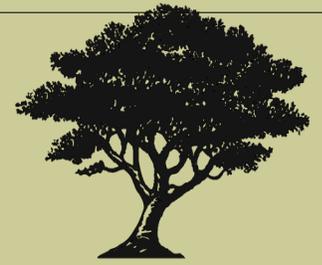


# CF/JM HOA Newsletter



## Schedule of Events

- **BULK TRASH**  
(out by 7am Monday)
- **February 22**
- **March 22**
- **April 26**
- **HOA BOARD MEETINGS\***

To be determined by in-coming Board members.

## 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)



## We Need Your Help!

Happy New Year to all of our CF/JM neighbors. As I'm sure you can understand, the Board was unable to conduct business as usual last year and as a result were unable to take nominations or elect a new Board in October. In the past, it has been challenging to replace board members but this year will even more of a challenge considering that all 4 of our positions will be vacant. At this point, we really don't have an "official" governing body. The good news is that the current members have agreed to assist with the transition to a new board to assure as much continuity as possible.

**Our neighborhood of 480 households needs your help to continue the progress that has been achieved over the years.**

Your dues have paid for many worthy projects over the years which have improved the safety, appearance, and enjoyment of our neighborhood. Increased DPD officer patrols, new wooden fencing on the east side of our neighborhood, neighborhood events with complimentary food and beverages, a sharp looking entrance monument at our west entrance, newsletters, a neighborhood directory, lawn mowing and maintenance at our entrances are among many accomplishments over the years.

Without resorting to the textbook definitions of the officers' roles, here are the basics:

**President:** Conducts monthly business meetings open to all residents of CF/JM, sets the agenda for the meeting, is the primary spokesperson in outreach communications to the membership, provides an update of all board activities at an annual business meeting open to all neighbors formal business meeting

**Vice President:** You would have quite a bit of latitude in this position but generally you would be involved in supporting the President, helping to manage ongoing projects, promote new ideas etc. This position is what you make it but the key is to jump into projects that need attention.

**Secretary:** Attending monthly meetings; collect meeting notes and provide the meeting minutes to all officers.

**Treasurer:** Document all sources of income (dues, advertising etc) and all expenses (checks and debits related to the DPD officer patrols, the Dallas Water Dept, event expenses, grounds maintenance contracts, office supplies, postage etc). Collect all annual dues payments, make deposits and provide a monthly (and annual) balance sheet including banking information.

There are many other opportunities to volunteer for several other ongoing activities in our neighborhood association. Your help is needed to support the existing volunteers who work on the newsletter, the association's website management, ([cfjmhoa.org](http://cfjmhoa.org), NextDoor), VIP (Volunteers in Patrol), neighborhood beautification and maintenance, safety projects, advertising and neighborhood directory.

We wish to thank all the outgoing board members for all their time and effort invested in this community over many years. Most of the work performed by the Board goes unnoticed but I hope when you see these individuals around the neighborhood, that you express your appreciation and give them a high-five (using social distancing of course). Damon McCall, Tom Giusti, Taylor Hoey, Tyler Jones and Traci Byrd.

We need to begin filling these positions as soon as possible, so please let me know ASAP so that we can start the interview process (just kidding). You can reach me (Chuck Stegman) at [chuckanddee@sbcglobal.net](mailto:chuckanddee@sbcglobal.net) or via phone call/text at 972-841-1990 or Tyler Jones at [rtylerjones@att.net](mailto:rtylerjones@att.net)

## Project Safe Neighborhood (PSN)

As you may know, 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 has been 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. 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 has definitely been an increased presence of covert law enforcement.

PJ Meitl the Assistant U S Attorney was in charge of the Project Safe Neighborhood (PSN) since April 2018 but was recently replaced by AUSA Damien Diggs, who took over as PSN Coordinator in November 2020. Damien joined the U.S. Attorney’s Office in 2012 and primarily prosecutes violent crimes and fraud cases. In addition to serving as the PSN Coordinator, he also serves as the office’s District Election Officer, and serves as the point of contact on the office’s federal Domestic Violence Initiative. Damien has prosecuted more than 25 jury trials and more than 30 bench trials. He received his Bachelor of Science degree in Political Science from Towson University in 1998, and his Juris Doctor degree, *cum laude*, from the American University, Washington College of Law, in 2003.

When PSN started in April 2018, the U.S. Attorney’s Office made a minimum two-year commitment, ending in April 2020. Last winter, it was extended for six more months, to continue until the November 2020 election. That is not to say PSN is over. The project is now expected to continue until the end of 2021 and Damien has no intention of letting up. My understanding is that the Dallas Police Department and the other federal agencies intend to continue with PSN for the foreseeable future. As you know, DPD has hired a new chief and that may have a significant impact on the direction of PSN.

I would like to express my appreciation to PJ and his staff for spearheading a very effective and successful program. During his tenure, more than 240 individuals with charged with federal crimes. That is an incredible amount. As of Nov 2020, every single person charged has been convicted. These included murders, rapists, carjackers, drug dealers, and sexual predators. We have reviewed and discussed every single violent crime in the PSN area during that time – which totals more than 1,500 individuals.

