

Northwood Hills

HOMEOWNERS ASSOCIATION



At Long Last!

We can finally report that the extensive damage to our Belt Line/Meandering Way median has been repaired. If you'll recall, a careless driver demolished our marker sign, stone wall, and sprinkler system. Between getting the crash report, hiring a junk removal service for the debris, encouraging the City to file an insurance claim, finding a vendor who could prepare a detailed line-item quote sufficient to meet State Farm's requirements, arguing with the City over which vendor to choose, waiting for funds, and having to follow up week after week, the whole process took 18 months. Thank you to Deborah Rothermel of North Dallas Garden Design for the beautiful finished product and for patiently navigating the City's frustrating red tape!

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NHHA Leadership

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Carrie Tharpe - Secretary
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Free Irrigation System Check-ups

With hot temperatures rapidly approaching, 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

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Cherie Pheiffer
Sr. Loan Officer | NMLS #1973450

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

Northwood Hills Elementary Information

NHE enrollment for 2024-2025 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 2024-2025 should visit [risd.org/enroll](https://www.risd.org/enroll).

Check the NHE PTA website at [NHEpta.org](https://www.NHEpta.org) for details about upcoming events. For specific updates from the district, please visit [risd.org](https://www.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.

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 2023 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.

Local Real Estate ReDefined.



Voted as a Best Agent by D Magazine, a Top 500 Agents by Real Producers Magazine and A Top 10 Realtor on Yelp year over year. I get to share my passion for homes by offering exceptional service coupled with extraordinary Compass technology to serve my Northwood Hills neighbors with a real estate experience that is more than just a transaction.



COMPASS

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Project RightSize

On March 21, RISD trustees voted to approve Project RightSize proposals, which will result in numerous changes, including the consolidation of Spring Valley Elementary and Northwood Hills Elementary. The Spring Valley campus will be repurposed as office space for central RISD employees and attendance boundaries will be changed to combine the two school communities. Northwood Hills Elementary will receive substantial cosmetic refreshes and additional gifted and talented student programming support. In the 2023-2024 school year, NHE was at a utilization rate of 54% and is expected to be at 86% after consolidation. For more information, visit <https://web.risd.org/home/project-rightsize/>.

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Open 10am- 2pm | Tues., Thurs., & Sat.



Located at Hillcrest & Spring Valley

clotheshorseonhillcrest@gmail.com

Your purchases and clothing donations support neighborhood schools and organizations

Congrats to the Grads!



Kellie Stokes and Heather Easley proudly announce the graduation of their daughter **Ekaterina** from TWU with a BS in Political Science with emphasis in Russian language. She is seeking a government job. "Way to go, Kat!"

Michael and Heather Rapkoch proudly announce their son **Christopher** is graduating from TCU with a Bachelors in Mechanical Engineering. Christopher will be an engineering consultant for Kimley-Horn in Ft. Worth. "Way to go Christopher - we are so proud of you!!"

Peter and Sunny D'Apice are proud to announce the graduation of their son **Tony** from Columbia University with a Bachelor of Arts degree, and their daughter **Rachel** from MIT with an MBA. "Congratulations to all Northwood Hills graduates!"



Mark D. and Michele Butler proudly announce their daughter **Chloe's** graduation from Prince of Peace Christian School. Chloe founded BEST BUDDIES at PoP (an International organization supporting people with Intellectual and developmental disabilities). While completing high school, she founded BEST BUDDIES at OLE MISS University this year and will serve as the Chapter President in the Fall. She plans to study Special Education. "Hotty Toddy!"



Matt and Kathy Nevitt proudly announce the graduation of their grandson, **Grant F. Nevitt**, from Cistercian Preparatory School. Grant received an academic scholarship from Furman University where he will study pre-med.

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Congrats to the Grads!

continued from page 4



Dan and Marie Gill are proud to announce the graduation of their son, **Alex**, from Richardson High School with the distinctions of National Scholars Award, National Honor Society, Tennis Team, and Art Magnet. Alex is headed to Baylor in the fall to pursue a major in Business. "Sic 'em Alex, as you embark

on this exciting adventure. We love you! Dad, Mom, Ethan, and Mason."



