

# **Churchill Estates Homes Association, Inc.**

## **General Information**

### **Annual Homeowners' Meeting**

The annual homeowners' meeting is usually held in early December, although our by-laws state that it must take place 30 days either side of the second Friday in November. Nominations are taken and three Board members are elected during this meeting. The membership also votes on an annual budget and assessments for the coming year, and other issues may be put up for a vote. The exact time and place of the annual meeting will be mailed to residents and published in the newsletter.

### **Assessments**

Assessments are due in January of each year. As a courtesy, we send a notice of the amount of the assessment along with instructions for payment. If you are out of town or do not receive the notice, you are still obligated to pay your assessments by the end of January. Please call 210/697-3280 to make arrangements for payment if you do not receive your notice or are out of town. Homeowners who pay their assessments by the January date set by the board may receive a discount, depending on what has been voted on by the membership at the preceding annual meeting. Payment after the January deadline results in the full assessment being due, as well as interest and penalties. CEHA has the right to file liens against the homes of delinquent homeowners. Residents in the gated community owe dues to both CEHA and Churchill Homeowners Association, Inc. Please see the section entitled "Gated Community" for more information.

### **Board Meetings**

CEHA Board meetings are held on the second Monday night of each month at Woodland Baptist Church, 15315 Huebner Rd. or via Zoom at 7:00 p.m. Watch the newsletter for any changes in time or place. Agendas are published online at our <https://churchillestateshoa.com/> website. Homeowners may attend and share any concerns they have with the Board, or just listen to find out what's going on in the neighborhood. Please call 210/697-3270 and leave a message to ask to be placed on the agenda should you wish to speak at the meeting.

### **Car Decals**

If desired, residents can display our distinctive horsehead decals on both the front and rear windows (driver's side) of their automobiles. This allows all of us to distinguish residents from non-residents in the event you find an abandoned car or see one that looks suspicious. Car decals are available by emailing [churchillestateshoa@gmail.com](mailto:churchillestateshoa@gmail.com) and requesting that they be mailed to your CE address.

### **CEHA Documents**

All Churchill Estates homeowners should have received copies of CEHA covenants and by-laws when they closed on the purchase of their homes. These documents contain a full description of the rights, responsibilities, obligations, rules, and restrictions that apply to CEHA members. Please read these documents before you do any building, remodeling, or renovating to be sure you are in compliance with the restrictive covenants. Call 210/697-3270 or the Board member responsible for the Architectural Control Committee to help clarify the covenants for you. Remember that you must submit to the Board your plans or written notice of your intention to add to, build, remodel, alter, or change your residence, garage, or property. If you cannot locate your documents, you may obtain duplicates from our website at <https://churchillestateshoa.com/>.

Financial Manager Rudolph F. Jass, Jr. (J. J.) works for CEHA on a part-time basis. He provides Resale Certificates, Subordination Agreements, Statements of Account and homeowner documents when a house is being sold. Contact him at 210/697-3280 or jjceha@gmail.com.

### **Gated Community**

Residents of the gated community within Churchill Estates belong to Churchill Homeowners Association, Inc., which encompasses only the residents who live within the gate, but they also pay dues to Churchill Estates Homes Association, Inc. (CEHA) for use of the common facilities and recreation center outside the gate. The gated community is served by CIA Services (210) 490-0000, a management association whose personnel can answer questions about operating the entrance gate on Triple Crown Lane, street maintenance, and restrictive covenants.

### **Newsletter**

Our neighborhood newsletter is published monthly by Neighborhood News. Please contact the publisher at 558-3160 if you are interested in advertising. Articles for the newsletter are written by CE residents and the Publications Committee Chair. Articles are due by the 15th of each month. Please call 210/697-3270 if you have information to be published or need to be added to the newsletter mailing list.

### **Pets: Lost and Found**

The subdivision's lost and found pets can be reported at [nextdoor.com](http://nextdoor.com). Post signs in the vicinity where the animal was lost or found. Please remember to remove the signs when no longer needed. Ensuring that all pets have collars and current tags and microchips helps a great deal in locating the rightful owners.

