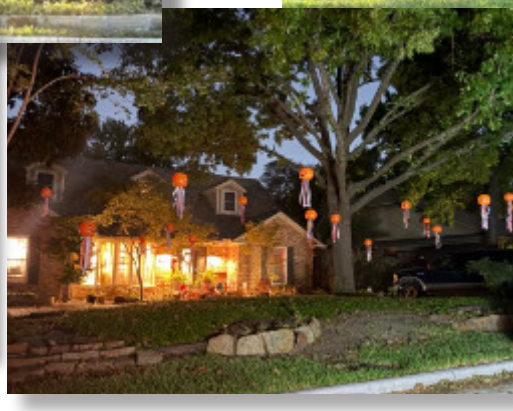
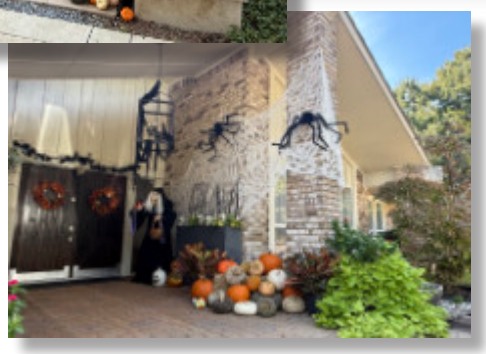



