

Churchill Estates



July 2022 • Volume 26, Issue 7

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churchillestateshoa.com

President's Letter

By Rey Saucedo



Dear Homeowner:

Happy Summer! I want to first thank all the board members who have volunteered their time to provide possibilities for homeowners to register for their pool pass. Again, thank you for your commitment to the community.

I want to request all homeowners to take some time to visit our website: <https://churchillestateshoa.com/> to obtain information regarding our Association. The website provides the rules of the Association, meeting announcements, and pool information. We utilize the website to provide as much information for you to review at your

convenience. Communication is key to a successful community. We hope you visit at least quarterly to see what is going on in the community.

In addition, the Board of Directors does not have any board meetings in June and July due to vacation schedules. We will have our next board meeting in August 2022. If you have not registered your e-mail address with the Association, please visit our website. We only use your email to provide important information about the Association.

I wish you and your family a great summer break!



Join our us for CEHA annual 4th of July Parade. Please come march with your neighbors and make some noise to celebrate our Independence Day! Decorate your bike, scooter, strollers, and wagons!!! Prizes will be given out for the best decorated bike or scooter.

WHEN: Assemble at 10:45 am.
March at 11:00 am Sharp!!!

WHERE: Start at the corner of Churchill Estates Blvd. & Cavalcade. End at CEHA Rec Center/ Pool Pavilion

In addition to the parade, we will be hosting a Bike and Scooter Decorating Contest, Bike Rodeo for children 5 yrs. to 11 yrs. old, and pool side games and fun for the entire family.



Below are times of events:

- 10:45 a.m. Parade line up
Parade starts at 11:00 a.m. Sharp!
- 12:00 p.m. Meet up at the pool to enjoy lunch and cool off with ice cold water and delicious KONA Ice.
- 1:00 p.m. Bike Rodeo
- 2:00 p.m. Begin water games and family fun events

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Community Calendar

- 7/4 @ 10:45AM – CE Parade at Cavalcade/CE Blvd
- CEHA Board is not meeting in July
- 8/8 @ 7PM – CEHA Board Meeting, Zoom Meeting



Stallions Swim Team News

By Lauren Belden

What a season! At the writing of this article, we have had two dual meets, and are looking forward to two more. Our swimmers are improving every day, and it's been fun to be able to host opposing teams at our pool again after two summers that were different due to Covid.

Thank you to our residents for being flexible about pool use during swim team practice. We are working on permanent signage for next summer alerting residents to practice times so you all know when the pool is available for SAYOR. It has been a bit of a learning curve and again, we appreciate your patience! Next month we look forward to sharing who our award-winner swimmers of the season are. Until then, enjoy some pictures of Stallion swimmers having fun!



Stallions are always number 1 in our hearts!



Volunteers putting in work at the concession stand - thank you, awesome parents and kiddos!



Friends and teammates compete in a relay at our meet vs Oak Meadow. Go Stallions!

CEHA ANNUAL 4TH OF JULY PARADE Bike and Scooter Decorating Contest & Bike Rodeo

*(Bike Rodeo will follow the Parade at the Tennis Courts)
For Children ages 5 to 11 years*



Join friends and family as we bring back the annual July 4th Parade to Churchill Estates!

Contest Rules:

- Bikes or Scooters (motorized or non-motorized) must be decorated with a patriotic theme. All decorations and safety equipment must be supplied by participant.
- Contest is for children ages 5 to 11 years. Two prizes will be given per age category. Categories 5-7 years and 8-11 years.
- Awards will be announced at the pool pavilion following the parade.
- Bike helmets are required and must be worn when riding a bike or scooter.
- Bikes may have training wheels.
- Costumes can be worn but not pose a safety concern while riding.
- No pre-registration required. **Registration will be the day of the 4th of July Parade.** Participants must check in at the start of the parade on the corner of Cavalcade/Churchill Estates Boulevard **by 10:45 am.** Volunteers will be there to sign up participants.

We encourage families to decorate golf carts, wagons, motorized cars, etc... which can be pulled, ridden, or driven in the parade – however these will not be eligible for the contest.

John Travis / architect

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Master Plan Committee Needs Your Input

To prepare a 10 Year Strategic Master Plan for our community, the committee is asking for your recommendations and feedback. We have received over 100 completed surveys...but we need more!!!! Your voice is important as we prioritize projects and plan the coming years... Please use the QR code below to tell us what changes, additions, and improvements you and your family like to see?

We look forward to hearing from you!

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

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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CE POOL Updates

Pool July Newsletter:

Is that South Texas heat getting to you? Come and cool off in the water! Remember you must have a pool pass to utilize the CE pool faculty. Our HOA is working hard to coordinate more sign up dates. You can always email cehapoolpass@gmail.com for any questions regarding pool entry.

If you are interested in reserving the pavilion area for a pool party, scan the QR code below 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 cehapool@gmail.com.



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Churchill Estates Real Estate Corner

By John and Michele Smith, Resident Realtor®

An accurate Comparative Market Analysis (CMA) from a licensed professional Realtor, coupled with a reputable Mortgage Lender to provide accurate information on your specific qualifications, will give you the information to help you decide if it is the right time to sell or buy.

What to Expect From the Housing Market This Summer

Source: <https://realestate.usnews.com>

You may be in the market to buy a house, know someone who recently purchased or are waiting for the right time to start looking, but you're likely aware that the real estate market is tough right now. In Gallup's annual Economy and Personal Finance Poll, conducted in April and published in early May, 69% of respondents said now is a bad time to buy a house – the first time a majority of Americans have felt that way in the poll's 44-year history.

There are certainly factors contributing to the majority sentiment – few homes on the market, rising interest rates and new housing construction that isn't able to have a significant impact on demand. But that doesn't necessarily mean it's a bad time to buy for everyone, and it doesn't mean it's a bad time to be a homeowner. In fact, current conditions may mean current homeowners are in a position to sit comfortably.

