

# Churchill Estates



February 2022 • Volume 26, Issue 2

## Churchill Estates Board Members

**President**  
Rey Saucedo

**Vice President**  
Elizabeth Small

**Treasurer**  
Rebecca Brune

**Secretary**  
Mikel Brand

## Members-at-Large

Gloria Contreras  
Amy Ellis  
Jamie Faughn  
Michele Smith  
Lisa Taylor

## 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](http://churchillestateshoa.com)

## CEHA Financial Report January - December 2021

By Rudolph F. Jass, Jr., Financial Manager

### Budget Statement

Enclosed in this newsletter is the twelve-month report of the financial results (Profit & Loss January through December 2021) of the Churchill Estates Homes Association, Inc. (CEHA). The financial statement illustrates the Association's income and expenses for 2021 and then compares the actual results to Budget. Excess revenues over expenses will be reserved for capital replacement and improvement at the end of the year.

### Delinquent Assessments

As of December 31, there were 26 homeowners who had not paid assessments, totaling \$22,308.80. In this group, 13 homeowners were delinquent for more than one year, totaling \$18,393.43. CEHA assessments are mandatory and accrue interest at the rate of 10 percent per year. After 9 months of delinquency, property liens are filed against the delinquent members who have not responded to the numerous invoices and letters from the Association. All legal and filing fees will be added to the homeowner's account.

As clearly stated in the bylaws, the Board may, at its discretion, initiate foreclosure proceedings against any member who is delinquent in paying assessments.

### Audited Financials

The 2020 Audit Report for CEHA performed by Armstrong Vaughan & Associates is available to any members during regular business hours at the American Postal Center at 13243 Blanco Road. Copies may be made at your own expense.

### Financial Reserves

The reserved cash amounts for major repair and replacement and capital improvements have accumulated year-by-year through board recommendation and membership approval at each annual meeting.

A reserve study, which estimates the remaining useful lives and replacement costs of the components of common property, was updated in 2021. As of December 31, 2020, the ideal accumulated reserves were estimated to be \$207,519. The reserve fund as of December 31, 2020, was determined to be \$150,516, or 73% funded.

### Account Balances

As of December 31, 2021, the balance in the reserve fund account was \$150,521.89 and the operational account balance was \$75,158.32.



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## Community Calendar

- Feb. 14th @ 7 PM, CEHA Board Meeting via Zoom\*\*

Zoom Meeting ID: 827 6751 2219  
Passcode: CEHA

*Happy*  
**VALENTINE'S**  
DAY

# President's Letter

By Rey Saucedo



Dear Neighbors,

I first want to thank **Amy Ellis** for her service as the Board President for the 2021-2022 term for the Churchill Estates Association. Amy provided outstanding leadership and mentoring for all us new board members. Again, THANK YOU, Amy!!!

Second, I would like to introduce myself as the 2022-2023 President for the Churchill Estates Association Board. My wife and I have lived in the community now for five years, and we love it here! We are excited to call this neighborhood our home. Some evenings or weekends, you may see us on a walk along the main boulevard with our 4-year-old son. I also enjoy tending to my yard on the weekends and spending time with my family on travels. I am excited to be part of the Board of Directors and hope to accomplish some significant tasks together as a Board and a community!

On Monday, January 10, 2022, the 2022-2023 Board of Directors selected the following officers:

- President**, Rey Saucedo
- Vice President**, Elizabeth Small
- Treasurer**, Becca Brune
- Secretary**, Mikel Brand

The officers of the Board of Directors serve at the pleasure of the nine (9) member board.

As we make our lists for the new year, I wanted to publish some of the goals I would like to see our Board accomplish. First, I would like to move forward with completing a review of our assets (facilities, park, common area) to understand the need for repair, replacement, or development. Our community is at the fork in the road to protect our assets or fall behind our neighboring communities. The Board of Directors last year established a 10-year committee to get this moving ahead. I hope it fosters an excellent foundation to allow the Board to

make some decisions and the community to begin seeing the repairs, replacements, or capital improvements soon.

