

# Churchill Estates

April 2023 • Volume 27, Issue 4

## Churchill Estates Board Members

**President**  
Rey Saucedo

**Vice President**  
Elizabeth Small

**Treasurer**  
Rebecca Brune

**Secretary**  
Mikel Brand

### Members-at-Large

Vincent Chacon  
Gloria Contreras  
Hannah Santiago  
Michele Smith  
Lisa Taylor

## Non-Board Members

**Financial Mgr.**  
Rudolph F. Jass, Jr. (J.J.)  
210-697-3280  
[jjceha@gmail.com](mailto:jjceha@gmail.com)

### Community

**Property Manager**  
Mark Smith  
210-400-6275  
[cehapm@gmail.com](mailto:cehapm@gmail.com)

**Swim Team Manager**  
Lauren Belden  
[ceswimteam@gmail.com](mailto:ceswimteam@gmail.com)

**Administrator**  
Kara Mowrey  
210-697-3270  
[churchillestateshoa@gmail.com](mailto:churchillestateshoa@gmail.com)

**Pool Manager**  
Cody Simmons  
[cehapool@gmail.com](mailto:cehapool@gmail.com)

[churchillestateshoa.com](http://churchillestateshoa.com)

## President's Letter

By Rey Saucedo



Dear Neighbors,

I hope everyone is enjoying the nice weather we are now experiencing. During my walks, I am happy to see so many people out cleaning up after the winter season. We are lucky to have neighbors who take pride in their yards. Did you know Spring and Summer are traditionally the high seasons for families to sell and buy their homes? Curb appeal is one of the highest priorities when selling. When we work together, we can provide a wonderful community. I encourage you to conduct your research and to reach out to your local nursery for specific advice on your landscaping. I know KSAT and local news outlets have published information to reference. Here is my favorite: <https://www.ksat.com/weather/2021/02/25/were-your-plants-damaged-by-the-freeze-heres-what-to-do-next/>

In addition, I notice that so many leaves are finally falling within our community. Please ensure your vendor or you are not blowing leaves into the street or any drainages within the community. The leaves can block the flow of water and may back up the flow of water that can, causing more significant damage to any nearby homes. The City of San Antonio provides a "Green" container for us to place our leaves for them to pick up every week. I currently have two cans to help with our "busy" season. Ordering an extra "Green" container is free for all residents. If you need to order one, call 311 and provide your information. It took me ten minutes to finalize everything, and they delivered the following week. We do pay for the service why not take advantage of it? Did you know that leaving leaves can help increase pests like mosquitoes and roaches within your property? The leaves provide shade and lock in moisture for their eggs. My goal is always to make it harder for mosquitoes to survive within my lot!

I hope some of this information helps. In addition, the Board of Directors is taking the month of March off to be with family. We will have an April 2023 Board of Director meeting to discuss the swim team, staff responsibilities, 4th of July event planning, 10-year committee projects, and more. Be on the lookout for more information through our email blast system. If you do not have your email registered, please sign up by visiting our website. Note that we do not sell your data, the purpose is only to provide you with HOA-related information.

Cheers to a great Spring, and stay safe.

## Inside This Issue

Board Meeting Agenda.....	2
Swim Team News.....	2
CE Pool Updates / Garage Sale.....	3
Yard of the Month Contest Rules .....	3
Real Estate Corner.....	4
Shred Day Event / D9 Updates.....	5
Teen Services Directory .....	6
Gates at Churchill Estates News.....	9
Project Approval Request Form .....	10



## Community Calendar

**4/17 @ 6:30PM** – CEHA Board Meeting via Zoom\*\*

**5/6** – Churchill Estates Garage Sale Day

**5/13 @ Noon** – Pool Opens on Weekends only for May

\*\*Zoom Meeting ID: 827 6751 2219  
Passcode: CEHA



# CEHA Board of Directors Meeting

**Monday, April 17, 2023**  
**6:30PM**

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

**TENTATIVE AGENDA**

1. Call to Order
2. Approval of Minutes
3. City of SA update - Genevieve Martinez
4. Committee Appointments
5. Executive Team Report
6. Financial Manager's Report
7. Property Manager's Report
8. Pool Manager's Report
9. Committee Reports - email to Administrator
10. Open Forum
11. Executive Session
12. Report from Executive Session
13. 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.*

## 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

# Stallions Swim Team News

## Swim Team Season is Officially Here! **Registration is open!**

Exercise! Outdoor Time! Neighborhood Socialization! Donuts and free swim after every meet! Ribbons and Awards!

