

# CFJM HOA Newsletter



## Schedule of Events

- Bulk Trash
- April 19-23 May 24-28,
- June 21-25, July 19-23
- CFJM HOA Board Meetings
- April 24th, May 22nd,
- June 26th, July 24th

**Reminder- have your bulk trash out by 7AM on Monday**

**We're on the Web!**  
[www.cfjmhoa.org](http://www.cfjmhoa.org)

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## Your Dues and HOA at Work

If you haven't heard (or seen), there are some good things that are going on in your neighborhood. The dues that you pay and the efforts of the HOA Board and a group of dedicated volunteers have resulted in some new developments on a number of projects.

"Country Forest" or "Jackson Meadows" sign toppers have been installed on all 28 of the street signs in the neighborhood. The City also replaced many of the worn signs and straightened or replaced sign posts at the same time. Thank you to all those homeowners who worked hard on this project over the last few years and to those of you who contributed extra money to this project .

The Amberley/Audelia entrance makeover is underway. The flower beds have been completely replaced with new substrate, topsoil and stonework. The warm

weather arrived a little early so the trees will be planted as soon as they can be delivered. Bushes and flowers will be added as time permits. If the hot weather arrives sooner than expected, additional plantings will be planned for the fall.

The CFJM website has been updated and 3 sponsors (ElectricMan, Double M Plumbing and Micky Carr) have stepped forward to provide financial support for the website. Click on <http://www.cfjmhoa.org> and take a look around.

A group of your neighbors is working with representatives from Aikin and RISD to improve traffic flow, pedestrian safety and student (and driver) conduct during peak traffic times. In combination with increased traffic enforcement by the Dallas Police, we are hoping that this will address the speeding on our streets and alleys and

general traffic /pedestrian congestion during peak school hours.

**What can you do?** We still have projects in need of a leader-newsletter distribution, utility pole improvement, litter patrol, landscaping helper, VIP and safety committee. We want to initiate a tree trimming initiative to improve street lighting. We are also working with code enforcement to improve the fences that are in disrepair along our southern perimeter. We know you are out there-let us hear from you. Volunteers are critical to the success of our future projects. Paying your dues is also critical. Without your financial support, none of this is possible. Please pay your dues today. We are seriously behind last year's pace. We need your help.

Chuck Stegman  
President, CFJM HOA

## Membership Update – We need your help!

The Bad News: At this time only 25% of the residents have paid dues for 2012. The Good News: Half of those that have paid their 2012 dues have contributed additional funds well above the annual dues of \$95.00.

Thanks to all of you who are Paid Members and a special thanks to you who have contributed the additional funds. This Association is 100% made up of volunteers who are dedicated to the safety and beautification of our neighborhood. Unless you have

volunteered to be a board member or a committee member you are not aware of the amount of time that it involves. As Chairman of Membership, I can only ask that if you do not have the time to get involved on a daily basis, you should at least become a member by paying the annual dues. At this time, we have to postpone several projects due to lack of funds. If you are truly interested in the property values of our neighborhood, as a REALTOR, I can tell you that first impressions count. The two main objectives

of the Board have been to reduce the crime rate and to improve the drive-up appeal of our Neighborhood. We have come a long way in a short amount of time – with your help we can become a model for other Associations by getting 100% Membership.

**MAKE A DIFFERENCE - GET INVOLVED – PAY YOUR DUES – JOIN A COMMITTEE. GET TO KNOW YOUR NEIGHBORS - GOOD NEIGHBORS MAKE GOOD NEIGHBORHOODS.**

Virginia Burke

## Real Estate Report

Hello neighbors. The overall DFW market continues to steadily improve due to more buyer demand and very low inventory. Here are the first quarter statistics for our neighborhood:

As of this writing, there are only 6 homes on the market, with an average list price of \$69.54 per square foot. This average is lower than normal due to one very low priced foreclosure. Since the beginning of the year, 2 CFJM homes have sold, averaging approximately \$80 per square foot. As a general rule, tastefully and professionally updating a home in our neighborhood does pay off, not only with a higher price point, but with fewer days on market. You will get the most return for updating kitchens and master baths.

