

NEIGHBORHOOD NEWSLETTER

**INSIDE THIS ISSUE:**

Richland College	2
Chit Chat Chicks Information	2
Neighborhood Survey Results	3
You May Want to Know...	4
HOA Event Calendar	4
Helpful Phone Numbers	4
HOA Board Contact Info	4

We are still accepting HOA dues!

Your contributions pay for:

- ESSI Security Patrols
- Water and Electric Bills
- Neighborhood Entrance Maintenance
- Security Camera Monitoring
- Community Newsletters

We're on the Web!

www.cfjmhoa.org

Communicate...Connect...Participate....

For several years, the CF/JM HOA has had a family-oriented, members-only newsgroup through Yahoo that is dedicated to our area. Residents can meet there to discuss a wide range of issues that are relevant to homeowners. Do you need a plumber or an electrician, or do you just want the lowdown on the downlow? Has your dog escaped the backyard, or do you want to be the cat with the scoop? Are there concerns about security or activity in our neighborhood that you would like to learn about? This is your place to get the 4-1-1. We talk about the Chit-chat Chicks, the street parties and the Blowout Halloween party. We give references on handymen and repairs. We exchange recipes. It is the place to get updates on the bulk trash pickup dates, city code compliance and HOA meetings. It's hip, it's with it, and it's totally rad.

The CF/JM Yahoo!Groups is a hybrid between a mailing list and a forum that allows threaded discussion. It is read and posted like e-mail. In addition, members can choose whether to receive individual, daily digest or Special Delivery e-mails, or simply read Group posts on the Group's website. Think of it as a bulletin board where you can sell that old chair, announce your garage sale, or ask for advice. It will cheer you up when you're feeling down, cure those split ends, and improve your love life. Come on. You can do it. It is not necessary to register with Yahoo! in order to participate in Yahoo!Groups. The basic mailing list is available to any e-mail address, but a Yahoo! ID is required to

access some other features.

If you aren't currently a member of the CF/JM Yahoo!Group, well, it is easy to join. Here is how:

Send this message: CFJMHOA-subscribe@yahoogroups.com

President's Message

The Board of Directors would like to express our sincere thanks to all of the current paid members for the support of our Neighborhood. Your monthly dues have enabled us to continue the previous services of the past years. However, our goal of 100% has not been met. I encourage each of our current members to talk to your Neighbor and let them know why it is important to join our group. Here is an update of what has been accomplished and what is in the process

of being done to upgrade our Neighborhood:

COMPLAINT Bulk Trash – Each month there is an email reminder as to when it is time to place the trash on the curb – it is the Thursday prior to Monday pick up. For those who do not have access to the internet reminder, the Board voted to have signs made and posted at the entrances to the subdivision on the appropriate Thursday as a reminder. Should you have

a neighbor that places the bulk trash out prior to the designated date, please be kind and remind them of same.

COMPLAINT: Parked Vehicles on the Streets – As a lot of you are aware, tickets are being issued for parking in the wrong direction – Neighbors are complaining about vehicles being parked on the street for over 24 hours and in areas that obstruct vision in several areas. We have spoken with North East Division of the DPD regarding visitors to...**CONT'D Pg 2**

Richland College: Teaching, Learning Community Building

Just a short walk away from CF/JM is Richland College. Information from their website includes the following:

- Academic Services: Offers the two-year college transfer associate degree, the one-year fast track associate degree plus associate degrees and one-year certificates in Engineering, Business, Technology, Social Sciences, Mathematics, Science, Health Professions and many other disciplines.

- The Emeritus Plus 50 Program: Intended to provide plus 50 ageless learners opportunities to expand career skills, participate in volunteer service, and to stay intellectually enriched, physically fit and socially connected

- Richland College Corporate Services offers professional consulting, customized training, and workforce

development resources to companies and organizations

- Career Services: serves as a resource for credit and non-credit students as well as alumni of Richland College. Students may use the center at their leisure however; appointments are encouraged for using the Computer Guidance Programs and for in-depth consultation

- Fitness Center: Richland has a state-of-the-art wellness, athletic and recreational facility. This 3000+ square foot fitness center overlooks the beautiful Richland Lake and is equipped with more than \$100,000 worth of high-tech fitness equipment, featuring the premier VR2 Strength Systems by Cybex. Community members not enrolled at Richland may sign up to use the Fitness Center through our Continuing Education program at a cost of \$20 per month. The Center is open 7:00 a.m. to 7:00 p.m. - Monday through Thursday 7:00 a.m. to 5:00 p.m. on Friday. Closed Saturday and Sunday.

