

# Churchill Estates

January 2023 • Volume 27, Issue 1

## Churchill Estates Board Members

**Vice President**  
Elizabeth Small

**Treasurer**  
Rebecca Brune

**Secretary**  
Mikel Brand

**Members-at-Large**  
Vincent Chacon  
Gloria Contreras  
Amy Ellis  
Hannah Santiago  
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

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

## MESSAGE FROM THE BOARD

**Happy New Year to each of you!** We had an exciting year in 2023 as a community. Thank you to each of you who attended the Annual Meeting or sent in your proxy. It was a successful meeting, and we have great things ahead in our community.

### 2022 Annual Meeting Recap

#### Presentations by Invited Guests

**Councilman John Courage, District 9, [www.sanantonio.gov](http://www.sanantonio.gov)**

Councilman Courage thanked the community for their involvement this year in San Antonio. He reported that street improvements will begin this next year for Churchill Estates. He invited everyone to the District 9 Christmas Party to be hosted at the new Senior Center by Walker Ranch. He also reported that there would be a Churchill Clean up on Sunday, December 11th for those who would like to attend. A resident requested information and updates once streets and lights are worked on. Charlie Mazuca noted that public forums will be held, and he will collaborate with the CE Administrator to notify the community.

#### 10 Year Master Plan Committee, Rebecca Brune, Gloria Contreras and Rey Saucedo

Rey reported that the 10 Year Committee was chartered to evaluate all assets in the community. A survey was sent to all the community via email, on the website and in the newsletter. The Board allocated a significant contribution to be put toward the 10 Year projects. A land survey will be conducted to evaluate the property and land. This survey will help prioritize projects for the community. Gloria invited anyone in the community to get involved in the 10 Year Committee, and Rey invited residents to share feedback in surveys, email and at Board Meetings.

#### 2022 CEHA Accomplishments

- Initiated 10 Year Committee survey with over 130 residents participating with feedback
- Implemented Swim at Your Own Risk program and extended pool access for residents from April-October
- Selected and trained 5 new Architectural Control Committee Members
- Hosted summer yard of the month to honor 4 homes in the community
- Implemented online reservation system for tennis and pickleball reservations
- Successful July 4th event – hosted first bike rodeo and partnered with Councilman Courage’s office

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### Community Calendar

**1/9 @ 6:30 PM, CEHA Board meeting via Zoom\*\***

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



# Santa Claus Visits Churchill Estates

Santa Claus was able to visit once again this year on Sunday, December 18th. He joined residents and families for some hot cocoa and cookies before driving through the community to spread some holiday Cheer.

Lots of joy was shared as residents waved and cheered to Santa and his elves passing through the neighborhood. Picture stops were made at different streets on Santa's drive thru the community.



(Continued from page 1)

- Spring Event
- Fall Event – participated in food drive to support Churchill High School
- New LED lighting upgrades along Churchill Blvd approved and provided by COSA.
- Neighborhood park upgrades: surveillance cameras, restroom renovations, etc.

### Budget

Dues are proposed to be \$330 for 2023 if paid by January 31. On or after February 1, dues will be \$340 with late fees being added each month that dues are not paid. Bills will be mailed out January 1. Residents can also pay online on the CE website via PayPal.

### Board Member Election

Vincent Chacon, Hannah Santiago and Mikel Brand were elected for the CE Board of Directors. These representatives will begin to serve on the Board for the next 3 years, and we appreciate their dedication and interest in serving our community. Welcome to the CEHA Board!

### Invitation to Attend Next Year

As a neighbor and resident, we value your opinion. Residents make all the difference in this community, so if you were unable to attend the meeting this past year, we hope you will be able to make the 2023 meeting in December. Details will be provided to you through this newsletter and by a special mail out in November next year. Until then,



## Congrats to the Holiday Lights Contest Winners for 2022!

14810 Swale – Wagner Residence

14810 Gallant Fox – Cullen Residence

14903 Polynesian – Noguera Residence



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# CEHA Board of Directors Meeting