### **Pets: Owner Responsibilities**

San Antonio's leash law requires that dogs *and* cats be kept on a leash when outside. For the safety of your pet and the concern of drivers and pedestrians in the subdivision, please do not allow your pet to roam freely. One of the most common complaints in the neighborhood is that residents are disturbed by dogs who are left outside and who bark day and night. If your dog is a barker, please take responsibility for your pet and be considerate of your neighbors. When you walk your dog through the subdivision, it is your responsibility to pick up after your pet.

### **Recreation Area**

Residents whose annual dues are current may use the recreation area swimming pool, tennis courts, and playground. It is necessary to obtain a key to open the tennis court gate. Keys may be obtained by completing the form Tennis Court Key in this packet or on the website and mailing it with a \$12.50 deposit to CEHA. Call or visit the swimming pool and speak to the pool manager to arrange for pool parties.

### **Safety and Security**

Neighbors looking out for neighbors is our best asset in keeping the subdivision safe and secure. The professional security guard company hired by CEHA cannot patrol every street in the neighborhood, so it is up to residents to keep an eye out for suspicious cars or persons. If you have a crime to report or notice suspicious activity, please call SAPD at 210/207-7169. If you hear or see something suspicious along the Salado Creek Greenway, call 311 and ask for the Park Police.

## **Special Events**

CEHA sponsors the annual July 4<sup>th</sup> Parade along CE Blvd. from Cavalcade to the Rec Center, followed by a picnic at the pool, which usually features a barbecue lunch and beverages, then pool games for the whole family.

Other neighborhood events include an Easter Egg Hunt on Palm Sunday, a Yard of the Month Contest May through September and a Holiday Lights Contest in December.

## **Swimming Pool Hours**

The seasonal opening and closing dates of the swimming pool vary depending on the availability of lifeguards, the pool manager's schedule, decisions made by the CEHA Board, and other factors. Generally, the pool is open weekends only from mid-May until the Friday before Memorial Day, when it begins operation on a daily basis, Tuesday through Sunday. The pool can be rented for parties during the swim season. Contact the pool manager (TBD) for information.

Pool hours are 12 noon to 8:00 p.m., except on Sundays, when hours are 1:00 p.m.- 8:00 p.m. The pool is closed on Mondays, except when a holiday falls on Monday. In that case, the pool closes Tuesday. Pool holiday hours are 12:00 p.m. - 8:00 p.m.

When the North East Independent School District resumes classes for the fall semester, the CE pool hours change. Watch the newsletter for details.

Labor Day Weekend, the pool hours are Saturday 12:00 noon - 8:00 p.m., Sunday 1:00 p.m. - 8:00 p.m., and Monday 12:00 p.m. - 8:00 p.m. The pool usually closes for the season after Labor Day, although the closing date varies from year to year and may be extended.

## **Swimming Pool IDs**

Plastic tokens will be distributed to CEHA residents the first time they sign in to use the pool each season. You will need to show a driver's license or other proof of CE residency to obtain a token, and your name will be checked against a list of residents whose CEHA dues are current. If you are not on the list, you will be asked to call our financial manager and bring your CEHA account current before you are given a token or are allowed to use the pool. You will need to allow time for your dues check to be processed before receiving your token.

You must show the token each time you visit the pool. A limited number of tokens will be given to each family and the tokens will be numbered so that we know which tokens belong to which family. Children who enter with their parents do not need their own tokens. Guests must be accompanied by a CE resident with a token. The guest fee is \$1 per person.

## **Swim Team**

The Churchill Estates Stallions swim team begins practicing for the season in May. Swim meets are held weekly during the month of June. The divisional meet usually takes place close to July 4th weekend. For information, email: ceswimteam@gmail.com.

