

# Churchill Estates



January 2022 • Volume 26, Issue 1

## Churchill Estates Board Members

**President**  
Amy Ellis

**Vice President**  
Rey Saucedo

**Treasurer**  
Rebecca Brune

**Secretary**  
Mikel Brand

## Members-at-Large

Gloria Contreras  
Jamie Faughn  
Michele Smith  
Elizabeth Small  
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)

## President's Letter

By Amy Ellis



Happy New Year to each of you! What an amazing year 2021 was, and now we can look ahead to a wonderful 2022 together in Churchill Estates. Thank you to each of you who mailed in your proxy or took time to join us for our Annual Meeting in December. It was a great meeting as we reviewed the many accomplishments of 2021 and started to plan ahead for 2022. Below is a recap of the meeting. Wishing each of you a terrific 2022!

### 2021 Annual Meeting Recap

**Charles Mazuca, [Charles.mazuca2@sanantonio.gov](mailto:Charles.mazuca2@sanantonio.gov)**

Charles Mazuca came to represent Councilman Courage as Councilman Courage had another commitment. Mr. Mazuca announced that the Lights Contest is being hosted for the community. The Bond Committee meetings are finishing up this month, and reports will be posted soon. Mr. Mazuca offered to do a street analysis of the ratings of street maintenance. Vincent Chacon asked about the 5 year plan for street repairs that are upcoming. Mr. Mazuca explained that the street grade impacts the replacement plan. He offered to come and meet again with the Board to discuss these concerns as part of a sub-committee. Scott Smith asked about the current rating of Churchill Estates Boulevard, and Mr. Mazuca reported that it has a score of 64.5 pavement condition index. It will be on the plan to repair in 2023. Mr. Mazuca also serves as our Zoning Liaison for CE. Lisa Taylor inquired about a lighting ordinance and asked about the illumination on Blanco/CE Blvd. Amy Ellis mentioned the participatory budget and asked for residents to share their voice when it comes out again in May. Lisa Taylor mentioned the importance of subscribing to the D9 Newsletter and asked Mr. Mazuca to research the homeless encampments that are along Blanco Road.

### Officer Kent Novak, Bexar County Deputy Constable Precinct 3

Officer Novak reported that CEHA had 673 calls for service this past year. 116 cases actually needed to be assigned a case number. 41% of the reports made were burglary, forgery or identify theft reports. Officer Novak has stopped over 50 vehicles and had several towed for various violations. Officer Novak mentioned that we are a pedestrian heavy neighborhood and reminded residents to walk against traffic and ride a bicycle with traffic. He encouraged

*(Continued on page 2)*

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## Community Calendar

- **Jan. 10th @ 7 PM**, CEHA Board Meeting, 15315 Huebner Road, Woodland Baptist Church Conference Room and via Zoom  
Zoom Meeting ID: 827 6751 2219  
Passcode: CEHA





(Continued from page 1)

residents to wear reflective gear when walking and biking and to be mindful when driving. Officer Novak suggested putting this information in the next newsletter. He reported that San Antonio is #5 in US cities for package theft. Officer Novak mentioned that you can have Vacation Patrol to request monitoring for the days you are out of town. Residents can go to [www.Bexarpolice.org](http://www.Bexarpolice.org) to make a request. A resident asked how long a car can be parked in the street; Officer Novak shared that residents can contact 210-207-7273 to report violations. Lisa Taylor also asked about lighting along the Boulevard. Amy mentioned Mark was looking into options that might fit the lighting ordinance.

Residents can continue to contact 311 to report concerns as well as the non-emergency number at 210-207-7273.  
<https://www.bexarpolice.org/services/vacation-patrol-request/>

**Swim at Your Own Risk (SAYOR), Betty Kuykendall and Mark Smith**

Betty reported that they are working to install SAYOR for the new year. A few pieces of technology are delayed, but it will be installed when it arrives. She asked residents to watch the newsletter and website to find out when residents can sign up for SAYOR. There will be specific rules and regulations for permission that will be given to residents to access the pool without lifeguards. Betty explained that concerns such as pool upkeep and cleanliness will be monitored.

