

Churchill Estates



May 2022 • Volume 26, Issue 5

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

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ceswimteam@gmail.com

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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 Homeowner(s):

I am happy to announce the 1st Spring event this month was a great success. We had two food trucks and live music at the park. I was delighted to see all the families that came out and enjoyed the nice weather, games, and festivities. I want to thank Cassie Saucedo and Elizabeth Smalls for helping coordinate the event. We hope to have more events throughout the year to encourage everyone to meet each other. I talked to homeowners about their experience in Churchill Estates and how much they love the community. I had great conversations with homeowners about the 10-year committee and their efforts.

We are excited the 10-year committee is hard at work obtaining survey information from homeowners. It is essential for everyone to scan the QR code (*in this newsletter*) or visit the survey on our website to provide their opinion on different subject matters to improve our community. On Monday, April 11, 2022, we had only 14 residents who participated out of 900 homeowners. Again, please take some time to provide your feedback.

On another project, we are moving forward with SAYOR. At our Board meeting held on Monday, April 11, 2022, we approved the Rules and Regulations of the pool with SAYOR and the "Pool Pass" waiver. We are excited to get this system up and running for our community. I want to thank Betty Kuykendall and Kevin Duewel for their hard work preparing all the information for the Board of Directors to consider. The Board of Directors will be hosting in-person registration for pool passes for all residents on Saturdays and one Sunday for everyone's convenience. The schedule has been put together to get pool passes out to each lot owner. The pool pass will allow you entrance to the pool when lifeguards are not present. More information will be available on our website and in an email (*ensure you have registered your email with the Association to obtain updates from the Board*)

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Community Calendar

- 5/2 – Swim team practice begins
- 5/7 @ Noon – Pool Opens on Weekends only for May
- 5/19 – CEHA Board Meeting @ 7pm
Zoom Meeting ID: 827 6751 2219
Passcode: CEHA

(Continued from page 1)

of Directors). Each lot qualifies for one pool pass without charge, and if you need a 2nd pool pass, there will be a charge of \$10.00.

Pool Pass Registration Schedule

Saturday, April 30, from 8 am–12 pm

Sunday, May 1, from 5 pm–7 pm

Saturday, May 7, from 8 am–12 pm (Pool Officially Opens)

Saturday, May 14, from 8 am–12 pm

As we transition from our old system to a new system, we ask for everyone's patience and understanding during this process. Your volunteer board and staff are working hard to get this going quickly and smoothly.

In addition, there were concerns about lighting within the community at the last membership meeting we had in January 2022. Gloria Contreras, a Board member, took some time to meet and coordinate with the appropriate officials to see if we could get more street lights on the main boulevard. We have received a third-party vendor who reported we do not have enough lighting along the main boulevard and have submitted the report to CPS Energy. We have heard back from CPS Energy confirming they have received the report and will place us on a list for consideration for more lighting installation. We will continue to stay on top of this for the community.

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CEHA Board of Directors Meeting

7:00 PM • Monday, May 9, 2022

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

AGENDA

1. Call to Order
2. Approval of Minutes
3. Committee Reports / New Business
 - a. Pool Pass
 - b. 10 Year Master Plan
 - c. Community Spirit – July 4th Plans
 - d. Communications
4. Financial Manager's Report
 - a. Petty Cash Account
5. Property Manager's Report
 - a. Landscape Contract Review
 - b. Pool Contract Review
 - c. Porter Contract Review
6. Pool Manager's Report
7. Open Forum
8. Executive Session
 - a. Transfer fee
 - b. Compliance
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 budgeting/assessment.

John Travis / architect

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jtravis2@satx.rr.com



Inaugural Spring Event

By Elizabeth Small

As the weather is warming up and neighbors start enjoying the outdoors, the Board held its first Inaugural Spring Kickoff on April 9th. Numerous families stopped by and enjoyed the food trucks (B-Daddy's BBQ and Vero Wood Pizza), live music by Matt Krivec and games. Officer Kent Novak was present and spoke to neighbors. The Egg Races were a hit with the kids, testing their skills rolling a hardboiled egg with a wooden spoon to the finish line for prizes. We received some valuable feedback from neighbors to improve our community. We look forward to many more neighborhood events to meet neighbors.