Here are a few housing market trends shaping up this summer and in the latter half of 2022:

- Rising interest rates make buying a home more expensive, and homeowners are disinclined to sell.
- The prime time for refinancing mortgages has passed.
- Affordability limits are also reaching the new construction market.
- Rents are still rising, but not necessarily as fast as the last year.

Buying – Despite mortgage interest rates remaining historically low over the past two years, homebuyers have struggled to be able to find houses on the market. “The inventory is there, but it's just a matter of it's flying off the shelves in a matter of days,” says Nick Bailey, CEO of Re/Max. When buyers are able to make an offer on a home, fierce competition among buyers has driven prices up, and the beginning of 2022 saw that trend continue. Since the end of 2021, mortgage interest rates have also been on the rise after nearly two years near or below 3%. With higher interest rates, the total cost of a home for buyers rises even beyond already sky-high prices. While that will likely mean some buyers will opt not to purchase a home this year, it means active buyers can worry less about bidding wars and dropping concessions in order to entice a seller.

Selling – Prices are likely to continue to rise in most markets, but at a slower pace than we've seen over the past two years. The rate of home value appreciation over the past two years is unsustainable in the long-term – it's simply been too high for buyers to be able to keep up much longer. Even so, expect fewer homeowners to put their home on the market as interest rates remain high compared to recent years. Sellers, in most cases, will also need to purchase a new home to move into, and most don't feel the need to trade their current low-rate mortgage for one that has a higher rate and doesn't have the same equity. Homeowners have in previous years locked in a much lower interest rate, and so selling a home to buy a new one now costs extra money because interest rates have risen. Homeowners are also unlikely to refinance their mortgages in the near future, as there's no incentive to refinance to what would likely be a higher interest rate than the rate obtained in the last two or three years.

Yard of the Month Contest Rules



The Community Spirit Committee will award Yard of the Month honors each month from May 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 Smith family at
2414 Noor for receiving Yard of the Month.
Thanks for keeping your home looking its best!



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 July, you will owe \$310.00 plus a \$24.60 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 (you are always free to walk in to hand deliver your payment). 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.



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

A Few Friendly Neighborhood Reminders



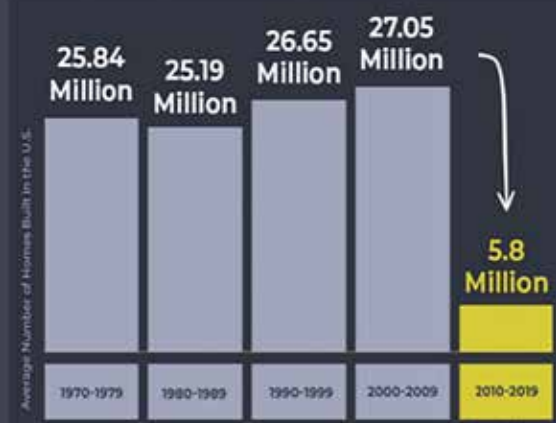
As the summer is here and many more of us are out enjoying the Churchill Estates community, we receive a number of calls expressing concerns from residents about certain issues. Here are the Top 5 to be aware of this summer:

- Trailers, RVs and Boats** – If you own a trailer, RV or boat, remember that they are not to be parked in the driveway, street or yard.
- Pets** – Enjoy walking the neighborhood with your pet, but be sure to clean up after them.
- Yard trimmings** – Be sure to dispose of clippings properly. Clippings are not to be blown into the street or into neighbor's yards.
- Trash Receptacles** – Trash cans should be stored out of sight after their designated pick up day. You can place inside your garage or behind a fence. Your neighbors will appreciate it!
- Driver Safety** – Be sure to watch your speed in the neighborhood, and be sure to not exceed 30 miles per hour. Come to complete stops at stop signs and save texting for when you are home safely.

Thank you for being a good neighbor in Churchill Estates! The smallest gestures can make the biggest difference.

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

Katie@PowerofFamily.com
210.685.8568





NEWS

GATES AT CHURCHILL ESTATES NEWS

Street Maintenance and Repairs in Progress

Phase 1 of the street maintenance and repair project for the Gates at Churchill began last June. As part of the effort, an eroded stretch of pavement on Triple Crown was removed, leveled and repaved. The erosion on that section was caused by water running down Snip onto Triple Crown. Once all of the problem areas on Triple Crown and Snip are fixed, a seal coat will be applied to the pavement.

Phase 1 is expected to be complete by the end of June. Our plan is to have a similar section of our streets repaired each year. We hope this will minimize disruption for homeowners and residents.

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.



About Easements and Outbuildings

Homeowners are advised to review the Declaration of Restricted Covenants and Conditions (CC&Rs) to learn about certain restrictions on the use of easements and outbuildings.

Section 7.8 of the CC&Rs describes the locations and permitted use of easements in homeowner lots, and restricts planting and installation of structures that could damage or interfere with the installation and maintenance of underground utilities or change the direction of drainage channels.

Section 7.21 of the CC&Rs specifies that outbuildings “shall be of the same style, color, architectural design and materials (both roof and walls) as the Dwelling structure to which it is appurtenant.” The CC&Rs defines an outbuilding as any outdoor building except “a commercially purchased greenhouse or commercially purchased metal storage building”.

Homeowners are encouraged to comply with CC&Rs regarding the use of easements and outbuildings. Also, be sure your project complies with the CC&Rs before submitting ACC requests for easement work or outbuilding installation. For information on the CC&Rs for the Gates at Churchill, the Architecture Control Committee (ACC) process, and the Home Improvement Request form, see: www.ciaservices.com.

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:

- **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



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