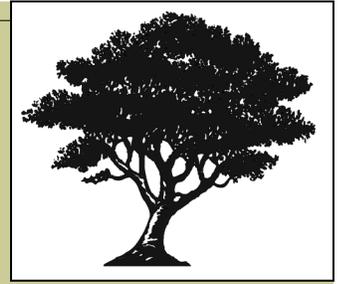


# CFJM HOA Newsletter



## Schedule of Events

- **BULK TRASH**  
(out by 7am Monday)  
Oct 28<sup>th</sup>  
Nov 25<sup>th</sup>  
Dec 23<sup>th</sup>  
Jan 27<sup>th</sup>
- **CFJM HOA BOARD MEETINGS**  
Oct 22<sup>nd</sup>  
Nov 26<sup>th</sup>  
Jan 28<sup>th</sup>

## Keep Up with CFJM 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)

**CFJMHOA:** [www.cfmhoa.org/](http://www.cfmhoa.org/)

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

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## Graffiti

In early August, several houses in our neighborhood were vandalized with graffiti. But when things like this occur, neighbors come together.

Police reports were filed and we learned the City of Dallas has a Graffiti Abatement & Prevention Program. After contacting Mr. Patrick Parker, Manager of the program, a team from the City painted over the graffiti within 24 hours.

Property owners have to complete a consent form and the City takes care of the rest, free of charge. If you see graffiti in our neighborhood, encourage your neighbor to contact the City and keep our neighborhood looking good! For more information, visit [www.graffitidallas.com](http://www.graffitidallas.com) or call Mr. Parker at 214-854-1514. He can get you the consent form needed and get the location abated.

If you have any questions please contact me:  
Roseana Smith  
214-676-9244 or [roseana.smith@yahoo.com](mailto:roseana.smith@yahoo.com)



## Welcome to the Neighborhood!

### Tim and Stephanie Inserra - 9902 Silver Creek Rd

*"We love our new home and the neighborhood. We did not move very far - we lived in a Chimneyhill townhome since 1979 (that's just on the west side of Abrams from Richland College) where I served on the Board of Directors for many years. Stephanie and I are delighted with our move to Country Forest and are looking forward to meeting more of our neighbors."*

### Ashley and Llew Avanzino on 10127 Cherry Tree

*"We're new to the neighborhood (and home ownership). Llew and I are from Phoenix, Arizona. We have two dogs, Diesel & Moodle. Llew works in the tech industry and I work in the aviation industry. Thanks for inviting us to the neighborhood!"*

## Real Estate Report

Despite a Slight Cooling, the CFJM Market Remains Strong

2013 continues to be a fantastic year to sell a home in Country Forest and Jackson Meadows. Already this year, 26 homes have sold and 5 more are currently under contract. Even better is the average price per square foot for these homes is up to about \$85. During the economic downturn, the average price per ft was in the mid-\$70s. The average sale price in 2013 so far is just under \$235,000.

Predictions from the recent Texas Association of Realtors Conference held right here in Dallas are that the good news will continue in 2014. However, slowly rising interest rates will continue to stabilize the frenzied market.

The best thing residents can do to maintain momentum is continue to have pride of ownership in your property and continue to tastefully update your home. This will all pay off when it comes time to sell!

Micky Carr  
David Griffin & Company Realtors  
Country Forest/Jackson Meadow Neighborhood Specialist  
214.325.6608  
mcarr@davidgriffin.com



## Whoops!

In the new neighborhood directory we failed to list one of our residents in the "Do Business with Your Neighbors" table. Rusty Brenner operates "Texas Cemetery Restoration" offering tombstone, monument, and gravestone conservation, preservation, and restoration, services including cemetery assessments, leveling, cleaning, and repair of damaged or broken monuments.

Contact Rusty for a free consultation and a HOA discount at 214-686-0014 or [rusty@texascemeteryrestoration.com](mailto:rusty@texascemeteryrestoration.com)  
Website [www.texascemeteryrestoration.com](http://www.texascemeteryrestoration.com)



## Playgroup for CFJM Children: Saturday October 12<sup>th</sup>

For those of you that are not familiar with the Lake Highlands Area Early Childhood PTA, allow me to give you a brief introduction. It is a community-wide, non-profit organization dedicated to enhancing the lives of children, equipping parents of preschoolers (ages birth-6 years) with valuable parenting tools and enriching the community. Some of the benefits to becoming a member include play-groups, adult interest groups, general informational meetings, community outreach projects and children's activities throughout the year.

This year, I have taken on the role of playgroup coordinator for our neighborhood. We will be having our first play date of the year (a Meet n' Greet) October 12th at 11:00am at the Aikin Elementary playground. This is open to all neighborhood families and not just LHAECPTA members. This is a great way to meet fellow neighbors and let the kids have some fun. Hope you can join us! If you would like more information on the LHAECPTA, you can visit their website <http://www.lhaecpta.org> or contact me, Robyn Grefaldon: [robymb7777@yahoo.com](mailto:robymb7777@yahoo.com) Also, if you cannot make it to the play date on October 12<sup>th</sup> but would like to attend future playgroups, email me and I will add you to the list.

