

CFJM HOA Newsletter



Schedule of Events

- **BULK TRASH***
- September 20-24**
- October 18-22**
- November 22-26**
- December 20-24**

- **CFJM HOA BOARD MEETINGS**
- September 25**
- October 23**
- November 27**

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

We're on the Web!

www.cfjmhoa.org

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Our Neighborhood Traffic

Street Speeds—30 MPH
School Zone Speeds—20 MPH
Alley Way Speeds—10 MPH

In the last issue of our newsletter I wrote about the speed zones in our alley ways. The traffic, of course, always increases during the school year, with some people even taking shortcuts, speeding through the alley ways to avoid school zones. The City Department of Streets discouraged 10 MPH traffic signs in alley ways because they do not work but recommends speed strips to help slow traffic to **10 miles per hour at all times** within the alleys only. Unfortunately, because of budget cuts the city cannot help with the installation of these speed strips, but will assist our community in the installation.

I also inquired about our street traffic within our neighborhood. The City Street Dept. does encourage speed zone signs (which we have) but also recommended "Speed Humps" or "Road Humps" which are different from "Speed Strips, in that they are much larger and installed in the streets directly in front of our homes to slow traffic.

The installation of road humps/speed/rumble strips requires a petition signed by all residents, owners or tenants, having property on the street (or alleys, with at least 80% in approval. We do have copies of the petition form if anyone is interested.

The requirements are similar in that we must submit an application with signatures from at least 80% of the neighborhood citizens that would be effected to the Department of Streets.

Several test demonstrations sponsored by the Dallas City Council showed their use to be effective and safe in reducing speeding. Unfortunately, due to budget cuts, the City currently has no funding for the installation of these road humps. If we as a neighborhood feel concerned enough to correct these situations then we must discuss this matter in future HOA meetings.

Speed Strips or Rumble Strips (alley ways only)

Cost: \$400 per set of three strips. These strips are 10-12 feet in length and no higher than two inches. They are painted. The location and number of sets will be determined by an engineer of Dallas Department of Street Services based on the alley layout and typical spacing of 250 to 300 feet between sets.

Road Humps (streets only)

Cost: Typically, the cost of a road hump installation is \$3000 which includes engineering and construction fees for two road humps spaced approximately 500 feet apart.

Larry Sanders, Special Projects Volunteer

2 IMPORTANT DATES - MARK YOUR CALENDARS-

VIP

CFJMHOA IS hoping to resume the Volunteers in Patrol (VIP) crime watch program in our neighborhood. All trained volunteers or any of you who are interested in being trained by the DPD are invited to a meeting on **Tuesday September 18th from 7-8 pm** at 9923 Glen Canyon Drive. The HOA will provide light snacks, beer, wine and soft drinks. RSVP by calling 972-841-1990 if you plan to attend.

CFJM Annual Neighborhood HOA Meeting

The annual CFJM HOA neighborhood meeting will be held on **October 22nd from 6:30-8**. The meeting will be held at the Aikin cafeteria. **Election of next year's officers will be on the agenda.** Further details to follow. Please plan to attend.

Real Estate Report

Let's Talk Pools...

In the last month or so, at least a couple of you all have called me asking about the value of an older pool. In both cases, the pool was not in optimal condition, and both neighbors asked if they should remove it.

The answer is two part. From a Realtor perspective, if the pool looks like a tropical oasis from this brutal Texas heat, with updated cosmetics and functioning equipment, it is a wonderful asset. Just imagine how a great pool adds to a showing in August and September when is it 105 degrees! On the flip side, if the pool is in ill repair and shows poorly, buyers will start adding up exactly how much it will cost to get the pool in working order IF they buy the house. There are 481 homes in Country Forest/Jackson Meadows and when I research the appraisal district I find that 192 have pools. So when buyers are looking in our neighborhood, it is quite normal to have a pool.

The second part is... does an older pool add value, according to appraisers? Well, first off an appraiser would examine comparable prices to homes with, and without pools to see how the market is reacting to that feature. If a pool is in poor condition it can actually bring down the home's value and the appraiser would make an adjustment for the cost to cure the defects. So if you have a pool that has lost its luster, fix it! That way any prospective buyer will be dreaming of floating with a cool drink, instead of swimming in debt from pool repairs.

