

NEIGHBORHOOD NEWSLETTER



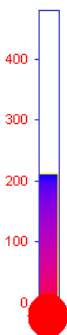
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We're on the Web!
www.cfjmhoa.org

2010 Membership as of 7/01/10

213 Paid Memberships in 2010
44% of Both Neighborhoods
77% of 2010 Membership goal of 275



Dear Neighbors:

Hard to believe summer is here and the hot weather has really hit early this year. Your lawns and flower beds and shrubs look really great. Thank you for making our neighborhood look so good. Maybe you will be the winner of "Yard of the Month".

I am really proud of our residents who have shared information concerning suspicious persons and activity in our area. Your leads have led to arrests and a renewed awareness of what is going on around your community. I have been in constant contact with ESSI to update them on each and every incident. I have also contacted the police department to ask for more patrols. With summer here and more foot traffic, we cannot let our guard down. Please continue to keep your eyes and ears open to what is happening around you and your immediate neighbors. YOU do and have made a difference! Call 9-1-1 for any and all suspicious persons or activity.

We are still accepting HOA dues. Your support helps us:

- maintain the entrances to our neighborhood
- pay water and electric bills
- continue beautification efforts on Audelia Rd.
- continue monitoring of our cameras
- continue our ESSI patrols
- provide three newsletters a year
- represent our neighborhood at the monthly Community Prosecutor meetings.

To those of you who have joined the HOA, THANK YOU. If you have not yet joined please give serious consideration to this request. Without all participation we may have to cut some of these things.

It is the time of the year to think about officers for next year. If you have a person you would like to nominate for a position

please notify any Board member. Any person to be considered must be a paid HOA member. Election of new officers will occur at our annual meeting in November. I really look forward to hearing from interested parties as I know there is hidden talent out there.

If you are planning a trip this summer please make arrangements to have your papers stopped or picked up by a neighbor as well as your mail. Make sure flyers are removed from your door and plants are watered. Outdoor lighting is so important as well as timers inside your home. Leave an emergency number in case there is a problem.

The Board of Directors will not meet in June or July; however, we will be around. Please do not hesitate to call any of us with any concerns or problems. On behalf of the Board, we wish you all a happy, fun, and safe summer. Keep in touch.

Jan Shaw
HOA President

BULK TRASH ALERT

Bulk trash pickup dates are sent to you through your water bill several times a year. This occurs the 4th

full week of Monday's each month. Remember do not put out earlier than allowed as it really makes the neighborhood very

unattractive and for anyone trying to sell their home it is an eyesore. Thank you for your co-operation.

- **July 27th**
- **August 27th**
- **September 27th**
- **October 25th**

North Lake Highlands Area Update

Jerry Allen is Aware!

I recently spent an hour on the phone with Jerry Allen and gave him a realistic update on everything from crime, lack of police, people roaming our area that do not live here, and real estate agents who continue to bad mouth our area and our property values. **Then we got down to the real business at hand: the Dallas Housing Authority mess.** I made him aware of the fact that we are tired of being the dumping ground for all the crap the city does not know what to do with. What would it take for the city council and mayor to realize this? I told him my neighborhood is restless and very tired of what is NOT being done for us.

I have learned that the Dallas Housing Authority does not have to go through the city in any decision they make regarding residential placement unless it involves a rezoning request. For example, what they are currently considering (relocating newly released inmates to 20 units in the condos across from Wal-Mart on Forest Ln.) does not require a city blessing. I was told these inmates have been "hand picked" in essence as the most likely to be ready to become part of the community again. There will be a social worker for these people and they will have gone through rehabilitation processes.

FYI, 400-600 inmates are released each month and who knows where they end up. According to Jerry, the condos will have an advantage of getting cleaned up because the social workers will monitor what is going on in that complex which might affect the progress of these people. Also of the 117 units, 67 are owned by corporations with absentee owners. The 20 units are within the 67 owned by corporations. They plan on having an accountability policy in place but not yet worked out.

The Dallas Housing Authority has also put in a request at the Trinity Palms Apts. for 50 units to relocate homeless individuals who have gone through the Bridge Program and have a social worker helping them. This Permanent Support Housing Program has already been used at the Victory Meadows Apts. The apartments' managers claim it helped to clean up some of their problems. Jerry, the Mayor and others are scheduled to attend another meeting concerning these issues. Jerry has met with Mary Ann Russ at DHA and the President and CEO of the Metro Dallas Homeless Alliance.

Thank you!

A huge thank you to **Barbara Harris** for being able to attend last week's DHA meeting. Speaking on behalf of our community and staying

afterwards to speak to Mary Ann Russ was fantastic. As soon as a date for an area meeting with all the surrounding areas HOA's has been set, everyone will be informed and hopefully come in support of our area.

Our community is also fortunate to have **Steve Wakefield**, a neighbor in Woodbridge, still advocating and fighting for us. We owe him our thanks. As soon as I hear from Steve on a plan for action I will let you all know. I hope at that point everyone will step up and support the efforts of Steve for the sake of our neighborhood and those around us.

Additional Apartment Update

I have also learned that the Indigo Apts. have been sold to a company out of San Diego, Calif. Jerry has met the new owners and brought along the Principal of Forest Lane Academy. The new owners, according to Jerry, want to clean up and offer programs for the kids at the unit. He said was impressed by the new owners and I made him aware of our skepticism as many owners talk a good game with little to back it up.

I think we are on the right track and I thank everyone for your help and support.

