

Churchill Estates



June 2023 • Volume 28, Issue 6

Churchill Estates Board Members

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Rebecca Brune

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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



President's Letter

By Rey Saucedo



Dear Neighbors,

It's almost officially summer!!

I am happy to announce that the Board of Directors has moved forward with the survey company for the amenity area. They will report on the property's layout and officially report on the land's topography. This information is vital for the 10-Year Committee to decide on the projects discussed below.

In addition, the board has met with Councilman Courage's office and the City of San Antonio on significant projects for our community. The plans are moving forward with repaving Churchill Estates Blvd. and the connecting streets. City Public Service has also agreed with the City of San Antonio to add more lights along the boulevard to assist in lighting this major road. We are pleased with all these stakeholders and their willingness to work with us within a specific timetable. I want to thank Charlie from Councilman Courage's office, who has helped guide us through this project. We appreciate his efforts!

Many changes are coming, so be on the lookout for more information about our community. If you want to volunteer, please get in touch with us. We always are looking for volunteers with projects within our community.

On a personal note, I request that everyone place a United States Flag on their property to commemorate the 4th of July holiday at their homes. It is always great to see a sense of patriotism in our community!

Cheers to a great Summer!

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Community Calendar

June/July
No CEHA Board Meeting

July 4th parade
@ 10:45am
line up at Cavalcade/CE Blvd





CEHA Board of Directors Meeting

No Meeting in June and July



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

Please email Pool Manager, Cody Simmons for more details at cehapool@gmail.com

Stallions Swim Team News

Your Churchill Stallions have been making big waves in the pool. We have three more dual meets remaining:

Cheer on your Stallions at these upcoming meets:

June 3 @ Rogers Ranch Point Bluff

June 10 @ HOME vs TigerSharks

June 17 @ Oak Meadow Stingrays

June 25 @ League Championship

A reminder to residents that the home meet will create a temporary disturbance with parked cars along the Boulevard and side streets near the pool on the morning of June 10th. Thank you for your understanding.

Thank you, residents, for welcoming and accommodating your swim team. We appreciate your understanding when the swim team occupies the pool. You are helping your neighborhood kids with an important life skill.

We will celebrate our season's accomplishments with a team party on Monday, June 26th!

Go Stallions!

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 June, you will owe \$340.00 plus a \$24.20 late fee.

- June - \$340 + \$24.20 = \$364.20
- July - \$340 + \$27.60 = \$367.60
- August - \$340 + \$31.00 = \$371.00
- September - \$340 + \$35.40 = \$375.40
- October - \$340 + \$38.80 = \$378.80
- November - \$340 + \$193.20 = \$533.20
- December - \$340 + \$196.60 = \$536.60

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

You can pay online through PayPal, but a PayPal fee will be included in your payment amount. To access our PayPal page, visit <https://churchillestateshoa.com> and in the middle of the page, click on CEHA Payments. Click the Pay Now button to begin.

If you're mailing a check, our mailbox address is CEHA, 13423 Blanco Rd., #288, San Antonio, TX 78216, which is the American Postal Center at the intersection of Churchill Estates Blvd. and Blanco Road.

For questions about your CEHA dues, contact Rudolph F. Jass, Jr. (J.J.) at jjceha@gmail.com. Those of you in the gated community owe dues to CEHA and your own HOA as well (which is paid through CIA Services), so be sure you're sending each of your checks to the correct HOA.



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--	--	--

www.excelledschools.com



BRACE YOURSELF, SUMMER IS NEAR!

The pool will open full time with lifeguards beginning **Wednesday, May 31st**. Lifeguards will be on duty **Tues-Sat from 12-8pm and Sundays from 1-8pm**.

PAVILLION RESERVATIONS

If you are interested in reserving the pavilion area for a pool party, scan the QR code below for more information and to make a reservation!