Second, no more talk and planning but action on repairing, replacing, and developing our common areas. The community deserves this, and we need to move things along. We have a great board of directors and a group of volunteers. At the last Board meeting, we had homeowners who wanted to volunteer their time on projects. I want to foster that energy and time to projects that benefit the entire community and get closer to our goals.

I hope to continue the work of the previous boards and add a little more so we can all enjoy our community.

Thank you for being such great neighbors.

Cheers,

**Rey Saucedo**, CEHA Board President

## 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 February, you will owe \$310.00 plus a \$3.10 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](mailto: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, Inc), so be sure you're sending each of your checks to the correct HOA.

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Cash Basis

**Churchill Estates Homes Assn, Inc.**  
**Profit & Loss Budget vs. Actual**  
 January through December 2021

	Jan - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
3000.0 · Homeowner Annual Assessments				
3002.0 · Assessment Discounts	-6,459.86	-6,271.39	-188.47	103.0%
3000.0 · Homeowner Annual Assessments - Other	265,282.42	260,861.60	4,420.82	101.7%
<b>Total 3000.0 · Homeowner Annual Assessments</b>	<b>258,822.56</b>	<b>254,590.21</b>	<b>4,232.35</b>	<b>101.7%</b>
3040.0 · Late Fees	1,904.39	2,040.23	-135.84	93.3%
3060.0 · Lien Fees	1,684.10			
3061.0 · Release of Lien Fees	31.76			
3070.0 · Miscellaneous Income	2,175.36	1,999.22	176.14	108.8%
3100.0 · Pool Income	2,175.00	1,335.00	840.00	162.9%
3910.0 · Other Income				
3200.0 · Subordinations	0.00	485.00	-485.00	0.0%
3915.0 · Resale Certs	12,598.49	8,084.87	4,513.62	155.8%
3916.0 · Transfer Fee	9,669.70	8,200.00	1,469.70	117.9%
3917.0 · Refinance Fee	0.00	100.00	-100.00	0.0%
3910.0 · Other Income - Other	1,890.15	1,530.87	359.28	123.5%
<b>Total 3910.0 · Other Income</b>	<b>24,158.34</b>	<b>18,400.74</b>	<b>5,757.60</b>	<b>131.3%</b>
3999.0 · Uncategorized Income	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<b>290,951.51</b>	<b>278,365.40</b>	<b>12,586.11</b>	<b>104.5%</b>
<b>Expense</b>				
<b>CORPORATE ADMINISTRATION</b>				
4907.11 · Property Mgr Expense Reimburse	2,494.95			
4912 · Payroll Tax Expense	8,044.48	7,518.51	525.97	107.0%
4903.0 · Insurance - Vol. Accident Bond	0.00	250.00	-250.00	0.0%
4904.0 · Financial Manager	22,808.63	22,808.63	0.00	100.0%
4907.0 · Property Mgr -Mileage Reimburse	1,251.60	840.00	411.60	149.0%
4908.0 · Property Manager	11,905.55	11,905.55	0.00	100.0%
4909.0 · Administrative Assistant	22,621.62	22,621.62	0.00	100.0%
4910.0 · Accounting & Legal Fees	5,660.98	6,000.00	-339.02	94.3%
4911.0 · Payroll Processing Expense	3,470.79	2,995.80	474.99	115.9%
4918.0 · Insurance General Liability	13,704.00	13,194.00	510.00	103.9%
4919.0 · Insurance -Dir and Officers	662.00	2,965.86	-2,303.86	22.3%
4923.0 · Donations	0.00	300.00	-300.00	0.0%
4930.0 · Office Expense/Postage	5,704.28	5,653.89	50.39	100.9%
4954.0 · Safety Patrol	10,710.00	10,800.00	-90.00	99.2%
4955.0 · Community Spirit	3,295.98	2,000.00	1,295.98	164.8%
4970.0 · Bank Charges	75.00	100.00	-25.00	75.0%
4980.0 · Miscellaneous expense	-25.00			
Federal Income Taxes	822.00	600.00	222.00	137.0%
<b>Total CORPORATE ADMINISTRATION</b>	<b>113,206.86</b>	<b>110,553.86</b>	<b>2,653.00</b>	<b>102.4%</b>
<b>GROUNDS &amp; FACILITIES</b>				
4200.0 · Grounds Maintenance	51,054.92	62,809.20	-11,754.28	81.3%
4201.0 · Electric Utility	5,804.31	6,500.00	-695.69	89.3%
4202.0 · Water - Median & Pool	18,074.46	25,000.00	-6,925.54	72.3%
4203.0 · Supplies	250.00	300.00	-50.00	83.3%
4205.0 · Tree Trimming	865.00	7,500.00	-6,635.00	11.5%
4208.0 · Entrance Maintenance	0.00	2,242.29	-2,242.29	0.0%
4220.0 · Trash Removal	1,370.76	1,251.11	119.65	109.6%
4235.0 · General Repairs	60,528.32	9,000.00	51,528.32	672.5%
<b>Total GROUNDS &amp; FACILITIES</b>	<b>137,947.77</b>	<b>114,602.60</b>	<b>23,345.17</b>	<b>120.4%</b>
<b>POOL OPERATIONS</b>				
4102 · Swim Team				
4102.0 · Swim Team Coach	5,000.00	5,000.00	0.00	100.0%
4146.0 · Insurance - Swim Team	500.00	500.00	0.00	100.0%
<b>Total 4102 · Swim Team</b>	<b>5,500.00</b>	<b>5,500.00</b>	<b>0.00</b>	<b>100.0%</b>
4000.0 · Salaries and Wages	15,808.91	17,000.00	-1,191.09	93.0%
4100.0 · Pool Operations Management	10,218.99	10,218.99	0.00	100.0%
4101.0 · Pool License	229.69	229.69	0.00	100.0%
4110.0 · Pool Chemicals	2,198.84	2,100.00	98.84	104.7%
4112.0 · Pool Cleaning	4,546.56	4,546.56	0.00	100.0%
4135.0 · Pool Repairs	19,244.00	25,000.00	-5,756.00	77.0%
4140.0 · Pool Supplies	6,035.37	2,000.00	4,035.37	301.8%
4145.0 · Pool Payphone - DSL Line	1,811.14	1,645.68	165.46	110.1%
<b>Total POOL OPERATIONS</b>	<b>65,593.50</b>	<b>68,240.92</b>	<b>-2,647.42</b>	<b>96.1%</b>
<b>Total Expense</b>	<b>316,748.13</b>	<b>293,397.38</b>	<b>23,350.75</b>	<b>108.0%</b>
<b>Net Ordinary Income</b>	<b>-25,796.62</b>	<b>-15,031.98</b>	<b>-10,764.64</b>	<b>171.6%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
3440.9 · Interest Income	15.07	15.24	-0.17	98.9%
<b>Total Other Income</b>	<b>15.07</b>	<b>15.24</b>	<b>-0.17</b>	<b>98.9%</b>
<b>Net Other Income</b>	<b>15.07</b>	<b>15.24</b>	<b>-0.17</b>	<b>98.9%</b>
<b>Net Income</b>	<b>-25,781.55</b>	<b>-15,016.74</b>	<b>-10,764.81</b>	<b>171.7%</b>



