

Churchill Estates



April 2022 • Volume 26, Issue 4

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Non-Board Members

Financial Mgr.
Rudolph F. Jass, Jr. (J.J.)
210-697-3280
jjceha@gmail.com

Community Property Manager
Mark Smith
210-400-6275
cehapm@gmail.com

Swim Team Manager
Lauren Belden
ceswimteam@gmail.com

Administrator
Kara Mowrey
210-697-3270
churchillestateshoa@gmail.com

Pool Manager
Cody Simmons
210-602-6639
cehapool@gmail.com

churchillestateshoa.com

President's Letter

By Rey Saucedo



Dear Neighbor,

We endured another Texas winter and are looking forward to spring and summer! The Churchill Estates Community is coming together to celebrate the start of spring by hosting our 1st Spring Kickoff event at the community park. **On Saturday, April 9th, from 12:00–3 pm.** We will have food trucks, outdoor games, and live music for everyone to get together and enjoy the milder weather. We invite you and your family to walk to the park and enjoy this time outside with your neighbors.

We encourage everyone to bring their folding chairs, picnic blankets, wagons, and appetites for BBQ and Italian-style

pizza (subject to change based on availability). It will be a great time to relax and spend time together with our families and neighbors! The goal of the Board of Directors is to continue the family atmosphere we have in our community.

In April, we will have our next Board meeting, and some critical agenda items will be finalized regarding the SAYOR system and pool season. I want to thank the SAYOR Committee for their hard work on getting bids, setting up meetings, and drafting the board of directors' processes.

I hope to see you at the Spring Kickoff!

Cheers,
Rey Saucedo

We need your input!

The 10 Year Master Plan Committee would like your feedback on what is most important in our community. What would you like prioritized? What projects need to be completed? What additions could the neighborhood benefit from adding? Here's your chance to share your voice. Please have only one resident from each address complete the survey. We look forward to hearing from you!



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Community Calendar

- **4/1 @ 5PM – 7PM** Swim Team Popsicles with the Coaches @ Rec Center
- **4/9 @ 12-3PM** First Annual Spring Event @ Rec Center
- **4/11 @ 7PM** CEHA Board Meeting via Zoom**
- **5/7 @ Noon** Pool Opens on Weekends only for May

Zoom Meeting ID: 827 6751 2219
Passcode: CEHA

Stallions Swim Team News



Top 10 Reasons To Join Churchill Estates Summer Swim Team

10. There is a snack bar at every meet. Need I go on?
 9. FIVE amazing, qualified swim coaches working with your child every day.
 8. Improved swimming skills and ability with every practice.
 7. Built-in exercise for your child this summer and the best part-no screens involved!
 6. Time to meet and visit with neighbors and friends.
 5. This year, our team is open to ANYONE that wants to join! That means your child's school best friend can also be their swim team best friend!
 4. Donuts and free swim after every meet-yes, please!
 3. Flexible practice schedule. With so many other commitments, we know that kids won't be able to make it every day. And that's ok!
 2. End of season awards ceremony and party. Best night of the summer!
 1. And of course, the pump-up playlist and stallions cheer before every meet! (Ok, maybe that's just my favorite part).
- Please be sure to check our website, churchillstallions.swimtopia.com for any and all information regarding registration (opens April 1st), meet dates, practice times, etc. And PLEASE help spread the word about our team to anyone you think may be interested in joining.

LET'S MAKE THIS OUR BIGGEST AND BEST SEASON YET!

Lauren Belden, *Swim Team Manager*

CE Pool Updates

Get out the goggles, floats and swim suits — pool season is around the corner! Be sure your dues are paid so that you can take a splash this summer. The CE pool opens weekends only beginning Saturday, May 7th, from noon to 8:00 PM. Sunday hours are 1:00 PM to 8:00 PM. The pool will also be open Monday, May 30 from noon to 8:00 PM for Memorial Day. The pool will open weekdays (closed on Mondays) when NEISD school summer vacation begins Friday, May 27th.

E. L. Smith Plumbing

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The pool is also looking to hire qualified lifeguards. In order to be considered for a lifeguard position, the requirements are as follows:

- Must be at least 15 years of age
- Must be CPR/First Aid/Lifeguard certified
- Must be responsible & reliable

If you are interested in applying or have any pool related inquiries, please email Cody Simmons, Pool Manager, for more details at cehapool@gmail.com.