Sign up your swimmers, grand swimmers, friends' swimmers to be a Churchill Estates STALLION. We have swim coaches to work with your child every day to improve their swimming skills. Practices are flexible, not mandatory; come as often as you can.

We will be all hands on (the pool) deck. Many of our long-time volunteers have swimmers that have aged out or moved on. We need your help to make this team a success for our swimmers. If you are interested in learning more about any of the following positions, please contact a team manager. Some positions have training required at a clinic in May. Discounts may be available for some volunteer positions. We will be recruiting Meet Referees, Starters, Stroke & Turn Judges, Turn & Takeoff Judges, Scorer's Table Recorder, Ribbon Recorder/Coordinators, Chief Timer, Place Judges, Ready Bench Coordinator, and Concessions Coordinator, along with timers and people needed to assist with set up and clean up.

For registration and volunteer information scan the QR code here or go to <https://churchillstallions.swimtopia.com/>

You can contact a team manager at [ceswimteam@gmail.com](mailto:ceswimteam@gmail.com).



**2023 Dues Have Increased**

Please note that CEHA dues for 2023 have increased to \$340.

## 2023 CEHA Dues Information

Dues invoices were mailed to be received in early January for CEHA. The 2023 dues amount is \$340.00. If you pay in April, you will owe \$340.00 plus a \$13.60 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.

For questions about your CEHA dues, contact Rudolph F. Jass, Jr. (J.J.) at [jjceha@gmail.com](mailto: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.



# CE Pool Updates

Get out the pool floats and goggles — swim season is around the corner! Be sure your dues are paid so that you can take a dip to cool off this summer. The CE pool opens with lifeguards weekends only beginning **Saturday, May 13th**, from noon to 8:00 PM. Sunday hours are 1:00 PM to 8:00 PM. The pool will also be open **Monday, May 29th** from noon to 8:00 PM for Memorial Day. Following Memorial Day, the pool will open weekdays with lifeguards on duty.

The pool is also looking to hire qualified lifeguards. In order to be considered for a lifeguard position, the requirements are as follows:

- Must be at least 15 years of age
- Must be CPR/First Aid/Lifeguard certified

If you are interested in applying or have any pool related inquiries, please email Cody Simmons, Pool Manager, at [cehapool@gmail.com](mailto:cehapool@gmail.com).

Best,

**Cody Simmons**  
*Pool Manager*

Churchill Estates Homes Association  
210.602.6639



**SAVE THE DATE**

**GARAGE SALE**

**Saturday, May 6th**

Need to clear out items? Hope to make a little extra selling things you own? Join other residents on Saturday, May 6th for a community wide garage sale. Residents need to get their own garage sale permits from HEB or on the City of SA website: <https://www.sanantonio.gov/CES/Permits-Licenses/Residential>

We will help promote the event, but residents are welcome to promote as well! Happy Selling!

DOUBLE PANE WINDOWS • MIRRORING WALLS  
REPLACEMENT GLASS • SHOWER ENCLOSURES  
GLASS TABLE TOPS

*Free Estimates*

**B&T Glass & Mirror**

TOMMY MOON  
BRIAN MOON

**656-8507**



# Yard of the Month Contest Rules

*Spring is here and that means it's time for Yard of the Month!*

The YOTM committee will award Yard of the Month to one yard each month from **April 15 to July 15**. We look for a landscape filled with color, creativity, drought resistance and/or beautiful maintenance.

1. Secret judging will be conducted by the CEHA Yard of the Month committee.
2. Judging occurs the first week 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 the 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 YOTM sign is placed in the winning yard to avoid damage to sprinkler systems.
8. At the end of the 30 days, the YOTM committee will remove the sign from the winner's yard and take it to the next winner.

If you have a yard you would like to nominate a yard or serve on the YOTM committee, please email [churchillestateshoa@gmail.com](mailto:churchillestateshoa@gmail.com).



# TENNIS COURTS KEY REQUEST FORM

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 \_\_\_\_\_ (Cell) \_\_\_\_\_

Email \_\_\_\_\_

Number of Keys Needed at \$12.50 Each: \_\_\_\_\_

## John Travis / architect

Specializing in  
residential design, additions  
& remodeling

office: (210)481-3022

cell: (210)683-3834

[jtravis2@satx.rr.com](mailto:jtravis2@satx.rr.com)



## 7 economists and real estate pros on what to expect in the housing market this spring

Experts weigh in on the changes March and beyond will bring to the housing market.

