

Churchill Estates



August 2022 • Volume 26, Issue 8

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Swim Team Manager
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Administrator
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Pool Manager
Cody Simmons
cehapool@gmail.com

churchillestateshoa.com

CEHA Financial Report January-June 2022

By Rudolph F. Jass, Jr., Financial Manager



Budget Statement

Enclosed in this newsletter is the six-month report of the financial results (Profit & Loss January through June 2022) of the Churchill Estates Homes Association, Inc. (CEHA). The financial statement illustrates the Association's income and expenses for 2022 and then compares the actual results to Budget. Any excess revenues over expenses will be reserved for capital replacement and improvement at the end of the year.

Delinquent Assessments

As of June 30th, there were 36 homeowners who had not paid assessments, totaling \$26,773.64. In this group, 14 homeowners were delinquent for more than one year, to-

taling \$19,485.82. CEHA assessments are mandatory and accrue interest at the rate of 10 percent per year. After 9 months of delinquency, property liens are filed against the delinquent members who have not responded to the numerous invoices and letters from the Association. All legal and filing fees will be added to the homeowner's account.

As clearly stated in the bylaws, the Board may, at its discretion, initiate foreclosure proceedings against any member who is delinquent in paying assessments.

Audited Financials

The 2020 Audit Report for CEHA performed by Armstrong Vaughan & Associates is available to any members during regular business hours at the American Postal Center at 13243 Blanco Road. Copies may be made at your own expense.

Financial Reserves

The reserved cash amounts for major repair and replacement and capital improvements have accumulated year-by-year through board recommendation and membership approval at each annual meeting.

A reserve study, which estimates the remaining useful lives and replacement costs of the components of common property, was updated in 2021. As of December 31, 2020, the ideal accumulated reserves were estimated to be \$207,519. The reserve fund as of June 30, 2022, was \$150,529, or 73% funded.

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 August, you will owe \$310.00 plus a \$21.70 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.



Community Calendar

- **8/8 @ 7 PM** – CEHA Board Meeting via Zoom*
- **9/5** – Labor Day Holiday (Pool open from noon to 8)

*Zoom Meeting ID: 861 8409 4575
Password: CEHA

Churchill Estates Homes Assn, Inc. Profit & Loss Budget vs. Actual January through June 2022