- Computer/IT Training: Richland can provide practical instruction on a variety of computer applications and programming languages commonly used in design and IT departments throughout the industry. The college can provide a qualified instructor for on-site training at your company or make available the well-equipped computer labs on the Richland campus.

- CEU's Continuing Education Units are recognized nationally as a measure of substantive in-service education and training. Certificates of completion are issued at the conclusion of vocationally related courses to students who successfully complete the required coursework. Richland is a provider of Continuing Professional Education credits for Accountants as required by the Texas State Board of Public Accountancy.

For more information log on to <http://www.rlc.dcccd.edu/>

We're on the Web!
www.cfjmhoa.org

Chit Chat Chicks – Ladies, Come Join the Fun!

Chit Chat Chicks

For more information contact us by phone or email:

President
Dinah DeLuca
972-783-1141
dinahdeluca@sbcglobal.net

Vice President
Ellen Berg
214-884-9472
ellenb220@yahoo.com

Treasurer
JC Tucker
972-231-3778
icnorwegian@tx.rr.com

Are you looking for a good way to meet other women in the neighborhood? Check out the Chit Chat Chicks. We meet once a month, usually at someone's home in the neighborhood. Sometimes we venture out for a

movie or craft activity. Our goal is lots of fun, talking and laughing. We'd love to have you join us! Please use the information to the left to contact Dinah DeLuca either by phone or email.

August 2011	Quiggley's
September 2011	Planning Meeting

President's Message Cont'd from Page 1

...Richland College who park on both sides of the street as well as speeding in the neighborhood. They are working with us as best they can to help correct these issues. Once again, be a good neighbor and talk to the person who is violating the current laws. (To assist you in recognizing a vehicle that belongs in the neighborhood, we have emblems that can be placed on your car to designate you as a resident of our Neighborhood. You may contact a board member to arrange to obtain one of these for your cars.)

COMPLAINT: Solicitors in the Neighborhood – Once again, we have contacted North East Division to clarify our options. The laws are such that it is lengthy to explain here, however, we are getting all legal opinions and will publish them on the website.

COMING ATTRACTIONS – ENTRANCE SIGNS, are being upgraded, thanks Chuck – **LANDSCAPING** of entrances are being upgraded (delayed due to weather, C.A. should have them looking good by fall) – **SIGN TOPPERS** for the Neighborhood, planned for the near future **WEBSITE**, Jack Jones is updating - **VIP PATROL**, Stuart is always watching – **NEW NEIGHBORS**, if he has not yet appeared, Mickey should be coming by to welcome you. **MEMBERSHIP** – Barbara Harris has done an incredible job in getting out the dues letters and reminders. At this time, she, with the help of Laura Simpson, is hoping to have the Membership Directory completed and distributed by the end of August. The Directory is only provided to the paid members. (This directory is published every two years, become a member and receive the latest addition.)

IF NOT A MEMBER, JOIN NOW – HELP US HELP OUR NEIGHBORHOOD. Thanks again to all of you who have volunteered not only your dues, but more importantly your time in making this a wonderful place to live. **Good Neighbors Make Good Friends.**

Virginia Burke, President

Neighborhood Survey Results

The CF/JM Board conducted an opinion survey in conjunction with this year's membership drive and 150 of you responded. On average, those who responded have been in CFJM for almost 16 years. Eighty-seven percent of the surveys returned cited our great "Location" as the reason for moving here with "Price" of real estate coming in at second place. Over 81% of those who responded are happy in CFJM and would recommend it to a friend or family member. Those of you who are not happy (or have mixed feelings) are mainly concerned about neighborhood security and falling real estate prices.

Here are answers to some of the questions raised.

Q: Can we gate our community and restrict entry?

A: No. For public safety reasons, emergency vehicles must have freedom of access on the streets of our neighborhood.

Q: Can we increase security/reduce crime in our neighborhood?