WELCOME!

### NEW RESIDENTS



**Timothy & Katherine Farrar**  
14234 Summer Squall

**Dale and Susan Fatzinger**  
14931 Eminence

**Martha Fewell & Ryan Uhl**  
14910 Royal Orbit

**Adam Garza**  
15046 Polynesian

**Augustine & Rose Martinez**  
14622 Dauber

**Daisy Noguera**  
14903 Polynesian

**William & Lora Render**  
14123 Day Star

**Christopher Schober**  
14714 Swale



If you are new to the neighborhood, please be sure to visit our [churchillestateshoa.com](http://churchillestateshoa.com) website to learn more about our community.

## CEHA Board of Directors Meeting

7:00 PM • Monday, February 14, 2022  
Meeting ID: 827 6751 2219 Passcode: CEHA

### AGENDA: 2022–2023 Annual Planning Meeting

1. Call to Order
2. Approval of Minutes
3. Welcome of Guests / Residents
4. President's Report
5. 2022-2023 Annual Goals
  - 10 Year Master Plan
  - Community Spirit
  - Communications
  - Recreation Center
  - SAYOR
6. New Business
7. Open Forum
8. Executive Session
9. Report from Executive Session
10. Adjournment



**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 budget/assessment.

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### Remember to register for e-blasts on our website!

