



# 2023 Housing Update

By Michael Ward, Sr.  
1217 Stratford



So how is the 'Hood' doing? Nine homes sold in our neighborhood during 2022 according to MLS. That is down from the twenty-two (22) homes that sold in 2021. The historical average is approximately fifteen homes. The size of the houses sold were smaller than in 2021 with the average being 2,493 square feet. The average sales price broke through \$250 per square foot as compared to the average of \$210.62 in 2021. 2022 was another outstanding year for our home values. Will the trend continue in 2023?

Year	Sq Ft	SSP/SqFt	\$ List Price	\$ Sales Price	% SP/LP	Days On Market
<b>2022</b>						
Min	1664	201.52	399,500	447,000	97.7	0
Max	3151	334.24	849,900	830,000	123.1	67
Avg	<b>2493</b>	<b>250.54</b>	<b>576,122</b>	<b>615,833</b>	<b>107.7</b>	<b>13</b>
<b>2021</b>						
Min	1934	145.01	420,000	375,000	85.23	1
Max	3881	267.58	899,000	899,000	108.89	90
Avg	<b>2690</b>	<b>210.62</b>	<b>564,417</b>	<b>566,333</b>	<b>100.26</b>	<b>17</b>
<b>2020</b>						
Min	2264	135.14	425,000	400,000	91.95	2
Max	3309	196.94	561,000	540,000	101.13	46
Avg	<b>2704</b>	<b>170.46</b>	<b>465,150</b>	<b>453,759</b>	<b>97.60</b>	<b>15</b>

Data Source:NTREIS

Note \*This analysis has purposefully omitted the homes on Mimosa Place. Those homes are obviously new construction and larger with high level amenities, typically selling for \$1,000,000 plus.

Disclosure: Author is a licensed Real Estate Broker in Texas.

## *Happy Trails!*

In last month's newsletter, G Scott announced his departure after many years of dedicated service and leadership. He has been actively involved in our HOA since 2009 and most of that time he served as President of our Boards. He and I have worked together formally and informally for most of those years, and I have enjoyed the ensuing friendship.

He leaves some big boots to be filled. Over the years he has developed extremely valuable and productive relationships with the city government and the RISD. He has represented the JJP HOA with distinction and his leadership helped the realization of our park at Mimosa and Senior Way.

I want to give a special thank you to him and Krystn for their many years of devoted service to the JJP HOA and our community. We wish them the very best going forward.

For those of you that don't know me, a little background is in order. My wife Cyndie and I have lived in the neighborhood since 2003. Both of our sons graduated from Pearce High School. I have served in various roles on our Boards during the years including VP Development, VP Safety, and President. I look forward to working with our community, with the City of Richardson and with the RISD to continue the many productive relationships that have been established over the years. Cyndie is currently involved in our Welcome Basket program for new neighbors.

I would also like to thank our Board for the confidence in selecting me to serve in this leadership position. It will be an honor to serve as interim President until our Board elections are held at our next General Membership Meeting in April 2023.

Happy Trails indeed, G Scott and Krystn! "Keep



smiling until then."



We live in a safe neighborhood.  
Help us keep it that way!

*Please volunteer to be part of our Neighborhood  
Crime Watch Patrol*

The JJP Crime Watch Patrol started in 2009 and has had a great presence ever since. This year, consider joining the JJP Crime Watch Patrol. It is a great way to see your neighbors and meet new ones. The only requirement is to patrol one hour a month! Make it a fun outing with the kids. They can help look for open garage doors. You can even patrol while walking the dog and log your time.



Our group meets with a RPD Officer on the third Tuesday, every other month for crime updates. We meet at Sonny Bryan's at 5:30 pm. For More information, call 214-808-9595 and / or visit [www.cor.net](http://www.cor.net) Click on the Police Department and search Crime Watch Patrol. Remember: If something doesn't look right, call 9-1-1.



---

## Do You Have A *New* Neighbor?

Please let us know.  
We would like to provide  
them with a  
Welcome Basket!

*Please Contact:*

**Amy Anderes-Damron**  
VP of Membership  
[membership@jjphoa.com](mailto:membership@jjphoa.com)



**SYNERGY DENTAL**  
PLLC  
FAMILY & COSMETIC DENTISTRY

**KOMSON SUDHI, DDS**      P 972.633.2377  
F 972.633.2388

[WWW.SYNERGYDENTALTX.COM](http://WWW.SYNERGYDENTALTX.COM)

228 WEST CAMPBELL ROAD | RICHARDSON, TEXAS 75080

## GARDENING THIS WEEKEND

January 19, 2023

*You may not think of January or February as prime gardening months, but there are critical tasks that can only be done now. Take a quick look.*



### Plant

- Relocate established trees and shrubs that you're wanting to move from one spot to another. This must be done while they're dormant, meaning you have only a few more weeks to finish the task.
- Finish planting onions and English peas in South Texas. Start in Central and North Central Texas now. Wait one or two weeks in far North Texas.
- Recommended varieties of fruit and pecan trees, grapes and bramble berries for your part of Texas. Texas A&M horticulturists have lists of the best varieties for each part of Texas.

### Prune

- Peach and plum trees to maintain low, bowl-shaped growth habits and to eliminate any strongly vertical shoots. Remove vertical "water sprouts" from apples. Do very little pruning to pears and figs – primarily just to remove damaged branches.
- Summer-flowering shrubs and vines to remove unwanted and damaged branches.
- Do not "top" crape myrtles for any purported reason. There is never justification for doing so.