A: Yes but there is no simple solution. We have heard from DPD that the crime rate in our "neighborhood" is not significantly higher than many other areas of the city. However, as one resident put it, "any crime is too much crime." As you know, our association is

paying over \$2000 per month for private security patrol and camera monitoring. Several of you have volunteered to help by joining the security committee and the VIP program. As you have heard many times, all the members of the neighborhood should look out for each other. BE ALERT and report any suspicious activity immediately. The Board is contacting the home security companies to see if a group discounted rate is available for those of you who are interested in installing home security systems.

Q: What can we do to improve the appearance of our neighborhood and increase our "pride of ownership."

A: Here are some suggestions that have been offered by your neighbors on the surveys:

- Keep alleys and driveways free of trash and debris.
- Pull your trash cans and recycling bins several feet off the alley after pick-up and protect them from being blown over by the wind. "It's ugly"
- Update the appearance of the 5 neighborhood entrances. Install lighting fixtures to illuminate the signs. (The HOA Board has this item on the agenda).
- Reduce the number of parked cars on the street.
- Pick up litter
- Replace burned out streetlight bulbs (we can all do this online at <https://www.oncorstreetlight.com/> or by calling Oncor at 1-888-313-4747

Q: What can we do about enforcing the bulk trash ordinance for those neighbors who put out trash at the wrong time?

A: The HOA and/or the Board do not "enforce" the bulk trash ordinance. Neighbors are reminded of the pick-up schedules on a regular basis in the newsletters and emails. The Board has purchased new signs for the 5 neighborhood entrances as an additional reminder. These signs will be posted on the Thursday prior to the Monday pickup (Remember it has to be out by Monday 7AM). It should be noted that the City of Dallas Code Enforcement Division has been active in our neighborhood and is writing tickets for violations starting at \$261.

Q: Where/when are the monthly HOA Board meetings held?

A: Board meetings are open to neighborhood residents and you are welcome to attend. The next 3 meetings are scheduled at 7PM on August 30, September 27 and October 25th. Call any of the board members for the location of the meeting.

Q: What is the status of the "sign toppers" idea that was suggested to identify our area as CF/JM.

A: The board is revisiting this idea. It may be cost prohibitive but this is what we know so far:

- The Association must present a design plan and list of sign locations to the City of Dallas for approval.
- The City must install the sign toppers and charges to do so. Alex Wong at the City's Public Works Department estimates that the cost per sign (bracket, sign and installation) is approximately \$100 for each sign.

- We have 28 street signs in the neighborhood so the likely cost would be around \$2800.
- Once the proposal is approved by the City, fabrication and installation generally takes about 4-6 weeks.

Walkers/Joggers :
Richland college has a 1 mile + paved trail for those of you who want to get in shape. **Is anybody out there interested in volunteering to coordinate a CF/JM neighborhood walkers/joggers group??**

Holy Smokers!
Bi-weekly on Fridays, 6:30 PM on the back patio of 9715 Trevor, join an informal gathering for refreshment, fellowship, and freewheeling discussion. Free beer, food, cigars, libations, etc. are provided. All interested parties are welcome. The next Holy Smokers is tentatively scheduled for 8/5/11. <http://alankhunt.com/www/Events/HS.htm>

First Annual Oktoberfest
Town Center, October 1st, 2011 11 a.m. - 8 p.m.
Tons of FAMILY FUN, food, games, beer and live music! brought to you by the Lake Highlands Exchange Club

THANK YOU to the business owners who chose to advertise in this quarter's newsletter:

Ashleys Window Cleaning
Eagle Painting
MowPros
Sabino's Landscaping

You can place an ad for \$25 per quarterly newsletter or 4 consecutive newsletters for only \$75. The spring and fall newsletters are hardcopies and are hand-delivered to all 480 homes in the CF/JM group **AND** they are posted on our website. The summer and winter newsletters are published online only at the website shown below. Contact any of you board members for more information

Mowing, Edging & Trimming
Flower and Plant Maintenance
Leaf and Brush Removal



SABINO'S LANDSCAPING
References Available upon Request
Free Estimates, Experienced, Economical, Reliable

Office: 214-946-5105
Cell: 972-363-4787

We're on the Web!

www.cfjmhoa.org

You May Want to Know...