Have you registered your email in order to receive e-blasts about our neighborhood?

It's simple and quick! Go to [churchillestateshoa.com](http://churchillestateshoa.com); select Residents tab and then "Register for e-blasts". This way you will be in the know as updates about events, meetings, etc... happen in Churchill Estates!

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# Churchill Estates Real Estate Corner

By John and Michele Smith, Resident Realtor®

## Racing the Rates – Should You Sell Your House Now?

Source: <https://lightersideofrealestate.com/news/racing-the-rates-should-you-sell/>

Typically it's buyers who are most concerned about rising mortgage interest rates, and for good reason. A small jump in rates will cost them a few more bucks per month for the same house than it would've if they hadn't waited to make an offer and lock in a rate. Add a few of those rate hikes together before they buy, and the added cost can be really aggravating.

Mortgage rates *constantly* go up and down, which is why they're almost always in the news. It's something to write about. Right now they happen to be going up again, as CNBC pointed out in this article about how rates jumped again and how it affects buyers. To summarize the big news, rates went up 0.35% in a week. Overall, not a huge deal. At least not enough to really change home values overnight.

But then they dig in a little more and added, "For a median-priced home, currently about \$350,000, buyers putting down 20% will now see a monthly payment \$125 higher than they would have just three weeks ago." They're going back three weeks to basically say that the monthly payment would be \$125 more per month for the average buyer. That isn't due to the one-week bump; that's due to a few bumps over time. But it starts to add up, and buyers start to notice and feel it a little more.

Does this mean there's going to be an absolute halt to the buying frenzy? No, at least not overnight. The market (and your home's value) won't turn on a dime and turn your dollars *into* dimes. But if the trend continues, and the news continues to point it

out and alarm buyers, it could cause them to at least be less aggressive in how much they're willing to pay in the near future. Or, perhaps they'll just be less willing to get involved in a bidding war. Also worth noting; it could also come to a point, if rates rise significantly, where buyers simply won't be willing to pay the prices they have been for a house.

After all, the value of homes is in large part based upon how much buyers can afford to pay per month, and what they want and will agree to buy for that much per month. So, if they get to a point where the rates are increasing their monthly payment too much, it will likely cause them to lower the amount they are willing to pay for your house.

There's really no crystal ball to say whether or not rates are on an upward trend for good, or how high they'll go. All you can deal with is the here and now, along with a little "what-if" assessing.

### The Takeaway:

If you're even remotely thinking about selling, here's a good two-step game plan:

1. Get a firm grasp on what your house is currently worth in the market right now.
2. Assess whether or not it makes sense for you to capitalize on the current value and sell now, or let it ride and see if the rates keep hovering and values continue to rise (or at least stay about the same).

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# Looking to Get More Involved in Churchill Estates?



Each year Churchill Estates offers many events and activities for our residents. We host a Spring Electronic Recycling/Paper Shredding Day, Easter Egg Hunt, Summer Swim League, July 4th Parade, Fall Community Garage Sale, Yard of the Month contests, Holiday Light Contests and our Annual Meeting. If you have an interest in getting more involved in our community, Churchill Estates is always looking for volunteers. Please send an email to our Administrator, Kara Mowrey, at [churchillestateshoa@gmail.com](mailto:churchillestateshoa@gmail.com) to express your interests. We look forward to seeing you at our next events!

## Calling All Pickleball Players!

Who wants to play pickle ball? All ages and skill levels are welcome. Let's form a group and have fun. Text me if you are interested at 210-378-3707/ Sonia Hart.



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: \_\_\_\_\_

# Love is in the Air, and So Are Allergens

By Sharon Reynolds, Neighborhood News Staff Writer

February is a month of romance and love, but that's not the only thing lurking in the air this time of year. Allergens often run rampant during the winter months in South Texas because we have mild winters and therefore not all outdoor plants go dormant.

