

Churchill Estates



June 2022 • Volume 26, Issue 6

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jjceha@gmail.com

Community Property Manager
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cehapm@gmail.com

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ceswimteam@gmail.com

Administrator
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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

Happy Hot Weather!

The Board of Directors are working hard in working with our pool pass registration process. We are getting a lot of questions regarding the rules and regulations of the pool. To help get information out to everyone, I strongly encourage everyone to visit our website <https://churchillestateshoa.com/> for the pool rules and forms. We have created a Pool Pass tab for your convenience. In addition, please register your email with the Association so you will obtain communication from the Board of Directors about the pool and any other information we deem necessary. We do not provide your email address to anyone, and this is the best tool of communication we use to update the community.

The new pool pass is a system the Board of Directors and volunteers came together to provide as a service to the community. We are learning each day about the system and updating our processes as situations arise. To help here are some common frequently ask questions I would like to answer:

1. What is a pool pass? How is it different from the old pool tokens? The pool pass is replacing pool tokens. We will no longer sell pool tokens. You will need your pool pass to access the pool area during lifeguard hours or non-lifeguard hours.
2. Why do I have to sign off for a pool pass? All lot owners must sign the pool rules and waiver to obtain a pool pass. These forms are for the protection of the Churchill Estates Association.
3. Can I purchase an extra pool pass for my residence? Yes. You can purchase additional pool passes at \$10 each. Currently we are ensuring every resident who registers obtain one and then we will start selling additional.

(Continued on page 2)



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Community Calendar

- **July 4th @ 10:45am** – July 4th parade line up at Cavalcade/CE Blvd
- **June/July** – No CEHA Board Meetings





(Continued from page 1)

4. What happens if I lose my pool pass? If you lost or damaged your pool pass you are responsible for replacing it at a \$10 fee.
5. Who do I call if the pool pass fob does not work? If your pool pass is not working, we need to troubleshoot. During Monday through Friday 9am-5pm you can email cehapoolpass@gmail.com your pool pass number and your name for a ticket to be created to have your pool pass troubleshooted.
6. Do I need my pool pass when the lifeguards are on duty? Yes. The pool pass gets you into the pool.
7. How long will it take to get my pool pass activated? 3 business days. To obtain a pool pass you can attend our registration days and submit completed forms and paperwork. See website for registration days.
8. Can I have a pool party during Pool Pass/SAYOR hours? Yes. You must reserve with the Association. Making a reservation does not prevent any homeowner from using the pool. A reservation ensures we have enough lifeguard coverage and reserve the pavilion.

As we enter the pool season, I want to remind everyone that the lifeguards on duty are responsible for ensuring everyone is following the rules and expectations of the Association. Please be respectful and follow any direction they are providing. We want everyone to enjoy themselves while respecting the rules of the Association.

We see increased compliance issues about yards and trailers in the driveways. Let us help keep our community attractive by regularly maintaining our yards, including edging, picking up leaves, and cutting the grass. In addition, please note trailers are not allowed to be stored on the driveway. Trailers must be placed in your garage or offsite. If you are remodeling or doing a project, please let us know so we can take note.

Thank you for your time and understanding.

Cheers!

E. L. Smith Plumbing

www.elsmith.com
210-736-1647

CE POOL *Updates*

The pool will open full time with lifeguards beginning Tuesday, May 31st from 12-8pm. Pool is closed Mondays for maintenance.

If you are interested in reserving the pavilion area for a pool party, scan the QR code for more information and to make a reservation!



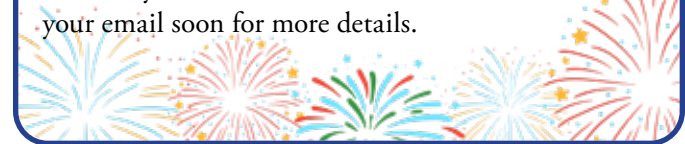
If you have any questions or would like more information, please contact our Pool Manager, Cody Simmons at 210-602-6639 or email cehapool@gmail.com.