Here are some additional accomplishments that you should be aware of:

- The PSN taskforce seized 52 guns over 12 months in 2019 and 112 guns in the first eleven months of 2020.
- PSN engaged in 239 traffic stops in 2019 and 345 in 2020
- PSN made 170 arrests in 2018, 313 in 2019 and 351 arrests in 2020.
- As of November 1, 2020, individual robberies are down 35% in PSN as compared to 2019. Robberies of businesses were down 56%. These numbers are significantly better than the rest of the city, which has witnessed a 25% (individuals) and 34% (businesses) decrease respectively
- PSN has shut down multiple crime hubs including J’s Food Store, the Good Times Grocery, and the game room in OUR backyard in the rundown strip center right behind Pollo Regio on Abrams.
- PSN has seized over \$43,000, 5400 grams of marijuana, 68.6 grams of crack, 404 grams of meth, 127 grams of codeine and 96 grams of hydrocodone in 2020

### Significant Matters Handled by the USAO

1. **Freddie Gilbert:** A known drug dealer and violent offender in Five Points, picked up a young woman in the PSN area and later murdered her by shooting her in the head. Gilbert proceeded to trial and was convicted on all counts and sentenced to life in prison. Gilbert had 15 prior convictions and multiple other arrests, including a prior murder charge.
2. **Khaki Caekaert:** Was found to be in possession of a kilogram of methamphetamine and 1.5 kilograms of heroin in his store located on Fuller Drive in Dallas. He also possessed 13 firearms and 3 explosive devices at this location. Law enforcement estimated that Caekaert had sold an ounce of methamphetamine each week for the two years prior to his arrest. Caekaert, 63, was sentenced to 9 years in federal custody for possession with the intent to distribute methamphetamine.
3. **Brandon Ivy, et al.:** Ivy and several other drug dealers ran drug dealing in Five Points for several years, prior to 2018. After a deep investigation by the PSN taskforce, seven individuals, including Ivy, were charged and the drug trafficking organization was dismantled. They each eventually pled guilty and were sentenced to federal prison.
4. **Kadeem Reeves:** Reeves committed robberies of five different CVS pharmacies in and around PSN, while brandishing a firearm each time. Reeves was charged with Hobbs Act violations.

## Southeast Audelia Fence Renovation



While COVID has prevented our normal neighborhood meetings and events like the annual meeting and Italian dinner, your dues have continued to be put to good use – paying for ongoing neighborhood security patrol (off-duty police – our largest community spend item), sprinkler maintenance, utilities and landscape upkeep at entrances, etc.

One of the special projects in 2020 was the renovation of the neighborhood fence along Audelia south of Chimney Hill Lane. The metal panels were showing significant age and were continuously challenged by winds. And the solid metal created pretty loud sound traps along the alleys.

The metal has now been removed and in its place a more modern, stained cedar was erected. It blends nicely with the brick foundations on the fence-line.

And initial work to prep the brick wall along Audelia north of Chimney Hill was completed and painting of that wall planned for this calendar year (we lost the initial painting vendor so it has taken some time to try and get back on track with another painter).

This Audelia side fencing has been something the Neighborhood Association has been focused on improving and we're seeing some of that progress now. The result is much more visually appealing and warms up this important entrance to our neighborhood.

Thanks very much to Damon McCall, Chuck Stegman, Taylor Hoey and others that helped organize and plan the new wood fencing and the upcoming painting of the north section.

## Neighborhood Association Operations At-A-Glance (Jan – November 2020 Snapshot)

**Income:** \$29,944.18 (mostly dues, ad revenue)

**Expense:** \$27,962.13

Expense Top Categories:

- Security/Patrol (44%)
- Repairs/Maint – sprinkler repair, etc. (35%)
- Advertising/Marketing – newsletters/dues mailings (10%)
- Landscape/Utilities – mowing, water/electricity (9%)

## Real Estate Update For CF/JM

There is good news for our neighborhood! Lake Highlands is one of the hottest markets in the Dallas area.

Right now, the Dallas real estate market still favors sellers over buyers and the prediction for 2021 is that home prices will continue to rise.

### STATISTICS FOR CF/JM

Home sales doubled over the previous year from 15 to 33 closed sales.

The average price range stayed even from the previous year at \$275,000 - \$445,000.

The days on market was almost cut in half from 62 to 35.

The average sale price was up by \$20,000 and rose to \$362,000.

*This information was furnished by the North Texas Real Estate Information System.*

## You may want to know.....

- You are probably aware that the intersections at Forest/LBJ and Skillman/LBJ are very congested due to the I-635 widening project. Here is a website which may help you avoid as much of the mess as possible: <https://635east.com/>
- Thank you to Bob and Laura Thurman who have volunteered to be the Volunteers in Patrol (VIP) chairperson and liaison with new DPD Chief Eddie Garcia's crime and safety watch program.
- 'm sad to report that we lost 3 of our dear Glen Canyon neighbors over the past year. Eileen Seward, Bruce Seward and Ed Walsh were all dear friends and were always willing contributors to our neighborhood organization
- As you know, residential customers receive brush and bulky trash curbside collection of up to 10 cubic yards each month. Recent delays have been occurring for a variety of reasons but you can go to the website for the most recent updates: [https://dallascityhall.com/departments/sanitation/pages/brush\\_and\\_bulky.aspx](https://dallascityhall.com/departments/sanitation/pages/brush_and_bulky.aspx)

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