Best,
Cody Simmons
Pool Manager
 Churchill Estates Homes Association
 210.602.6639

2022 CEHA DUES INFORMATION

Dues invoices were mailed to be received in early January for CEHA. The 2022 dues amount is \$310.00. If you pay in April, you will owe **\$310.00** plus a **\$17.30** late fee.

You can pay online through PayPal, but a PayPal fee will be included in your payment amount. To access our PayPal page, visit <https://churchillestateshoa.com> and in the middle of the page, click on CEHA Payments. Click the Pay Now button to begin.

If you're mailing a check, our mailbox address is CEHA, 13423 Blanco Rd., #288, San Antonio, TX 78216, which is the American Postal Center at the intersection of Churchill Estates Blvd. and Blanco Road.

For questions about your CEHA dues, contact Rudolph F. Jass, Jr. (J.J.) at jjceha@gmail.com.

Those of you in the gated community owe dues to CEHA and your own HOA as well (which is paid through CIA Services), so be sure you're sending each of your checks to the correct HOA.

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CEHA Board of Directors Meeting

7:00 PM • Monday, April 11, 2022
 Meeting ID: 827 6751 2219 Passcode: CEHA

TENTATIVE AGENDA

- | | |
|--|-----------------------------------|
| 1. Call to Order | 9. Open Forum |
| 2. Approval of Minutes | 10. Executive Session |
| 3. President's Report | 11. Report from Executive Session |
| 4. Financial Manager's Report | 12. Adjournment |
| 5. Property Manager's Report | |
| 6. Pool Manager's Report | |
| 7. Committee Reports <ul style="list-style-type: none"> • 10 Year Master Plan • Architectural Control • Community Spirit • Communications • Recreation Center • Safety/Security • SAYOR | |
| 8. New Business <ul style="list-style-type: none"> • SAYOR Plan for Summer 2022 | |



DISCLAIMER: CEHA Board of Directors may, at any time during the membership meeting, close the meeting and hold an Executive Session for discussion and consultation concerning any of the matters to be considered during the meeting pursuant to Section 209.0051C of the Texas Property Code. Other topics discussed during the board meeting may include general association business, including old business, covenant enforcement and budgeting/assessment.

CEHA'S FIRST ANNUAL
SPRING KICKOFF

LOTS OF OUTDOOR **GAMES**

FOOD TRUCK- B-DADDY'S BBQ

FAMILY FUN

LIVE MUSIC MATTHEW K., PLAYING CLASSIC AMERICANA HITS

SATURDAY, 4/9/2022
 12PM-3PM
 CEHA'S COMMUNITY PARK
 BRING YOUR FAVORITE FOLDING CHAIR

SAVE the DATE – Spring Kick Off Saturday, April 9th

Join us Saturday April 9th at 12:00 pm to 3:00 pm at CEHA's community park and playground for our inaugural Spring Kickoff.

We will be hosting a Spring Extravaganza with food trucks, live music, and plenty of fun and games for all ages. This is a great way to bring the community together, build strong bonds of friendship, and make homeowners feel valued.

Check out the event info for more information at CEHA's website at churchillestateshoa.com or NextDoor.

HOMEOWNERSHIP: THE ULTIMATE HEDGE AGAINST INFLATION

"Real estate values and rents not only tend to keep pace with inflation, but actually drive inflation itself. Because real estate is, well, real. It's a physical asset with intrinsic value. Regardless of the currency, people need and want it, and adjust their offers to buy or rent it as needed to secure it. That makes it one of the most reliable hedges against inflation."
 © Brian Davis, SparkHomes.com

CONSUMER PRICE INCREASES VS. HOME PRICE APPRECIATION

Decade	Consumer Price Increase	Home Price Appreciation
1970s	1.1%	4.1%
1980s	3.6%	3.2%
1990s	3%	4%
2000s	2.4%	2.2%
2010s	1.4%	4.3%
2020	1.4%	4.2%
2021	4.8%	18%

Historically, home appreciation has outpaced inflation pretty well...but over the past 2 years, homeownership has proven to be the **ULTIMATE HEDGE!**

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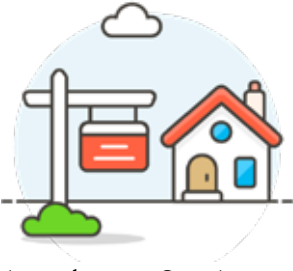
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Churchill Estates Real Estate Corner

By John and Michele Smith, Resident Realtor®

According to San Antonio Board of REALTORS® January Housing Trends, 2022 Started with a Bang for The San Antonio and Surrounding Area Housing Market

San Antonio - According to January reports, 2022 started with an increase in average and median home prices in the San Antonio metro area. The average price saw a 17 percent increase landing at \$351,226 according to the Multiple Listing Service Report for the San Antonio Board of REALTORS® (SABOR). Median prices saw a little larger increase of 18 percent to \$304,700. Even with these large increases the area only saw a decrease of 1 percent of total sales with 2,521 homes sold. The month closed with 3,169 new listings and 3,159 pending sales.