## **Trailers, RVs and Boats**

The restrictive covenants prohibit parking trailers, RVs and boats in driveways or anywhere in front of a residence. The city ordinance prohibits parking these items in the street; subject to a \$500 fine.

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# Tennis Court Key Form

A self-closing gate that locks with a key that cannot be copied has been installed at the CE Rec Center tennis court. To obtain a key, please complete this form, write a check to CEHA for \$12.50 per key, and mail it to our mailbox at: CEHA, 13423 Blanco Rd., #288, San Antonio, TX 78216. Your CEHA annual dues must be current in order to obtain a key. You will be notified when the key is ready to pick up.

If you obtain a key and at a later date decide you will no longer be using the court, return the key and you will be reimbursed \$12.50 per key. Please leave a message on our voice mail at 210/697-3280 if you have questions. You can also email the Financial Manager, J.J. Jass, at [jjceha@gmail.com](mailto:jjceha@gmail.com) for assistance.

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## CEHA Tennis Court Key Request Form

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone (Home) \_\_\_\_\_

Number of Keys Needed at \$12.50 Each: \_\_\_\_\_

Please make check payable to CEHA and mail this form and your check to:  
CEHA, 13423 Blanco Rd., #288, San Antonio, TX 78216

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# Origin of Churchill Estates Street Names

Did you know that many of our streets are named for Kentucky Derby winners? Following are the horses who are honored in CE, and the year each won the Kentucky Derby at Churchill Downs in Louisville, KY. Please note that some of our streets are named after Triple Crown winners.

Horse	Winning Year	Horse	Winning Year	Horse	Winning Year
Day Star	1878	Ben Ali	1886	Chant	1894
Ben Brush	1896	Typhoon H	1897	His Eminence	1901
Agile	1905	Sir Huon	1906	Donerail	1913
Sir Barton*	1919	Reigh Count	1928	Gallant Fox*	1930
Cavalcade	1934	Bold Venture	1936	War Admiral*	1937
Count Fleet*	1943	Citation*	1948	Count Turf	1951
Dark Star	1953	Iron Liege	1957	Northern Dancer	1964
Forward Pass	1968	Dancer's Image**	1968	Majestic Prince	1969
Canonero II	1971	Riva Ridge	1972	Swale	1984
Winning Colors	1988	Silver Charm	1997		

\*Triple Crown Winner of Kentucky Derby, Preakness Stakes, and Belmont Stakes.

\*\*Dancer's Image finished first in 1968 but was disqualified, giving the title to Forward Pass.

## Information about other horses for whom our streets were named includes:

- Adios, a famous harness racing horse in the 1940s most well-known for siring 589 offspring
- Before Dawn, champion 2-year-old in 1981
- Bold Ruler, 1957 Preakness Stakes winner and Horse of the Year
- Blue Max, a legendary American Paint Horse Association champion.
- Challedon, 1939 Preakness Stakes winner
- Colorado King, South African racehorse brought to the US in 1964 as a 4-year-old
- Dauber, 1938 Preakness Stakes winner
- Fabius, 1956 Preakness Stakes winner
- High Quest, 1934 Preakness Stakes winner
- Hill Prince, second place Derby finisher in 1950
- Kelso, named Horse of the Year in 1960 but never a Triple Crown race winner
- Kincsem (spelled "Kinsem" in CE) was a Hungarian racehorse, said to be "the greatest racehorse of all time," winning all 54 European races in which she competed between the ages of 2 and 5 years.
- Man O War, 1920 Preakness Stakes and Belmont Stakes winner
- Nashua (spelled "Nashwa" in CE), placed second in the 1955 Kentucky Derby but first in the Preakness Stakes and Belmont Stakes
- Native Dancer, 1953 Belmont Stakes winner
- Noor, winner of the American Handicap race in 1950
- Personality, 1970 Preakness Stakes winner
- Polynesian, 1945 Preakness Stakes winner
- Porterhouse, champion 2-year-old in 1953
- Real Quiet, 1998 Preakness Stakes winner
- Royal Orbit, 1959 Preakness Stakes winner
- Silver Charm, 1997 Preakness Stakes winner
- Snip, racehorse in the 1740s
- Summer Squall, 1990 Preakness Stakes winner
- Touch Gold, 1997 Belmont Stakes winner