2022 saw higher home prices and higher mortgage rates that sidelined many buyers. So what's in store for spring 2023? Here are more predictions from pros.

### Prediction 1: Mortgage rates are a wildcard

“Buyers who had been sitting on the sidelines were likely encouraged by mortgage rates that fell from higher than 7% in November to just about 6% in early February. But while it's widely expected that rates will fall this year, mortgage rates shot up in early February, showing that no one can count on a consistent downward trajectory for rates this year. If rates rise in March, buyers could pull back right as many sellers are planning to list their homes,” says Jeff Tucker, senior economist at Zillow.

For her part, Nadia Evangelou, NAR senior economist and director of real estate research, says: “With mortgage rates projected to stabilize below 6% in the second half of the year, more Americans will likely become homeowners, boosting the homeownership rate.”

And Holden Lewis, home and mortgage expert at NerdWallet, says: “The biggest events of the month will be the release of the consumer price index on March 14 and the Fed's monetary policy meeting that concludes March 22. If the inflation rate doesn't slow significantly, the Fed will maintain its aggressive stance and that could push mortgage rates higher and home prices lower. But if inflation cools, the upward pressure on mortgage rates will ease.”

### Prediction 2: Prices will remain relatively stable

Heading into March and the official start of spring, experts think it's likely that prices will stabilize. “We're still seeing market vola-



tility as interest rates continue to rise, but I think prices will remain close to stable since we still have a lack of inventory,” says Aaron Kirman, founder of AKG Christie's International Real Estate.

Jacob Channel, LendingTree's senior economist, notes that: “Prices will likely remain more or less near where they are in March. Not all real estate markets behave in the exact same way, so there will be some price movement variability depending on where a person lives or is looking to buy, nonetheless, the majority of Americans shouldn't expect to see any drastic price changes in the immediate future.”

That said, we may see prices go up a bit:” Price declines are leveling off as US home values fell just 0.1% from December to January and remain up 6.2% annually. Inventory is still low, adding fuel to the fire and making the market more competitive as buyers compete for limited options so I expect that that will push prices up at least a little in March,” says Tucker.

### Prediction 3: More people will be looking to buy

“Tis the season for buyers to start house hunting. “Buyer traffic is expected to pick up in March like it always does at this time of year and more sellers will list their homes than in January or February,” says Tucker.

### Prediction 4: Housing inventory will remain an issue

“A large number of homeowners refinanced in the last couple of years at historically low-interest rates and giving that up and trading it in for one that is a hair away from 7% means people are choosing to stay unless they absolutely have to. Homeowners are literally sheltering in place, hoping for rates to drop and other homeowners to drop their prices so they can afford what they want. The problem is everyone is doing this simultaneously causing the real estate version of a standoff. Unless we see rate relief, we'll see this trend continue in March,” says Dave Speers, general manager of brokerage at Houwzer, a real estate and mortgage brokerage firm.

That inventory shortage is one reason prices aren't projected to fall too much. “Inventory is low enough, especially at price points below \$400,000, to keep a floor under prices in most markets. What were some of the hottest markets in 2020-2022 are now ice cold, with plunging demand and rising inventory making those areas susceptible to a continued retreat in prices. Rising mortgage rates in February could sting hopes of a spring rebound in home buying activity,” says Greg McBride, chief financial analyst at Bankrate.

### Prediction 5: Buyers will snap up second homes

“Housing remains a primary investment for the world's most affluent citizens and a safe hedge against inflation,” says Mauricio Umansky, CEO of billion dollar brokerage firm The Agency. “The luxury market is strong and there is much wealth to be distributed across markets and generations. I think a lot of buyers are still ready to buy and are collectively waiting for the next move once markets have stabilized. Now buyers can finally purchase a property at more realistic pricing without being completely outbid. We're also seeing interesting trends that I believe will continue like buyers snapping up what would be considered their second homes first, using them as investment properties. With the US dollar remaining strong, buyers will continue looking overseas for their next purchase, from Mexico to Canada and Europe to Asia.”

Source: <https://www.marketwatch.com/picks/7-economists-and-real-estate-pros-on-what-to-expect-in-the-housing-market-this-spring-21686203>



**APRIL 22, 2023**  
**10:00AM - 1:00PM**  
**RE/MAX ASSOCIATES**  
 1862 W. BITTERS RD, BLDG 300  
 SAN ANTONIO, TX 78248

**NOTE:** 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.

For more information, contact Katie Ross at 210-685-8568.

