

CFJM HOA Newsletter



Schedule of Events

- **BULK TRASH (out by 7am Monday)**
September 23
October 28
November 25
December 23r
- **HOA BOARD MEETINGS***
Oct 10 (Annual Business Meeting)
Nov 4
Dec 2

All are welcome to attend monthly board meetings. Start time is 7pm

Keep Up with HOA

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/

NextDoor: www.nextdoor.com



214-916-7870

CFJM VIP (Volunteers in Patrol)

Our Country Forest/Jackson Meadows Volunteers in Patrol Program is being revived! A combination of legacy VIP residents and rookie VIP residents had our first meeting July 29 to get to know each other and develop strategies for neighborhood patrols. We are doing preliminary patrols and will be updating CF/JM VIP equipment and documentation.

DPD statistics indicate that VIP patrols reduce crime in the neighborhoods. As neighbors, we need to advocate for our community and actively participate in keeping it safe. VIP is one way to participate and get to know your neighbors. VIP participation is not a monumental commitment. Patrolling can be done via auto, bicycle, and walking. Scheduling is flexible and at the participant's availability. An "active" VIP member has to complete one hour of patrolling annually...that is it! Training is scheduled every 6-8 weeks at the Northeast Police Station on 9915 East Northwest Highway, Dallas TX 75238.

CF/JM VIP needs resident involvement. VIP will consist of self-scheduling on Google calendar once a resident has attended VIP training. The time requirement is one hour annually. VIP members can patrol as much, or a little as life obligations and commitments allows. There are a lot of residents in the community that walk their dogs or exercise by walking. We encourage these residents, and everyone else to take the training and participate in the VIP program. You do not need to alter your route, or patrol the entire neighborhood, just do what you are doing with the VIP training heightening your awareness of what to observe for.

If you are interested in the VIP Patrol please contact Carol Lee O'Connor (carolee717@gmail.com) or Ed Walsh (edwalshtx@gmail.com). We look forward to hearing from you soon!

Yoga on the Lawn!

In an effort to promote health and neighborliness, CF/JM began holding yoga class on the lawn located on Chimney Hill at the entrance to the neighborhood. Classes are held on Saturday mornings at 7:15am (weather permitting) before the Texas heat gets too overbearing. The lawn is maintained by the HOA, shady, and there is always a nice breeze at that time of the day. Attendance has been small, which is normal for a start up program.

Originally the classes were only posted to CF/JM residents, but recently been open to other neighborhoods on Nextdoor. All levels are welcome. Participants need to provide a mat, towel, water, and any props they use during their yoga practice. Participants are encouraged to practice to their limits, but not to exceed those limits as yoga is not a competition. Classes are taught by a certified yoga teacher and attended by newcomers and experienced yogis. The tree canopy at the lawn is beautiful and relaxing. Start your Saturday off by doing something good for yourself. You don't have to clean up for the class...roll out of bed and onto your mat on the lawn. Feel free to join us. Every body is a yoga body!

Urban Reserve

After several years of waiting, it looks like construction is underway for Urban Commons, the new residential development which is located just off the I-635 service road, along the creek that is just south and west of CFJM. The following Q&A was conducted with Diane Cheatum, Developer at Urban Reserve. urbancommons.live

Q. It's been over 3 years since this project started. What took so long?

After the land was purchased in May 2016, it took a year to get the PD and Development and another 1 ½ years to get the plans through the City of Dallas so everything about this project was non-typical ... that lengthened the time for our engineer to design it and the City for reviews. Additionally, obtaining a flood permit take a long time to process with the City and TCEQ reviews. The City Codes and Ordinances are not written for pocket park developments so that alone added time to the review process. We spent literally weeks and weeks sorting out the pond configuration and because it is an amenity as well as a holding tank ... we pull irrigation water from the pond and have a water well to the Woodbine Aquifer to replenish the pond – we will irrigate 4 acres and use ZERO city water.

Q. When do you expect the residences to be completed and ready for occupancy?

We should start home construction early next year with occupancy at the end of 2020.

Q. Can you describe the concept of the Urban Commons Development?

All our homes front on a park or common area – the front yards are common areas that are maintained by the HOA. About half the homes have an attached garage and half will park either open air or in a garage on the street ... the automobile does not rule!! The homes in each pocket will be designed by one architect and built by one builder. That, I think, will result in a unique look to each pocket. Neighbors will meet at the mailbox kiosk, along the walk path or at the picnic tables. All of this, including carefully assigned 3 digit home addresses will create a neighborhood, not a subdivision.

Q. What about the size of the residences, the number of units and the cost?

We have 80 lots. I anticipate homes to range from 1500sf to 3500sf with the cost ranging from \$350-400K up to \$900K

Q Some of our residents are concerned about increased traffic in CFJM. How do the new owners access their properties? Will there be a direct way for your new homeowners to access their property from the CFJM neighborhood? For example off of Crosscreek Drive?