**Churchill Estates Homes Association, Inc.**  
**13423 Blanco Road, #288**  
**San Antonio, TX 78216**

**2020 Board of Directors**

<b><u>Officers and Committees</u></b>	<b><u>Names</u></b>
President	Rey Saucedo
Vice President	Elizabeth Small
Secretary	Mikel Brand
Treasurer	Becca Brune
Board Member	Gloria Contreras
Board Member	Amy Ellis
Board Member	Jamie Faughn
Board Member	Michele Smith
Board Member	Lisa Taylor

**CEHA Personnel**

Financial Manager	Rudolph F. Jass, Jr. (J. J.)
CEHA Voice Mail	210/697-3280
Email	jjceha@gmail.com
Property Manager	Mark Smith
Phone	210/400-6275
Email	cehapm@gmail.com
Administration/Newsletter	Kara Mowrey
CEHA Voice Mail	210/697-3270
Email	churchillestateshoa@gmail.com
Pool Manager/Maintenance	Cody Simmons,
Phone	210/602-6639
Email	cehapool@gmail.com
Pool Pay Phone	210/492-9023 (May-September)
Swim Team Manager	Lauren Belden (ceswimteam@gmail.com)

**CEHA Web Sites**

churchillestateshoa.com and www.nextdoor.com

**Gated Community Management Company**

CIA Services	210/490-0000
	customercare@ciaservices.com

**Private Security Guard**

Kent Novak, Bexar County Constable	kent.novak@bexar.org
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## **STORAGE SHED POLICY**

The following policy has been adopted by the Churchill Estates Homes Association, Inc. (“CEHA”):

### **Recitals**

WHEREAS, CEHA has followed certain procedures related to the construction of storage sheds;

WHEREAS, CEHA has determined that such procedures should be set forth in a written policy;

NOW THEREFORE, the Board of Directors of CEHA formally adopts the following written policy related to construction of storage sheds with in the Churchill Estates Subdivision.

### **Policy**

1. All storage sheds must be constructed on-site. No building previously constructed elsewhere may be moved onto any lot within the Churchill Estates Subdivision. Such pre-constructed buildings are expressly prohibited by the restrictive covenants of the Churchill Estates Subdivision.
2. No storage shed may be constructed until the building plans and specifications have been submitted in writing to the Architectural Control Committee (“ARC”) for review and have been approved by the ARC in writing.
3. In reviewing the plans and specifications for the storage shed, the ARC is authorized to consider the quality of workmanship, material conformity and harmony of external design with the existing structure, location of the shed with respect to topography and finished elevation.
4. The exterior materials and color selections used in the construction of the shed must match the exterior materials and colors used in the construction of the residence to which it is appurtenant. Roofing materials used on the shed must match the roofing materials used on the residence.
5. The height of the shed must not exceed the height of the fence line surrounding the lot.
6. The ARC may require landscaping or other screening of the shed to provide a more attractive visual appearance from neighboring lots and/or streets.

**Churchill Estates Homes Association, Inc.**  
**Trash/Recycle Receptacles Storage Policy**

In an effort to keep Churchill Estates an attractive and desirable residential neighborhood, all homeowners and residents in Churchill Estates are responsible for ensuring that all trash and recycle receptacles are properly stored.

The City of San Antonio states that city-issued garbage, organics and recycle carts should be kept in a secure place, such as the garage, backyard, or other safe location. All other trash receptacles should be neatly and properly stored in a secure location as well.

Since introduction of the automated pick-up program, only City-issued brown garbage carts, green organics carts and blue recycle carts are to be used for the curbside collection service. No bags, boxes, brush, or other debris can be placed at the curb next to or on top of the carts. Garbage placed in the brown cart needs to be bagged and tied.