**Monday, January 9, 2023 • 6:30 PM**

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

**TENTATIVE AGENDA:**

1. Call to Order
2. Approval of Minutes
3. Election of Officers
4. Financial Manager's Report
5. Property Manager's Report
6. Pool Manager's Report
7. Committee Reports - email to Administrator
8. New Business
9. Open Forum
10. Executive Session
  1. Code violations
  2. Contract review
  3. Transfer fees
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.*

## Swim Team News

Winter Break has just ended but we are already thinking about summer swim! Swim team season is May and June with practices after school in May and mornings in June. Swimmers must be five years old by June 1st and can swim until age 18. Swim team is a great way to meet your neighbors, build swim skills, and gain friends for swimming at the pool all summer. Watch this space for more information in the coming months!

## John Travis / architect

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office: (210)481-3022  
cell: (210)683-3834  
jtravis2@satx.rr.com

## Looking to Get More Involved in Churchill Estates?



Each year Churchill Estates offers many events and activities for our residents. We host a Spring Electronic Recycling/Paper Shredding Day, Easter Egg Hunt, Summer Swim League, July 4th Parade, Fall Community Garage Sale, Yard of the Month contests, Holiday Light Contests and our Annual Meeting. We also have an Architectural Control Committee.

If you have an interest in getting more involved in our community, Churchill Estates is always looking for volunteers. Please send an email to our Administrator, **Kara Mowrey**, at [churchillestateshoa@gmail.com](mailto:churchillestateshoa@gmail.com) to express your interests. We look forward to seeing you at our next events!

**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**; however, a **\$10.00 discount** is available to you, and you can pay \$330.00 if your payment is received *on or before January 31, 2023* and all outstanding dues are paid in full. If you pay in February, you will owe \$340.00 plus a \$3.40 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 Click on Dues; click on Make 2023 CEHA Dues Payment. 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.

## The Knitter's Nook

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

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## CHURCHILL ESTATES REAL ESTATE CORNER

By Katie Griffin-Ross, Resident Realtor

Source: <https://thestaging.co/top-texas-interior-design-trends/>

### 9 Top Texas Interior Design Trends for 2023

Do you want to transform your Texas home design with a new look in 2023? Or are you preparing to sell your house and need to spruce up your interior design before putting it on the market? Regardless of your reason for transforming your home with a modern style, it's wise to incorporate a few (or more!) of these Texas interior design trends for 2023 into your interior design to add beauty, value, and appeal to your home.

#### Texas Interior Design Trends for 2023

##### 1. Open Concept

Instead of stuffing your home with tons of hides, horns, and ranch-themed home décor, clear the clutter away and allow your home to embody a clean, minimalist look and modern country style. Fortunately, one of the easiest ways to create this modern look is to create a spacious, airy open layout that instantly adds more space to your home. With this floor plan, you can still add vintage pieces for that warm, western feeling while maintaining an appealing modern appearance.

##### 2. Cozy Spaces

In 2023, choosing a cozy, inviting design style that features practical furniture and comfortable materials will be "all the



rage" in Texas and beyond. It's wonderful to have a stunning space, but more importantly, your home's design should be practical and compatible with your family's unique day-to-day life. In 2023, families (especially those with kids) will prioritize comfort first and style second when choosing furniture, décor, materials, and other accessories for their Texas home.

##### 3. Rustic & Natural

The "rustic and natural" trend will be widespread across the entire country in 2023—but fortunately, it already works perfectly for Texas homeowners! To achieve this look, use natural elements like wood, stone, or leather in your décor (such as furniture pieces), and consider pairing these natural materials with quartz, marble, or concrete (countertops, flooring, etc.) to tone down the rough, country aesthetic but to preserve the modern, yet rustic, interior design scheme.

##### 4. Matte Finishes

When it comes to painting your walls, matte finishes are much more popular than glossy, semi-glossy, or even eggshell finishes in 2023. Luckily, homeowners can easily make this update with a fresh coat of paint—after all, if your home has experienced any "wear and tear" over the past few years, it could probably use one anyway.

