

# CFJM HOA Newsletter



## Schedule of Events

• **BULK TRASH**

**July 22nd**

**Aug 26th**

**Sept 23rd**

**Oct 28th**

• **CFJM HOA BOARD MEETINGS**

**July 23rd**

**Aug 27th**

**Sept 24th**

**Oct 22nd**

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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## It only took one neighbor.....

.....and all the streets in Jackson Meadow are being repaved. It only took one neighbor who independently called the city – beginning in 2009 – to get our streets – Burseson, Wharton, Amberley, Windham, Trevor, Burney & Trenton – repaved.

The city of Dallas program that is allowing our streets to get this type of extensive work is called the "Slurry Program". The streets must be selected based upon need a year prior to the work. The streets then need to be submitted to the city council for funding to be granted. When they did not approve our streets in early 2012, this neighbor continued to call the manager in charge of the street selection for a solid year, begging that our 7 streets be approved in 2013.

You'll note that all the "prep" work is being done and hopefully by the time our newsletter is published, the slurry work of covering all the streets with ¼ to ½ inch of slurry to cover the entire surface of the street will have begun. The look will be like **NEW STREETS!!**

What one neighbor can do!

Submitted by Pam Davidson, CFJM HOA Board Secretary

## NextDoor.com

There is a new program that the HOA is using to improve communication within our neighborhood, and with other neighborhoods that surround us – NextDoor.com. It requires a registration or a verification that the user lives in the neighborhood. The police have recommended it, and they are using it to notify us of events and safety issues in our area. It allows us to upload pictures and graphics, and contains areas of interest such as local classifieds, and a lost and found. Currently, 93 neighbors are using this tool, and another 440 from nearby neighbors. Check it out at Nextdoor.com.

## Keep Up with CFJM 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)

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

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

## Real Estate Report

Temperatures Are Hot, and so is the Market

It has been a wild first half of the year for real estate in North Texas. This activity is reminiscent of the middle part of last decade, before the 2008 crash.

The market is also strong in Country Forest/Jackson Meadows. To put it in perspective, in the first half of 2012, the neighborhood had 9 sales with an average sales price of \$213,055. Fast forward to today and since January 1 of 2013, there have been 19 sales, averaging \$223,926.

As a seller, there has not been a better time in the last 5 years to list your home, due mostly in part to extremely low inventory. Analysts predict the market will remain brisk, however interest rates continue to climb (but will remain quite low) and so there might be a slight cooling to this hot market!

Micky Carr  
David Griffin & Company Realtors  
Country Forest/Jackson Meadow Neighborhood Specialist  
214.325.6608  
mcarr@davidgriffin.com



In the last 5 years, I've sold  
4X my closest competitor in  
CFJM!  
I live here, I sell here!

Micky Carr - 214.325.6608 - mcarr@davidgriffin.com

David Griffin & Company Realtors  
A Virginia Cook Realtors Company

## Welcome to the Neighborhood!

### Mu & Jennifer Huang 10227 Chimney Hill Lane

*"We are from Los Angeles and moved to Dallas almost 2 years ago. Jennifer works at AT&T and Mu works at SMU. We have 2 dogs (Kirby & Cali) and can be seen walking them around the neighborhood. We are excited to be in our first house and are looking forward to meeting the folks in CFJM!"*

**Alison Williams**

**Mary Kay Ind. Sales Director**

**Call to schedule your free pampering session!**

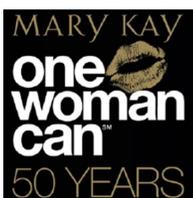
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## News from Aikin Elementary



\*Registration for Fall 2013 begins August 13th at 8am.

\*Please join me for "Summer Salad with the Principals" on **August 2nd 10am** in the library – This event will be an Open Forum for questions of upcoming Eagles and will showcase future plans for the Eaglets program (designed for children under the age of 5 years.)

Happy Summer,  
**Sandra Pointer, Principal**

**Dirk Hilkmann, Agent**  
 9330 LBJ Freeway  
 @ Greenville/Abrams  
 (In the Prosperity Bank Building)  
 (214) 343-2500  
 Dirk4u.com  
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## Update on Ridgagate Apartments

Things are finally looking up at the Ridgagate apartments on Forest Lane next to Aldi's, long known as home of gang activity, drug deals, prostitution, city code violations and poor management. The previous owners of Ridgagate ( a group of at least 30 California "investors") had been in financial trouble for quite some time and were unable to pay their creditors. Under continuing pressure from the Community Prosecutor's Office, Code Compliance and Fannie Mae the previous owners filed a petition with the court to allow them to reorganize under bankruptcy protection. However, the judge REJECTED the petition and the property now has a new owner and a new management team who are working under tight restrictions to make improvements to the property.

**Urgent Care**  
 214-902-0000  
**Doctors Express**  
 Urgent Care When You Need It  
**9901 Royal Lane, Dallas**

**Tom Gray**  
 214-MowPros  
 214-669-7767  
[TheMowPros@gmail.com](mailto:TheMowPros@gmail.com)  
 \$25 Weekly  
 Average Yard  
  
 Military Veteran  
 Owner/Operator  
 Lake Highlands Resident

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

The Board authorized payment of \$1000 for repair and rebuild of the damaged brick column and wall on the Audelia Road side of our neighborhood. Hopefully by the time you receive this newsletter, the project will have been completed. Thanks again to those who pay their dues so that we can keep the neighborhood looking good.

Statewide Patrol, our neighborhood security patrol is making several passes through our neighborhood after dark. The Board has requested that Statewide use all their lights at night to increase awareness.

Our new 2013-2014 neighborhood directories are being delivered this month. For the first time, we have used advertisers to help support and defray the cost of publishing the directory. This year, 100% of the directory cost has been shouldered by our advertisers. Thank-You to Micky Carr (David Griffin & Company Realtors), Nick Schaeffer (ElectricMan), Cece Case (Ebbly Halliday Realtors), Mike McGriff (Double M Plumbing), Doctors Express (Urgent Medical Care), Alison Williams (Mary Kay), Charlie Brim (Interstate Batteries) & Marv Mastrodonato (Printographics).

The CFJM HOA "Spring Fling" on Saturday May 18<sup>th</sup> was a huge success. We had over 70 residents plus children. This represents a 30% increase in attendance from our business meeting back in November. Let's keep the ball rolling. We hope to see all of you at our 2013 business meeting in November.

For the safety of our VIP patrollers, the Board voted unanimously NOT to allow our VIP patrollers to leave their cars, for example, to knock on a residents door or to close an open garage door. We will call the phone number that you have listed in the directory (even late at night), but once we have notified you or left a message, our job is done.



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

## 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**  
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  
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