

Churchill Estates



October 2022 • Volume 26, Issue 10

Churchill Estates Board Members

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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

Financial Mgr.
Rudolph F. Jass, Jr. (J.J.)
210-697-3280
jjceha@gmail.com

Community Property Manager
Mark Smith
210-400-6275
cehapm@gmail.com

Swim Team Manager
Lauren Belden
ceswimteam@gmail.com

Administrator
Kara Mowrey
210-697-3270
churchillestateshoa@gmail.com

Pool Manager
Cody Simmons
cehapool@gmail.com

President's Letter

By Rey Saucedo

Dear Neighbor,

I would like to first thank our 10- Year Committee members for their hard work and for providing recommendations to the Board of Directors for the 2023 budget year. At the last Board meeting held on Monday, September 12, 2022, the Board of Directors voted on a budget and capital improvement items.

The 10-Year Committee recommended safety and infrastructure as pressing needs for the community. The committee believed the items below should be the focus of the first year of capital improvements:

1. Amenity sidewalks should be replaced to meet the needs of the community.
2. Repair and replace the parking lot within the amenity area.
3. Installing lights in the amenity area.

The Board of Directors voted unanimously to accept the recommendation and budget \$100,000 for these projects. We have requested the Property Manager to create the scope of work and begin the bidding process. We are excited to get these projects completed. If you are interested in bidding or providing expertise on these projects, don't hesitate to contact our Property Manager (Mark, cehapm@gmail.com) to obtain any details.

In addition, the Board of Directors drafted a budget that provided necessary increases to certain budget line items for meeting our obligation to provide services to our community. As we all have experienced, prices only go up from material, labor, and services. Therefore, the Board of Directors voted unanimously to increase the annual assessment by \$30.00 (\$2.50 per month extra) for the 2023 budget year. We feel this is in the best interest of the Association to meet current and future obligations. In the following months, you will receive notices of the Board of Directors budget and an invitation to our membership meeting. Please be on the lookout, and we hope you can join us.

We are excited to announce that we will host a **Fall Festival** on **November 12, 2022**, at the amenity center. The goal is to have food trucks, music, and a Food Drive to benefit local families within Churchill High School. We will be advertising shortly, and if you are willing to volunteer to help plan the event, don't hesitate to contact our Administrator at churchillestaetshoa@gmail.com. *Cheers to the cooler weather!*

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Community Calendar

10/8 CEHA Neighborhood Garage Sale
9am-4pm

10/10 CEHA Board Meeting @ 6:30pm
Zoom Meeting ID: 827 6751 2219
Passcode: CEHA

11/12 CE Fall Festival 12:00-3:00pm at
Rec Center

12/7 CEHA Annual Meeting @ 7:00pm

CE New Tennis Court Reservations System

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 prompted to enter your contact information as you make your reservation. You can also use the QR code below:

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.



Pool Pass / Swim at Your Own Risk Registration Dates

The pool will stay open through October 31st for those residents who already have obtained a pool pass. Residents interested in getting their pool pass/fob or in purchasing an additional fob for \$10 may do so on the following dates.

September 25th from 7-7:30 p.m.

October 6th from 6-6:30 p.m.

October 18th from 7-7:30 p.m.

November 12th from 1-1:30 p.m.

**Please note these times are subject to weather conditions.*

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www.elsmith.com
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CEHA Board of Directors Meeting

Monday, October 10, 2022 • 6:30 PM

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

TENTATIVE AGENDA:

1. Call to Order
2. Approval of Minutes
3. President's Report
4. Financial Manager's Report
 - a. Budget Review 2023
5. Property Manager's Report
6. Pool Manager's Report
7. Committee Reports
8. Open Forum
9. Executive Session
10. Report from Executive Session
11. 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.

2022 CEHA Dues Information

Dues invoices were mailed to be received in early January for CEHA. The 2021 dues amount is \$310.00. If you pay in October, you will owe \$310.00 plus a \$33.20 late fee. You can pay online through PayPal, but a PayPal fee will be included in your payment amount. To access our PayPal page, visit <https://churchillestateshoa.com> and in the middle of the page, click on CEHA Payments. Click the Pay Now button to begin. If you're mailing a check, our mailbox address is CEHA, 13423 Blanco Rd., #288, San Antonio, TX 78216, which is the American Postal Center at the intersection of Churchill Estates Blvd. and Blanco Road (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.

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Churchill Estates Homes Association, Inc. Solicitation for Candidates for Election to the Board of Directors

October 1, 2022

Dear Churchill Estates Homes Association Member:

In accordance with Texas Property Code Section 209.00593, Election of Board Members, the Association is required to provide notice to all members that it is soliciting candidates interested in running for a position on the board of directors for the Churchill Estates Homes Association, Inc. The Annual Meeting of the Churchill Estates Homes Association, Inc. will be held on **Wednesday, December 7, 2022 at 7:00 PM** (Woodland Baptist Church-Maresh Hall). Details for the meeting will be included in a separate mailing. We will be confirming and electing three positions for three-year terms on the Board of Directors, which will be elected by the Members. Your interest in the community is important.