Micky Carr, Sales Manager/Vice President

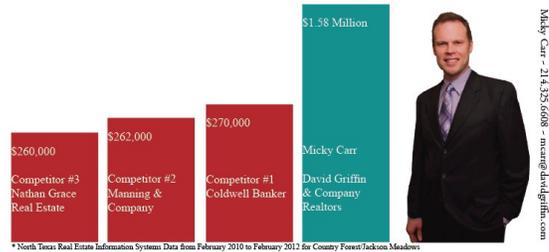
**Tom Gray**  
**214-MowPros**  
**214-669-7767**  
**TheMowPros@gmail.com**

**\$25 Weekly**  
**Average Yard**

**Military Veteran**  
**Owner/Operator**  
**LAKE Highlands Resident**

**MowPros**

## CFJM Real Estate...the Choice is Clear



\* North Texas Real Estate Information Systems Data from February 2010 to February 2012 for County Forest/Jackson Meadows

David Griffin & Company Realtors

## Chief on The Beat/Kids Safety Fair

Here is just a sample of the attractions

(Estimating over 50 Vendors in attendance):

- |   |                               |
|---|-------------------------------|
| Bicycle Rodeo                             | Super Heroes                  |
| Free Bicycle Helmets                      | East Lake Pet Orphanage       |
| Free Car seats                            | Book Mobile                   |
| Internet Safety                           | Health Screening              |
| Poison Prevention                         | Doctors and Lawyers on Hand   |
| Mark 9 Search and Rescue                  | Finger Print ID Kits          |
| Live Demo on Electricity Safety           | Recycling Outreach Specialist |
| Texas Alcohol Beverage Commission         | Horses                        |
| Helicopters                               | Face Painting                 |
| Boys and girls Club of Greater Dallas     | DPD Boats                     |
| Greater Council on Alcohol and Drug Abuse | DART                          |

**DALLAS POLICE DEPARTMENT**  
**"CHIEF ON THE BEAT"**  
**Crime Prevention Safety & Health Fair**  
**Northeast Division Kids' Safety & Health Fair**

**FREE HEALTH SCREENINGS - CRIME PREVENTION INFORMATION**

Police and Fire Services  
 City of Dallas Services  
 Activities for Children  
 Prizes and Snacks  
 Entertainment  
 Sports

**Saturday, April 28, 2012**  
**10:00 a.m. to 2:00 p.m.**  
**Hosted by:**  
**Bryan Adams High School**  
**2101 Millmar Drive**  
**Dallas, TX 75228**

**FREE**  
 Children's safety seats  
 Kids' bicycle helmets  
 Health Screenings  
 Drugs & Alcohol Education  
 Food and Drinks

**CONTACT INFO: NORTHEAST DIVISION (214) 670-7747**  
**OFFICE OF COMMUNITY AFFAIRS (214) 671-4045**

**\*\*Giving away over 2000 prizes to children\*\* \*\*FREE FOOD and entertainment \* \***

If you, or an organization you are aware of, is interested in volunteering please contact [Bervin.smith@dpd.ci.dallas.tx.us](mailto:Bervin.smith@dpd.ci.dallas.tx.us) or 214 670 7747

## CFJM HOA 2012 Board Members and Committee Chairs

HOA BOARD	Name	E-Mail	Phone
President	Chuck Stegman	chuckanddee@sbcglobal.net	(972) 470-9973
Vice President	Stuart Sibley	s-sibley@sbcglobal.net	(214) 893-3354
Secretary	Pam Davidson	pamdavidson@att.net	(972) 644-6712
Treasurer	Jack Jones	jjones@criticalprojectservices.com	(214) 570-9919
Director	Bruce White	brucewhite@affinityone.net	(972) 234-0802
COMMITTEE CHAIRS	Name	E-Mail	Phone
Membership & Communication	Virginia Burke	better@airmail.net	(214) 341-9291
Newsletter Editor/Publisher	Claire Pulfer	claire.pulfer@sbcglobal.net	(469)330-9403
Grounds & Improvement	C A Hiscock	cahiscock@yahoo.com	(972) 235-7434
Civic Interest	Suzanne Massey	suzmassey846@sbcglobal.net	
Security and Safety	Stuart Sibley	s-sibley@sbcglobal.net	(214) 893-3354
Welcome Wagon	Micky Carr	mcarr@davidgriffin.com	(214) 325-6608
Special Projects	Stacy Grizzle	scurly@gmail.com	
GROUP LEADERS	Name	E-Mail	Phone
Chit-Chat-Chicks	Dinah DeLuca	dinahdeluca@sbcglobal.net	(972) 783-1141
Children's Play Group	Stefani Barner	stefbarner@yahoo.com	(214) 405-4091
Holy Smokers	Alan Hunt	akh@alankhunt.com	(972) 896-2407
Neighborhood Night Out	Jan Rugg	jrugg_527@yahoo.com	

## Welcome to the neighborhood!

We would like to welcome the following new residents to the neighborhood:

9923 Hickory Crossing

10006 Hickory Crossing

12401 Pleasant Valley

10011 Hickory Crossing

9754 Trevor

Residential  
Commercial



Remodel  
Repair

**DOUBLE M PLUMBING INC.**  
Personal Service With Integrity

2813 Peachtree Rd.  
Balch Springs, TX 75180  
#M-19050

Mike McGriff  
972-557-7455  
Fax# 972-557-5888

**Mowing, Edging & Trimming**  
**Flower and Plant Maintenance**  
**Leaf and Brush Removal**



**Sabino's Landscaping**  
References Available upon Request  
Free Estimates, Experienced, Economical, Reliable

**Office: 214-946-5105**  
**Cell: 972-363-4787**

## Can you see the light?

In an effort to improve security and aesthetics in our neighborhood in an affordable fashion, I decided to look into requesting additional lighting for our streets from the city. There are spots in the neighborhood that are not only dim, but also dangerous as taking a turn down a dark road could lead to running into parked cars, pedestrians, etc. After a formal request to the city and about two weeks of phone tag, I was told that the amount of lighting in our neighborhood is sufficient and compliant with city code. We also talked about the possibility of using different bulbs that would emit more of a white/blue light (LED) as opposed to the yellowish light we have now. Not only was I told the city does not use LED bulbs, but to change a bulb type would require replacement of the entire light fixture to accommodate the new type. The city lighting representative that I spoke to said our main problem was that we had “a Sherwood Forest” situation with our trees blocking “90% of the light poles.” Simply cutting the branches back from the actual light fixture at the top of the pole would shed more light on the street below and also allow it to radiate further. As we have had difficulty getting our trees trimmed in the past, I pursued the idea of adding actual light poles to the neighborhood. He told me that the cost of the whole project from running the electricity to installation would cost \$9,000-\$10,000 per light pole! Seeing as this is not an option for our neighborhood, the ideal situation would be to cut our trees back. This would benefit the whole neighborhood in its appearance as well as deter crime from our better-lit streets. If you have a light pole that has tree limbs hanging on either side or under the fixture, please consider having them completely cleared so that the light can be seen from down the street in all directions. Also, if in the future we are able to get a team of extremely gracious volunteers from our neighborhood to assist you in trimming your trees, please respond to their offers for the sake of the neighborhood as a whole.

Stacy Grizzle, Special Projects Volunteer

## You may want to know.....

- ◆ That “Lucky Ducky” carwash is awarding a free inside and out carwash to the “Yard-of-the-quarter” winners.
- ◆ That Tyler Jones and Steve Davis have been seen independently trimming and weeding the west entrance to the neighborhood.
- ◆ That the homeowner at 9815 Crosscreek Court has done a tremendous job shaping the trees leading to the Richland College jogging trail.
- ◆ That the HOA is thinking about awarding a “nightscape” award for the home that is the most security conscious (exhibits good lighting, trimmed bushes, good visibility etc).
- ◆ That the HOA is looking into illuminating the stop sign poles at critical intersections with reflecting tape. At night this really helps draw attention to the fact that a stop sign is present.

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[www.electricmaninc.com](http://www.electricmaninc.com)



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LUBE CENTER**

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MEMBER  
10% OFF  
UNTIL 12-31-2012**

Oil Changes / State Inspections  
Preventative Maintenance  
Car Wash Detailing



10710 Audelia Rd Dallas Tx 75238  
Car Wash Detail Appt: 214-553-9460  
[LuckyDuckyLubeCenter.com](http://LuckyDuckyLubeCenter.com)

Mon-Fri 8-6  
Sat/Sun 8-5

## Important Contacts

Emergencies, any and all suspicious persons/criminal activity  
Northeast Police Substation  
All city services and code compliance

ESSI (Neighborhood Security Patrol Service)

Atmos Energy

Sanitation

TXU (emergency/repairs)

City councilman – **Jerry Allen**

Northeast Community Prosecutor – **Patrick Sanders**

City of Dallas free sprinkler system check-up – **Howard Saucier**

American Red Cross - Dallas Chapter

911

214-670-4415

3-1-1 or [http://www.dallascityhall.com/code\\_compliance/Common\\_Code\\_Violations.html](http://www.dallascityhall.com/code_compliance/Common_Code_Violations.html)

972-480-0101

1-866-322-8667

214-671-8877

972-791-2888

214-670-4068

214-601-1091 or [patrick.sanders@dallascityhall.com](mailto:patrick.sanders@dallascityhall.com)

214-670-3434

214-678-4800