Jan Shaw
HOA President

Welcome Committee

WELCOME YOUR NEW NEIGHBORS

Welcome packets are currently being updated and ready for distribution. Please contact **Micky Carr** to request a packet
mickycarr@sbcglobal.net



West Neighborhood Entrances

LOOKIN' GOOD

The flower beds at the entrance are maintained by **Tyler Jones** and **Micky Carr**. They are beautiful and much thanks to you both.

If anyone wants to undertake the other entrances please let us know. We always need volunteers.

YARD OF THE MONTH

Submitted by
Robin Taylor Landscape/Architecture Committee

WHAT DOES IT TAKE TO GET THE YARD OF THE MONTH AWARD?

This award is given to CF/JM homeowners who have paid their annual HOA dues and have met the following criteria in their homes' front yard:

1. shrubs maintained according to shrub type-not just let to grow as if in the wild
2. turf mowed on a regular basis and has the appearance of regular fertilization
3. extra spring/summer season touch of flower color that truly gives evidence that you wish to give a pleasurable view for all to see and you are taking pride in this extra effort.

If yard maintenance and seasonal color is an indication of economic recovery then let us count our neighborhood as being very blessed. Some folks have torn out the old and are planting a new. Some have created new flower beds where an original shrub area was. This new color gives focus to their home. Painting, new roofing and home maintenance projects are abounding in CF/JM.

All of these efforts improve our property values and show that this is a neighborhood that cares. As you walk around the CF/JM streets and see someone working in their yard, tell them GREAT JOB. We all need that encouragement to keep working in this HOT weather.

CONGRATULATIONS to our July Winners



Phyllis & John Girard
9738 Amberly



Jan & Jim Cassidy
9927 Glen Canyon

Joan Mayfield
9735 Windham



CONGRATULATIONS to our June Winners

Dewitte and Gary Gist
10026 Glen Canyon



TURF TIPS

As is usual for Dallas we had no spring but just went right into the HEAT of summer. Our turf was coming out of dormancy and really didn't have much of a chance to acclimate so it may show signs of stress more than normal. If your turf has a grayish tint rather than that lush green then it is in stress and needs a good deep root watering.

Watering

It is best to water early in the day (my system is set to start at 5am) but if you see stress on your turf, water as soon as the 6pm hour strikes, turn on the sprinklers (*city rule of no watering 10am to 6pm*).

Feeding

Now as to what is good feed for our areas turf:

NITROGEN –that is the first number on the fertilizer bag XX-xx-xx. Slow release high nitrogen works well in our areas soil. This year I'm trying out Vigoro Super Green 35-0-5 that feeds for 5 months (no I don't have stock in this mfg.). I've used Lesco brand but their bags are now too heavy for me to pick up but I did have great results from their line of nitrogen.

This tip on fertilizer was stolen from a Texas A&M turf specialists that visited my home.

HOPE YOU ALL HAVE A GREAT SUMMER PLANTING AND TENDING.

Submitted by
Robin Taylor
Landscape/
Architecture Committee

CF/JM HOA 2010 Board Members and Committee Chairs

President	Jan Shaw	972-234-4967	janshaw10009@yahoo.com
Vice-President	Jan Rugg	214-570-9919	jrugg_527@yahoo.com
Secretary	Marla Boyd	972-301-9971	cmboyd@sbcglobal.net
Treasurer	Larry Hawkins	972-644-6096	bighawk37@hotmail.com
Director	Bruce White	972-234-0802	bruce.white85@yahoo.com
Membership Committee	Laura Simpson	214-229-8004	Laurasimpson9802@yahoo.com
Grounds and Architecture	Robin Taylor	972-231-3580	rbird1@sbcglobal.net
Camera Committee	Bob Taeger		rtaeggerrem@juno.com
VIP	OPEN		
Welcome Committee	Micky Carr		mickycarr@sbcglobal.net

HOA Event Calendar

Your HOA board and committee chairs are proposing events we hope all of you can share in and enjoy. We are looking for chairman and committees to pull off some of these. Please contact any board member to offer your expertise and help with these events.

- **August 24, 2010 7:00 p.m.**
Next Board meeting. Location TBD
- **October**, National Neighbors Night Out - date to be determined
- **November**, Annual Meeting- date to be determined

Please let us know what you think of these ideas and if you can help out.

PHONE NUMBERS THAT MAY COME IN HANDY

9-1-1 emergencies any and all suspicious persons, 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 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 Gegan- Community Prosecutor-214-601-1091 or kelly.egan@dallascityhall.com
Howard Saucier- City of Dallas landscape irrigation auditor-will check out your sprinkler system-free-214-670-3434 and give recommendations to you for any problems he sees with your system and how it can work more efficiently.

Please check your correspondence from the city or your utilities bills for more numbers.

HAVE YOU FORGOTTEN?? IT'S NOT TOO LATE TO JOIN.



Please fill out the information below and mail to **CF/JM HOA P.O. Box 742273, Dallas, TX 75374**

Resident #1: _____ Resident #2: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Home Phone: _____ Cell Phone: _____ (for Resident # _____)

Preferred E-mail: _____

Form of Payment: Check (made to CF/JM HOA)

\$95.00 for annual HOA 2010 membership

\$ _____ to support additional security cameras, patrols, lighting

\$ _____ to support beautification projects

\$ _____ for (specify) _____

\$ _____ **TOTAL**

Are you a new neighbor?

Did you receive a "Welcome Packet"?

Interested in serving on HOA Board or a committee?

What issues interest you most? _____

- Safety Parking Grounds and Architecture Social Activities Communications/Marketing