If you are interested in filling a position on the Board, please take the time to complete the "Candidate Profile Form" below and return it to Churchill Estates Homes Association, Inc. at 13423 Blanco Rd., #288, San Antonio, Texas 78216 on or before Friday, October 15, 2022 or scan and email it to Kara Mowrey at churchillestateshoa@gmail.com

NAME: _____

ADDRESS: _____

HOME PHONE: _____

CELL PHONE: _____

E-MAIL ADDRESS: _____

1. PERSONAL M: _____ F: _____ FAMILY: _____

2. EMPLOYMENT: _____

Number of Years: _____ Position: _____

Brief Job Description: _____

3. EDUCATIONAL BACKGROUND: _____

4. PREVIOUS HOA INVOLVEMENT: _____

5. OTHER PROFESSIONAL, CIVIC OR SPECIAL INTEREST COMMITTEE OR GROUP INVOLVEMENT: _____

6. ASSOCIATION ISSUES: _____

I acknowledge that if elected to serve on the Board of Directors I will accept those responsibilities as described in the Bylaws (www.churchillestateshoa.com).

Signed: _____ Date: _____

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VISA MASTERCARD DISCOVER

Interested in participating in the Churchill Estates Garage Sale?

Our community will host our annual garage sale on **Saturday, October 8th from 9am-4pm**. A special thanks to resident Wendy Farar for leading this project!



Residents will need to obtain their own garage sale permit from the City of San Antonio or at their local HEB. Questions? Contact churchillestateshoa@gmail.com.

Please visit the City of San Antonio website for more details on hosting a garage sale at <https://www.sanantonio.gov/CES/Permits-Licenses/Residential>.

CHURCHILL HIGH SCHOOL
Food Drive
12-3PM SATURDAY,
NOVEMBER 12
Churchill Estates Rec Center

Support your own community
and help fill the Churchill Food Pantry!

Accepting donations of non-perishable
food & drinks in jars, cans, or sealed packets.

Every donation helps. Some children
don't eat until the next time they're in school.

See the CEHA website
for a link to a full list of needed items.

The Knitter's Nook

A Yarn Boutique
In the Churchill Place Shopping Center

13475 Blanco Road
San Antonio, Texas 78216
210-517-9008

Knitting & Crochet Supplies
Books & Lessons
Open Wednesday - Sunday



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: _____



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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

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.

Sign up at:

www.neighborhoodnews.com/go-green-2



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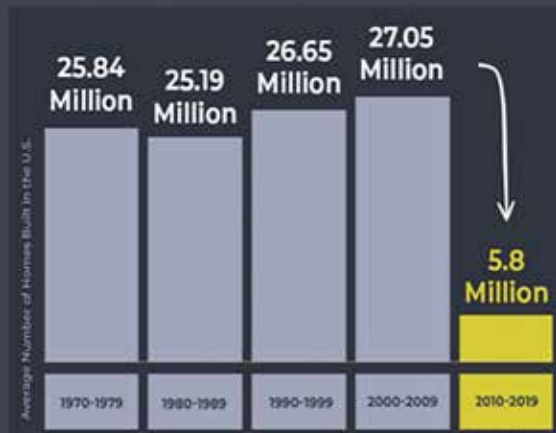
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THE HOUSING SHORTAGE EXPLAINED...

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



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Katie Ross

Katie@PowerofFamily.com
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GATES AT CHURCHILL ESTATES NEWS

Board of Director Candidates Needed

The Gates at Churchill Board of Directors is seeking volunteers from the community to serve on the Board. The Board of Directors are responsible for all aspects of the community, including maintenance of the common areas, ensuring compliance with governing documents, and financial management. Currently, the Board of Directors consists of five members. Two board members will reach their term limit this year, leaving two open positions on the board.

For more information on HOA Board positions, go to the Gates at Churchill website on www.ciaservices.com, and select "Become a Volunteer". To request an application form for a Board of Director position, contact CIA Services at (210) 490-0000. The deadline for nominations is November 6, 2022.

Additional information on the annual Board of Directors elections will be mailed to homeowners in early October. All homeowners are encouraged to vote in the upcoming board elections. Election results will be announced at the annual meeting.

Gates at Churchill Annual Meeting

All homeowners are invited and highly encouraged to attend the Gates at Churchill Board of Directors annual meeting on December 13, 2022, beginning at 6:30 PM. The meeting will be held at Woodland Baptist Church located at 15315 Huebner Rd, San Antonio, Texas 78248. Homeowners can also participate in the meeting via telephone or Zoom video app.

A meeting notification and agenda will be sent to all homeowners who have registered their email addresses with CIA Services. An agenda also will be posted on the community website.

Speeding and Traffic Safety in the Gates

Now that school has started, it's time to remind all motorists in our community to drive slowly, obey the 20-mph speed limit, and watch out for pedestrians, children, and bicyclists. To be good neighbors, it is essential that we all drive slow and obey traffic laws. The speed limit in the Gates at Churchill is 20 mph. Exceeding the posted speed limit increases the risk of an accident and puts pedestrians, bicyclists and other vehicles in danger. Driving too

fast also reduces control over steering the vehicle and increases the time it takes to slow down and stop. The narrow roads in our community requires all drivers to slow down and remain alert. Safety is a shared responsibility.

Camara Upgrades at the Gates

New camera systems have been installed at the Triple Crown and Snip gates. Four cameras, two on each side, were installed at the Triple Crown gate, and two cameras, one on each side, were installed at the gate on Snip. Before the upgrade, the Snip gate was not equipped with cameras. Both camera systems have night vision capabilities.

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 address 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.

Please note: These email messages also provide important information on planned street repairs in the our community.

C.I.A. Services, Inc. Contact Information

Call the Customer Service Center at:

- (210) 490-0000
- (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 assess codes will not be provided after normal business hours.

Gates at Churchill Estates Board of Directors

President: Mike Bartlett
Vice President: Jim Graves
Secretary: Laura Ferguson
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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