**10 Year Master Plan Committee, Rebecca Brune and Rey Saucedo**

Becca Brune introduced the 10 Year Master Plan Committee to residents in attendance. She explained that projects can be aligned with priorities and focus on the best ways to spend our CE budget to meet these priorities. Committee Members include Rebecca Brune, Rey Saucedo, Jamie Faughn, Bryce Belden and Glen Guerra. The Committee will have a survey that the community can participate in to share their voice on areas to focus on. Becca mentioned that the committee is looking at residents moving in and out of the community to help decide what will be most meaningful for our neighborhood. They are also partnering with CEHA Managers to better understand CE history and needs.

**2021 CEHA Accomplishments**

- Painted underside of pavilion
- Replaced roof on pavilion and guard stand
- New 911 phone has been installed
- Brick wall repaired at Huebner internet
- New Wi-Fi installed at pool area

- LED lighting updated at tennis court
- Electrical gate installed at entrance to Rec Center
- Barbeque grills replaced at Rec Center
- Annual events hosted – July 4th parade, Easter Egg hunt, Swim Kick Off BBQ and Santa visit
- Hosted Yard of the Month contests
- Mulch replaced at playground area
- Successful swim team season-Go Stallions!
- Pool deck resurfaced
- Replaced and updated emergency phone at pool
- Lifeguard stands replaced and new pool chairs added

**Budget**

The Financial Manager discussed the 2021 Budget. Dues will stay at \$300 for 2022 if paid by January 31. On or after February 1, dues will be \$310 with late fees being added each month that dues are not paid.

**Board Member Election**

Congratulations to Gloria Contreras, Amy Ellis and Elizabeth Small as the newly appointed Board Members. These representatives will begin to serve on the Board for the next 3 years, and we appreciate their dedication and interest in serving our community. Welcome to the CEHA Board!

**Invitation to Attend Next Year**

As a neighbor and resident, we value your opinion. Residents make all the difference in this community, so if you were unable to attend the meeting this past year, we hope you will be able to make the 2022 meeting in December. Details will be provided to you through this newsletter and by a special mail out in November next year. Until then, I hope to see you around the neighborhood! Happy 2022!

**Congrats to 2021  
Holiday Lights Winners!**

**1st Place**  
The Middleton Residence – 14223 Bold Ruler

**2nd Place**  
The Dunne Residence – 14422 Sir Barton

**3rd Place**  
The Gutierrez Residence – 14802 Bold Venture

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# Santa Claus Visits Churchill Estates

After a busy holiday season, the Board felt it was time to spread a little cheer. Santa seems to be making an annual visit to our community. Residents enjoyed pictures with Santa at the Rec Center, and he made sure to drive down every street in Churchill Estates to spread some cheer!

Lots of joy was shared as residents waved and cheered to Santa and his elves passing through the neighborhood. Picture stops were made at different streets on Santa's drive thru the community.



# Thank you Betty Kuykendall!

The Board would like to give a special shout out of appreciation to Betty Kuykendall. Betty has served as a Board Member for over 13 years, and 5 of those years, she served as President of the Board. She will continue to serve as a chairperson for the Swim at Your Own Risk committee.



Betty- thank you for your incredible commitment and dedication to our neighborhood. Churchill Estates appreciates you!



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WELCOME!

### NEW RESIDENTS



**Christopher & Elizabeth Bartels**  
14730 Churchill Estates Blvd

**Dagmaris Cepero & Ivan Vazquez**  
15043 Churchill Estates Blvd.

**Brianna & Kevin Duewel**  
14806 Gallant Fox

**Lillis Espinal**  
14214 Man O'War

**Valdeci Godoy & Ariena Amaro**  
14227 Summer Squall

**Wendy Pimentel**  
14815 Adios

**Christopher & Annaliza Rogers**  
14807 Forward Pass



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

**Monday, January 10, 2022 at 7:00 PM**  
*(In Person and Virtual)*

**15315 Huebner Road – Woodland Baptist Church,  
Conference Room**

**Zoom Meeting ID: 827 6751 2219 Passcode: CEHA**

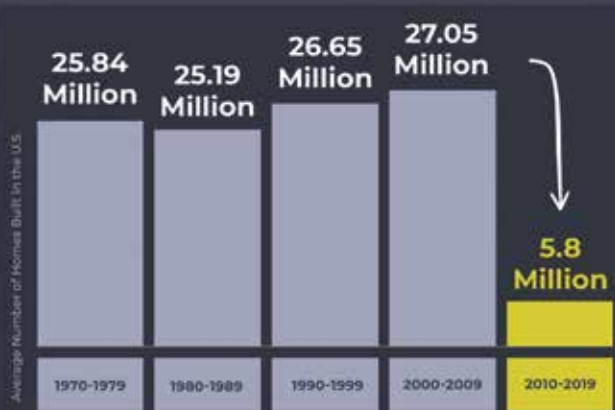
#### TENTATIVE AGENDA:

1. Call to Order
2. Approval of Minutes
3. Welcome of Guests / Residents
4. President's Report
5. Financial Manager's Report
6. Property Manager's Report
7. Pool Manager's Report
8. Committee Reports
  - Architectural Control
  - Community Spirit
  - Master Plan
  - Recreation Center
  - Restrictive Covenants
  - Safety/Security
  - SAYOR
9. New Business
  - Election of Board Member Officer Positions
10. Open Forum
11. Executive Session
12. Report from Executive Session
13. 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 budgeting/assessment.

### THE HOUSING SHORTAGE EXPLAINED...

Since the mortgage crisis in 2008, we've been **building less homes** compared to the previous four decades...



In addition to **less homes being built**, an increase in **buyer demand** fueled by historically low interest rates has created this housing shortage.



**KATIE ROSS**  
RE/MAX Associates  
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jtravis2@satx.rr.com



## 2022 CEHA DUES INFORMATION



Dues invoices were mailed to be received in early January for CEHA. The 2022 dues amount is **\$310.00**; however, a **\$10.00 discount** is available to you, and you can pay \$300.00 if your payment is received on or before January 31, 2022 and all outstanding dues are paid in full. 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 Click on Dues; click on Make 2022 CEHA Dues Payment. The dropdown box on the dues payment page shows that the amount is \$309.27 if you pay through PayPal. 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), so be sure you're sending each of your checks to the correct HOA.

---  
**\*\*\*Cut and mail in with Churchill Estates' Dues check\*\*\***

**Total payment due before January 31, 2022 is \$300.**

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

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

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

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

**Mail check to:**  
**CEHA**

**13423 Blanco Road #288**  
**San Antonio, Texas 78216**



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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!



## 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

## 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!

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## CHURCHILL ESTATES REAL ESTATE CORNER

By Katie Griffin-Ross, Resident Realtor®

Source: <https://themortgagereports.com/85263/housing-market-predictions-2022>

### Housing market predictions for 2022: Rates, prices, and inventory

#### Will the housing market improve in 2022?

The 2021 housing market was a tough one for home shoppers.

Low rates and increased flexibility of working remotely put many first-time homebuyers on the map. But limited inventory, skyrocketing prices, and fierce bidding wars made housing harder to come by.

But things may soon level out to a more 'normalized' market, according to real estate experts. We could see competition start to taper off and price growth begin to moderate.

In short, 2022 should be a better market for buyers.

#### Real estate market demand and demographics

We should have a strong performing market through the first few quarters of 2022. Coming into the fall we are likely to see the effects of rising interest rates along with increasing inflation start to cool off the market, somewhat.

The pandemic, which we originally thought would be the downturn of almost a decade of real estate appreciation, turned out to be a stimulus to the market. The ability of employees to work remotely, plus needing additional home office workspace has led to a demand like we have not seen in many decades, if ever.

#### Potential for improvement

The leading economists and indicators are pointing to an increase in inventory which will help with the unbalanced supply and demand that we have had for the past few years. This will help level out the playing field for buyers trying to enter the market.

#### Look out for rising mortgage rates

The counter side to waiting to purchase is the expectation that interest rates and inflation will both be on an upward trend. This will make the entry home market harder to obtain for many first time buyers. Interest rates have a far greater effect on qualifying than the increase in home prices generally speaking.

#### Home price predictions for 2022

Housing prices have been on a record-setting rise in 2021.

According to CoreLogic, home sales prices increased by more than 18% between September 2020 and September 2021. This came on the heels of "the largest annual gain in home prices" in 45 years (August 2021).

Unfortunately, home values aren't likely to stop rising or start falling any time soon.

But the good news is, last year's double-digit percentage gains might slow down, which could take some of the pressure off prospective buyers.

#### Home inventory predictions for 2022

With the real estate market drifting toward a more normalized pace, many industry experts envision the number of existing homes for sale increasing next year, especially as current homeowners look to move.