CE POOL Updates

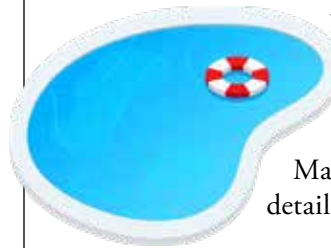
The heat is on in San Antonio, and we know you're ready to cool off! The CE pool is open to all residents who are fully paid with their dues, beginning **Saturday, May 7th**, from noon to 8:00 PM. Sunday hours are 1:00 PM to 8:00 PM. The pool will also be open Monday, May 30 from noon to 8:00 PM for Memorial Day. The pool will open weekdays (closed Mondays) when NEISD summer vacation begins Friday, May 27th.

Looking to host a special event at the pool? Look no further! You may reserve the entire pavilion area for a party before, during or after normal pool operating hours for \$75 plus a lifeguard fee of \$15/hr per guard. *1 lifeguard is required for every 15-20 swimmers in attendance to your party. There is also a \$200 refundable security deposit. Please scan the QR code above if



you would like more information or interested in making a reservation.

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



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EXP: April 30, 2022

Stallions Swim Team News



Have you signed your child up for swim team yet? If not, don't worry-there is still time! We can take registrations up until our second meet (in early June), so if you are still on the fence, feel free to stop by a practice and check us out! Ready to sign up? Head to churchillstallions.swimtopia.com!

We kicked off registration with a fun Popsicles by the Pool event, and it was great to see so many new and familiar faces!

Afternoon practices start on Monday, May 2, and run through the end of the month, at which time they will change to morning practices. See our practice schedule below:

7 AND UNDER

May practices: 5:00-5:30 PM • June practices: 8:30-9:00 AM

8-10 YEAR OLDS

May practices: 5:30-6:15 PM • June practices: 9:15-10:15 AM

11 AND UP

May practices: 6:15-7:15 PM • June practices: 10:30-11:30 AM

Swim Team Parents – Don't forget to sign up for our **REMIND** app for up to the minute information including weather concerns and meet reminders at:

remind.com/join/ceswimte

Be sure to check out the "Swim Team: Nuts and Bolts" document on our website. You can find it under HOME/2022 updates. I hope it will answer any questions you may have.

Cheers to a great season!

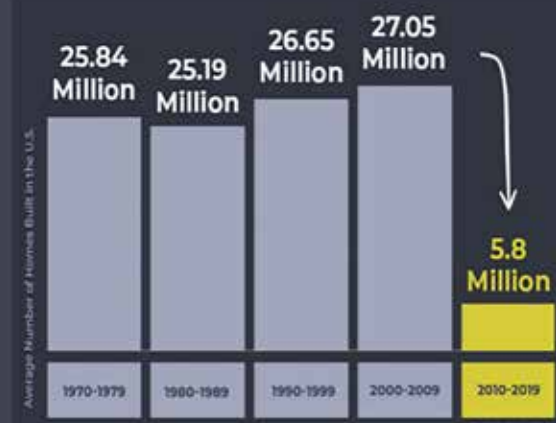
Lauren Belden

Swim Team Manager



THE HOUSING SHORTAGE EXPLAINED...

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Katie Ross

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UNDER NEW OWNERSHIP



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 May, you will owe \$310.00 plus a \$20.10 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. 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.

Churchill Estates Real Estate Corner

By John and Michele Smith, Resident Realtor®



I'm sure by now you have received your notice of updated property value. Why are single-family houses up an average of 28%? The simple answer is- demand for housing far outweighs the current inventory of homes for sale. This drives up the market prices for homes and in turn drives up homeowners new property appraisal. The state caps property value increases at 10% each year, but this cap does not protect new homeowners or commercial properties. You can visit <https://www.comptroller.texas.gov/> for more detailed information. If you are a homeowner with a homestead exemption on your principal residence, you will most likely receive a 10% increase in the appraised value of your home. As a homeowner you have the right to dispute the assessed value on your property if you think it isn't correct. The deadline to file your protest is May 15 or 30 days after the date on your appraisal notice. Since May 15th falls on a weekend, the protest deadline is May 16. Visit <https://www.bcad.org/> to get information on your property taxes and procedures to file a protest.

So what's the difference between assessed value for property tax and market value for selling your home. The simple answer is – assessed value is basically used by local and county authorities for taxation purposes, while market value indicates the price of a property that a buyer is a likely to pay and the seller is likely to accept. Generally speaking, your home's assessed value for property tax is most likely lower than the market value for selling due to the current low inventory and existing high demand.