Micky
10006 Chimney Hill Lane
David Griffin & Company Realtors



In the last 5 years, I've sold
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Improvements at Aikin

The volunteer CFJM neighborhood committee which has been serving as a liaison between the staff at Aikin/RISD met with Ms Pointer and Ms Kane on August 16th. The Aikin expansion is moving ahead on schedule and was operational for the first day of school on August 27th. Many of the other improvements and ideas that were discussed last school year have been implemented and hopefully will prove to be helpful in reducing traffic and pedestrian congestion and will improve safety, student behavior and traffic flow. Here are some of the meeting highlights:

- Ms. Pointer, Principal of Aiken Elementary, introduced Ms. Allison Kane as the new assistant Principal at Aiken.
- Safety changes that include additional signs for traffic flow and new routes for the children to enter the school were implemented at start of school.
- All students will now wait inside the building for class to begin. Students living at the Indigo apartments will have a walkway that leads them into the gym on the south side of the building. Other students entering the front of the building will go to the cafeteria.
- Students and parents will again be asked to sign a Pedestrian Safety Agreement.
- A student services assembly will be held to instruct students on responsible behavior when coming to and leaving the Aiken campus. This includes respect for neighboring yards and laws against tampering with mail boxes.
- An Aiken staff person will act as a crossing guard at the alley by the Indigo gate to assist students in safely crossing the alley onto and off school property. The city denied painting cross walk stripes on the alley by the gate citing lack of traffic but Ms Pointer will ask them to re-assess once school begins.
- Shrubs near the parking lot that were very high and masked loitering and questionable behavior were trimmed to 3 feet and will be maintained at that height.
- The CFJM committee will continue to meet with Ms Pointer on a periodic basis and a schedule for ongoing meetings will be determined. Ms. Pointer is also very agreeable to attending homeowner meetings.

Diane Stegman, Special Projects Volunteer

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
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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	

iWatchDallas—See Something, Say Something!

iWatchDallas is a virtual crime watch that you can use to report behaviors and activities that make you feel uncomfortable or do not look right. Similar to traditional crime watches, your awareness may help the police solve a crime.

There are 4 ways to report:

Report online at iWatchDallas.net

Text a tip by entering "DPD plus your tip" to CRIMES (274637)

Call 214-671-4847

Download the iWatchDallas app at iWatchDallas.net

If you have an emergency **DO NOT** use iWatchDallas, **CALL 911**

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Cell: 972-363-4787

Jan Shaw: In Memoriam

Our friend and neighbor Jan Shaw, who worked with such a passion for so many years on behalf of the neighborhood and the CFJM HOA, passed away on August 22, 2012. Jan loved her charity work that started at Children's Medical Center, West Dallas Academy and for many years as a foundation board member of United Cerebral Palsy. She was a wonderful and patient mentor for many of us who have worked on the board and she was instrumental in helping Aikin Elementary achieve higher educational status. She was a tireless worker when it came to improving our community, attacking population density issues and helping her neighbors. Please join us in offering our condolences to her husband Mike, her son Derek and her mother Jane Huber. CFJMHOA made a contribution in memory of Jan to Ability Connection Texas (formerly United Cerebral Palsy) and Patriot Paw Dogs in Rockwall.

You may want to know.....

- ◆ Chit Chat chicks, is a great way to meet other ladies living in the neighborhood in a casual setting. Popular activities like the Christmas party, Progressive Dinner and Wine Tasting have been a bit hit. For more information please contact Dinah DeLuca at 972-783-1141.
- ◆ HOA is looking into the possibility of adding PayPal or electronic bill pay for next year's dues. There are no plans to eliminate the "check-in-the-mail" method. Stay tuned for more information later this year.
- ◆ "Holy Smoker" is an informal gathering for refreshment, fellowship, and free-wheeling discussion usually scheduled bi-weekly on Fridays, 6:30pm, 9715 Trevor. Free beer, food, cigars, libations, etc. All interested parties welcome. See more at <http://alankhunt.com/www/Events/HS.htm>

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TheMowPros@gmail.com

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Military Veteran
Owner/Operator
Lake Highlands Resident



Important Contacts

Emergencies, any and all suspicious persons/criminal activity	911
Northeast Police Substation	214-670-4415
All city services and code compliance	3-1-1
Code Violations	http://www.dallascityhall.com/code_compliance/ Common_Code_Violations.html
ESSI (Neighborhood Security Patrol Service)	972-480-0101
Atmos Energy	1-866-322-8667
Sanitation	214-671-8877
TXU (emergency/repairs)	972-791-2888
City councilman – Jerry Allen	214-670-4068
Northeast Community Prosecutor – Patrick Sanders	214-601-1091 or patrick.sanders@dallascityhall.com
City of Dallas free sprinkler system check-up – Howard Saucier	214-670-3434
American Red Cross - Dallas Chapter	214-678-4800