### Fertilize

- Winter and early spring color plants with high-nitrogen, water-soluble plant food with each watering.
- New tree and shrub plantings with liquid, high-phosphate root-stimulator fertilizer monthly for first year. Same root-stimulator at planting for new annuals.

### On The Lookout

- Limbs of oaks and other trees that were damaged by extreme cold two years ago. Dead branches can break from weight of ice and in windstorms, also simply from the weight of the dead branches. It's safest to have a certified arborist do this removal for you.
- Scale insects on fruit trees, camellias, hollies, euonymus and other landscape and garden plants. Apply dormant ("horticultural") oil spray according to label directions.
- Houseplants for annoying mealybugs, scales, spider mites and whiteflies. Apply labeled insecticide, preferably systemic.

(continued)

JJP HOA Park  
**Northwestern Richardson Beautification**  
aka  
**Charlie's Crew**

Please join us for a "Thank You" Gathering  
Monday, February 6<sup>th</sup> 5:30 p.m.  
at Palio's Pizza.

All current, past and potential new members of Northwestern Richardson Beautification are invited. We will host a pizza and beverage party just for you. This is our way of saying "thank you" for your continued financial support.

RSVP & Questions, please contact:

Bart Ord ([bartord@sbcglobal.net](mailto:bartord@sbcglobal.net), 972-841-1017)

or

G Scott Waddell ([gsw@gswc-inc.com](mailto:gsw@gswc-inc.com), 214-478-6418).

We look forward to seeing you and discussing what's been done and what's up next for the JJ Pearce HOA Park.



## JJP HOA BOARD MEMBERS

**PRESIDENT (Interim)**  
**VP of DEVELOPMENT**  
**VP of FINANCE**  
**VP of SAFETY**  
**VP of BEAUTIFICATION**  
**VP of MEMBERSHIP**  
**VP NEIGHBORHOOD OUTREACH**  
**VP of Records**  
**NEWSLETTER**  
**CRIME WATCH & PATROL**

*Michael Ward, Sr.*  
*OPEN*  
*Christie Rambin*  
*Rob Royse*  
*Bart Ord*  
*Amy Anderes-Damron*  
*Hannah McPhaul*  
*OPEN*  
*Krystn Waddell*  
*Bette & David Hodges*

[president@jjphoa.com](mailto:president@jjphoa.com)  
[development@jjphoa.com](mailto:development@jjphoa.com)  
[treasurer@jjphoa.com](mailto:treasurer@jjphoa.com)  
[safety@jjphoa.com](mailto:safety@jjphoa.com)  
[beautification@jjphoa.com](mailto:beautification@jjphoa.com)  
[membership@jjphoa.com](mailto:membership@jjphoa.com)  
[outreach@jjphoa.com](mailto:outreach@jjphoa.com)  
[secretary@jjphoa.com](mailto:secretary@jjphoa.com)  
[editor@jjphoa.com](mailto:editor@jjphoa.com)  
**214-908-0944**

(continued)

*Mark Your Calendar*

# Member Appreciation Barbeque



Mark your calendars for  
**Saturday, April 29<sup>th</sup>**  
for our first annual  
**HOA Members Appreciation Barbeque**

at the

**JJ Pearce HOA Park**

We will have a *live band, free hot dogs, hamburgers, chips & drinks*

***Free to members***

Non-Members - \$20.00 per family

or

join the JJ Pearce HOA.

*Tom Thumb*

1380 W Campbell Rd  
Richardson, TX 75080

Store Phone: (972) 680-6010  
Pharmacy Phone: (972) 680-6023  
Delivery or Pick up:

[tomthumb.com](http://tomthumb.com)

PROVIDING A FOUNDATION FOR SUCCESS IN LIFE



**OPEN HOUSE** 9:00 A.M. & 5:30 P.M.



- DECEMBER 7, 2022
- JANUARY 18, 2023
- MARCH 8, 2023
- APRIL 26, 2023

PREK4 - 8TH GRADE STREAM EDUCATION IN A DIVERSE, FAITHFUL COMMUNITY

600 S. Jupiter Rd., Richardson, TX  
972-234-4679  
school@sjcstx.net • www.sjcstx.net

(continued)

Coming Soon...

## Yard of the Month

Yard of the Month will commence on April 15<sup>th</sup>. While it is still early and too cold to start thinking about planting, start thinking about what you can do to make your yard worthy of this honor. Four yards will be chosen each month and a “Yard of the Month” sign placed in your yard, along with your yard’s picture in our newsletter.



**ADVERTISE WITH US**

Business ads must be paid for in advance. Checks should be made payable to J.J. Pearce Homeowners Associations.

Contact **Michael Ward**  
president@jjphoa.com for more information.

	Monthly	Yearly
Card	\$18.00	\$195.00
¼ Page	\$30.00	\$324.00
½ Page	\$48.00	\$519.00
Full Page	\$70.00	\$756.00

\*Rates per newsletter, based on 8.5"x11" page.

## JJP HOA MONTHLY BOARD MEETINGS

Our monthly board meetings are held on the *third Monday* of each month. We usually meet at *Palio's Pizza* at 5:45 p.m. Board meetings are always *open to all HOA members*. If you would like to attend, please RSVP to

[president@jjphoa.com](mailto:president@jjphoa.com)