

CFJM HOA Newsletter



Schedule of Events

- **BULK TRASH**
(out by 7am Monday)
February 27th
March 27th
April 24th
- **HOA BOARD MEETINGS***
February 9th
March 9th
April 13th

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



A word from our President

WE ARE GOING TO (RE)BUILD A WALL

Warmer weather is upon us (as though it ever really left), and I am asking that you do something you may not have done before: *become a member of the Country Forest/Jackson Meadows Neighborhood Association*. This year is especially important because we have some key items on the way including revamping the walls along Audelia that border our neighborhood (we aren't really building a wall, we are just going to fix what we've got but I needed a catchy title). As you may have noticed, the wall is cracking, the paint is peeling, and worst of all the wall is leaning and needs foundation repairs. This is a key project to keep our property values rising, but we cannot do it alone. **If every neighbor in CFJM contributed an additional \$125-\$150 towards fixing the wall, we would reach the goal and have more than enough money for this project, however every year less than 1/3 of homeowners write a check to join the Neighborhood Association.**

What does the Neighborhood Association do for you? I'm glad you asked, because we:

- Provide police patrols with City of Dallas police officers on duty, to the tune of many thousands of dollars and hundreds of hours of patrol every year
- Maintain the common areas (mowing, watering, adding flowers, and decorating for the holidays) at the entrances of the neighborhood
- Last year we completed a two year project and installed a monument sign along Chimney Hill Lane leading into CF/JM
- Provide at least two major community gatherings per year, last year was Casino Night and our annual meeting at Aiken Elementary
- Create and pay for newsletters as well as the semi-annual CF/JM neighborhood directory
- City lobbying efforts on the behalf of the neighborhood to continue increasing the value of our real estate

These things are accomplished using your dues, however dues alone are not enough for the Association to achieve our goal of making CF/JM *THE PLACE* to live in northern Lake Highlands. Because our dues cover just the basics, we need you to join us in supporting the Go Fund Me located at [https://www.gofundme.com/cfjmNeighborhood Association](https://www.gofundme.com/cfjmNeighborhoodAssociation) to help us pay for the Audelia Entrance Improvements. We have already raised over \$1,100 dollars but we need your help to get to our goal of \$50,000.

That leaves me with one final request: along with money we need people. All of the Neighborhood Association activities are completed by just a handful of people who attend the monthly meetings – and we need YOU! We need block captains to help with the dues drive, we need people to help pass out the newsletter you are reading now, and we need your skills and talents to help us push forward projects that are important to each of us. We are looking for a graphics artist, a computer techie, an online social media manager, people who like to garden, people who are good with people, salespeople, and *always* need those with a can-do attitude. We are counting on you this year of all years to help push our Neighborhood Association into a new era. Can we count you in?

Sincerely,

Damon McCall
CF/JM Neighborhood Association President

CFJM Real Estate Review—Dallas Area Home Prices

The Dallas area ranks near the top among U.S. markets where home prices have risen since the last housing peak a decade ago, according to a report by HSH Associates, the nation's largest publisher of mortgage and consumer loan information.

Dallas area residential home prices are 46.6% higher than before the housing market crash, although Dallas median home prices dipped only about 4% during the recession – one of the smallest declines of any major U.S. home market.

In fact, including Dallas, five of the 10 'most recovered' housing markets on HSH Associates' list are in Texas. Even with the recent nationwide price gains, many major U.S. metro areas still have not made up the home value losses suffered during the recession.

"Rising prices in the DFW and North Texas area are being fueled by a potent cocktail of high demand, low inventory and historically low interest rates", according to Anand Nallathambi, president and CEO of Corelogic. "Looking forward to next year, nationwide home prices are predicted to climb another 5 percent in many parts of the country."

Welcome New Neighbors!

Graciela Quiroz	9712 Burney	Mark & Charlene Richard	10010 Glen Canyon
Steven & Teri Winn	12417 Wharton	Lee & Jeanne Schwarzentraub	9743 Windham
Wendy Scott & Toni Hagle	9710 Windham	Kevin & Roxanne Cheek	9931 Hickory Crossing
Christopher & Morgan Meyers	9938 Chimney Hill	Jeff & Betsy Rivas	12219 Cross Creek
Nick & Tammy Salas	9911 Hickory Crossing	Lisa Papageorge	9902 Glen Canyon
Mark Blakey	10149 Cherry Tree	John and Aimey Washman	9726 Burleson
James & Anne Carter	9706 Amberley	David and Melissa Bostwick	9735 Amberley
Benyam & Mary Hailu	9738 Trevor	Trevor Lewis	10002 Silver Creek
Christopher & Monica Martin	9911 Glen Canyon	Michael & Kayren Wright	9715 Amberley
Bryan & Danielle Eichorist	10023 Hickory Crossing	Jason Schmidt	9717 Burney
Josh & Morgan Taton	12408 Trenton	Luis & Ada Morales	10138 Cherry Tree
Benjamin & Melissa Rounds	12210 Pleasant Valley	Kevin & Roxanne Cheek	9931 Hickory Crossing
Thomas Terry	10259 Chimney Hill	Thomas Terry	10259 Chimney Hill
Blaine & Rene Reid	9923 Silver Creek	Roderick Guerin	731 Amberley
Rebecca Lynn Smith	12129 Cross Creek	Matthew & Lee Cassie	9955 Chimney Hill
		Sherry Boyse	10102 Cherry Tree

News from Aikin!

Happy New Year from the staff of Aikin Elementary! We are off to a busy start not only with the construction, but lots of special events for our Aikin community.