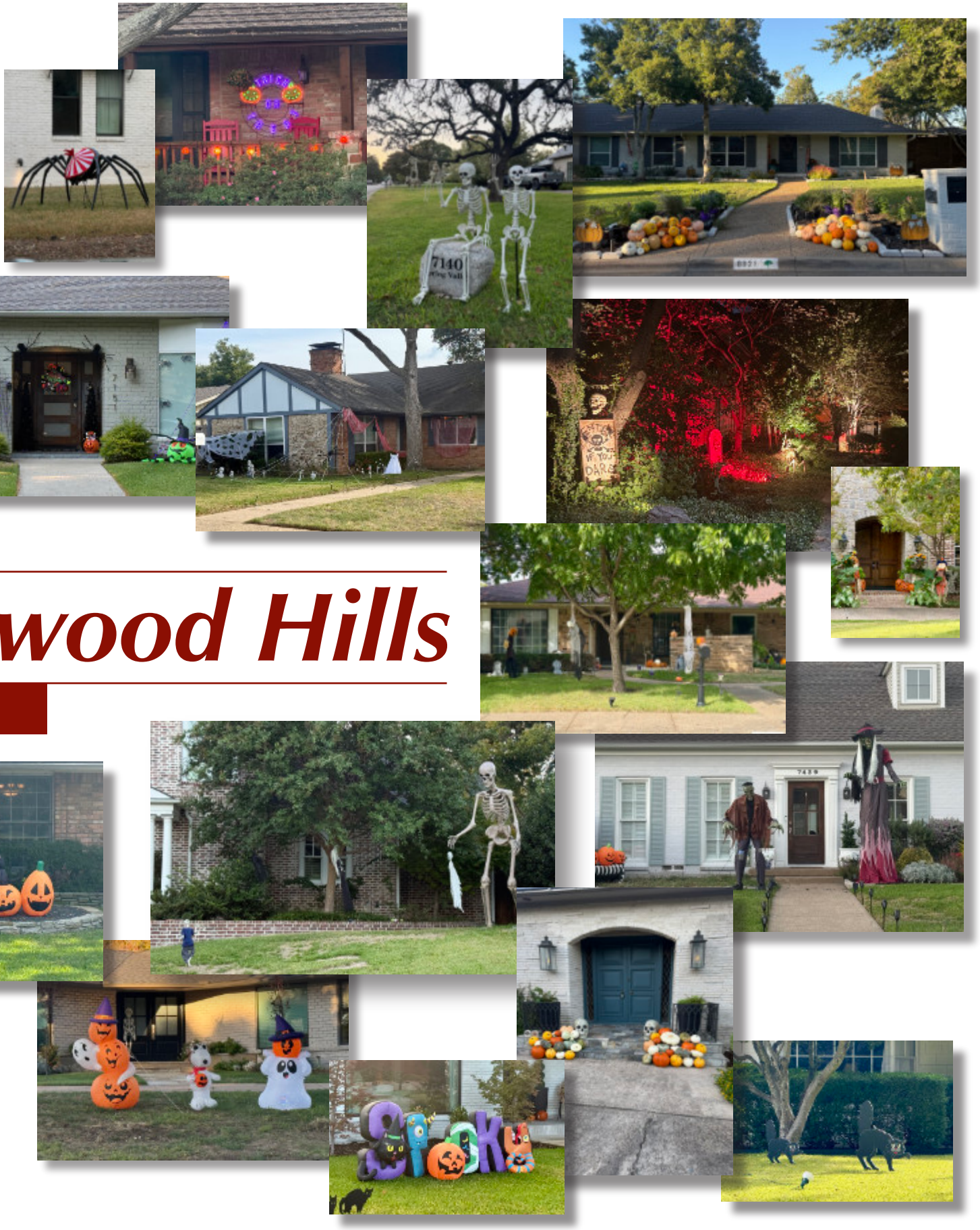



Fall in Nort

20



hwood Hills

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Mark Your Calendar

Nov 11 – Jan 3
The 12 Days of Christmas
Dallas Arboretum

Nov 13 – Jan 3 (select nights)
Dallas Zoo Lights
Dallas Zoo

Nov 14 – Jan 3
Trains at NorthPark
NorthPark Center

Nov 22 – Dec 31
Holiday in the Park
Six Flags Over Texas

Nov 27 – Dec 6
The Nutcracker
Winspear Opera House

Dec 5 – 9am
Dallas Holiday Parade
Downtown Dallas

Dec 11 – Dec 13
Dallas Marathon Festival
Dallas City Hall Plaza

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Roll Up Your Sleeves

continued from page 4

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.





Winterize Your Home

Summer temperatures stretched into Fall, but Winter is rapidly approaching. If you haven't already, begin planning the steps you'll take to winterize your home. Here are some things to consider as we enter the colder months of the year:

- **Clean your gutters.** If your gutters are full of leaves and debris, they'll trap water from rainfall. When the first freeze happens, that water turns to ice, which can weigh down the gutters and cause them to pull away from the house.
- **Service your furnace.** A check-up can ensure your furnace will be functional all season long. After months of not being used, it's helpful to have it cleaned and inspected before you'll need it most. Don't forget to change your filter.
- **Seal drafts.** Weather-stripping and/or caulking your doors and windows is an affordable way to conserve energy and keep your home comfortable.
- **Replace missing roof shingles and seal vents.** If water penetrates your house through openings in the roof, it can be especially harmful in the winter if the water freezes in your attic.
- **Prepare your outside faucets.** Disconnect hoses and splitters from the spigot. Install a hose bib cover on each outdoor fixture.

continued page 13



Welcome New NHHA Households:

Calais – Estrin

Cliffbrook – Wells, Poole

Paldao – Kelly



Dallas Zoning Reform

The City of Dallas is seeking to update the Dallas Development Code. This Code guides what may be built in the city, where it can be built, and how private property must interact with the public realm. It has not received a comprehensive overhaul in nearly 40 years. Currently, when amendments are proposed, they are processed by the Planning & Development Department, reviewed by the Zoning Ordinary Advisory Committee, and then sent to the City Plan Commission and City Council for approval. The Dallas Zoning Reform effort is an initiative to update the Code to create a simpler, clearer, and more modern set of rules. Public Draft #1 was released in early November to start the conversation with citizens. It can be viewed at ***DallasZoningReform.com***. Feedback will help shape Draft #2, so your input is important. There are lots of meetings coming up to help you learn more, ask questions, and provide feedback. Visit the website referenced above for more details.

Why Wait? Your 2027 Membership Can Start Today

continued from page 5

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 whenever possible.

