

# CFJM HOA Newsletter



## Schedule of Events

- **BULK TRASH**  
(out by 7am Monday)  
**August 25**  
**September 22**  
**October 27**
  - **HOA BOARD MEETINGS\***  
**August 26**  
**September 23**  
**October 28**
- \*All are welcome to attend monthly board meetings**

## Keep Up with HOA

### Yahoo Groups:

[www.groups.yahoo.com/group/CFJMHOA/join](http://www.groups.yahoo.com/group/CFJMHOA/join) and click on "Join this group" tab

### Facebook:

[www.facebook.com/CFJMHOA](http://www.facebook.com/CFJMHOA)

**Web:** [www.cfjmhoa.org/](http://www.cfjmhoa.org/)

**NextDoor:** [www.nextdoor.com](http://www.nextdoor.com)

## Police Patrols Update

In June the HOA switched from a private security company to patrols with off-duty Dallas Police officers as part of the department's Expanded Neighborhood Patrol (ENP) program. We have seen a lot of good results from the program to date and I have personally been extremely pleased and surprised at some of the things our ENP officers have been able to do.

Off-duty officers patrol using Dallas Police Department cars and you may have seen them in the neighborhood. Officers patrol in three hour shifts and times and days are varied throughout the month. Unlike the private security companies we have used in the past, ENP officers are actual police officers and can perform any police function.

For example, on numerous occasions our ENP officers have encountered suspicious people in our neighborhood alleys. Officers stop them, determine whether they are residents or have other legitimate business in the neighborhood, and then proceed to identify them (record and file driver's license information, for example), and escort them out of the neighborhood. In one instance an officer encountered a group of underage youths roaming neighborhood alleys. After determining that they had no reason to be wandering the alleys, they were identified and then escorted back to the apartment complex on Abrams in which they lived.

In another instance, an officer came upon several men exiting a Ford Expedition in an alleyway near Pleasant Valley and Cross Creek. When they spotted the officer, they attempted to get back into the vehicle, at which point the officer stopped them, determined they had no legitimate reason for being there, and then identified them and escorted them out of the neighborhood. These particular men lived in the Pinyon Tree apartments across Abrams.

If an officer is on patrol in our neighborhood and a 911 call comes in, they are able to respond immediately in most circumstances. Officers have been able to respond to calls about suspicious people, health and welfare calls, and similar events much quicker than we would otherwise see. Officers have also been issuing tickets for stop sign violations and speeding on Chimney Hill although it has been more difficult than we anticipated because there is not a good, concealed spot for the officer to park.

Each patrol shift costs approximately \$110.00. If you would like to see more patrols in the neighborhood each week, please consider becoming a member of the HOA or donating to our security fund. We are seeing vital police interaction with individuals who have no legitimate reason to be in our neighborhood. Steps such as identifying them and escorting them out of the neighborhood send a strong message that our neighborhood is no longer an open candy store. We would like to continue spreading that message.

## 1/2 Year Membership

For those of you who have not paid your annual dues, you can still support the neighborhood by paying 1/2 year's dues which will help us cover our bills through the end of 2014. Your \$47.50 as a six-month contribution will help pay for the Dallas Police Department patrols, the proposed new entrance monument, mowing, newsletters etc. You can help by sending your check to: CF/JM HOA P.O. Box 742273, Dallas, TX 75374 **OR: Use PayPal.** Go to <http://www.cfjmhoa.org> ; click on the "News and Events" link and then fill out the information on the left side of the page.



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## CFJM Real Estate Review

### Returning To Equilibrium

The Dallas/Fort Worth and N. Texas residential real estate market may be returning to a more 'normal' state, according to data published in the latest Standard & Poor's Case-Shiller Home Price Index.

Although DFW area home prices are now at a record level, and are approximately 25% above where they were at the worst of the economic downturn in 2009, the recent local home "price surge" appears to be slowing, and analysts expect a cooling off in the market. While area home prices were up 8.6% in May over the same period last year, it was the slowest rate of increase in over a year.

A more balanced market, with moderately increasing values and steady sales will benefit both buyers and sellers who opt to enter the market during the remainder of 2014 and 2015.



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### You May Want to Know

Byron Holder, our neighbor on Chimney Hill Lane was kind enough to spend some time with the students at Aikin Elementary on career day on May 22<sup>nd</sup>. His slide presentation and his story as a young actor who found his way to becoming a theatre director was inspiring and was a BIG hit with the kids. Thank you Byron!