**Mountain Cedar.** One of the main allergens during the winter months in our regional area is mountain cedar. It's a funny name because the source of this allergen is from an ashe juniper tree, not a cedar tree, and is native to central Texas, not the mountains. According to Gardeningknowhow.com (2022), the male trees bear cedar pollen cones at the ends of their branches, while the female trees bear berries that are a source of food for wildlife, so while this allergen is bothersome, it is of great benefit to our ecosystem.

**Indoor Allergens.** While outdoor allergens can cause sneezing, headaches, and fatigue during winter, there are also indoor allergens to consider since the cold weather usually keeps us indoors. Many newer homes have better insulation to prevent warm air escaping, however, this can actually lead to increased symptoms because it seals us inside with allergens such as pet dander, dust, and mold.

According to HopkinsMedicine.org (2022), when a person is exposed to an allergen that they are allergic to, the body's immune system begins producing antibodies to attack the allergen. These antibodies overreact and attach themselves to a person's eyes, nose, and lungs resulting in inflammation. As inflammation occurs it creates mucus thereby making it more difficult for the body to eliminate the allergen.

There are a number of ways to prevent and treat a body's reaction to allergens, so don't let allergies dampen efforts to romance a loved one this time of year. If you are having allergy symptoms, seek out preventative measures and natural ways to treat allergies. However, please see your healthcare provider if your symptoms are severe or for additional information and help with allergies.

**Resources:**

- GardeningKnowHow.com (2022). Mountain Cedar Information. Retrieved from <https://www.gardeningknowhow.com/ornamental/shrubs/juniper/mountain-cedar-information.htm>
- HopkinsMedicine.org (2022). Allergies and the Immune System. Retrieved from <https://www.hopkinsmedicine.org/health/conditions-and-diseases/allergies-and-the-immune-system>



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# Great Backyard Bird Count (GBBC)

February 18, 2022 – February 21, 2022

The Great Backyard Bird Count (GBBC) is a free, fun, and easy event that engages bird watchers of all ages in counting birds to create a real-time snapshot of bird populations. Participants are asked to count birds for as little as 15 minutes (or as long as they wish) on one or more days of the four-day event and report their sightings online at [birdcount.org](http://birdcount.org). Anyone can take part in the Great Backyard Bird Count, from beginning bird watchers to experts, and you can participate from your backyard, or anywhere in the world.



Every February, count for as little as 15 minutes in your own backyard to help expand our understanding of birds.

Each checklist submitted during the GBBC helps researchers at the National Audubon Society, Cornell Lab of Ornithology and Birds Canada learn more about how birds are doing, and how to protect them and the environment we share. Recently, more than 160,000 participants submitted their bird observations online, creating the largest snapshot of global bird populations ever recorded.

Another way to enjoy the GBBC is to share your photos online at <https://www.birdcount.org/learn/photos/>. Your photo will become a part of the Macaulay Library, the world's premier scientific archive of natural history.

Visit <https://www.birdcount.org/participate/> for more information on how to participate in this event.

**IT'S TIME TO TRIM YOUR TREES!**

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## Reminders for Churchill Estates Dog Owners

Please keep your dogs on leashes at all times. Check your gates and fences to be sure they are secure. Your dogs should have current ID tags that they wear at all times and a microchip. If you lose your dog, immediately post signs along CE Blvd with a description of the dog and your phone number. Remember to take the signs down once your dog has been found. Also, please carry a bag with you to clean up after your dog when you're on a walk.

## Report Speeders

Call the Prue Road SAPD substation at 210-207-7169 to report speeders and ask for an officer to monitor our streets.



## Airplane Noise Bothering You?

Call the San Antonio Airport Noise Mitigation Office at 210/207-3471 to report low or loud aircraft flying over your Churchill Estates residence. Provide your name, address, phone number and time of day the airplane was observed.

## Dial 311 to Request City Service Assistance

Call City Customer Service at 311 to request assistance with city-related problems such as pothole repair, missing or damaged street signs, overgrown vegetation in city easements, stray animals, or abandoned cars. Customer service hours are 7 AM to 11 PM Monday through Sunday, including all holidays.

