

Churchill Estates



March 2022 • Volume 26, Issue 3

Churchill Estates Board Members

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Mikel Brand

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Michele Smith
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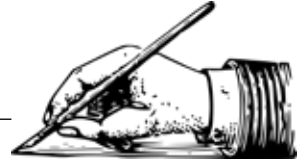
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Pool Manager
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210-602-6639
cehapool@gmail.com

churchillestateshoa.com

President's Letter

By Rey Saucedo




Dear Neighbor,

I am excited to report that the Board of Directors held their planning meeting in February 2022 and began planning some significant projects! We are moving forward with the 10-Year Committee Homeowner Survey. The purpose is to obtain homeowner feedback on improving our amenities within the community. To ensure everyone has the opportunity to participate, we will be publishing the survey through social media and mailouts. Please be on the lookout for the survey and take some time to provide your feedback. The committee will report the findings to the Board of Directors to consider when prioritizing community projects.

In addition, we have some social events planned, such as the Spring Event (Sunday, April 10th), the 4th of July Parade (Monday, 4th of July), Community Garage Sale (Saturday, October 8th), and Holiday in the Park (Sunday, December 11th). These events will be coordinated by volunteers and will announce more information in the upcoming newsletters. If you would like to volunteer or assist for any of the events, please contact Kara, our administrator. We are always in need of volunteers to help!

We hope to see you at these community gatherings – Cheers!



CEHA Board of Directors Meeting

7:00 PM • Monday, April 11, 2021

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

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Community Calendar

- **March – No Board Meeting**
- **4/11 @ 7PM, CEHA Board Meeting via Zoom**

Zoom Meeting ID: 827 6751 2219
Passcode: CEHA



Stallions Swim Team News



Commonly Asked Questions

Believe it or not, we are already starting to think about the 2022 swim team season! I am so excited to be managing the team again this season along with FIVE amazing, qualified, and enthusiastic coaches. Below are some commonly asked questions you might have as you consider whether or not to sign up your child.

When does the swim team practice?

Swim team season runs from the first Monday in May through (almost) the end of June. In May, practices are held Monday-Friday after school (times depend on swimmer's age) and in June, practices switch to mornings. We know that families have very busy schedules so please note that practices are NOT mandatory. We would love for your swimmer to come to practice whenever they are able.

Does my child have to be a fast swimmer to be on the team?

Absolutely not. We happily accept swimmers of all ability levels, from new swimmers all the way up.

How old does my swimmer have to be?

Your swimmer must be five years old by June 1 to participate. Swimmers can be on the team until they are 18!

Does my swimmer have to live in Churchill Estates?

NO! We would LOVE to expand our team to neighboring kids, so if your swimmer has a friend or classmate who you think would be interested, PLEASE help spread the word!

Are there swim meets?

Yes! We will have four meets against nearby neighborhood teams, and one championship meet at the end of June for swimmers who qualify. Just like with practice, swim meets are not mandatory (but are A LOT of fun and a great experience!).

When do I register?

Registration will kick off with a popsicles by the pool event on Friday, April 1 from 5-7 at the CE pool. We will have our

swimsuit vendor on site for fittings, our awesome coaches available to answer questions, and of course, popsicles! Registration actually happens via our website, but this is a fun way to kick start the season and see friends!

How can I find out more?

Please visit our website at Churchillstallions.swimtopia.com for more information such as cost, meet locations, and coach information.

Go red! Go black! Go Stallions! Attack!

Lauren Belden
Swim Team Manager

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 March, you will owe \$310.00 plus a \$6.20 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, Inc), so be sure you're sending each of your checks to the correct HOA.

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Dale & Susan Fatzinger
14931 Eminence

John McDaniel
14718 Forward Pass

Pavich & Gabrielle Rodriguez
14723 Sir Huon

Sanctum Investments, LLC
14303 Citation Street

SN SA, LLC
14618 Snip



Carlos Torres & Theodore Eshelman-Torres
2419 Noor

Jacob Towell
14718 War Admiral

If you are new to the neighborhood,
please be sure to visit our churchillestateshoa.com
website to learn more about our community.



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; 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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San Antonio City Council Redistricting

San Antonio has begun the process of realigning council districts based on the 2020 census. A citizen Redistricting Advisory Committee has been formed that will work with a consultant to develop a new council district map. The city expects the new map to be presented to city council for vote late this summer. The citizen committee will hold public meetings throughout the redistricting process to allow for public input. Information about the public meetings and the redistricting process can be found at www.saspeakup.com/u4334 and also at www.sabexarcounmein.org/community-impact/redistricting and at <https://sanantonioreport.org/san-antonio-city-council-redistricting>.

Currently the populations of council districts 8, 9, and 10 are too large and will have to give up residents to other districts. This will be accomplished by reassigning voting precincts to other districts. Churchill Estates currently borders district 8. There is some possibility that precinct 3078 for Churchill Estates could be realigned.