Mike Dorman and Pamela Day proudly announce the graduation of their daughter, **Lindsey Day Dorman**, from Trinity Christian Academy. Lindsey will attend Texas Tech University this fall with a major in Engineering. "Great job Lindsey!"

continued page 8



COMPASS

Your Neighborhood Realtor!

Contact us today to strategically market your home!



The Melinda Spence Team

214.538.5500

melspenceteam@compass.com

@melspenceteam



The Melinda Spence Team is a team of real estate agents affiliated with Compass. Compass is a licensed real estate broker and abides by federal, state and local Equal Housing Opportunity laws.

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 2025, 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. To learn more about these opportunities 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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What is ForwardDallas?

Essentially the City says it's not a zoning document and it won't remove single family protections. It is accurate that FD itself does not by default legally re-zone any given property. However, it does appear it will have an effect on predominantly single-family neighborhoods given the City Code is clear that "the comprehensive plan shall serve as a guide to all future city council action concerning land use."

If approved, future zoning cases would look to FD for direction, and the current FD draft provides flexibility for unpopular zoning changes that could be pushed through more easily, without due regard for existing resident sentiment or a neighborhood's prevailing land use.

As of now, a vote by the City Plan Commission is slated for June 20th. Visit dallascityhall.com and search for ForwardDallas to see a draft of the plan and upcoming meetings.



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

Real Estate Report

By The Redpath Team

The tight housing supply in Dallas-Fort Worth is loosening slightly as more homes hit the market. The number of active listings in the DFW metroplex was 24,128 in April, up nearly 46% from a year earlier according to data from the Texas Real Estate Research Center at Texas A&M University and North Texas Real Estate Information Services. DFW had a 3.2 months inventory in April. A 6 month inventory is considered balanced. The wave of properties hitting the market comes as prices tick slightly upward. We are definitely becoming more balanced and buyers have more options. But it is still what we would consider a seller's market in DFW.

Rates for a 30 year fixed mortgage are ranging between 6.5%-7.5% depending on down payment, credit scores, income and assets. Given the news that inflation eased slightly, the 10 year Treasury yield dropped, leading to lower mortgage rates (very small). The movement of fixed mortgage rates parallels

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YOUR NORTHWOOD HILLS SPECIALISTS



— THE REDPATH TEAM —

A TRADITION OF RESULTS

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& Associates**
A BOKESHIRE HATHAWAY AFFILIATE

Real Estate Report

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the 10 year Treasury yield, which moves as investor appetite fluctuates with the state of the economy, inflation and Federal Reserve decisions. At the close of the Fed meeting May 1st, they held firm and opted not to cut rates. A hawkish Fed drives up the yield on 10 year Treasuries, which drives up interest rates. Whether interest rates move up or down though, it is tough to time the market. Often the decision to buy a home comes down to what you need. Depending on your situation, it might make sense to take a higher rate now and refinance later.

As I am writing this on May 22, 2024 there are 12 active listings in Northwood Hills in MLS and 2 pending listings. The asking prices range from \$899,000 to \$1,550,000 and price per square foot from \$217 to \$414 with an average price per square foot of \$295. From January 1, 2024 to May 22, 2024 there have been 18 reported sales. The reported sales ranged from \$650,000 to \$2,000,000 and price per square foot

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Crime Reporting

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. Our first quarter recap went out in April and the next Security Snapshot is scheduled to hit members' mailboxes in early July. Want to stay in the loop? Make sure your membership is current!



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Mark Your Calendar

June 4

Symphony in the Park
Fretz Park

June 6

Cool Thursdays Concerts
Dallas Arboretum

June 8

Safari Nights Concert
Dallas Zoo

June 12 through July 21

Shakespeare in the Park
Samuell Grand Amphitheatre

June 16

Father's Day

June 20

First Day of Summer

July 3

Kaboom Town!
Addison Circle Park

July 4

*Independence Day Parade
and Celebration*
Northwood Hills Elementary

August 13

RISD First Day of School



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

Congrats to the Grads!

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Melinda and Mike Spence proudly announce the December graduation of **John Mark Spence** from Texas A&M University, Class of 2023, and are excited to have him start his career back in Dallas! They also are so excited for **Audrey Spence**, graduate of Trinity Christian Academy, Class of 2024. Audrey will be attending Texas A&M University in the Fall to study Engineering.



