

CFJM HOA Newsletter



Schedule of Events

- **BULK TRASH**
(out by 7am Monday)
October 24
November 28
December 26
- **HOA BOARD MEETINGS***
October 10
November 14
December 12
- **Annual HOA Neighborhood Social & Business Meeting on Thursday, Oct 27 at 6:30 at Aikin-Food Provided**

Keep Up with HOA

NextDoor: www.nextdoor.com

Yahoo Groups:
www.groups.yahoo.com/group/CFJMHOA/join and click on "Join this group" tab

Facebook:
www.facebook.com/CFJMHOA

Web: www.cfjmhoa.org/

Mark Your Calendar: Annual HOA NEIGHBORHOOD MEETING—OCT.27TH, 6:30PM @ AIKEN

What a beautiful summer we have had here in Dallas! As a general rule the weather was terrific and August brought us more rain this year than any other year in recent memory, which no doubt alleviated some water bills for all of us in Country Forest/Jackson Meadows. While the sun has been shining, your HOA team has also been extremely busy and there are a lot of exciting things happening that each of you reading this have helped make possible by being a member of the Association.

The HOA repaired the irrigation system, which was a three thousand dollar expense, to the western entry of the neighborhood (the area where we had Poker Night last April). I'd like to thank Tyler Jones for his diligence in making the irrigation repairs a reality. But perhaps the most *exciting* bit of news is that the Chimney Hill Monument is now a reality! This long sought after HOA addition to the neighborhood is almost complete as I write this – we all owe a large debt of gratitude to Chuck Stegman and Stuart Sibley for their city lobbying efforts to bring this \$15,000 project to fruition for all of us.

As you all know, we have a shiny new CareNow just down the 635 access road from all of us, and they are as committed to helping clean up and improving the neighborhood as all of us which is terrific, we are proud to have them as a neighbor. I should also mention that Chuck Stegman has been heading up a committee to help deal with the homeless situation around our area – please reach out to him with any questions about how you can get involved and assist by emailing him at chuckanddee@sbcglobal.net.

The HOA is going to ask for your help again in the coming months during the 2017 Dues Drive as we set our sights on improving the Audelia entrance(es) and the dividing walls to the neighborhood. These projects are not possible without significant support from you. **I look forward to sharing information on this topic and much more at our October meeting at Aiken Elementary on Thursday, October 27 at 6:30 PM.** See you all soon!

Damon McCall
HOA President



CFJM Real Estate Review

"The Dallas-Fort Worth and North Texas area led the state in first-quarter home sales, surpassing other major markets by a wide margin", according to recent data published in the "Dallas Morning News".

Nearly a third of the residential sales in the state during the first quarter of 2016 were in the DFW market, where agents sold more than 20,000 homes – an increase of 14.3% over 2015. At the same time, home values rose by nearly 9% over the previous year.

Thank you and Good Luck to Pam Davidson

Many thanks to Pam Davidson for being a great neighbor and a dedicated HOA Secretary for many years. Pam will be moving soon and all of us who have been blessed to know her wish her the best!

CAUTION BEFORE YOU PAY A FOUNDATION COMPANY BIG BUCKS

Every home in the CFJM HOA sits on shifting soil due to geophysical formations. The black clay gumbo soil is highly expansive, shrinking when dry, and expanding when wet. <http://www.aegweb.org/?page=ExpansiveSoil>

If there is a variance in moisture level among the areas surrounding slab foundations, physics sets in and the slab will slightly bend.

This has created a scenario which has allowed charlatans to create a highly advertised boondoggle which makes used car salesmen seem like Mother Teresa. It is common for these foundation repair companies to offer free inspections of homes and then attempting to sell varying cures costing \$5,000 to \$30,000 to implement.

In the early 80s our home had foundation damage, in part due to a next door neighbor running his sprinkler system every single day.

Our builder's insurance policy paid for extensive foundation work on our home, including installing 21 support piers. We paid to install underground French drains as well as a lawn sprinkler system to equalize the moisture in our soil.

Decades later, a skewed area developed in our master bath area. Various foundation companies did their analysis and came up with a wide variety of different cures, with costs ranging from zero to one who wanted to do \$29,000 worth of work.

Following the recommendation of a neighbor, for \$500 we retained a structural engineer who inspected our home. He said that our foundation was in great shape, but needed one pier in one specific location at the low point of the skewed area. He further stated that when he is called in following a foundation company sales pitch, 90% of his inspections determine that there is no actual need for any foundation repairs to be made.

It is worth a \$500 investment to obtain the recommendations of a structural engineer before committing to thousands of dollars of repairs that may not be needed.

Richardson Door tweaked our door alignments and now every door opens and closes easily and the door latches fit properly.

Article Provided by: Dormand Long

News from Aikin Elementary

Meet Heath Anderson!

Heath was selected as one of ten RISD STAR teachers for 2016! Heath has been Aikin's amazing sixth grade science teacher for the last 3 years. He is a graduate of The University of Texas of the Permian Basin with a BS in Biology. He has also completed his ME in Administration from Lamar University. His enthusiasm for his subject makes every student want to pursue a career in science.

Heath truly has a hands-on classroom. His students build roller coasters from pipe insulation to understand the principle of the conservation of energy, know that mechanical energy forms gravitational potential energy and kinetic energy, and understand the loss of mechanical energy to heat due to friction. His students also build "Balloon Cars" from recycled materials to investigate Newton's third law of motion. During this activity they experiment with ways to increase the distance their rocket car travels and calculate the speed using distance and time the car traveled.

Technology is also frequently incorporated in his classroom by using "Kahoot" to check for understanding and to facilitate teamwork as students agree on an answer choice. Aikin's students are eager to get to sixth grade so they can have Mr. Anderson.

Aikin is lucky to have Heath Anderson on its staff.



Back The Blue!!

A CFJM community collection is being taken to purchase gift cards at local eating establishments for the police, fire and EMS officers who serve our community. Any and all contributions are welcome-membership in the HOA is not required to make a contribution. Checks should be made payable to the CFJM HOA. The gift cards will be presented by the HOA on behalf of our community.

Eileen Wendlocher has volunteered to coordinate this effort. Contributions may be mailed or dropped off in her key-locked mailbox at 10106 Cherry Tree Drive, Dallas, TX 75243. Contributions will also be accepted at the HOA meeting on October 27th. The drive concludes on October 27th. The goal is to have to cards purchased and delivered prior to Thanksgiving. Thanks Eileen!



Thank You to everyone for making the new monument possible: All of you who support the HOA by paying dues and those of you who contributed extra money during our dues drive; Jonathan Grefaldon for the original engineering and design work; the 2015 and 2016 Board members under the leadership of Damon McCall and Dale Rose; Stuart Sibley and Chuck Stegman.

Yards of the Months—May—September

Congratulations to our neighbors at the following addresses for being Yards of the Month.

10259 Chimney Hill, 12502 Pleasant Valley, 9906 Chimney Hill
 9910 Chimney Hill Lane, 9730 Amberley, 9719 Trevor, 9722 Amberley
 12301 Cross Creek, 10024 Chimney Hill, 9738 Amberley, 12115 Cross Creek,
 9922 Glen Canyon



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