**Still ONLY \$58.00**

**Best A/C & Heating**  
 Call Now for an Appointment!  
**(210) 494-2255**

Best Air Conditioning can come to your home and fix any problems with your A/C and Heating system quickly and at the **BEST PRICE in TOWN!**

**12-point Tune-up Includes:**

- Check & Adjust Freon Levels
- Check Capacitors
- Inspect & Clean Contactors
- Inspect Blower
- Check Current Draw, Voltage, etc.
- Inspect & Oil Motors
- Wash Condenser Coil
- ... and much more!

Licensed & Insured  
TACLB24480E

**SENIOR & VETERAN DISCOUNTS!**

## D9 Updates

By Scott Smith, CE Resident

### School Choice Within NEISD

NEISD has 59,000 students and 70 campuses. About 52% of the students are economically disadvantaged. The district offers 13 magnet programs with specialized education and 22 dual language campuses. Approximately one third of students participate in a wide variety of career training programs. Students can attend any NEISD campus subject to available space.

NEISD career training programs are developed with close participation by local businesses. These programs offer paid internships for hands on learning and over 50 industry recognized certifications as well as college credit. The programs range from plumbing to medical training and cybersecurity.

The Space and Engineering Technologies Academy (SETA) is a new magnet program being offered. Courses will be centered around engineering, manufacturing, computer science, aviation technologies and manufacturing.

Courses will offer hands on learning as well as classroom instruction. A priority at NEISD is to stay open to public and industry input on new programs to prepare students for high wage, high demand jobs.



Special thanks to Board Member, **Vincent Chacon**, for distributing reflective/light-up arm bands to walkers and runners this month. If you would like to receive one as well, they will be distributed at future dates and at July 4th parade. For all walkers and runners, remember to wear reflective gear when out in the early morning hours or late at night!

**PARSONS**  
**FENCING PROJECTS**

**Call or text for a Free Estimate!**

**Sam Parsons, Owner**  
**830-299-8565**

## 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](mailto: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
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	Freshman	Incarnate Word H.S.	Babysitting/First Aid/CPR certified
Rachel Dolan	210-238-5115	16	Senior	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 Licensing 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






### Eleanor Kolitz Hebrew Language Academy

- COME GROW WITH US -

Founded in 2013, The Eleanor Kolitz Hebrew Language Academy is located here in the city of San Antonio. EKHLA raises the bar in public education by providing strong academic and behavioral standards, as well as teaching impactful core values. EKHLA's core values are Support, Passion, Integrity & Honesty, Respect & Acceptance, Curiosity, Creativity, and Learning and "Repairing the World". With a total enrollment of under 550, students in grades Kindergarten thru 8th, receive extraordinary support from staff. Geography Bee, Spelling Bee, and Israeli Culture class all provide a fun, purposeful experience for our thriving student body.

**11327 Dreamland | 210-890-7267 | Call for a tour or visit us at [www.ekhla.org](http://www.ekhla.org)**




## 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](http://www.nextdoor.com)

**Gated Community Management Company – C.I.A. Services, Inc.** (210) 490-0000 | [CustomerCare@ciaservices.com](mailto:CustomerCare@ciaservices.com)  
| [www.ciaservices.com](http://www.ciaservices.com)

**To Report CEHA Common Areas Sprinkler Problems** – Mark Smith, 210-400-6275, [cehapm@gmail.com](mailto: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](http://churchillestateshoa.com).



## Volunteer Income Tax Assistance

The Volunteer Income Tax Assistance Program (VITA) provides FREE income tax return preparation service for individuals and families who earn up to \$55,000 per year. VITA helps working families take advantage of all the tax credits they are eligible for, including the Earned Income Tax Credit (EITC), Child Tax Credit (CTC), and education credits. Trained and certified volunteers work with families to file tax returns.

**The following items are needed to prepare your tax return:**

1. Driver's License or Photo I.D.
2. Social Security Card or Individual Tax Identification Number (ITIN) for all members in your family
3. All W-2 Forms
4. If filing jointly, your spouse must be present Copy of prior year tax return (if applicable)
  - 1099 Forms (if applicable)
  - 1099-G Unemployment Benefits
  - 1099-INT Interest from your bank
  - 1099-R Pensions, Annuities, Retirement Plans
  - Account Numbers for electronic deposit of refund

VITA sites will be open through **April 15, 2023**. Learn more about VITA including locating a nearby site and hours at [www.vitasa.org](http://www.vitasa.org) or call the United Way Helpline at 2-1-1.

## A Maid Service that gets you Out & About!

we've got the cleaning covered!