According to City Ordinances, carts are allowed at the curb only between the hours of 6:00 AM and 10:00 PM on the day of collection. Carts at the curb at any other time are in violation of City Code. Unless you have made other arrangements, the carts are to be left for pick-up in the location where they were initially delivered to you, although they need to be at least 5 ft. away from your mailbox.

At no time should any garbage or recycling receptacle be placed for storage on a sidewalk, driveway, porch, or street. Carts may not be stored on a lawn facing a street or cul-de-sac. Carts must be unobtrusively stored on your own property so that they are out of view (in the garage or behind a fence or shrub), and they should not be leaning against or stored on any part of your neighbors' property.

Use the City-issued brown cart for garbage. Pick-up is on Tuesdays. Use the City-issued blue cart for recyclables and green cart for organics. Pick-up of both of those carts is on Fridays.

Call City of San Antonio Customer Service at 311 if you have questions about proper placement of your trash and recycle carts, or if your cart is damaged or stolen. Call 311 to report a code violation or to determine your eligibility for a medical waiver if you are physically unable to roll the cart.

Do not take the carts with you if you move. Call 311 for the cart to be picked up. New residents must call 311 to receive new carts.

The City has expanded the list of materials for recycling, and 80 percent of your household waste should be recyclable. Most types of paper are now accepted, including junk mail, catalogs, office paper, paperback books, paper bags, phone books, non-metallic gift wrap, cardboard food boxes with liners removed, flattened cardboard, envelopes, magazines, newspapers, and cardboard cores from paper towel and toilet paper rolls.

All colors of glass bottles and jars are now accepted. Remove metal lids and rinse all food or liquid.

Plastics labeled #1 through #7 (check recycling symbol on bottom of object to verify) are accepted. Remove lids and rinse any remaining food or liquids. Medicine bottles, shampoo and lotion bottles, and meat trays are all accepted.

Metal cans and aluminum tins, rinsed to remove food and liquid, are accepted, as are empty aerosol cans with nozzles removed.





**Churchill Estates Homes Association, Inc.**

13423 Blanco Rd., #288  
San Antonio, TX 78216  
210/697-3270

Residential Project Approval Request Form

Date: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please describe your project, including the dimensions and the materials being used and the location on your property (front yard, back yard, side yard, back patio, etc.):

If you're building a new home on a vacant lot: What date will construction begin (when will "ground be broken")? \_\_\_\_\_ Commencing on the day that ground is broken, the homeowner shall be liable for yearly dues to CEHA.

Are permits needed for the work you're doing? Yes \_\_\_\_ No \_\_\_\_

If permits are required, have you obtained them? Yes \_\_\_\_ No \_\_\_\_

If you have an obtained permit, what is the expiration date? \_\_\_\_\_

Name of Contractor (if applicable): \_\_\_\_\_

Contractor Phone Number: \_\_\_\_\_

Project Start and Completion Dates: \_\_\_\_\_

*(Please submit a new form if you have an unexpected delay and do not begin the project within a year of the dates listed above.)*

Drawings or plans showing the work are attached. Yes \_\_\_\_ No \_\_\_\_

Signature of Churchill Estates Homeowner: \_\_\_\_\_

Please submit the completed form and any pertinent documents to the address on this letterhead or email to: churchillestateshoa@gmail.com. Your signature indicates that you understand that work cannot begin until you receive approval in writing from the Churchill Estates Homes Association, Inc. Architectural Control Committee and that once you have approval, you will begin and complete the project within the dates you've listed, or you will be asked to submit a new form. The ACC will review the project upon completion. This form is for use by residents outside of the gated area. **Please allow the ACC two weeks to review.** Residents inside the gate need to contact CIA Services at 210-490-0000 or [customercare@ciaservices.com](mailto:customercare@ciaservices.com)

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- FOR OFFICE USE ONLY: Date Received: \_\_\_\_\_ Date Sent to ACC: \_\_\_\_\_