##### 5. Statement Lighting

If you'd like your home to stand out in a big way, think about where you can add statement lighting—one of the most popular design trends in Texas in 2023—to your interior design. For example, you can add a chandelier to your entryway or above your dining room table, stunning light fixtures above your kitchen island, or even sconces above your bedroom nightstand to enhance the look of your home. Even better, consider installing a dimmer switch with your light fixtures that will allow you to change the ambiance and mood in your home with a simple touch of a button!

##### 6. Mixed Metals

Traditionally, most homes in Texas (and elsewhere) would pick one style of metal and stick with it throughout their interior design. Now, the trend of using mixed metals is super popular (and accepted), so you don't have to use only western iron accents in your home décor. In 2023, mix and match gold and silver, copper and brass, or even steel and pewter to achieve the look you want for your home's furniture and accessories. As long as the design doesn't look cluttered—feel free to let your imagination run wild!

##### 7. Dark Wood Finishes

Though lighter woods, such as oak and pine, may have been popular in the past, homeowners are leaning toward darker wood in 2023. If you want to achieve this look with your current furniture, you can sand and stain your existing furniture with a darker color, like Ebony, Dark Walnut, or Red Mahogany. Black-toned shades, like Ebony, tend to pair better with cool design elements, whereas red-toned shades, like Mahogany, will look better with a warmer design scheme.

##### 8. Unique Paint Shades

Instead of using traditional gray and beige paint for your interior walls in 2023, try to use other shades in your home design, like Sage Green, Teal Blue, and Deep Rust. These shades will still match the modern country style but will also add a touch of unexpected creativity to your design. For example, you could enhance your living room with a rust-colored accent wall or add a pop of color to your kitchen with teal cabinets.

##### 9. Larger Windows

If you'd like to invite the beauty of the outdoors into your home, larger windows are an excellent choice! Unlike smaller single-hung, double-hung, and even casement windows, many homeowners are adorning their living room or kitchen walls with picture, bay, and bow windows to enjoy more natural sunlight and expansive views.



NEWS

# GATES AT CHURCHILL ESTATES NEWS

**Brush Collection Day Set for Week of 01/23/2023**

The City of San Antonio twice-annual brush collection day for the Gates at Churchill Estates is scheduled for the week of January 23, 2023. Brush should be placed within 8-feet from the curb and ready for pickup no later than 7:00 AM, Monday, January 23. Brush piles should not exceed 8-cubic yards.

This month is the perfect time for trimming trees and bushes on your property especially any limbs or branches that extend over streets or sidewalks. To avoid safety hazards, trees and branches should not block street signage, impede traffic or create a visual obstruction.

Tree limbs and branches that extend into the street must allow at minimum 14-feet of clearance over the street and at least 8-feet of clearance over the sidewalk. The 14-foot clearance above the street reduces the likelihood of city garbage trucks or large delivery vans striking overhanging tree branches. The 8-foot clearance over sidewalks provides a safe pathway for pedestrians.

Homeowners are encouraged to use licensed arborists to trim trees, and ensure oak trees are protected from oak wilt.

**Wildlife in Our Community**

Residents in the Gates at Churchill Estates are strongly discouraged from feeding deer and other wildlife that often roam our community. Deer are herbivores that depend on leaves and other plant parts, such as acorns, for their food. Moreover, deer and some wildlife can be harmed by consuming foods such as corn, fruits or other human foods.



In addition, October through January are the peak breeding season for deer in South Texas. All drivers are advised to slow down and use extra caution to avoid vehicle accidents caused by deer on our roads. Reduce speed if a deer is spotted at the edge of the road, especially at night. Also use the vehicle horn to scare deer off the road.

**HOA Annual Assessment Due Date**

Payment of the annual assessment for the Gates at Churchill Estates was due on January 1, 2023. Homeowners who have not submitted payment or initiated a payment plan should contact CIA Services as soon as possible. Contact information for CIA Services is listed below.

**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*
- Secretary: Laura Ferguson*
- Treasurer: Lee Wingert*
- Director: Jackie Harris*

**Please note:** The Board of Directors election results and quarterly HOA meeting schedule for 2023 will be posted on the community website and published in next month's newsletter.

**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.

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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 Courts Key Request Form**

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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](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).



## 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	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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