

Churchill Estates



December 2022 • Volume 26, Issue 12

Churchill Estates Board Members

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Vice President

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Michele Smith

Lisa Taylor

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Financial Mgr.

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210-697-3280

jjceha@gmail.com

Community Property Manager

Mark Smith

210-400-6275

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Swim Team Manager

Lauren Belden

ceswimteam@gmail.com

Administrator

Kara Mowrey

210-697-3270

churchillestateshoa@gmail.com

Pool Manager

Cody Simmons

cehapool@gmail.com

churchillestateshoa.com



SANTA CLAUS IS COMING TO CHURCHILL ESTATES!

LOOK FOR SANTA AS HE DRIVES THROUGH CHURCHILL ESTATES!

SUNDAY, DECEMBER 18, 2022 FROM NOON-3PM

SANTA WILL START AT THE REC CENTER AT NOON IF YOU WOULD LIKE TO STOP BY FOR PICTURES AND HOT COCOA

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Community Calendar

12/6 @ Noon – CEHA Annual Meeting Proxies due to American Postal Center

12/7 @ 7 PM – CEHA Annual Meeting, 15315 Huebner Road, Woodland Baptist Church, Maresh Hall – Meet and Greet from 6:30pm-7pm

12/18 @12pm – Santa parade – pictures at the park

12/18 @ after dark Holiday Lights Competition

Fall Festival - Big Success!

Thank you to our CEHA community for coming out to attend the Fall Festival. A special thanks to **Mikel Brand** and the committee who helped to organize and lead the event. CEHA collected food to support the Churchill High School food pantry. Music and food trucks were enjoyed by all. We hope to see those who could not attend at a future event!



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The Knitter's Nook

A Yarn Boutique

In the Churchill Place Shopping Center

<p>13475 Blanco Road San Antonio, Texas 78216 210-517-9008</p>	<p>Knitting & Crochet Supplies Books & Lessons <i>Open Wednesday - Sunday</i></p>
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CEHA Board of Directors Meeting

Wednesday, December 7, 2022 • 7:00 PM
Woodland Baptist Church
15315 Huebner Road in Maresh Hall

TENTATIVE AGENDA:

1. Meeting Called to Order by CEHA President Rey Saucedo
2. Verify Quorum
3. Introduction of CEHA Board Members and Staff
4. Approval by Membership of 2021 Annual Meeting Minutes (available for review on CEHA website)
5. 10 Year Committee Report – Rebecca Brune and Gloria Contreras
6. Overview of CEHA 2022 Projects by CEHA Secretary Mikel Brand
7. Voting by Membership: Budget and Board Member Elections
 - a. 2022 Financial Report
 - b. 2023 Budget Presentation and Membership Vote to Approve 2023 Budget
 - c. Presentation of Nominees for Board Member Elections and Membership Vote (Nominees are Mikel Brand, Vincent Chacon, Jackie Harris, Hannah Santiago and Rey Saucedo) Candidate profile information available on CEHA website
8. Open Discussion
9. Adjournment

WELCOME!

NEW RESIDENTS

Cindy Casso & Albert Guerra
14739 Forward Pass

Jon Marc Frasier
14139 Day Star

Logan & Kelly Finley
14707 War Admiral

John R. Daves, Jr.
14839 Colorado King

HOLIDAY LIGHTS CONTEST

It is that time of year again...time for the holiday lights contest. Start putting your most festive, holiday décor out this month. Judging for 1st, 2nd and 3rd place will be **Sunday, December 18th** after dark. Top three homes will receive a gift card for their creativity and efforts. Let's light up Churchill Estates for a bright holiday season!

City of San Antonio Updates

By Scott Smith

The San Antonio Planning Department recently held a review of the draft land use plan for the airport area. This plan is a part of the comprehensive plan being developed under the SA Tomorrow Initiative. The scope of the SA Tomorrow effort includes three parts; a Comprehensive Plan which covers land use, urban design, and municipal policy to coordinate City resources; a Sustainability Plan which covers economic, environmental, and social sustainability; and a Multimodal Transportation Plan which covers forward thinking for all modes of transportation. The SA Tomorrow plan covers the time period through 2040.

The plan will guide specific activities in areas of land use, infrastructure, and public services. Each area of the city will be included in an area or corridor plan. Churchill Estates will be included in the future plan for the Far North area.

The SA Tomorrow plan is intended to guide the city and county through the rapid growth the area is experiencing. Bexar County is expected to add up to 1.1 million new residents, with 500,000 new jobs, and 500,000 new dwelling units by 2040. If not properly prepared for this growth, the impacts could have significant consequences for overall quality of life.

More information on the SA Tomorrow plan and current status can be found at satomorrow.com.

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UNDER NEW OWNERSHIP



Cold Weather REMINDERS

BEFORE FREEZING WEATHER

- Wrap all outdoor exposed pipes or in unheated areas of the home.
- Remove garden hoses from outside faucets.
- Insulate outside faucets with Styrofoam, rags or paper.