	Jan - Jun 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3000.0 · Homeowner Annual Assessments				
3002.0 · Assessment Discounts	-6,359.12	-6,425.00	65.88	98.98%
3000.0 · Homeowner Annual Assessments - Other	265,172.68	250,888.00	14,284.68	105.69%
Total 3000.0 · Homeowner Annual Assessments	258,813.56	244,463.00	14,350.56	105.87%
3040.0 · Late Fees	1,478.79	1,542.46	-63.67	95.87%
3060.0 · Lien Fees	1,184.40			
3070.0 · Miscellaneous Income	614.50	900.00	-285.50	68.28%
3100.0 · Pool Income	1,130.00			
3910.0 · Other Income				
3200.0 · Subordinations	0.00	185.00	-185.00	0.0%
3915.0 · Resale Certs	6,807.44	3,750.00	3,057.44	181.53%
3916.0 · Transfer Fee	3,500.00	4,000.04	-500.04	87.5%
3917.0 · Refinance Fee	0.00	150.00	-150.00	0.0%
3910.0 · Other Income - Other	1,435.00	870.00	565.00	164.94%
Total 3910.0 · Other Income	11,742.44	8,955.04	2,787.40	131.13%
Total Income	274,963.69	255,860.50	19,103.19	107.47%
Expense				
CORPORATE ADMINISTRATION				
4907.11 · Property Mgr Expense Reimburse	1,409.68	1,116.00	293.68	126.32%
4912 · Payroll Tax Expense	3,268.38	2,945.92	322.46	110.95%
4904.0 · Financial Manager	11,404.92	11,404.26	0.66	100.01%
4907.0 · Property Mgr - Mileage Reimburse	710.54	600.00	110.54	118.42%
4908.0 · Property Manager	10,800.00	5,952.83	4,847.17	181.43%
4909.0 · Administrative Assistant	11,310.84	11,310.84	0.00	100.0%
4910.0 · Accounting & Legal Fees	675.00	3,500.02	-2,825.02	19.29%
4911.0 · Payroll Processing Expense	1,466.14	1,500.00	-33.86	97.74%
4919.0 · Insurance - Dir and Officers	3,418.57	0.00	3,418.57	100.0%
4923.0 · Donations	0.00	0.00	0.00	0.0%
4930.0 · Office Expense/Postage	2,763.56	2,802.00	-38.44	98.63%
4954.0 · Safety Patrol	5,517.50	5,400.00	117.50	102.18%
4955.0 · Community Spirit	1,800.94	2,030.02	-229.08	88.72%
4970.0 · Bank Charges	123.15	100.00	23.15	123.15%
4980.0 · Miscellaneous expense	-25.00	0.00	-25.00	100.0%
Federal Income Taxes	0.00	600.00	-600.00	0.0%
Total CORPORATE ADMINISTRATION	54,644.16	49,261.89	5,382.27	110.93%
GROUPS & FACILITIES				
4200.0 · Grounds Maintenance	39,966.01	14,010.00	25,956.01	285.27%
4201.0 · Electric Utility	2,460.26	3,150.00	-689.74	78.1%
4202.0 · Water - Median & Pool	7,584.48	4,941.16	2,643.32	153.5%
4203.0 · Supplies	1,377.01	150.00	1,227.01	918.01%
4205.0 · Tree Trimming	0.00	3,000.00	-3,000.00	0.0%
4208.0 · Entrance Maintenance	0.00	750.00	-750.00	0.0%
4220.0 · Trash Removal	820.69	714.00	106.69	114.94%
4235.0 · General Repairs	8,313.76	7,500.00	813.76	110.85%
Total GROUPS & FACILITIES	60,522.21	34,215.16	26,307.05	176.89%
POOL OPERATIONS				
4102 · Swim Team				
4102.0 · Swim Team Coach	4,100.00	5,000.00	-900.00	82.0%
4146.0 · Insurance - Swim Team	500.00	502.00	-2.00	99.6%
4102 · Swim Team - Other	900.00			
Total 4102 · Swim Team	5,500.00	5,502.00	-2.00	99.96%
4000.0 · Salaries and Wages	6,378.92	4,374.41	2,004.51	145.82%
4001.0 · Payroll Tax Expenses	459.95			
4100.0 · Pool Operations Management	5,524.98	5,109.45	415.53	108.13%
4110.0 · Pool Chemicals	1,642.70			
4112.0 · Pool Cleaning	2,445.78	2,498.00	-52.22	97.91%
4135.0 · Pool Repairs	255.00	3,000.00	-2,745.00	8.5%
4140.0 · Pool Supplies	2,914.22	999.98	1,914.24	291.43%
4145.0 · Pool Payphone - DSL Line	634.12	612.84	21.28	103.47%
Total POOL OPERATIONS	25,755.67	22,096.68	3,658.99	116.56%
Total Expense	140,922.04	105,573.73	35,348.31	133.48%
Net Ordinary Income	134,041.65	150,286.77	-16,245.12	89.19%
Other Income/Expense				
Other Income				
3440.9 · Interest Income	4.95	6.43	-1.48	76.98%
Total Other Income	4.95	6.43	-1.48	76.98%
Net Other Income	4.95	6.43	-1.48	76.98%
Net Income	134,046.60	150,293.20	-16,246.60	89.19%

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President's Letter

By Rey Saucedo



Dear Neighbor,

Wow, these three-digit temperatures this summer have impacted our community pool attendance. Our community pool has seen an increase in use this pool season. I want to thank all the volunteers and staff that made this season possible. I want to remind everyone that we have so many individuals working around the clock to assist in making everything happen behind the scenes. So, I want to say "Thank You."

In addition, I wanted to thank another volunteer, Scott Smith, who helps represent us with the City of San Antonio, the San Antonio Police Department, and any other neighborhood group. He recently briefed the Board of Directors on some vital information regarding two issues:

1. **Homeless Encampments:** If you notice any in our area, please call 311 to report them. The City of San Antonio will review the 311 reports, send a team to locate the encampment, try to provide services, and relocate them to safer accommodations. If this does not work, the City will coordinate an effort to remove the encampment. The City reported spending over \$100 million on homeless problems this next year.
2. **Safety:** Please ensure you lock your car doors and do not leave any firearms in your vehicle. The SAFE officer reported they had seen an increase in car burglaries. SAPD is starting a new program to send text notices of current crime and police activities. Currently, the messages are city-wide but will become more localized. To register, text SAPD to 39987.