Our residents will enter the private ring road from Forest Lane or the LBJ Service Road. There is no access through your neighborhood so I doubt your residents will notice any difference in traffic.

Q Is this an important development for CFJM ? What are the advantages and disadvantage?

I expect our homes to generally increase home values in the area. We have cleaned up the creek and will build a walking path along the creek with 10 difference exercise stations. We will have a number of picnic tables and BBQs in the common areas. We hope that all our neighbors enjoy our outdoor amenities. Our work caused the homeless camping on the site to move on and the unsavory element at Budget Suites no longer visits the area. We have been towing the 18 wheel trucks to get them out of our neighborhood. I think your neighbors will be very pleased with our landscape. We have plans to plant more small trees rather than a few large trees and we will be re-wilding the creek with native grasses, owl houses and wood duck houses. I cannot think of a single disadvantage to CFJM.

Project Safe Neighborhood

PJ Meitl is an Assistant US Attorney in the Northern District of Texas and is the Project Safe Neighborhoods (PSN) Coordinator as well as the Crisis Management Coordinator for the District. This is a follow-up Q&A from the initial interview published in the last issue of the newsletter:

CFJM: The PSN has now been up and running for over a year now. Can you share any information with us about the results of the increased surveillance/enforcement activity in the Lake Highlands area?

P.J.: *Our efforts in PSN are working, and anecdotally, the bad guys tell me it is working. We have made over 200 federal arrests. J's food mart closure is due to efforts of PSN, (which includes DPD). The types of crimes we are seeing has changed. There is less gang crime, less organized criminal activity, but more individual robberies by juveniles. Since April, however, we have encountered the wave of violent crime across the City. We are going to stay on it and expect to have positive results.*

CFJM: In June, Governor Abbott dispatched a number of State Police officers to the eight high crime areas in the City. We have noticed some on patrol in the LH area. Can you tell us how these officers are being used and whether they have been integrated into the PSN program?

P.J. *The PSN team actually requested the assistance of the DPS officers even before the Governor announced this. We are using them extensively in the PSN area and they have promised to continue to assist for the foreseeable future. They are assisting with traffic stops, surveillance, and fugitive apprehension.*

CFJM: Initially we were told that the PSN was funded for at least 2 years. Is this still accurate? Is there a likelihood that, based on the high homicide rate in Dallas, that this will be extended?

P.J. *It is still accurate. Funding begins this October and will last at least until October 2020. I do not have an update on whether it will be extended. That is based on several factors, many of which are made in D.C.*

HELP wanted: CFJM Neighborhood Association Needs YOU

HELP Wanted. CFJM Neighborhood Association Needs YOU!

In order to continue the progress made over many years, CFJM is asking for volunteers to help our neighborhood stay connected.

- We can use help with our current paper newsletter (delivery, advertisement, articles of interest etc).
- We are considering changing to an online newsletter-can you help?
- How about attending a monthly Board meeting to see what's going on and where you might help?
- Do you want to participate in the Welcome Wagon that welcomes new neighbors to CFJM?
- Do you want to be a liaison between the neighborhood and Aikin Elementary?
- How about landscaping, neighborhood clean-up?
- Security? How about joining the newly regenerated Volunteers in Patrol (VIP)
- Accounting? Bookkeeping? Craftsman? Game Night? Children's Play Groups? Book Club? Movie Night?
- Starting a volunteer helper group for small problems faced by our senior citizens? Mowing their lawn if they are in the hospital, changing a light bulb if they are unsteady on a ladder, giving them a ride to their doctors office if they've had cataract surgery? You get the idea

I can go on and on. Frequently those of us who are active in the Association find ourselves without an expert or a person with experience in a certain field and we have to start from scratch. How about joining a directory of folks that we can consult when we have a question? Most if not all of these volunteer positions are limited to a few hours per month.

Call or text me for more information. Help us help our neighbors! Stay Connected! Chuck Stegman, 972-841-1990

Around the Neighborhood

Mark Your Calendars! The Annual CFJM association meeting will be held on Thursday October 10 from about 6pm to 8pm at the Aikin Elementary cafeteria. Free food! Stay tuned for more information.

It takes all of us to keep the streets and alleys looking good. With school starting again, there is a tendency for more trash to accumulate. Please take a minute to pick up any litter on and around your property. The alleys are easily overlooked-once the trash and recycles are collected on Tuesday, please pull your trash carts back off the alley onto your property. Its unattractive to pull into the alleys and find the carts scattered around.

Please drive carefully on the streets and alleys. As you know school is now in session and the kids have been known to dart around without looking!

Don't forget. One of the benefits that you pay for in your annual dues contribution is random patrols by a DPD police officer in an official DPD cruiser. Another benefit: You can request our officer to make note of your address when you go on vacation. He will pay special attention to your home when he is in our neighborhood during his CFJM patrols. Just go to <http://www.cfjmhoa.org/>, click on "Contact" and then click on the "Out of Town Patrol Request Button" and complete the form. This information goes DIRECTLY to Casey, our patrol officer.

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