While TXU at one time did own the residential natural gas distribution system for North Texas, it sold that business to Atmos Energy in 2004. It is critical that the HOA members have easy access to the correct number for Atmos Energy emergency operations any time that the odor added to naturals is detected. EMERGENCY NUMBER is 1-866-322-8667

To order a gray garbage roll cart, you can call 3-1-1 or 214-670-5111. A recycling roll cart can be ordered free of charge, by calling 3-1-1.

Costco has identified a site for its first store inside the Dallas city limits. The site for the proposed 148,000 square foot store is south of LBJ Freeway and west of North Central near Coit Road. No other details available. Convenient to CFJM if it happens !!

### All Hands on Deck

For those of you who haven't heard, the CFJM HOA Board has been looking into building a stone/brick monument to replace the old wooden entrance sign on Chimney Hill at the west entrance to the neighborhood. This is a big project and we need your help. This project is going to require a land survey, city permits, monument design assistance, architectural & engineering expertise, vendors for brick, stone, sign casting etc. and a LOT of your money. I know that in our group of 480 homes that some of you can help with advice or planning. Please contact Dale Rose at [drose25@gmail.com](mailto:drose25@gmail.com), Stuart Sibley at [s-sibley@sbcglobal.net](mailto:s-sibley@sbcglobal.net) or Chuck Stegman at [chuckanddee@sbcglobal.net](mailto:chuckanddee@sbcglobal.net). WE NEED YOUR HELP.

## CJFM HOA 2014 Contact Information

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CFJMHOA website	Tim Fitzpatrick	timfitz99@hotmail.com	(972) 746-9608
CFJM HOA Yahoo account	David Shaw	chefdshaw@yahoo.com	(214) 675-9481

## Yards of the Month

### 9906 Chimney Hill

(Dean and Sally Hamilton)

The home owners have planted their front yard, which faces north, with a large variety of shade perennials. Even St. Augustine grass, which is our only turf grass that tolerates much shade, needs four to six hours of sun a day to grow well. Since this yard doesn't get that much sun, they have done without any turf grass, and planted shrubs and groundcovers that do better in shade while giving the garden lots of different textures and subtle color.



### 12525 Wharton

(Jeffery Bullock and Katura Thomas)

This front garden is full of bright color, both annuals and perennials. Some of the plant choices are unusual- like the standard Gardenias. There is a difference in heights that gives the garden interest beyond 'short in front, tall in back'. It is very well maintained.



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## Important Contacts

Emergencies, any and all suspicious persons/criminal activity	911
Northeast Police Substation	214-670-4415
All city services	3-1-1
Code Compliance	<a href="http://www.dallascityhall.com/code_compliance/Common_Code_Violations.html">http://www.dallascityhall.com/code_compliance/Common_Code_Violations.html</a>
Atmos Energy (Natural gas leaks)	1-866-322-8667
Sanitation	214-671-8877
TXU (emergency/repairs)	972-791-2888
City councilman – <b>Jerry Allen</b>	214-670-4068
Northeast Community Prosecutor – <b>Patrick Sanders</b>	214-601-1091 or <a href="mailto:patrick.sanders@dallascityhall.com">patrick.sanders@dallascityhall.com</a>
City of Dallas free sprinkler system check-up	214-670-3434
American Red Cross - Dallas Chapter	214-678-4800
Oncor (to report streetlight outage)	888-313-4747 or <a href="https://www.oncorstreetlight.com/">https://www.oncorstreetlight.com/</a>

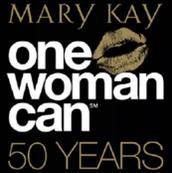
## News from Aikin Elementary Principals

Welcome to a new school year at Aikin! The first day of school is August 25<sup>th</sup>. Students should arrive at school between 7:40 and 8:00. A student is tardy after 8AM. Please remember to be respectful of our neighborhood streets by driving slowly and not using the alleys. Also, vehicles should NEVER be left unattended or parked in a fire lane. Remember: students are required to wear their uniforms Monday - Thursday. Students may wear a college T-shirt with uniform bottoms on Thursdays and a school spirit shirt on Friday with jeans/shorts. Please help me welcome our new assistant principal, Ms. Poton. **We will have our annual "Meet and Greet" on Friday August 22<sup>nd</sup> from 4:00 to 6:00 PM.** We can't wait to see you ~ Love, Mrs. Pointer, Mrs. Kane & Ms. Poton



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