Take the time to visit <https://www.bcad.org/> and familiarize yourself with the process to contest the increase in your property taxes. If you get a minimal decrease, it will add up as you repeat the process each year.



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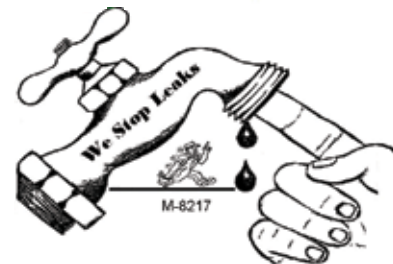
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Yard of the Month Contest Rules



The Community Spirit Committee will award Yard of the Month honors each month from **April 15 through August 15**. We will look for a landscape filled with color, creativity, and beautiful maintenance.

1. Secret judging will be conducted by CEHA Community Spirit Committee.
2. Judging occurs on the first of each month.
3. Whether a homeowner maintains the yard or hires a professional will not be a factor in judging.
4. Yards will be judged only on the portion visible from the street.
5. Judges' yards are excluded from competition.
6. A homeowner can win only once a year.
7. Notification will be given before the "Yard of the Month" sign is placed in the winning yard to avoid damage to sprinkler systems.
8. At the end of 30 days, the Yard of the Month committee will remove the sign from the winner's yard and take it to the next winner.

If you have a yard you would like to nominate, please email churchillestateshoa@gmail.com with your recommendation!

YARD OF THE MONTH

Spring is here and Yard of the Month is in full swing! The YOTM committee looks for homes in our neighborhood where homeowners have put forth extra effort in their yards and landscape to increase curb appeal and beautify our neighborhood.

The **May YOTM** winning home belongs to **Jackie and Jay Stanley at 14431 Dark Star**. Thank you for your hard work making your yard and our neighborhood beautiful!



If you are interested in joining the YOTM committee, please notify Board Member Mikel Brand.

JULY 4th CELEBRATION



Come celebrate Independence Day! Our festive parade begins promptly at 10:45am. Meet at the corner of Cavalcade and CE Blvd. to make our way to the Rec Center. We'll continue our new tradition of the bike decorating contest, followed by lunch at noon, and pool party with games organized by the lifeguards!

New this year is a Fourth of July 5K walk/run. More details to come! Keep an eye out on the Nextdoor app and upcoming newsletters. Want to be on the planning committee? Contact our administrator Kara Mowrey at churchillestateshoa@gmail.com.

Mark your calendars and come get to know your neighbors!



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Let's Light up Churchill Estates!

We need your help keeping our neighborhood well-lit and safe for everyone.

Please report any pole lights that are out or poor lighting to COSA.

Call 311 or visit the following websites:

<https://311.sanantonio.gov/kb/docs/articles/elections-and-records/311-service-requests>

<https://www.cpsenergy.com/en/forms/res-ansl-form.html>

WELCOME!

NEW RESIDENTS



Stephen Okawaki
14943 Forward Pass

Offerpad SPE Borrower A, LLC
14934 Royal Orbit



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



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
Deonie Acosta	210-609-4261 210-391-4824	17	Junior	Churchill H.S.	CPR certification and two years of baby sitting experience; works with children who have special needs
Kaylee Daniels	830-391-5376	19	Junior		6 years babysitting and petsitting experience
Sam de Koning	719-466-7465	16	Junior	Homeschool	Pet sitting, available during school hours as well as evening and weekend
Jaden de Koning	719-466-7465	14	9th grade	Homeschool	Pet sitting, available during school hours as well as evening and weekend
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
Jennifer Glas	210-355-1930	16	Soph.	Churchill H.S.	CPR/first aid certified, dog walk and pet sit, house sit. 3 years 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



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

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Address _____

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(Cell) _____

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NEWS

GATES AT CHURCHILL ESTATES NEWS

Gate Guidelines

In our community, the costs to maintain and repair the gates at Triple Crown and Snip are one of the major expense items in the annual budget. When the gates are damaged or fail to operate properly, the costs to repair the equipment impacts our budget, which is derived from the membership fees homeowners pay each year.