We will likely see some investors selling off assets and increasing the supply to take advantage of the recent appreciation in values. We are hoping to see some improvement in the supply chain as well as worker shortages for new home construction that could also help with housing options for buyers. It is not likely that we will get back to a balanced market of 6-6.5 months of inventory in the San Antonio area, but small improvements in supply will help.

"According to Fannie Mae, we will still see an almost 50 percent shortage of homes available to meet a normal demand of buyers, I believe it will take two to three years for the inventory shortage to normalize again." Says one industry leader.



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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# A Message about Property Fraud from your Bexar County Clerk Lucy Adame-Clark

## VANGUARD PROPERTY ALERT

### Real Property Alert Service

#### Monitoring for your peace of mind.

Get notified against potentially fraudulent claims or transactions regarding real property.

#### Proactive alerts direct to your email inbox.

Receive email alerts any time your personal or business entity name is used in a Real Property filing within the Bexar County Clerk's Office.

#### Property Fraud?

Real property fraud is when a party fraudulently records documents against your property for financial gain or to take over ownership without your knowledge.

#### Why should you be concerned?

Real property fraud is a fast-growing crime as damaging as identity theft, with the added risk of losing your property.

#### How do you protect yourselves?

Bexar County and the County Clerk are introducing Vanguard Property Alert – a free real property alert system. After creating an alert record, you will receive email notifications anytime a document is recorded matching your property or name.

Go to our public search website and click on the Property Alert link, to sign up today:

<https://bexar.tx.publicsearch.us/>

#### Contact us:

Bexar County Clerk  
100 Dolorosa, Suite 104, San Antonio, Texas  
(210) 335-2581



## 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).

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# GATES OF CHURCHILL ESTATES NEWS

## Happy New Year!

Wishing all homeowners and residents of the Gates of Churchill Estates a Happy New Year! We hope your new year is filled with success and prosperity. We also encourage homeowners to make a New Year's resolution to get involved in your homeowners' association.

Information about upcoming board meetings for 2022 will be published in the February 2022 newsletter and posted on [www.ciaservices.com](http://www.ciaservices.com).

## Annual HOA Assessments

Statements for the annual HOA assessment were sent by CIA Services to all homeowners last November. Payments are due on January 1, 2022 and are considered delinquent if not paid by January 31. The annual assessment can be paid in full by the due date or an installment plan can set up with CIA Services. 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 of Churchill also must pay an annual assessment to the Churchill Estates community.

## Prevent Expensive Water Leaks this Winter

During winter months, residents are advised to take steps to protect exposed pipes from freezing. Generally, in San Antonio, exposed pipes should be protected when outside temperatures are expected to fall below 32 degrees Fahrenheit. For homes with underground sprinkler systems, consider wrapping the main shut-off valve with insulation to prevent it from freezing. Water spigots also may need insulation when freezing temperatures are expected. Local hardware stores offer a variety of devices that can be used to protect pipes and faucets during the winter season.

## Moving Electrical Lines

CPS Energy is planning to remove the overhead electrical lines located behind some of the homes on Triple Crown and Preakness Ln and install the lines underground. The white lines sprayed recently on both streets show the proposed route of the underground lines. The project, which is still in the planning stage, also will include installation of transformers and other equipment, some of which will be installed in ground. Homeowners impacted by the project can expect to receive additional information from CPS Energy before work begins. Because the project is pending final approval by CPS, the start time for the project has not been determined (at least, not at the time this article went to press).

## Call for Volunteers

Community volunteers are needed to serve on the Architecture Control Committee (ACC). The ACC is responsible for reviewing and interpreting home improvement requests from homeowners to ensure compliance with architectural guidelines specified in the HOA governing documents. For more information on committees, go to [www.ciaservices.com](http://www.ciaservices.com) and click "Become a Volunteer".

## 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 C.I.A. 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.

## 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 of 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 of Churchill Estates Board of Directors

President: Rosemary Canales

Vice President: John Wise

Secretary: Barry England

Treasurer: Lee Wingert

Member-at-Large: Derek Braden

## Gates of Churchill Estates Committees

Violation: All Board and committee members

Architecture Control Committee (ACC): Mike Culatto,  
***VOLUNTEERS NEEDED!***

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
Abby Gonzales	210-779-0093	18	Senior	Churchill H.S.	7 years babysitting and pet sitting experience
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: \_\_\_\_\_



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SAN ANTONIO, TX 78216

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