Maid Brigade®

*Our People Shine*



- Every cleaning inspected & guaranteed
- All teams trained, uniformed, bonded & insured
- Equipment & supplies included
- Homes, apartments, condos & small offices

**\$20 OFF**

**One Time Cleaning**

With coupon. Not valid with any other offers. Call for details.

**\$50 OFF**

\$25 Off 1st Cleaning  
\$15 Off 2nd Cleaning  
\$10 Off 3rd Cleaning  
With coupon. Not valid with any other offers. Call for details.



**210-679-6928**  
[www.maidbrigade.com/tx/san-antonio](http://www.maidbrigade.com/tx/san-antonio)

**C & J** Kitchens Bath  
Cabinets Granite

**SPRING SAVINGS**

# FACE LIFT FOR YOUR KITCHEN

**FREE ESTIMATES & FREE CUSTOM DESIGN SERVICES**

**Quartz \* Granite Counter tops \* Custom solid wood cabinets \* Safe showers**



**COUPON**  
Receive **\$1,000 OFF**  
on any full kitchen  
or full bath remodel



**WE PAINT AND REFINISH CABINETS**



**Senior and  
Military Discounts**

**Call us today!  
(210) 777-3237**



**www.candjkitchensandbaths.com**  
NOW accepting Master Card/ Visa/ American Express





## NEWS

# GATES AT CHURCHILL ESTATES NEWS

### CPS Energy Conversion Project

Installation of new, underground electrical lines and repairs to the pavement on Preakness Ln and Triple Crown are expected to wrap up on April 14, 2023. CPS Energy will continue work in the northwest section of Churchill Estates (outside the gates). Some work also will be done on Churchill Estates Blvd. Please pay attention and slow down when driving in work zones. Additional information about the conversion project can be found at: [cpsenergy.com/infrastructure](http://cpsenergy.com/infrastructure).

### Yard Maintenance Advice

Now that the cold weather is behind us, it's time to start preparing lawns for the Spring and Summer seasons. The first step is to remove all debris, tree branches, and twigs from the yard. Also, rake up the leaves from the yard, including leaves that may be on the curb or in the street in front of the house.

Next, consider adding some mulch or quality topsoil to any bare sections in the yard. It may be necessary to loosen or aerate any compacted sections in the lawn. Also, be sure to identify the type of grass growing in your yard, and make sure to use the appropriate fertilizer for your type of grass (most common types of grass in our community are St. Augustine and Bermuda).

If necessary, apply seed to bare sections of the yard. Next, apply a slow-release fertilizer and keep the soil moist until the grass starts growing. Always water early in the day to help your lawn on long, hot days. Also, water your lawn less often for longer periods to allow the water to soak into the soil and roots. Finally, pay attention to local water restrictions that dictate when watering is allowed.

Maintaining a lawn is not impossible, and the rewards and benefits are worth the effort. Working in the yard also is great way to burn calories and soak up the sun while improving the curb appeal of your home.

### HOA Board of Directors Meeting Schedule for 2023

All homeowners are invited and highly encouraged to attend the quarterly HOA Board of Directors meetings. The meetings are held at Woodland Baptist Church located at 15315 Huebner Rd, San Antonio, Texas 78248. The meetings begin at 6:30 PM. The meeting schedule for 2023 is:

For the Best Tree Service, use an Arborist!

[www.SecondGenerationArborist.com](http://www.SecondGenerationArborist.com)

**TREE SERVICE (210) 355-5533**

Oak Wilt Prevention and Treatment  
Tree Removal • Trimming • Stump Grinding

Email: [Secondgenerationarborist@gmail.com](mailto:Secondgenerationarborist@gmail.com)

ISA

- **Tuesday, June 13, 2023**
- **Wednesday, September 12, 2023**
- **Tuesday, December 12, 2023** (annual meeting and election of board members)

A meeting notification and agenda will be sent to all homeowners who have registered their email addresses with CIA Services. The agenda also will be posted on the community website. Meeting dates and times are subject to change.

### 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](http://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](mailto: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

*Treasurer:* Lee Wingert

*Secretary:* Jackie Harris

**Director: OPEN – VOLUNTEERS NEEDED**

## Gates at Churchill Estates Committees

**Violation:** All board and committee members

**Architecture Control Committee (ACC):**  
Mike Culatto – **Volunteers needed!**

**Communications (newsletter) Chair:** Mark Stewart

**Holiday Decorations Committee Chair:**  
**Open – Volunteers needed!**

**Cameras (video) Chair:** TBD

The HOA Board is actively seeking volunteers to serve on the various committees. Residents interested in serving on a committee are encouraged attend the HOA quarterly meetings. Additional information about the committees is posted on the community website.