"2022 is starting with a bang with 99.5 percent of homes closing at list price and the average home sitting on the market for 35 days," said Tracie Hasslocher, SABOR's 2022 Chairman of the Board. "We only saw a slight decrease in total sales but saw an increase in the number of pending sales at the close of the month."

Price per square foot increased to \$171, a 21 percent increase from 2021. The average home stayed on the market for 35 days, a decrease of 12 days from 2021.

Bexar County reported that the average price for the area increased 16.3 percent to \$325,059 and the median price increased to \$287,950, a 17.5 percent increase. 1,838 homes were sold, less than a 1 percent decrease from 2021. 98.9 percent of homes were sold for list price and the price per square foot increased to \$161.

Across Texas, the average home sales price increased to \$378,440, an increase of 16.9 percent, and the median price increased 18.9 percent to \$315,000. 23,536 homes were sold which is a 3.8 percent increase from last year. January closed with 30,511 new listings, 29,657 pending sales, and 1.1 months of inventory. Price per square foot across the state increased 20.6 percent to \$174, and homes spent an average of 37 days on the market.

SABOR Multiple Listing Service Report: Home Sales Recap

	January 2020	January 2021	January 2022
Total Month Sales	2,091 homes	2,556 homes	2,521 homes (1% decrease)
Average Price	\$265,081	\$299,069	\$351,226 (17% increase)
Median Price	\$227,900	\$257,500	\$304,700 (18% increase)

*Percentage increases are based on a year-over-year comparison.

Source: SABOR, San Antonio Board of Realtors

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BABYSITTING/TEEN SERVICE REGISTRY

All CE teens who are available for babysitting, petsitting, or lawn mowing can be listed in this registry, which is published as a service to the community. A listing here does not constitute a recommendation or endorsement on the part of the Churchill Estates newsletter, the Churchill Estates Homes Association, Inc., its Board of Directors, or Neighborhood News, Inc. Contact Kara at churchillestateshoa@gmail.com to make changes to your listing and write Churchill Estates in the subject line.

Name	Phone #	Age	Grade	School	Notes
Kaylee Daniels	830-391-5376	19	Junior		6 years babysitting and petsitting experience
Colleen Dolan	210-238-6962	14	8th grade	St. Matthew	Babysitting/First Aid/CPR certified
Rachel Dolan	210-238-5115	16	Soph.	Incarnate Word H.S.	Babysitting/First Aid/CPR certified
Matthew Garcia	210-471-8536	18	Senior	ETA Magnet School	Completed babysitting course
Alexandria Jass	210-556-5015	17	Senior	Churchill H.S.	First Aid/CPR/lifeguard certified, pet sitting / dog walking, babysitting and/or house sitting, honor student
Sophia Soave	210-371-9371	18	Fresh.	SCI-Arc	Summer availability only - Experienced with young children, pet sitting, Infant/Child First Aid and CPR certified; Completed Childcare Licencing background check and Foster Care Vetted; Pet and House sitting

Name	Phone #	Age	Grade	School	Notes
Maya Stroud	210-404-8704	15	Soph.	Churchill H.S.	Babysitting, CPR and first aid certified, babysitting certified
Jake Stroud	210-394-0049	17	Senior	Churchill H.S.	Power washing
Mariah Walker	210-847-1011	17	Senior	Churchill H.S.	Dog sitting, dog walking and feeding



Please complete the following form and mail it with your \$12.50 check (payable to CEHA) to American Postal Center, 13423 Blanco Road, San Antonio, TX 78216. You will be notified when your key is ready to be picked up. Your dues must be current in order to obtain a key.