Jolisa, Steve, and William Dobbs proudly announce the graduation of **Alex Dobbs** from St. Mark's School of Texas. Alex has lived life to the fullest during his senior year through wrestling, choir, a breakout performance in the school musical, the keynote speech at 4th grade banner chapel, and leading the Mandarin and ASL clubs. This Eagle Scout will continue to pursue his passions at Texas A&M with a double major in Engineering and Atmospheric Science/Climate Change along with a minor in Forestry.

Jerry Davis congratulates his granddaughter, **Felicity Davis**, on her graduation from John Paul II. She was a National Honor Society member and will be attending the University of Arizona to major in engineering.



Todd and Kate Watson are pleased to announce the graduation of their daughter **Abigail Watson** from Alcuin School. Abby plans to attend Colorado College in the fall. "Congratulations on a job well done, Abby! We look forward to your new adventure."

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We Could Use Your Help!

The NHHA Independence Day Parade and Festival is a Northwood Hills tradition. This year's 31st 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.



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Haney

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Meadowcreek:

Brown, Renwick

Oakbluff:

Willis

Sprucewood:

Stevens/Malard, Yaney

Stonehill:

Easley/Stokes



Northwood Hills

HOMEOWNERS ASSOCIATION

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

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 \$10-\$12/person and tickets and season passes can be purchased online at dallasaquatics.org. The Cove is open daily through August 4 (except for Wednesdays) and then open on weekends only after that, through Labor Day.



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Congrats to the Grads!

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Doug and Becky Jones proudly announce the graduation of their daughter, **Kylie**, from Trinity Christian Academy. Kylie will attend Baylor University in the fall and participate in the Business Fellows program. "Congratulations, Kylie!"



John and Katie Mihalopoulos announce the graduation of **Katerina Mihalopoulos** from Richardson High School. She will be heading to Texas Tech University to study Interior Design. They also celebrate the graduation of **Kostas**



Mihalopoulos from the University of Arkansas with a BS in Marketing and Management. He will be headed to Greece for the summer and then it's off to the working world.



Kate and Adil Attlassy happily announce the graduation of **Ayden Attlassy** from Dallas International School with a French Baccalaureate. He will be entering Steven's Institute of Technology in the fall in Hoboken, NJ in the Computer Science Program. "Congratulations, Ayden! We love you and are so proud of you!"

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Spring Valley

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Free Irrigation System Check-ups

continued from page 2

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.

Real Estate Report

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from \$248 to \$455 with an average price per square foot of \$321. Average days on the market was 29 days. We live in a great and sought-after neighborhood! I close with a quote by Franklin D. Roosevelt "Real estate cannot be lost or stolen. Nor carried away. Managed with reasonable care, it is the safest investment in the world." True then and even truer today.

Advertisements and advertorials included in this publication are the result of paid or in-kind sponsorships. NHHA does not endorse or evaluate any product, service, or company contained herein.

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 sure if you're on the list?

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. 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.



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

YOUR HOME,
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Pepper Square Rezoning Application

NHHA Members are kept in the loop about the Pepper Square rezoning application through MemberMails, which is why being an NHHA Member and checking your emails is so important. We've asked for your feedback over the past 2 years and held multiple community meetings in order to determine what the majority of Northwood Hills homeowners want to happen at the site. We've used your feedback to push the landowner to make some concessions, but their most recent proposal still leaves many residents unhappy. As we go to press, the application is set to be considered by the City Plan Commission on Thursday, June 20th. If you don't agree with the landowner's request to rezone the site from Community Retail to Mixed Use (with potentially 1,550 multi-family units in buildings up to 12 stories tall), then it's important to email the Plan Commissioners ahead of time and show up at the meeting. If you're an NHHA Member, look for MemberMails with more info. If you're not a member, check our website as we get closer to June 20th with details on how to participate in the meeting.



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Congrats to the Grads!

continued from page 10

The Knecht Family congratulates *Ethan Knecht* on his graduation from Richardson High School Science and Law Magnets in the top 10% of his class. He is heading to Texas A&M University to study engineering. "Whoop!"