**Churchill Estates Homes Association, Inc.**

13423 Blanco Rd., #288  
San Antonio, TX 78216  
210/697-3270

Residential Project Approval Request Form

Date: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please describe your project, including the dimensions and the materials being used and the location on your property (front yard, back yard, side yard, back patio, etc.):

If you are building a new home on a vacant lot: What date will construction begin (when will "ground be broken")? \_\_\_\_\_ Commencing on the day that ground is broken, the homeowner shall be liable for yearly dues to CEHA.

Are permits needed for the work you are doing? Yes \_\_\_\_ No \_\_\_\_

If permits are required, have you obtained them? Yes \_\_\_\_ No \_\_\_\_

If you have obtained permit, what is the expiration date? \_\_\_\_\_

Name of Contractor (if applicable): \_\_\_\_\_

Contractor Phone Number: \_\_\_\_\_

Project Start and Completion Dates: \_\_\_\_\_  
*(Please submit a new form if you have an unexpected delay and do not begin the project within a year of the dates listed above.)*

Drawings or plans showing the work are attached. Yes \_\_\_\_ No \_\_\_\_

Signature of Churchill Estates Homeowner: \_\_\_\_\_

Please submit the completed form and any pertinent documents to the address on this letterhead or email to: churchillestateshoa@gmail.com. Your signature indicates that you understand that work cannot begin until you receive approval in writing from the Churchill Estates Homes Association, Inc. Architectural Control Committee and that once you have approval, you will begin and complete the project within the dates you've listed, or you will be asked to submit a new form. The ACC will review the project upon completion. This form is for use by residents outside of the gated area. **Please allow the ACC two weeks to review.** Residents inside the gate need to contact CIA Services, Inc. at 210-419-0000 or at customercare@ciaservices.com

-----  
FOR OFFICE USE ONLY: Date Received: \_\_\_\_\_ Date Sent to ACC: \_\_\_\_\_



# VOTE AGAINST DECRIMINALIZING **THEFT!**



**PROPOSITION A** decriminalizes

## **SHOPLIFTING**

up to \$750 per incident

Thieves would be released with a “verbal warning” only!

No arrests. No jail time. **DON'T BE DUPED!**

**Prop A** is NOT about POT but letting criminals go free.

**GET THE FACTS** at **PROTECTSA.NET**

**EARLY VOTING BEGINS APRIL 24TH • ELECTION DAY MAY 6TH**

# VOTE **AGAINST** PROP A

Paid for by the Protect SA PAC



CEHA  
13423 BLANCO RD. #288  
SAN ANTONIO, TX 78216

PRSR STD  
U.S. POSTAGE  
PAID  
SAN ANTONIO, TX  
PERMIT NO.1568

*Time Dated*



SCAN ME  
To view this  
newsletter online.

# EARLY VOTING APRIL 24 – MAY 2 ELECTION DAY SATURDAY, MAY 6

RE-ELECT *your neighbor*  
**JOHN** CITY COUNCIL **9**  
**COURAGE**



- ✓ TAX RELIEF
- ✓ FIGHTING FOR SENIORS
- ✓ PUBLIC SAFETY



210-913-3916  
COURAGEFOR9@GMAIL.COM

PD POL AD BY THE JOHN COURAGE CAMPAIGN RYAN TAKAO, TREASURER



**ADVERTISE WITH US!**

For information, call (210) 558-3160 or  
email [Sales@NeighborhoodNews.com](mailto:Sales@NeighborhoodNews.com)

Published and distributed by: **Neighborhood News, Inc.**

3740 Colony Drive Suite LL100, San Antonio, TX 78230 • [www.NeighborhoodNews.com](http://www.NeighborhoodNews.com)

Articles that appear in the Churchill Estates newsletter do not necessarily reflect the official position of Neighborhood News, Inc. and their publication does not constitute an endorsement therein. The appearance of any advertisement in the Churchill Estates newsletter does not constitute an endorsement by Neighborhood News, Inc. of the goods or services advertised. Neighborhood News, Inc. is not responsible for errors beyond the cost of the actual ad space. Any publication of Neighborhood News, Inc., whether draft or final is the sole property of Neighborhood News, Inc. and cannot be reproduced or distributed in any way, whether in print or electronically, without the express written consent of Neighborhood News, Inc. ©Neighborhood News, Inc.