Our sub-station provided this information, and if you have any questions, please call 311, and they can provide you with more details.

On Monday, August 8, 2022, at 7 pm, we will have our board meeting to discuss different agenda items from the 2023 budget, the ten-year committee, and other essential items. Please ensure your email is on file to receive the emailed notice with the agenda, time, and process to join the meeting at your convenience. Have a good August!

CE Pool Summer Hours and Updates

'Water' you waiting for?.. Come by and enjoy the pool before the summer ends!

Just a reminder that the pool hours with lifeguards change in the months of August & September once NEISD resumes for the Fall.

Starting Wednesday, August 10, the pool will be open with lifeguards from 5-8pm until Friday, September 2nd. We will continue with normal hours on weekends (Saturday 12-8pm / Sunday 1-8pm) until September 18th. Remember the pool is open from 12-8pm on Monday, September 5 for Labor Day!

*Please note these dates and times only apply to hours with on-duty lifeguards, as the pool will still continue normal hours for SAYOR.

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 210-602-6639 or email cehapool@gmail.com.

CEHA Board of Directors Meeting

Monday, August 8, 2022 • 7:00 PM

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

1. Call to Order
2. Approval of Minutes
3. Charlie Mazuca – City of San Antonio – Roads and Lighting Projects
4. Committee Reports / New Business
 - a. Pool Pass - SAYOR
 - b. 10 Year Master Plan –Survey updates
 - c. Community Spirit
 - YOTM winners
 - Fall community activities
 - o WC food pantry food drive
 - o 5K in the fall or spring
 - o Shred day
 - d. Communications
 - e. Swim Team updates
5. Financial Manager's Report
 - a. Addition of bank signatory
6. Property Manager's Report
 - a. Porter Contract Review
7. Pool Manager's Report
8. Open Forum
9. 2022-2023 Actuals and Budget
10. Executive Session
11. Report from Executive Session
12. 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.



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July 4th – *Neighborhood Success!*

Thanks to everyone who came out to enjoy the July 4th Festivities! Churchill Estates residents enjoyed a fun-filled parade, lunch at the Rec Center and a day full of games and swimming. It was so wonderful to see our community come together again to celebrate July 4th! Special thanks to committee members Lauren Belden, Mikel Brand, Becca Brune, Gloria Contreras, Elizabeth Small and Diane Parker. Cody Simmons, Pool Manager, and the lifeguards did an incredible job as well facilitating games and activities for the day! The annual water balloon toss, tube races and relay events are always a fun tradition for family and friends.



Board Members enjoy attending the July 4th event together! Thank you to Councilman Courage and Charlie Mazuca for attending this year's event and helping lead our parade!



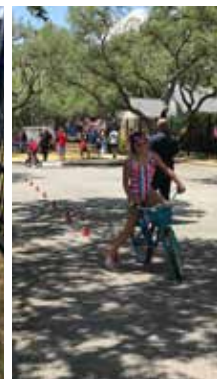
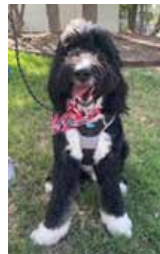
A big shout out to Tony James for volunteering his time to DJ the event!



A Big thanks goes out to our amazing SAPD team who helped host our first Bike Rodeo event in CE.



Another successful July 4th Event for the neighborhood.



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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
Deonie Acosta	210-609-4261 210-391-4824	18	Senior	Churchill H.S.	CPR certification and two years of baby sitting experience; works with children who have special needs
Kaylee Daniels	830-391-5376	20	Senior		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	17	Junior	St. Matthew	Babysitting/First Aid/CPR certified
Rachel Dolan	210-238-5115	16	Sophomore	Incarnate Word H.S.	Babysitting/First Aid/CPR certified
Matthew Garcia	210-471-8536	19	Senior	ETA Magnet School	Completed babysitting course
Anna Glas	210-620-8125	15	Freshman	Churchill H.S.	Pet sitting, and/or Dog walking
Jennifer Glas	210-355-1930	17	Junior	Churchill H.S.	CPR/first aid certified, dog walk and pet sit, house sit. 3 years experience.
Ryan Glas	210-620-8193	14	Freshman	Churchill H.S.	Pet sitting, dog walking, move furniture, clean around the house.
Rafael Manrique	210-440-9303	15	Sophomore	Basis Shavano	Pressure Washing Driveways and sidewalks
Sophia Soave	210-371-9371	19	Sophomore	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	16	Junior	Churchill H.S.	Babysitting, CPR and first aid certified, babysitting certified
Mariah Walker	210-847-1011	18	Senior	Churchill H.S.	Dog sitting, dog walking and feeding