## Important CE Numbers & Addresses



- CE Lost & Found Pets – [www.nextdoor.com](http://www.nextdoor.com)
- Gated Community Management Company – C.I.A. Services, Inc. (210) 490-0000 | [CustomerCare@ciaservices.com](mailto:CustomerCare@ciaservices.com) | [www.ciaservices.com](http://www.ciaservices.com)
- To Report CEHA Common Areas Sprinkler Problems – Mark Smith, 210-400-6275, [cehapm@gmail.com](mailto:cehapm@gmail.com)
- CEHA Website – <https://churchillestateshoa.com/>
- SAPD Non-Emergency: 210-207-7169
- Bexar County Constable Office: 210-335-4750; After 5 PM: 210-246-2263

**Violations...** RVs, boats and trailers cannot be stored in driveways or in the street. Basketball goals cannot be placed in the street.

**CAR DECALS...** New car? New to the neighborhood? Churchill Estates windshield decals are available, and they're free! You can pick them up at American Postal Center, 13423 Blanco Rd., #288 or leave a message at 210-697-3270 requesting the decals be mailed to you.

**About your newsletter...** CEHA deadlines are the 14th of the month. To place an ad, please call Neighborhood News at 210-558-3160. View the current CE newsletter online at [churchillestateshoa.com](http://churchillestateshoa.com).





# GATES AT CHURCHILL ESTATES NEWS

## Message from the Board of Directors: Drive for Safety

Recently, it's been observed that some drivers have been ignoring motor vehicle safety laws in our community by exceeding the posted 20 mph speed limit and rolling through stop signs. These safety issues are particularly a concern for vehicles entering the gate at Triple Crown, at the bend on Triple Crown and on Preakness Ln.

Several months ago, a yellow safety sign was installed on Triple Crown cautioning drivers to slow down, however, some drivers continue to ignore the warning. This disregard for the rules of the road is a serious safety issue that puts drivers and pedestrians in danger. All drivers in the Gates at Churchill are highly encouraged to slow down, comply with 20 mph speed limit, obey stop signs and use caution at all intersections, particularly on Triple Crown and Preakness Ln. Drivers should also reduce their speed when approaching the curve on Triple Crown.

According to the Texas Department of Transportation, a reportable motor vehicle accident occurs every five seconds. Many of these accidents are caused by drivers exceeding the posted speed limit and drivers failing to stop or yield at intersections. We all need to work together to prevent unnecessary vehicle accidents in our community. The Gates at Churchill Board of Directors will continue to monitor this issue to ensure the safety of all residents.

## Annual HOA Assessments

Statements for the annual HOA assessment were sent by CIA Services to all homeowners in November 2021. Payments were due on January 1, 2022, and are considered delinquent if not paid by January 31. Payments can be submitted to CIA Services via the US Post Office or online at [www.ciaservices.com](http://www.ciaservices.com). Homeowners in the Gates at Churchill also must pay an annual assessment to the Churchill Estates community. Annual assessments to Churchill Estates must be received by January 31, 2022 to avoid penalties.

## 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](http://www.ciaservices.com). Click "Find My Community" and select "Churchill" 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, March 8, 2022
- Tuesday, June 14, 2022
- Wednesday, September 14, 2022

- Tuesday, December 13, 2022 (annual meeting and election of board members)

The meetings are held online via Zoom and begin at 6:30 PM. Notifications will be sent to all homeowners who have registered their email addresses with C.I.A. 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](mailto: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



## 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](mailto: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
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

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**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 are 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 are doing? Yes \_\_\_\_ No \_\_\_\_

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

If you have 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, Inc. at 210-419-0000 or at customercare@ciaservices.com

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



CEHA  
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 SAN ANTONIO, TX 78216

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**If your Monthly Payment is \$2,500...**

**How will rising rates impact your buying power?**


Period	Home Price	Rate
Jan-March 2022	\$348K	3.30%
April-June 2022	\$344K	3.45%
July-Sept 2022	\$342K	3.55%
Oct-Dec 2022	\$338K	3.70%

Mortgage rate projections based on the average of Fannie, Freddie, MBA & NAR. 30-year term. \$2,500 P&I. All prices with 10% down



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