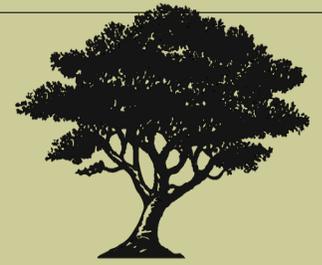


# CFJM HOA Newsletter



## Schedule of Events

- **BULK TRASH (out by 7am Monday)**  
February 25<sup>th</sup>  
March 25<sup>th</sup>  
April 22<sup>nd</sup>  
May 27<sup>th</sup>
- **HOA BOARD MEETINGS\***  
• March 4th  
• April 1st  
• May 6th

**\*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](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)

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

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

## 2019-2020 Neighborhood Directory

We will be updating the CFJM neighborhood directory over the next several months and will be distributing a copy to every household mid-year. Please help us update your information so that our DPD off-duty patrol officer, Casey, will be able to contact you in the case of an emergency. It also helps our neighborhood organization and volunteers to be able to contact you about neighborhood social events, business meetings and other timely announcements.

The best way to get your information to us (Residents Names, address, phone and email), is to include it when you return your 2019 annual dues payment. Or you can email [chuckanddee@sbcglobal.net](mailto:chuckanddee@sbcglobal.net) If you want to change the information that was published in the previous directory, this is the time to do it. Copies of the old directory will be left on the front porch (9923 Glen Canyon) for your convenience.

The information in this directory is not intended to be used for commercial distribution so we ask for your cooperation in keeping this information confidential

We also include a table of small business owners who live in the neighborhood. If you are a business owner and wish to have a short description of your service included in the next issue, now's the time. Larger business card-sized ads are available for purchase and help fund the cost of the directory.

## 2019 CFJM Association Dues

The 2019 CFJM association dues drive is in full swing. We are an entirely member-funded association and we need your support to continue working to protect and improve our neighborhood. It is funded solely by your voluntarily contributions and any advertising revenue generated by our newsletter and directory. Please consider joining or renewing your membership so that we can make 2019 the best participation year ever. By this time you should have received your invoice in the mail with a stamped and addressed return envelope so drop your dues payment in the mail (CFJM, PO Box 742273, Dallas, Texas 75374). You can also use PayPal by going to [www.cfjmhoa.org](http://www.cfjmhoa.org) and clicking on the "Dues and Membership" link. Many thanks to everyone for your continued support. If you aren't able to contribute financially, please consider volunteering some of your time or expertise.

Remember, HOA Board members are volunteers and they do not receive any compensation for their work. 100% of your dues go back to neighborhood projects and events:

Off-duty Dallas Police officers in DPD vehicles, randomly patrolling the neighborhood

Mowing and maintenance for over an acre of property at our entrances

Redesigning the entrance beds with native plants and drought-resistant ornamentals

Publication & Distribution of a neighborhood printed newsletter and bi-annual resident directory

Social events and the annual business meeting including food & refreshments

Nextdoor, Facebook, and the Yahoogroup registration and support Past projects including an entrance monument at the west entrance to the neighborhood, Casino Night, street sign toppers, curb address painting, neighborhood signage and security cameras.



**214-916-7870**

## CFJM Real Estate Review—Dallas Area Home Prices

“2019 housing forecast for Dallas-Fort Worth: fewer sales, smaller price gains” – Steve Brown, Real Estate Editor.

Dallas-Fort Worth home prices should increase at a more moderate rate this year, and total home sales are expected to decline slightly, according to Realtor.com.

The rate of home appreciation in D-FW is still ahead of Realtor.com’s nationwide 2.2 per cent home price forecast for 2019 and should reach 4.3 percent.

Higher mortgage costs and years of rising home values have caused some buyers out of the housing market this year.

And while more houses will be on the market in 2019, most of the inventory will be in the mid-to-high-end price tiers, not entry-level homes, which are in short demand.

North Texas home prices are at record levels, and median home sales prices in the area have increased more than 40 per cent in the last five years.

	<u>2017</u>	<u>2018</u>
<b>HOMES SOLD</b>	27	36
<b>PRICE RANGES</b>	\$195,000 - \$426,298	\$220,000 - \$500,000
<b>AVG DAYS ON MARKET</b>	18	41
<b>AVG SALES PRICE</b>	\$311,159	\$343,569

This information compiled from the North Texas Real Estate Information System

## News from Aikin!

Hello Neighbors,

I am pleased to write you as the new Principal of Aikin Elementary. I decided to join this vibrant and dynamic school because of the long tradition of excellence and the diversity of our community. I am convinced that with the needed resources, our amazing teachers, dedicated partners, and committed families we will ensure that our students are learning and gaining the skills they need to be successful in at Aikin and beyond. I began my career as a committed teacher in Dallas, and continue to be committed to providing the best educational opportunities for students. It is my core belief that our Aikin Eagles have great potential and promise. We will do everything we can to help our teachers and staff to inspire students to reach their potential and the goals they have set and will be setting. Thank you for your continued support for our school. I encourage you to volunteer at Aikin to help keep our students motivated and focused on achieving academic excellence. Together we can make a huge impact on this community.