To ensure the entry and exit gates function properly and to control HOA expenses, please consider the following guidelines:

- Reduce speed when approaching the gates, and allow the gate to open fully before entering or exiting.
- Watch out for pedestrians and bicyclists when entering or exiting the gates.
- At the gate on Triple Crown, never use the exit lane to enter the community, and do not use the entry lane to exit the community. Using the wrong lane could result in a head-on collision with another vehicle.
- Do not use the Snip gate to enter the community. The gate on Snip is for exiting only.
- The most common cause of damage to the entry gates occurs when tailgaters try to follow another vehicle into the community. Exercise caution when following another vehicle into the community.
- To report problems or damage to the gates, notify CIA Services by calling (210) 490-0000 or by email at CustomerCare@ciaservices.com.

A Walk in the Park

Did you know you can access the Salado Creek Greenway using the pathway at the end of Preakness Ln? It's a nice walk and great way to get some exercise, breathe the fresh air, and observe wildlife. For more information on the entire Howard W. Peak Greenway Trails System, including a map of the Salado Creek Greenway, see: www.sanantonio.gov/ParksAndRec/Parks-Facilities/Trails/Greenway-Trails.

City Watering Restrictions

Last March, the City of San Antonio implemented Stage 1 drought restrictions that limit the days and times residents are allowed to water their lawns. Unless we get some substantial rain soon, the City will likely impose additional watering restrictions. For up-to-date information on current watering rules, see the San Antonio Water System website at www.saws.org.

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



word search puzzle

Mother's Day

B	C	R	C	A	R	D	E	Y	T	M	O	I	L	M	G	T
I	O	Q	U	D	C	M	N	S	T	H	Z	C	C	Y	L	H
V	O	S	U	N	D	A	Y	V	V	S	N	M	O	M	M	Y
E	K	C	X	S	Q	M	U	M	S	C	G	B	I	U	T	I
C	I	N	Q	W	P	Z	B	I	A	A	H	R	Z	B	I	B
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R	L	C	E	L	E	B	R	A	T	E	W	G	H	K	D	Q

- BOUQUET
- MAY
- CAKE
- MOMMY
- CARD
- SUNDAY
- CELEBRATE
- TRADITION
- COOKIES
- LOVE
- FLOWERS
- HUG
- GRATEFUL
- FAMILY
- HEART
- KISS

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STEVE CASANOVA

WEEKDAYS

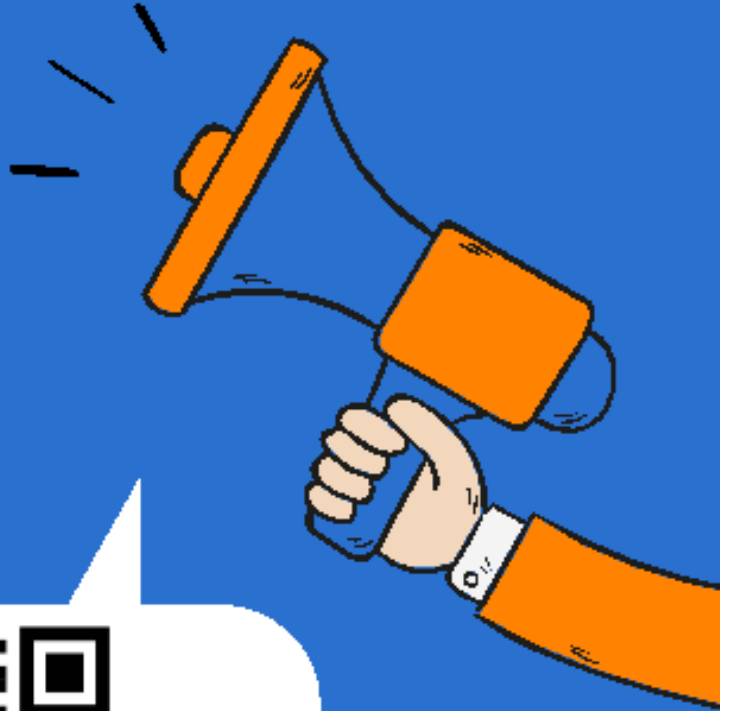
10 TO 3







WE NEED YOUR INPUT



10 YEAR MASTER PLAN COMMITTEE

In order to prepare a 10 Year Strategic Master Plan for our community, the committee is asking for your recommendations and feedback. What changes, additions and improvements would you and your family like to see? What additions and services could the neighborhood benefit from adding? Please prioritize your list from most important to least. We look forward to hearing from you!

Your neighbors,
Churchill Estates HOA & 10 Year Master Plan Committee



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