SAVE THE DATE - *July 4th*



We are so excited to once again host our Annual July 4th Event at Churchill Estates. Line up for a fun parade with your friends and family starting at 10:45am at the corner of Cavalcade and CE Boulevard (line up). Residents are encouraged to wear your red, white and blue and feel free to decorate bikes, scooters, wagons, etc.. with all your holiday pride. Parade officially begins at 11am. Many residents enjoy watching the parade pass by and cheering on the participants. The parade will end at the pool, and food and refreshments will be provided. Enjoy a day of games and swimming as we celebrate July 4th together.

This year we will be adding a 5k Race and Fun Walk to the days activities. Be sure to check the website and your email soon for more details.



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Stallions Swim Team News



Greetings, Stallions Fans!

We are in full-swing up at the pool with almost 110 swimmers hitting the water for daily practice! As a reminder to residents, the pool is closed to non-swim team members during team practices and meets. Thank you all for your cooperation and for helping to keep our swimmers safe!

By the time you read this, we will have competed in our first dual meet vs Rogers Ranch. We have two home meets in June, and we welcome you to stop by on June 4th and/or 11th from 8-12 to help cheer on the Stallions! We will have an additional away meet, a championship meet, and an end of season party this month, as well. It's a fun and fast season!

It has been such a pleasure to hold the role of swim team manager for the past several years, and I am looking forward to passing the torch next season. If you are interested in serving our community in this way, please email me at ceswimteam@gmail.com for more information.

Enjoy some pictures from our first week of practice.



Coaches getting ready for practice



Look at those Stallion swimmers getting stronger every day!



Everyone's favorite group – the littles!

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office: (210)481-3022
cell: (210)683-3834
jtravis2@satx.rr.com

THE HOUSING SHORTAGE EXPLAINED...

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

Period	Average Number of Homes Built in the U.S.
1970-1979	25.84 Million
1980-1989	25.19 Million
1990-1999	26.65 Million
2000-2009	27.05 Million
2010-2019	5.8 Million

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
Katie@PowerofFamily.com
210.685.8568

The Power of Family

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 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 that 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.

YARD OF THE MONTH WINNER

Congratulations to the **Fatzinger residence** at **14931 Eminence**. Thanks for helping keep Churchill Estates looking beautiful!



WELCOME!

NEW RESIDENTS



Opendoor Property Trust I
14223 Cavalcade

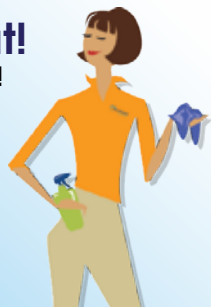
Roy & Dorilea Draa
14807 Blue Max



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

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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 June, you will owe \$310.00 and an additional late fee of \$23.20.



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.

WE NEED YOUR INPUT!



The 10-Year Master Plan Committee is working hard to prepare a 10-Year Strategic Plan for our CEHA community. The committee is seeking your feedback as part of the process. What changes, additions, and improvements would you and your family like to see? Your voice is essential in helping us to prioritize the list of projects from most important to least. We look forward to hearing from you!!!

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Regina Silva
Licensed Sales Agent


Regina@SelectSilva.com


830-488-7670, TTY 711

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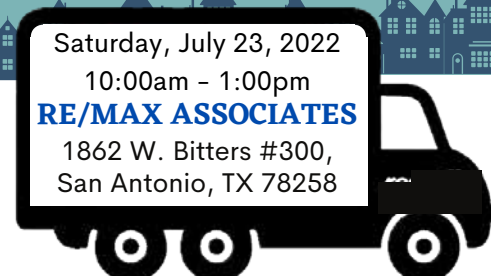







SHRED DAY *and* 

COLLECTION EVENT

Saturday, July 23, 2022
10:00am - 1:00pm
RE/MAX ASSOCIATES
1862 W. Bitters #300,
San Antonio, TX 78258



What to Bring for Shred Truck
Limited to papers - Documents that contain your personal information, old bank statements, tax returns, receipts, credit card applications, paper cups, binder clips not exceeding 2 inches

Not Allowed to Donate
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CHURCHILL ESTATES REAL ESTATE CORNER

By Katie Griffin-Ross, Resident Realtor®

Source: <https://magazine.realtor/daily-news/2022/03/28/what-home-features-buyers-are-prioritizing-this-spring>

What Home Features Buyers Are Prioritizing This Spring

Home prices are high and buyers often can't find a listing that includes everything on their wish lists. But buyers are showing preferences for certain home features in their searches, particularly outdoor amenities and views.