## ChitChatChicks

The ChitChatChicks are starting a new year with lots of great plans. This year we are planning a diverse selection of activities appealing to different interests and age groups.

We will have a couples (optional) activity once a quarter, Christmas Party on Dec 14th, Progressive Dinner on Feb 8th, Dinner Cruise in the spring, Night Out at a local restaurant in the summer

Other activities planned include brunch and Christmas shopping, Painting with a Twist, Facials, Opera, Lakewood Theater and more.

If you are a mom with younger children and would like a way to connect with other moms in the neighborhood, we've planned outings like roller skating, Arboretum and Richardson Christmas Village.

We're hoping with this new format for activities, there will be more options to meet other women in the neighborhood with your same interests or try something totally new.

If you are interested in joining the group and would like to receive the evites for the activities, please provide me with your e-mail address. I will also be posting the activities on NextDoor and using the Yahoo group if you would prefer to get the information that way.

Please contact me if you would like more information:  
Dinah DeLuca [dinahdeluca@sbcglobal.net](mailto:dinahdeluca@sbcglobal.net) 972-783-1141.

## Sanitation Services - Home Chemical Waste Disposal

Dallas residents are offered a free disposal service for home chemical waste at the Home Chemical Collection Center which is a short distance from CFJM. Services are free to Dallas residents. Bring proof of current address. Residents of all other cities pay a minimum \$95.00 waste management fee.

**Home Chemical Collection Center** - One mile north of 635/LBJ  
11234 Plano Road  
Dallas, Texas 75243  
(214) 553-1765

**Hours of Operation:** Open Tuesday-Thursday and 2 Saturdays a month (Closed Sunday, Monday & Fridays)

- Tuesday: 9:00 a.m. - 7:30 p.m.
- Wednesday: 8:30 a.m. - 5:00 p.m.
- Thursday: 8:30 a.m. - 5:00 p.m.
- 2nd and 4th Saturday of each month: 9:00 a.m. - 3:00 p.m.

### Acceptable Household and Electrical Items:

- Chemical products for home use
- Paint and home repair products
- Lawn and garden chemicals
- Aerosol Sprays
- Pool Chemicals
- Batteries of all kinds
- Automobile fluids & Oil filter
- Fluorescent light tubes
- Computers and cell phones

|  |   |   |
|--|---|---|
| Residential<br>Commercial  |  | Remodel<br>Repair                                 |
| <b>DOUBLE M PLUMBING INC.</b><br>Personal Service With Integrity |   |   |
| 2813 Peachtree Rd.<br>Balch Springs, TX 75180<br>#M-19050        |   | Mike McGriff<br>972-557-7455<br>Fax# 972-557-5888 |

## Smile you may be on Camera!!

As part of its continuing mission to improve safety and security in our neighborhood, the CF/JM HOA recently held an exploratory meeting with residents about home security camera systems. The goal of the meeting was to connect residents with existing home security camera systems and those who were interested in learning more or purchasing their own home camera system, as well as to discuss possible ways we as a neighborhood could leverage these diverse assets as needed to help improve the neighborhood. We were fortunate enough to have Woodbridge's resident camera expert, Trevor Roe, attend the meeting and provide a detailed presentation on updates in security camera technology and a lot of the information shared below was originally compiled by him.

We anticipate further meetings or discussions with residents who have or are interested in purchasing home security camera systems and we may setup a mailing list or discussion group to facilitate question and answer discussions, etc. in the future. If you are interested in learning more watch our Yahoo Discussion Group or Nextdoor for announcements, or you may send your email address to Chuck Stegman ([chuckanddee@sbcglobal.net](mailto:chuckanddee@sbcglobal.net)) to be included in future events.

Prices for home security camera systems have come down drastically over the past couple of years and there are a lot of options to choose from if you are interested in purchasing a system for your home. Cameras are not a tricky do-it-yourself install if your attic is relatively accessible, but you can also have them installed professionally. Some of the main types of systems and the pros and cons to each are discussed below, but it's important to understand what cameras can and cannot do before making a decision.

Mr. Roe summed up a camera system's functions best: deterrence, situational awareness, and evidence. Keep your priorities in mind when selecting a camera system for your home.

1. Deterrence - the presence of visible security cameras will often encourage criminals to move on to an easier target.
2. Situational Awareness - having access to video of your property makes it easy for you to know what is going on around you without leaving the security of your home.
3. Evidence - if something does happen to your property (or perhaps your neighbor depending on your camera coverage), video from a home security camera can provide valuable evidence to the police and other authorities.