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CHURCHILL ESTATES REAL ESTATE CORNER

By Katie Griffin-Ross, Resident Realtor®

Source: <https://www.keepingcurrentmatters.com/2021/02/01/turn-to-an-expert-for-the-best-advice-not-perfect-advice/>

Turn to an Expert for the Best Advice, Not Perfect Advice

As we approach the anniversary of the hardships we've faced through this pandemic and the subsequent recession, it's normal to reflect on everything that's changed and wonder what's ahead for 2021. While there are signs of economic recovery as vaccines are being issued, we still have a long way to go. It's at times like these we want exact information about anything we're doing. That information brings knowledge, and this gives us a sense of relief and comfort in uncertain times.

If you're thinking about buying or selling a home today, the same need for information is very real. But, because it's such a big step in our lives, that desire for clear information is even greater in the homebuying or selling process. Given the current level of overall anxiety, we want that advice to be truly perfect. The challenge is, no one can give you "perfect" advice. Experts can, however, give you the best advice possible.

Let's say you need an attorney, so you seek out an expert in the type of law required for your case. When you go to her office, she won't immediately tell you how the case is going to end or how the

judge or jury will rule. If she could, that would be perfect advice. What a good attorney can do, however, is discuss with you the most effective strategies you can take. She may recommend one or two approaches she believes will be best for your case.

She'll then leave you to make the decision on which option you want to pursue. Once you decide, she can help you put a plan together based on the facts at hand. She'll help you achieve the best possible resolution and make whatever modifications in the strategy are necessary to guarantee that outcome. That's an example of **the best advice possible**.

The role of a real estate professional is just like the role of a lawyer. An agent can't give you perfect advice because it's impossible to know exactly what's going to happen throughout the transaction – especially in this market.

An agent can, however, give you the best advice possible based on the information and situation at hand, guiding you through the process to help you make the necessary adjustments and best decisions along the way. An agent will lead you to the best offer available. That's exactly what you want and deserve.

Bottom Line

If you're thinking of buying or selling this year, contact me to make sure you get the best advice possible.

6 Home Tax Facts

EXAMPLE

Sales Price	\$425,000
Closing Costs	\$31,103
Balance	\$250,000
Prorated Tax Owed	\$3,410

NET AT CLOSE
\$140,486

- 1 If you're married and lived in your home for 2 of the 5 years prior to selling it, you can generally exclude up to \$250,000 of the gain from your income (or \$500,000 as a joint return in most cases).
- 2 You are not eligible for this exclusion if you sold another principal residence within the past 2 years and excluded the allowable gain from your income.
- 3 If you can exclude ALL of the gain from the sale of your primary residence, you don't need to report the sale on your tax return.
- 4 If you have a gain on your principal residence that exceeds the allowable deduction, it is taxable.
- 5 You can't deduct a loss from the sale of your primary residence.
- 6 Special rules may apply when you sell a home for which you've received the first-time home buyer credit (See IRS publication 522, "Selling Your Home," for details.)

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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

Notes from Mike Bartlett, President, Gates at Churchill Estates

I want to thank all of you who voted to elect me to the HOA Board. I am relatively new to the neighborhood, but I have experience over the last 15 years with Boards and so I was asked to be the new President.

My first job is learning all I can about the neighborhood. One of the things I've learned is that there are 253 homes in the Gates at Churchill Estates, and we are all members of the HOA.

Texas requires that all HOAs have an HOA Board to manage the common assets and to help preserve the value of the entire neighborhood.

Our Board has five members, and we are all strictly volunteers. The Board does contract with C.I.A. Services to provide accounting, legal, maintenance and general support to the HOA.

In the coming months the Board will be working on our priorities and specific actions, and I look forward to sharing those with you through this newsletter.

Message from the Board of Directors

ACC Requests. With spring approaching, many homeowners may be considering yard and home improvements. Before beginning outside improvements or repairs, such as painting, remodeling, landscaping, fencing, or roofing, homeowners must obtain approval from the Architecture Control Committee. The ACC is responsible for ensuring the work complies with our community's covenants, conditions, and restrictions. For more information on the ACC process or to submit an ACC request, go to the "Ask.Request.Submit" webpage for the Gates at Churchill at ciaservices.com.

San Antonio Patrol Service. SAPS continues to provide regular security patrols in our community. During these random patrols, the officers check the entry and exit gates, drainage ditches, mailbox clusters, all homes including any homes with open garage doors as well as any suspicious vehicles or persons in the community. Summaries of the security reports are retained by CIA Services. As a precaution, residents should be sure to lock and remove any valuables from their vehicles parked outdoors at night.

Safety in our community. Residents who enjoy walking or jogging in the streets at night in our community are encouraged to make themselves visible by wearing white, reflective or light colored clothes. Likewise, all drivers on the roads at night in our community need to obey posted speed limits, slow down at curves, and watch out for pedestrians.

Report suspicious activity. To help maintain a safe and secure community, all residents are encouraged to report any suspicious vehicles or people in the community. Crime prevention is best done as a community, where everyone is involved and aware.

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, 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 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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