Realtor.com's data team analyzed the home features that home buyers are looking for to identify the most popular search terms in listings.

"People want to live indoors, but they want to live outdoors as well," Cara Ameer, a real estate professional with Coldwell Banker, who is licensed in California and Florida, told realtor.com. "That idea became big during the pandemic."

The following are some of the amenities that buyers are prioritizing:

Water features: Swimming pools continue to be the most popular search term this year. Pools have increasingly gained popularity since the pandemic began. Hot tubs or spas also are popular.

Outdoor views: Buyers want a property with a view. The most desired views: a river, waterfront, beach, water, lake, or golf course. It's about "enhancing your living experience because people want to feel like they're on vacation all the time," Ameer told realtor.com.

Outdoor activities and fitness: Buyers also showed preference for properties with facilities for horses, community boating, community golf, tennis, or basketball. They want activities nearby that they can enjoy, particularly for in-between breaks if they're working from home all day.

Roominess: Buyers searched for cathedral ceilings, a "big lot," an outbuilding, and a library. High ceilings make spaces feel larger and more open, and buyers are being drawn to homes that look and are spacious. A library or an outbuilding—a detached structure like a garage or shed—also may be serving as another remote work hot spot in the home.



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DISTRICT 9 SENIOR CENTER

By Scott Smith

The new District 9 Senior Center will be open starting **June 13** for seniors to register. The new senior center, recently named the Walker Ranch Center, is located at 12603 West Ave just south of Wurzbach Parkway. The full opening has been delayed until August due to delays in delivery of some equipment.

The Walker Ranch Center will have the same layout at the Northeast Senior Center located on Thousand Oaks. The Walker Ranch center will include wraparound senior services focused on health and wellness, case management, nutrition, exercise, social and cultural activities, and transportation for older adults who live within a 5-mile radius of the facility. The center will also contain a City Council District 9 satellite office for constituent services.

Specific areas in the center include a full gym, multi-purpose classrooms, a 24 station computer lab, an exercise & dance studio, arts & crafts; health screenings (blood pressure, glucose and body mass index); adaptive equipment to support independence; and a wide variety of health and resource presentations and a dining hall that comfortably seats 350 seniors for lunch. A lively gaming area facilitate some friendly competition and fellowship while playing billiards, table tennis, cards, board games, dominoes, bingo and much more.

July 4th Reminder:

Shooting fireworks in the city limits is illegal and carries up to a \$2000 fine. Call 210-207-0202 to report illegal fireworks.



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) _____

Email _____

Number of Keys Needed at \$12.50 Each: _____



Thank You SAN ANTONIO!

Thank you to **OUR MAYOR, CITY COUNCIL, CITY MANAGER AND CITY STAFF** for their partnership passing our new police contract. Thank you to the **COMMUNITY VOICES** who pushed our police department to do better and thank you to **ALL SAN ANTONIANS**.

With the passing of our new contract, we have shown the nation what it means to reward the hard work of our police officers, while ensuring the voices of the community and its concerns for accountability are heard, loud and clear.

With great appreciation,

*The 2,370 Officers of
Your San Antonio Police Officers' Association*



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NEWS

GATES AT CHURCHILL ESTATES NEWS

Street Maintenance and Repairs Planned

Last April, the Gates at Churchill Board of Directors announced a four-year plan for street maintenance and repairs. As an HOA, the streets in our community belong to the homeowners, and the costs to maintain our streets are funded by annual assessments paid by homeowners.