Tom Gray
214-MowPros
214-669-7767
TheMowPros@gmail.com
\$25 Weekly
Average Yard

Military Veteran
Owner/Operator
Lake Highlands Resident

MowPros

MowPros 214-669-7767

Eagle Painting
Interior/Exterior

Gerardo Pineda
Owner

Drywall
Texturing
Glazing
Carpentry
Etc.
I will beat any price.

214-995-6381
gerard@eaglepainting.com

[Eagle Painting](http://www.eaglepainting.com) 214-995-6381

Event Calendar

- **Tuesday August 30th Sept 27th and Oct 25th** CF/JM HOA Board meeting 7-8 PM. Contact a board member for meeting location
- **Wednesday, Aug 10th, Sept 14th and Oct 12th** Community Prosecutor Meeting 6 PM. Audelia Road Public Library

[Ashley's](http://www.ashleyswindowcleaning.com) 469-274-3884

Contact Us For All Your Window Cleaning Needs!

Ashley's Window Cleaning

Free Estimates
Economical Prices
Experienced
References Available Upon Request

Ashley: 469-274-3884
Eric: 469-278-3170

• Bulk trash items should only be placed out at the following time:

July 21-25	Oct 20-24
Aug 18-22	Nov 24-28
Sep 22-26	Dec 22-26

Remember the bulky trash must in place **by 7AM on MONDAY** of the pick-up week

• To reduce costs, the hard-copies of the newsletter will be distributed only twice a year (spring and fall). An electronic version will be available four times a year on the CF/JM website <http://cfjmhoa.org>

• A new CFJM play group is forming and children from infants through elementary school are

welcome. Let the kids play while you get to know your neighbors! For more information, please contact Stefani Barner at 214-405-4091 or stefanibarner@yahoo.com

• The creation of the Children's Center within the J. Erik Jonsson Central Library is the realization of a dream for the children of Dallas. Completely funded by donations from many generous benefactors, it reflects the Dallas Public Library's commitment to share in the challenge to ensure a nation of literate and informed citizens of tomorrow. For more information about the library and the Children's Summer Reading Program visit <http://www.dallaslibrary2.org/childrensCenter/index.php>

• Audelia Creek Elementary was recently named a winner of a Laura Bush Foundation for America's Libraries Grant. The grant is worth \$5,000, which will be used for more periodicals, reference books and other student-specific materials for ACE's Library.

• Rumor has it that Trader Joes may move in to the Lake Highlands Town Center. There is a Facebook Campaign and you can "like" the page to show interest in Trader Joes. <http://www.facebook.com/LHTCandTraderJoes>

CF/JM HOA 2011 Board Members and Committee Chairs

President	Virginia Burke	214-341-9291	better@airmail.net
Vice-President	Chuck Stegman	972-470-9973	chuckanddee@sbcglobal.net
Secretary	Pam Davidson	972-644-6712	pamdavidson@att.net
Treasurer	Jack Jones	214-570-9919	Jaj7750@yahoo.com
Director	Bruce White	972-234-0802	bruce.white85@yahoo.com
Membership Committee	Barbara Harris	214-236-5600	blnhdallas@yahoo.com
Grounds and Improvement	C.A. Hiscock	972-235-7434	rbird1@sbcglobal.net
Social Committee			
VIP	Stuart Sibley	214-893-3354	s-sibley@sbcglobal.net
Welcome Wagon	Micky Carr	214-325-6608	mickycarr@sbcglobal.net
Cameras	Open		

Phone Numbers That May Come In Handy

- 9-1-1 Use for emergencies, any and all suspicious persons, and criminal activity
- Northeast Police Substation** 214-670-4415
- 3-1-1 May require a long wait but can get you to all city services and code compliance
- ESSI** (Neighborhood Security Patrol Service - your dues pay for this) 972-480-0101
- Stealth Monitoring** 214-341-0123
- Atmos Energy** 1-866-322-8667
- Sanitation** 214-671-8877
- TXU** (emergency/repairs) 972-791-2888
- Jerry Allen**-City councilman-214-670-4068 (assistant Patricia)
- Kelly Gregan**- Community Prosecutor-214-601-1091 or kelly.gregan@dallascityhall.com
- Howard Saucier**- City of Dallas landscape irrigation auditor - will check out your sprinkler system, free of charge - 214-670-3434
- Code Compliance** http://www.dallascityhall.com/code_compliance/Common_Code_Violations.html
- American Red Cross Dallas Chapter** 214-678-4800