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, 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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PAM REDPATH METZGER
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Allie Beth Allman & Associates
A BERKSHIRE HATHAWAY AFFILIATE

Winterize Your Home

continued from page 11

- **Check your fireplace.** Consider having the chimney professionally cleaned to remove last year's build-up of creosote and ash. Inspect the interior for cracks and make sure the chimney cap is in good shape.
- **Monitor your thermostat.** If you're planning a holiday vacation, resist the temptation to turn off your thermostat while you're gone. You not only run the risk of freezing pipes if there's no heat in the house, but your system will have to work too hard to get things toasty again when you return. Lowering the temperature while you're away is safer than a dormant furnace.
- **Pack up the patio furniture.** It's unlikely you'll be spending much time outside in freezing temps, so pack up the patio furniture, or at least the cushions, and store them during the winter to extend their life.





The Greenway Beautification Drive

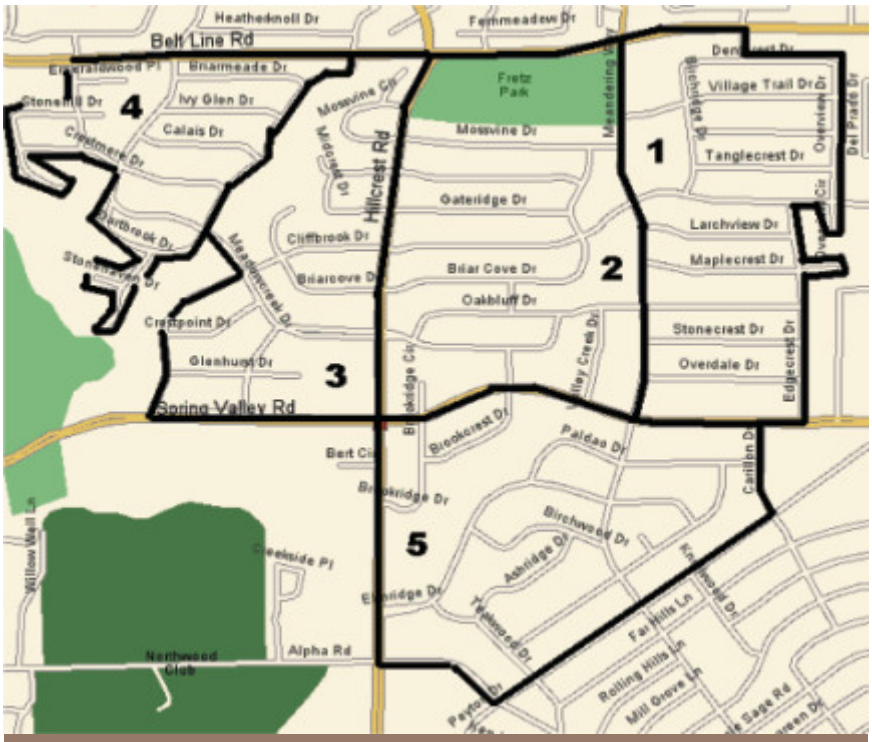
The Greenway at Elmridge is a beautiful welcome to Northwood Hills. This median's upkeep is managed by a dedicated group of NWH residents. The funds necessary to keep it looking the way it does are contributed 20% by NHHA and the rest from generous residents. Contributions to The Greenway support year-round lawn and flower care, watering, tree trimming, planting, and landscape lighting.

To help ensure the quality and drive-up appeal of this neighborhood entrance, The Greenway is asking for your support of its annual fund drive. For your convenience, they have a secure electronic payment option. Please visit ***https://tinyurl.com/nwhgreenway2026*** to pay online or contact Amy Schellhorn at 972-977-3826 or ***northwoodhillsgreenway@gmail.com*** for alternate payment arrangements.

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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!

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.

SPENCE + KINNEY REAL ESTATE GROUP | COMPASS

2027 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

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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...
December 14	December 10
January 11	January 7
February 8	February 4
March 8	March 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	EVEN number addresses
Saturday and Wednesday before 10am/after 6pm	*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/



The Northwood Hills Breeze

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