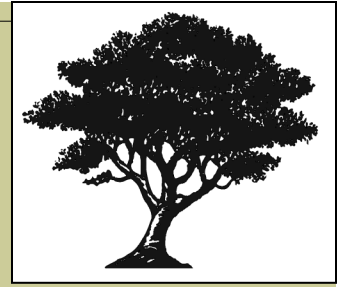


# CFJM HOA Newsletter



## Schedule of Events

• **BULK TRASH**

**January 28th**

**February 25th**

**March 25th**

**April 22nd**

• **CFJM HOA BOARD MEETINGS**

**January 22th**

**February 26th**

**March 26th**

**April 23rd**

Reminder- have your bulk trash out by 7AM

**We're on the Web!**

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

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## A Gateway at LBJ and Skillman

An effort is underway by the Land Use Committee of the Lake Highlands Area Improvement Association (LHAIA) to improve the area around the interchange between Skillman Street, Audelia Road and LBJ Freeway. Currently a confusing twist of streets, under performing commercial property and an under utilized DART station, the effort seeks to make physical and economic improvements possible in this area that is recognized by city leaders and planners as an important area for growth and development. The effort by the LHAIA Land Use Committee is focused on two specific projects; one to re-design and reconstruct the interchange's streets and bridge, the other, a study to promote better infrastructure improvements, real estate development and business growth in the area affected by this interchange. The effort to re-design and re-construct the roadways and bridge has generated a new street/bridge plan that has been approved and accepted by the City Of Dallas, Dallas County, DART and TxDOT (Texas Department Of Transportation). The approved design will straighten Skillman Street back into the main thoroughfare that it was originally designed to be, carrying traffic from the northeast into the city. The existing LBJ bridge would be re-build to accommodate this new alignment and to offer u-turn lanes on each side for LBJ frontage road traffic. By straightening out Skillman Street, existing public land, wasted and locked in by the current design, could be returned to private hands for improved development, particularly on the northwest and south-east corners of the interchange.

The other project includes the federally funded LBJ/Skillman Urban Planning Initiative study. The committee obtained a Sustainable Development grant through the North Central Texas Council Of Governments (NCTCOG) and is studying opportunities for improved, sustainable real estate development, infrastructure development (parks, pedestrian ways, bike routes, etc) and economic growth. The goal is to create a guiding document that can be used by the City and the surrounding communities to promote sustainable, positive growth through out the study area. The architectural firm of OMNI-PLAN was hired and is performing this study that includes two public meetings to encourage public participation.

The first public meeting will be on January 17<sup>th</sup>, 6:30pm to 8:00pm at the Forest Lane Academy located at 9663 Forest Lane in Dallas. The local communities are encouraged to come see what their neighbors are doing to improve our shared, beloved community. A brief survey will be provided to gather feedback, or it can be submitted on line at **[www.surveymonkey.com/s/LBJ\\_Skillman\\_Future](http://www.surveymonkey.com/s/LBJ_Skillman_Future)**.

When you arrive be sure to register to win door prizes to be given away to attendees!

Don Scarborough,  
LHAIA Land Use Committee

## Real Estate Report

CFJM Real Estate: 2012 in Review

Happy New Year Neighbors! In looking back at 2012, the real estate business in North Texas showed marked improvement over 2011. Total sales volume in my firm rose over 60%... and the North Texas market overall saw gains of about 17%.

Sixteen homes sold in our neighborhood in 2012, compared to 19 in 2011. What did improve was overall average price and average price per square foot. In 2011 the average sale was just under \$167,000 at \$64/square ft. Those low numbers can be attributed to a higher than average number of foreclosures in ill repair. In 2012 we saw only 3 foreclosures, increasing the average sale to just under \$200,000 with an average price per square ft of \$72. The Dallas Morning News reports that foreclosure filings in 2012 were at their lowest since before the recession began.

The biggest difference in CFJM real estate is probably the time it takes to sell one of our houses. Homes sold on average in less than 2 months in 2012... that's down from nearly 4 months in 2011. That's clearly a lesson in supply and demand. Inventory of available homes in DFW is at its lowest level since the summer of 2000.

So, if you are thinking about selling, all signs point to success. I know it's still cold outside, but the spring selling season starts now!

Micky  
10006 Chimney Hill Lane  
David Griffin & Company Realtors




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Micky Carr - 214.325.6608 - mcarr@davidgriffin.com

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## Neighborhood Security Service

Reminder: Our new security patrol service is Statewide Security. If you need to contact them **call 214-878-5781**. Always call 911 first for suspicious activity.



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## CFJM HOA 2012 Board Members and Committee Chairs

<b>HOA BOARD</b>	<b>Name</b>	<b>E-Mail</b>	<b>Phone</b>
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
<b>COMMITTEE CHAIRS</b>	<b>Name</b>	<b>E-Mail</b>	<b>Phone</b>
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	
<b>GROUP LEADERS</b>	<b>Name</b>	<b>E-Mail</b>	<b>Phone</b>
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](http://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](http://iWatchDallas.net)

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

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Cell: 972-363-4787**

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

- ◆ Two houses that won the "Christmas Holiday Decoration Award"- 10223 Chimney Hill and 9806 Cross Creek Circle. It was a tough choice this year because there were so many nicely decorated houses in the neighborhood. Congratulations to Cross Creek Circle in particular for being all dressed out and Silver Creek for the "Wandering Christmas Carolers."
- ◆ Annual CFJMHOA dues membership forms for 2013 are available at <http://www.cfjmhoa.org/> and if you are a member of the yahoo groups at <http://groups.yahoo.com/group/CFJMHOA/>.
- ◆ We have had 13 new neighbors move into CFJM in 2012. Please welcome them and let them know that we need their participation as members and as volunteers in our organization.
- ◆ Most dog owners know that their animals must be restrained at all times in a fenced yard, in an enclosed structure or pen or tethered/leashed. The same rules apply to your family cat. This is per Dallas City code Sec 7-3.1. Be a responsible cat/dog owner and abide by the code.

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[TheMowPros@gmail.com](mailto:TheMowPros@gmail.com)

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**Average Yard**



Military Veteran  
Owner/Operator  
Lake Highlands Resident



## Important Contacts

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

Statewide Security (Neighborhood Security Patrol Service)

Atmos Energy

Sanitation

TXU (emergency/repairs)

City councilman – **Jerry Allen**

Northeast Community Prosecutor – **Patrick Sanders**

[ricken.sanders@dallascityhall.com](mailto:ricken.sanders@dallascityhall.com)

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)

214-878-5781

1-866-322-8667

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972-791-2888

214-670-4068

214-601-1091 or pat-

214-670-3434

214-678-4800