### **Digital Video Recorder**

Virtually every camera system on the market today utilizes a digital video recorder (DVR) to record video from cameras to a hard drive. You may also see a DVR referred to as a NVR (network video recorder) where IP cameras are being used. The DVR is essentially a mini computer, much like your U-Verse or cable box, and it acts as the brains of your camera system. It will determine whether or not your system can be viewed over the internet, for example. If you purchase a camera kit from a store like Costco or Sam's Club, it usually contains a DVR and a number of cameras.

### **Security Cameras**

There are two major types of security cameras on the market: analog and digital. The primary differences between the two are resolution (picture quality) and method of connection. Digital cameras are capable of HD resolution while analog cameras are not.

Analog cameras are the most commonly used home security camera on the market today and most of the kits you see advertised utilize analog cameras. Analog cameras are cheap and plentiful but their low resolution can limit their usefulness. If you just want a camera to see who is at the front door, an analog camera works great.

Digital cameras used to be very expensive – north of \$1,000 per camera. However, prices have rapidly dropped. One homeowner in our neighborhood recently had 6 professionally installed for a total price of approximately \$1,800, including DVR, etc. If you're inclined to do-it-yourself, you can order them directly from Chinese vendors for around \$175 per camera.

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## Smile you may be on Camera!! Cont....

### Night Vision

Perhaps the one question more residents at our meeting wanted an answer to was how effective are security cameras at night. The answer is pretty effective, within limits. Most home security cameras on the market now include infrared emitters to improve visibility in the dark and these work great within their range. This can vary drastically from camera to camera, but typically expect about twenty feet.

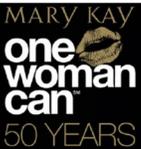
### Installation

If you decide to purchase a security camera system you can either install it yourself or hire a professional. Installing a system yourself is not necessarily difficult, but some common installation issues are discussed below to give you an idea of what is involved.

Not only will you need to decide where you want your cameras located, you will also need to decide where to locate the DVR in your home. Keep in mind that if you go with an analog system, you must run cabling from each camera back to your DVR. You may also have to do this with a digital system depending on its capabilities. For this reason, a DVR needs to be located somewhere easily reachable.

President's note: These are excerpts from a very comprehensive report written by Dale Rose. Thanks Dale! The complete report and slide show are available for your reference on Nextdoor, Yahoo Groups, CFJMHOA.org. or via email, contact [chuckanddee@sbcglobal.net](mailto:chuckanddee@sbcglobal.net) or [dale@pbems.com](mailto:dale@pbems.com)

**Alison Williams**  
**Mary Kay Ind. Sales Director**  
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 Mention this ad and receive  
 \$10 off your purchase.  
 (972) 238-9047  
 alisonw@marykay.com  
 www.marykay.com/alisonw



**Dirk Hilkmann, Agent**  
 9330 LBJ Freeway  
 @ Greenville/Abrams  
 (In the Prosperity Bank Building)  
 (214) 343-2500  
 Dirk4u.com



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[www.electricmaninc.com](http://www.electricmaninc.com)



## Important Contacts

|   |  |
|---|--|
| Emergencies, any and all suspicious persons/criminal activity         | 911  |
| Northeast Police Substation   | 214-670-4415   |
| All city services and code compliance                                 | 3-1-1 or <a href="http://www.dallascityhall.com/code_compliance/Common_Code_Violations.html">http://www.dallascityhall.com/code_compliance/Common_Code_Violations.html</a> |
| Statewide Security (Neighborhood Security Patrol Service)             | 214-878-5781   |
| Atmos Energy  | 1-866-322-8667   |
| Sanitation  | 214-671-8877   |
| TXU (emergency/repairs)   | 972-791-2888   |
| City councilman – <b>Jerry Allen</b>                                  | 214-670-4068   |
| Northeast Community Prosecutor – <b>Patrick Sanders</b>               | 214-601-1091 or <a href="mailto:patrick.sanders@dallascityhall.com">patrick.sanders@dallascityhall.com</a>   |
| City of Dallas free sprinkler system check-up – <b>Howard Saucier</b> | 214-670-3434   |
| American Red Cross - Dallas Chapter                                   | 214-678-4800   |

# CFJM HOA Annual Business Meeting and Social

**Monday October 28th**

**6:30—8:00pm**

**Aikin Elementary Cafeteria**

- **Get an update on the “State of the Neighborhood”**
- **Nominate a candidate for the CFJM HOA Board of Directors**
- **Meet your neighbors**
- **Enjoy the catered meal**
- **Discover how many people are working on behalf of CFJM**
- **Let us know how your expertise can help our volunteer HOA**
- **Pay your dues for 2014**

**Take a night off-let us  
do the cooking !**

**You do not need to be a  
dues-paying member to  
attend the meeting**

**RSVP 972-841-1990**

**or one of our online  
polls if you haven't**

**already**