On Friday, January 13, our students and staff came together for a Peace Concert to celebrate the birthday and message of Dr. Martin Luther King, Jr. Under the direction of Lindsey Bourland and Ty McGee, each grade level shared a song and students recited quotes from Dr. King to present a powerful message of love, tolerance, and equality.

Aikin's spring Scholastic "Happy Camper Book Fair" kicked off on January 27th with everyone in the school reading from 2:00 – 2:45. The students and staff got into the spirit of the event by wearing camping gear (flannel shirts and cargo pants) while snuggling up in sleeping bags or tents to enjoy a favorite book.

The book fair will run from January 30th – February 3rd from 8 – 4 each day. If you are interested in purchasing books for your children or grandchildren, come to Aikin's front office and bring your driver's license. You will receive a visitor's badge so you can browse the books for sale.

Aikin celebrates "SMARTIE Night" on Thursday, February 2 from 5:30 – 7:00. The students and their families who attend will participate in activities in the areas of Science, Math, Art, Reading, and Technology.

While all of this and more take place at Aikin, we are also in the process of being renovated. We look forward to our new addition along with some much needed updates. We want to extend our appreciation to the neighborhood for your patience especially during arrival and dismissal.

Mark your calendars!

February 27 – March 3 Kindergarten Round-Up during the school day!

March 9 – Open House and Multicultural Night with a music performance titled "Earth, Wind, Fire" from 6:30-7:00. You are welcome to attend.

CFJM Back The Blue – First Responder Appreciation

A fund-raising drive was conducted in October for our community to show its appreciation to the First Responders – police, fire and EMS – who serve our neighborhood. Your generosity made the drive a great success.

The plan was to purchase gift cards at local eateries for the officers at the Northeast Patrol Station and Fire and Rescue Station 29. The number of officers at the Patrol Station alone did not permit that plan to come to fruition. However, the change in plan resulted in something much better.

Sargent Jones at the Patrol Station and Lieutenant Weaver at Station 29 were simply asked "is there anything you need" and they answered with a resounding "yes" Bravo CFJM, your donations allowed ALL their "wish list" needs to be fulfilled.

For the Northeast Patrol Station, CFJM purchased: a commercial Bunn coffee brewer, 24 place settings of flatware, dinner plates, and bowls, a 12-cup coffee maker plus paper plates, utensils, Lysol wipes and hand sanitizer. The restaurant gift cards donated were presented to our Neighborhood Patrol Officer, Casey Esch #9931.

For Fire and Rescue Station 29, CFJM purchased: an elliptical machine and Kroger gift cards. The purchase of the elliptical machine was possible because the officers preferred to buy it on their favorite shopping spot, craigslist.

Our CFJM community didn't do good, it did GREAT. The thanks, appreciation and gratitude received was overwhelming – there were smiles galore.

Noteworthy facts learned when the deliveries were made:

- The two coffee makers purchased for the Patrol Station replaced two broken coffee makers . Dunkin Donuts and Folgers coffee are Station favorites. The three new coffee pots were needed, they replaced the one remaining old, dingy pot from the broken Bunn coffee maker..
- The elliptical machine purchased for Station 29 replaced a broken treadmill. And the timing was perfect, they were in the market for an elliptical (easier on the joints than a treadmill) and were readying to take a collection to purchase one.
- Cleaning supplies -- Scotch-Brite Heavy Duty Scrub Sponges, Dawn dish washing soap, Lysol wipes and hand sanitizer are valuable commodities at the Patrol Station.
- Kroger gift cards are treasured at Station 29.
- Flatware and 'real' dishes and bowls are preferred by some police officers, others prefer paper and plastic.

Both Stations said that CFJM purchasing items that can be used by all, regardless of what shift officers work, will be appreciated by all today. tomorrow and every day . So while the original plan changed, it changed for the better.

And some facts about CFJM learned:

- We are a caring and generous community.
- A community that values and appreciates our First Responders.
- A community that values community and each other ... whether we've been here for years or are newbies.
- We are CFJM ... We are Dallas Strong!!!



You May Want to Know.....

- CFJM Board meetings dates can be found at www.CFJMHOA.org and occur each month at 7pm. The meetings are held at the home of Damon McCall, President at 9902 Chimney Hill. All are welcome to attend.
- A new neighborhood directory is published every 2 years and the 2017-2018 issue will be delivered mid-year. Be sure to include your updated information when you send in your dues invoice so that we have your current contact information. This directory is delivered to ONLY the 480 households in our neighborhood and the directory is NOT to be used for commercial purposes
- The old Hearthwood Apartment property on Abrams Road has been purchased. Tentative plans for a new development were announced at a meeting with the developer (Affinity Strategic Partners), City officials and community representatives last month. The planned development will be a mixed-use with stores, restaurants, etc. and apartments, with parking spaces and a garage. The ultimate configuration and size will depend on City approval and zoning modifications...Much will depend on the zoning and permitting process. Security was stressed during development and post development. Demolition to begin January 2017, permitting to begin after the site is cleared in March or April and construction will be in three phases with Phase I beginning in June 2017 and Phase III will begin in June 2018.
- Urban Reserve purchased the vacant land along the creek that is north of 635 and east of Abrams. They received unanimous approval from the city council on January 11, 2017 to move forward on the construction of approximately 80 individual residences ranging from 600 to over 2000 sq ft. The larger ones would be multistoried. Prices would probably range from just under 200k to 650k. Access would be via the private road off the service road along westbound LBJ. It will be a mandatory HOA arrangement. Construction is expected to start in summer 2017".

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