CEHA Tennis Court Key Request Form

Name _____

Address _____

Phone (Home) _____

(Cell) _____

Number of Keys Needed at \$12.50 Each: _____



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GATES AT CHURCHILL ESTATES NEWS

HOA Board of Directors Meeting Summary

The Gates at Churchill Board of Directors first-quarter meeting was held on March 8, 2022. At the meeting, the Board agreed on the following primary objectives for 2022:

- Street maintenance is extremely important to all of us in the community. The last maintenance was done in 2016, and we are now overdue. Due to the costs, the Board is working on a plan to do maintenance on a portion of our streets each year starting with the oldest streets, which are Triple Crown and Snip. Using this approach, all street updates would be complete in three to four years. More details will be shared once the Board has worked out the plans and timing for this year's street work.
- High-speed internet is required for those who work from home and to keep our neighborhood attractive. The Board agreed to extend the current ballot to amend our CC&Rs that, if approved, would allow Google Fiber to proceed. At this time, Google appears to be the best long-term, high-speed internet option since AT&T and Spectrum are not committing on when they would offer fiber service in our neighborhood. (For those who need higher speed internet now, T-Mobile 5G Home Internet service is currently available, offering 150 Mbps service for a slightly higher monthly rate.)
- Neighborhood security also is a priority for the Board. The Board will be assessing the security cameras at the entry/exit gates to ensure the camera systems are equipped to better protect our community.

All homeowners are highly encouraged to attend the quarterly Board of Directors meetings. The next board meeting is scheduled for June 22, 2022.

Lawn Maintenance Advice

Maintaining a yard is often a lot of work, particularly in Texas during the hot summer months. To keep your grass and yard in good shape, consider the following:

Use a quality fertilizer to control weeds and to provide nutrients to the soil and grass. After applying fertilizer, wait at least 24 hours before mowing the lawn to allow the fertilizer to absorb into the soil. Also, apply top soil and grass to promote growth in any bare areas in the yard.

If you have an in-ground irrigation system, inspect the system regularly to ensure it is working properly. Also replace or repair any broken sprinkler heads. The best time to water your lawn is in the early morning. This allows the water to soak in before heat causes the water to evaporate. Avoid over watering. Also pay attention to any water restrictions that limit when watering is allowed.

If you plan to do any major landscaping in your yard, such as xeriscaping, be sure to obtain prior approval from the Architecture Control Committee. Information on submitting ACC requests can be found on the CIA Services website for the Gates at Churchill Estates.

Sign Up for Email Messages from C.I.A. Services, Inc.

To receive email messages from the Board of Directors, homeowners must register their email addresses with CIA Services. These messages provide information on events and issues in our community, including HOA meeting notices, security incidents and gate issues. To register: go to www.ciaservices.com. Click "Find My Community" and select "Churchill" or "The Gates at Churchill Estates" from the list. From the home page, select "register for email messages". Complete the fields and submit the information.

HOA Board of Directors Meeting Schedule for 2022

All homeowners are invited and highly encouraged to attend the quarterly, HOA Board of Directors meetings. The meeting schedule for 2022 is:

- Tuesday, June 14, 2022
- Wednesday, September 14, 2022
- Tuesday, December 13, 2022 (annual meeting and election of board members)

Homeowners can participate in the meetings via telephone or by using the Zoom video app. Meetings begin at 6:30 PM. Notifications will be sent to all homeowners who have registered their email addresses with CIA Services. The meeting schedule and agenda are posted on the community website. Meeting dates and times are subject to change.

C.I.A. Services, Inc. Contact Information

Call the Customer Service Center at:

- (210) 490-0000
- (713) 981-9000
- (866) 219-0563 (toll free)

The Customer Service Center is open Monday through Friday, 8:00 AM to 8:00 PM and closed on holidays.

Email the Customer Care Center at:

CustomerCare@ciaservices.com

Homeowners can also contact the Customer Care Center using the "contact us" form on the Gates at Churchill community website. To request a new gate access device or gate code, use the Ask-Request-Submit function on the website. Emergency requests for entry-gate access codes will not be provided after normal business hours.

Gates at Churchill Estates Board of Directors

President: Mike Bartlett
 Vice President: Derek Braden
 Secretary: Barry England
 Treasurer: Lee Wingert
 Director: Jackie Harris

Gates at Churchill Estates Committees

Violation: All board and committee members

Architecture Control Committee (ACC):
Mike Culatto, Rosemary Canales

Communications (newsletter) Chair: Mark Stewart

Holiday Decorations Committee Chair:
Rosemary Canales

Member: Lora England

Community Events and Charity Drives:
Barry England, Rosemary Canales

Cameras (video) Chair: Barry England



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