Here is a look at upcoming events over the next semester:

February 19-22<sup>nd</sup>: Kindness Week

February 28<sup>th</sup>: Aikin Kindergarten Round-Up

March 7<sup>th</sup>: Multi-Cultural Night

March 11-15<sup>th</sup>: Spring Break

March 21<sup>st</sup>: Aikin Open House 5:30-6:30pm

May 2<sup>nd</sup>: Bingo Night

I look forward to partnering with our community to best serve our students.

Roxanne Cheek

Principal

## Project Safe Neighborhood Q&A

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. PJ has been with the office for six years and previously worked at a law firm in Washington DC for seven years. If you missed his appearance at our yearly neighborhood meeting in October, here is some important information that you should know.

**CFJM: Can you tell us a little about Project Safe Neighborhood (PSN) and how it affects our CFJM neighborhood?**

**PJ:** PSN is a cooperative effort of the combined forces of the Department of Justice, DPD, FBI, ATF, DEA, the US Marshall and the Dallas District and City Attorneys. The goal is to identify the most violent offenders (homicide, Aggravated Assault and Robberies) for enforcement action and to institute prevention and reentry strategies to combat violent crime in a lasting way. This project officially had "boots on the ground" beginning in April 2018 and is federally funded for 2 years. The "target" area includes CFJM as well as other sections of Lake Highlands, Five Points and Northeast Dallas. Even though you may not be able to look out your window and see any difference, there is definitely an increased presence of covert law enforcement officers. <https://www.justice.gov/usao-ndtx/project-safe-neighborhood-psn-revitalized-2018>

**CFJM: How has the program fared so far?**

**PJ:** The results at this point have showed a 19% decrease in violent crime in the third quarter compared to the first quarter of 2018 and a 31% decrease violent crime in the third quarter compared to the second. It is important to note that the task force began operations in April 2018.

### PSN Nine Month Stats

Violent Crime	Jan	Feb	Mar	1st Qtr Total	Apr	May	Jun	2nd Qtr Total	Jul	Aug	Sep	3rd Qtr Total	9 Month Total
Homicides	0	0	1	1	2	2	2	6	0	0	1	1	8
Aggravated Assaults - FV	15	8	15	38	21	16	10	47	6	7	11	24	109
Aggravated Assaults - NFV	25	14	16	55	22	18	16	56	17	21	21	59	170
Robberies - Business	20	2	14	36	20	13	8	41	12	2	4	18	95
Robberies - Individuals	30	33	18	81	37	27	31	95	24	17	26	67	243
Total	90	57	64	211	102	76	67	245	59	47	63	169	625

- 19% decrease in violent crime in 3<sup>rd</sup> quarter compared to 1<sup>st</sup>  
 - 31% decrease in violent crime in 3<sup>rd</sup> quarter compared to 2<sup>nd</sup>

**CFJM: We are concerned about crime returning as soon as the task force leaves town.**

**PJ:** That is a concern we share which is why we are staying for two years. At that point, our office and DPD will have to reassess how to keep it going.

**CFJM: We have noticed that the "business" located at 12121 Abrams, Suite 111 appears to be closed. Was this one of the locations that was targeted as a site of possible criminal activity?**

**PJ:** Yes, this was a game room that had been under surveillance by undercover officers. A search warrant was obtained and the game machine circuit boards were removed and cash was seized during this successful operation.

**CFJM: Is there a hotline number or a contact who we can call if we have a tip or information on violent criminal activity?**

**PJ:** Yes. You can call my cell phone directly. 202-494-6453

## You May Want to Know.....

- 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.
- Kevin Kelley at DPD is the Neighborhood Police Officer assigned to our area. Kevin should be able to help advise our neighbors when it comes to things like stolen mail and packages, crime videos and crime questions in general. 214-670-7772. [kevin.kelley@dpd.ci.dallas.tx.us](mailto:kevin.kelley@dpd.ci.dallas.tx.us)
- Diane Cheatum with Urban Commons has been planning a new housing development on a 9 acre plot of land just south of CFJM. In January 2017, the city council unanimously gave approval to move forward on the construction of approximately 80 individual residences ranging from 600 to over 2000 sq ft. These will be modern homes with custom builders and construction is scheduled to start in a few months. The larger residences will be multistoried. Access would be via the private road off the service road along westbound LBJ. It will be a mandatory HOA arrangement. For more information go to [www.UrbanCommons.LIVE](http://www.UrbanCommons.LIVE)
- GET INVOLVED – VOLUNTEER! At Aikin. When adults volunteer, all students benefit! There are many opportunities for parents and community members to get involved! Your help is needed! ALL VOLUNTEERS MUST REGISTER EVERY YEAR WITH RISD THROUGH VOLY. Please visit [www.risd.org/group/community/VolunteerOpportunities](http://www.risd.org/group/community/VolunteerOpportunities). If you have any questions please call Ms. Ortez 469-593-1820 .

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