Instead of doing all of the street work at once, the project will be spread out over four years, with work starting on the older streets first. The first phase of the project is expected to begin in June or July (the actual start date was not available at the time this newsletter went to press).

The first phase will include maintenance and repairs to Snip and Triple Crown (stopping at Preakness Ln). Next year, work will resume on another section of streets. The contractor anticipates each phase of the project will take about one week (weather permitting).

The road work will likely cause some minor delays for drivers. To allow traffic to pass, the paving company plans to work on one side of the road at a time. Drivers are encouraged to slow down and pay attention to traffic signs and work crews.

Specific information about the street work, including planned start dates, schedules and other information, will be sent to homeowners who have registered their email addresses with CIA Services. To stay up to date on when street repairs will begin on your block, be sure your email address is registered with CIA Services. To register or update your contact information, see: www.ciaservices.com.

More Gate Guidelines

Now that the gates at Triple Crown are back in operation, please consider the following guidelines on gates codes and controllers:

- The primary method for opening the entry gate at Triple Crown is an electronic remote controller. All residents can get gate control devices for a fee from CIA Services. Gates controllers also can be purchased from third parties. Gates controllers should not be shared with anyone outside the community.
- The gates also can be opened by entering a unique code at the gate keypad. Except for family and close friends, avoid sharing your key code.
- Residents can obtain temporary gate codes that can be given to contractors, vendors and other folks that regularly visit the community. Contact CIA Services for details on temporary access codes.
- Visitors also can use the intercom to call a resident from the entry gate. The resident, if using a land line, can open the gate by pressing "9". This method does not work on calls to cell phones.

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



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
Anna Glas	210-620-8125	14	8th grade	Eisenhower M.S.	Pet sitting, and/or Dog walking
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
Rafael Manrique	210-440-9303	14	Freshman	Basis Shavano	Pressure Washing Driveways and sidewalks
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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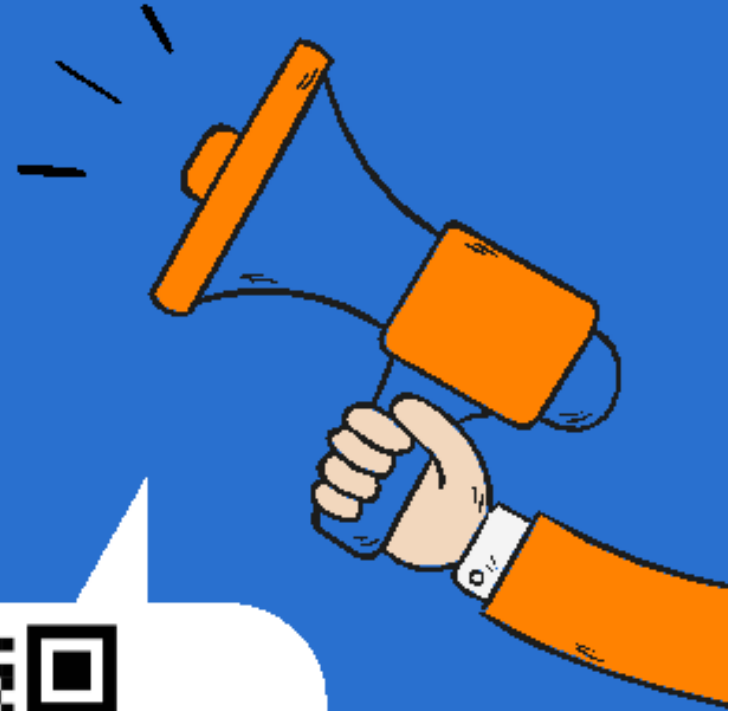
15909 San Pedro Ave. Suite 200 • San Antonio, TX 78232

Schedule online anytime at www.erinmclendondds.com

210-494-4011



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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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

Gated Community Management Company – C.I.A. Services, Inc. (210) 490-0000 | CustomerCare@ciaservices.com | www.ciaservices.com

To Report CEHA Common Areas Sprinkler Problems – Mark Smith, 210-400-6275, 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.