Geoffrey Hansen and Linda Packia Raj are proud to announce the graduation of their daughter, *Skylar Hansen-Raj*, from the University of Southern California. She was a member of the Tri Delta Sorority and the USC Equestrian Team. Skylar is excited to join Fisher Investments this fall in Plano.

Jay and Brenda Hancock congratulate their son, *Alexander "Xander" Hancock*, who graduated from Southern Methodist University with a Degree of Master of Science in Management. Xander was a member of Beta Gamma Sigma Honor Society. He will join Gartner, Inc this summer as a Client Success Associate. "Congratulations Xander – We are very proud of you."

Meet Northwood Hills Neighbor
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Bring Your Bag

Northwood Hills is a dog-friendly neighborhood, and there are many responsible pet owners among us. But, nothing sours your day like finding unexpected dog waste in your yard, your alley trash can, or in your bulk trash pile. If you take your dog for a walk in NWH, first and foremost - bring a waste disposal bag! There is a City of Dallas ordinance that requires you to have a disposal bag on hand, and to pick up your animal's waste, so make sure you're prepared. After you do your part to bag the waste, don't make it someone else's problem! Don't leave it in the road, in a neighbor's trash can, or on someone else's bulk trash pile. Waste should be disposed of properly, in your own trash receptacle. We are responsible for being good neighbors and keeping our neighborhood beautiful, so please make sure you're doing your part.



Northwood Hills Homeowners Association
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Your Northwood Hills
Neighbor & Real Estate Expert

LESLIE PULASKI

A Harvey Team Top Producer



EBBY HALLIDAY

A Berkshire Hathaway Affiliate

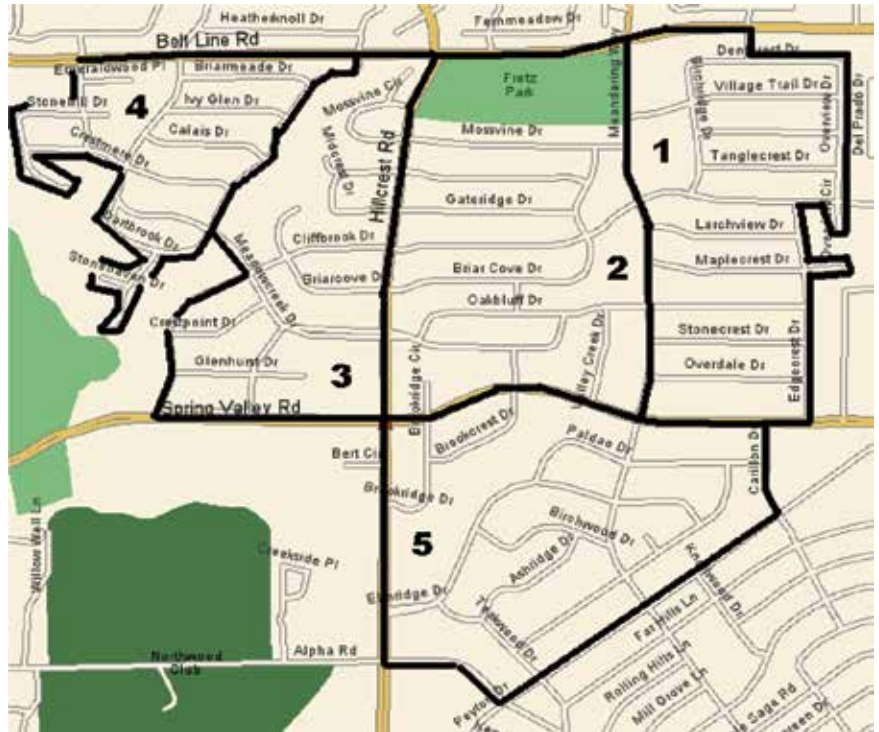
972.571.8552

lesliepulaski@ebby.com



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

Northwood Hills Boundaries and Areas



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

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.

2024 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.

Northwood Hills Homeowners Association
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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.

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Return Service Requested

Bulk Trash Collection Calendar	
Pick-up week beginning Monday...	Place debris on curb no earlier than Thursday...
July 8	July 4
August 12	August 8
September 9	September 5
October 14	October 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 <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/	



The Northwood Hills Breeze

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www.northwoodhills.org