Yard of the Month Winner

* * * * *
 Congratulations to the DeKoning residence at 14207 Cavalcade for being selected as Yard of the Month. Thank you for going above and beyond to help our neighborhood look its best!

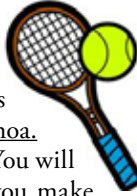
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LET'S PLAY (PICKLE) BALL

Every Wednesday at 8am
@ the Churchill Estates Park

For more info call:
Sonia
210.378.3707

Tennis Court Reservations



For all our residents who love to play tennis and pickleball, we have a new website to make tennis reservations. Please visit: <https://churchillestateshoa.skedda.com/booking> to select a day/time to reserve. You will be promoted to enter your contact information as you make your reservation.

We encourage residents to be mindful of the number of reservations made. Here are few rules and reminders as you book time on the courts:

- Court use is limited to CE residents and their guests. A resident must accompany guests at all times.
- Courts must be yielded to those having advance reservations.
- Proper tennis attire and etiquette is requested. Good judgment, sportsmanship and courtesy shall be applied at all times.
- Courts are for tennis and pickleball only. Toys, skates, bikes and other activities are prohibited.

ATTENTION RESIDENTS: Due to paper and printing supply chain issues, there may be a delay in the delivery of your newsletter. However, we are doing our best to get print products out in a timely manner. We encourage residents to sign up for the e-newsletter so that you have access to the newsletter on time. Thank you.

Sign up at: www.neighborhoodnews.com/go-green-2



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GATES AT CHURCHILL ESTATES NEWS

Street Maintenance and Repairs Continue

The first phase of the maintenance and repair of the streets in our community will continue with work on Triple Crown and Snip. The work, which is expected to begin in late July or early August, will involve filling cracks in the pavement and applying a protective sealcoat to the streets.

Because all residents use the gates at Triple Crown and Snip to enter and exit the community, this phase of the project will likely cause some minor delays for drivers. To allow traffic to pass, the work crews plan to close one side of the street, complete the repairs to that section, then close the opposite side and finish the repairs. When the road work is in progress, drivers are encouraged to slow down, pay attention to work crews and obey traffic signs.

This initial phase is part of a four-year plan for maintenance and repair of the streets in our community. The road work will continue next year on another section of streets.

Additional information on the planned street work will be sent to homeowners who have registered their email addresses with CIA Services. To stay up to date on the planned street work, homeowners are encouraged to register or update their contact information at www.ciaservices.com.

Google Fiber Update

The deadline for submitting ballots on the proposed amendment that would allow the HOA Board of Directors to vote on the access agreement for Google Fiber is September 20, 2022. CIA Services will be sending new ballots to all homeowners who have not yet submitted ballots. If you have not submitted your ballot, please send it to CIA Services as soon as possible. Also, volunteers from the community will be going door to door asking residents to complete the proposed amendment on Google Fiber.

HOA Decorating Committee Seeks Volunteers

The Gates at Churchill is seeking volunteers for the Decorating Committee. Volunteers for the Decorating Committee are responsible for the festive decorations outside the gate at Triple Crown. Joining an HOA committee is a great way to get to know your neighbors and contribute to the community while exercising your creative talents. To sign up, contact CIA Services or make plans to attend the next HOA Board of Directors meeting (next meeting is scheduled for September 14).



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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 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: Jim Graves
Secretary: Open
Treasurer: Lee Wingert
Director: Jackie Harris

Gates at Churchill Estates Committees

Violation: All board and committee members

Architecture Control Committee (ACC):
Rosemary Canales, Mike Culatto

Communications (newsletter) Chair: Mark Stewart

Holiday Decorations Committee Chair:
Open – Volunteers needed!

Cameras (video) Chair: TBD



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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.



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