IN SUB-FREEZING WEATHER

- Drip outside faucets 24 hours a day (5 drops per minute). This is not necessary unless temperatures are expected to be 30 degrees or below for at least 4 hours. (Be sure to turn off the faucets after the threat of freezing weather.)
- Open cabinet doors under sinks adjacent to outside walls.
- In unheated garages, shut off water to washing machines. Water softeners should be drained and protected from freezing temperatures.
- In sustained sub-freezing weather, let water drip slowly from all indoor faucets.
- Take extra care to protect pipes that have frozen in the past.
- Protect plants from freezing by covering them with commercial plant-cover fabric, towels, or a light blanket with plastic sheeting on top of it (if available).

THE HOUSING SHORTAGE EXPLAINED...

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

1970-1979	1980-1989	1990-1999	2000-2009	2010-2019
25.84 Million	25.19 Million	26.65 Million	27.05 Million	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

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://churhillestateshoa.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 above:



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.



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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GATES AT CHURCHILL ESTATES NEWS

Accomplishments in 2022 and Goals for 2023

As we get ready to welcome the new year, please consider some of the significant accomplishments for our community in 2022 as well as some goals for 2023:

- Initiated a five-year plan for maintenance and repair of the streets in our community. Phase 1 of the work, which included repairs to Snip and most of Triple Crown, is complete. Work will resume on another section of streets in 2023 and will continue each year until all of the streets are repaired and seal-coated.
- Upgraded the camera system at the Triple Crown gate and installed a new camera system at the exit gate on Snip.
- Homeowners approved the proposed amendment allowing the Board to work on behalf of the community to negotiate access agreements with fiber carriers, including Google Fiber, AT&T, and Spectrum. Ongoing discussions are now taking place with Google Fiber, which was the first carrier to approach our HOA for permission to install their fiber in our gated community.

Some of the goals planned for 2023 include:

- Continue to promote roadway safety in our community by reminding residents to comply with the posted speed limit, obey stop signs, and watch out for children, pedestrians and bicyclists on our streets. Residents can help spread this safety message by reminding guests and visitors about the need to drive slow in our community.
- Continue with phase two of the street maintenance and repair work. Residents will receive notifications before road work begins on their street.
- Explore ways to encourage homeowner involvement in our HOA. Homeowners can get involved by participating in community events, attending HOA meetings, serving on a committee, running for a position on the board. The Board of Directors welcomes any ideas from homeowners on other ways to increase participation.

Electrical Lines on the Move

CPS Energy is planning to remove the overhead electrical lines located behind some of the homes on Triple Crown and Preakness Ln and install the lines underground. The project,

which has been in the planning stage for months, also will include installation of transformers and other equipment, some of which will be installed in ground.

The project is expected to begin in December. Homeowners impacted by the project can expect to receive additional information from CPS Energy before work begins.

Gates at Churchill Estates Annual Meeting

The Gates at Churchill Estates Board of Directors annual meeting will be held on **December 13, 2022** at the Woodland Baptist Church located at 15315 Huebner Rd, San Antonio, Texas 78248. The meeting will begin at 6:30 PM. All homeowners are invited and highly encouraged to attend. A meeting notification and agenda will be sent to homeowners who have registered their email addresses with CIA Services. The agenda also will be posted on the community website.

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.

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.

Customer Care Center: CustomerCare@ciaservices.com

Homeowners also can contact the Customer Care Center using the "contact us" form on the Gates at Churchill Estates 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: 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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Churchill Estates Real Estate Corner

By John and Michele Smith, Resident Realtor®

Texas housing market calms in third quarter of 2022

Activity in the Texas housing market slowed in the third quarter this year, according to the 2022-Q3 Texas Quarterly Housing Report released today by Texas Realtors. The 97,711 homes sold in Texas in the third quarter represents a 10% decline from the previous quarter and 15% from the third quarter of 2021. However, while the \$345,000 median sales price dipped 3.6% lower than the second quarter this year, it is still 11.3% higher than the third quarter of 2021.

“We had two years of an unprecedented housing market,” said Russell Berry, chairman of Texas Realtors. “The number of homes being sold now is closer to sales numbers prior to the pandemic. While higher interest rates present a challenge for buyers, the good news is that buyers have more homes to choose from and are less likely to find themselves in a bidding war. Sellers may have to wait longer to get an offer, but home prices in many markets are still close to the all-time highs recorded earlier this year.”

Months of housing inventory—a supply-and-demand statistic that measures how long it would take to sell all homes currently for sale at the current pace of sales—increased from 2.1 months in the second quarter to 2.7 months in the third quarter. The third quarter of 2021 had only 1.6 months of inventory.

Chairman Berry concluded, “While statewide trends are interesting, buyers and sellers need to know what’s going on in their local area. Even different parts of the same neighborhood sometimes have varied market conditions. That’s why it’s critical to work with a Realtor—to have a professional by your side to guide you every step of the way.”



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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 drive-ways 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.



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, car washing and detailing
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
Roman Zaragoza	210-388-3491	14	Freshman	Churchill H.S.	Dog sitting and dog walking, lawn mowing, and help moving furniture

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