If you have any questions or would like more information, please contact our Pool Manager, Cody Simmons at **210-602-6639** or email cehapool@gmail.com

POOL PASSES

Still need to pick up your Pool Pass? Please attend one of the Pool Pass registration days! Stop by to complete forms, show along with your ID, and a CPS Energy bill if a renter, in order to get a Pool Pass. If you would like to review forms ahead of time, please visit our website: <https://churchillestateshoa.com/pool-pass/>. You may print and bring your unsigned forms or fill out blank forms available at each sign up session. If you received a pool pass/fob last summer, you do not need to pick up a new one. All residents with existing pool fobs who have paid the annual dues will maintain their access to the pool.

Saturday, June 6th – 11am-11:30am

Saturday, June 17th – 11am-11:30am

Sunday, June 25th – 12pm-12:30pm

Questions? Contact our CE Administrator at churchillestateshoa@gmail.com

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We are so excited to once again host our annual **July 4th** event with our Churchill Estates neighbors.

Line up for a fun parade with your friends and family starting at 10:45 a.m. at the corner of Cavalcade and CE Blvd. Residents are encouraged to get into the holiday spirit by wearing **red, white, and blue** and to decorate bikes, scooters, wagons, etc. to show your American pride.

Parade officially begins at 11 am and ends at the pool. Many residents enjoy watching the parade pass by and cheering on the participants. Dogs are encouraged to attend and must be leashed. Please remember animals are not permitted in the pool area.

Food and refreshments will be provided at noon on a first come first serve basis. Enjoy a day of swimming and games with prizes throughout the day, and please remember glass containers are not allowed in the pool area.

JULY 4TH REMINDER: Shooting fireworks in the city limits is illegal and carries up to a \$2000 fine. Call **210/207-0202** to report illegal fireworks.

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



Happy Father's Day

Father's Day

June 18, 2023

Is a celebration honoring fathers and fatherhood, paternal bonds and the influence of fathers on society. The holiday dates back to 1910 in Spokane, Washington when Sonora Dodd proposed it as a day to honor the man who raised her (William Jackson Stuart - a Civil War veteran) after her mother died and June was his birth month. After many years of debate, it was made a holiday in 1924 under President Calvin Coolidge.

How to Prevent Mosquitoes!



During Spring/Summer don't forget that leaving stagnate water too long in items like: open trash bins, bird baths, clogged rain gutters, low areas, potted plants saucers, water bowls for pets, buckets and barrels, toys, neglected pools and ponds and tires.

Try planting mosquito repelling plants on your property like citronella, basil, catnip and lavender.

E. L. Smith Plumbing



www.elsmith.com
210-736-1647

FUTURE ROADWAY RECONSTRUCTION

ON CHURCHILL ESTATES BOULEVARD

We need your help and neighborhood expertise! The City of San Antonio Public Works department will begin a roadway reconstruction project in 2024 on Churchill Estates Boulevard.

They will be working with engineers to design the project in the Summer of 2023. The Churchill Estates HOA Board Streets Committee is gathering neighborhood feedback on issues of concern related to safety, flooding, bicycle lanes, sidewalks, crosswalks, driver behavior, or any other concerns with the existing roadway design. We will use neighborhood ideas and concerns to provide the City of San Antonio guidance on the community's priorities for improved safety through street design. Please send your feedback, concerns or ideas to hannahl.santiago@gmail.com by **June 5th, 2023**.



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 (Home) _____

(Cell) _____

Email _____

Number of Keys Needed at \$12.50 Each: _____



YARD OF THE MONTH

Congratulations

Spring is here and Yard of the Month is in full swing! The YOTM committee looks for homes in our neighborhood where homeowners have put forth extra effort in their yards and landscape to increase curb appeal and beautify our neighborhood.



Congratulations to the Harty residence at 14313 Citation. Thanks for helping keep Churchill Estates looking beautiful!

YARD OF THE MONTH

Yard of the Month Contest Rules

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

The Community Spirit Committee will award Yard of the Month honors each month from **April 15 through August 15**. We will look for a landscape filled with color, creativity, and 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.

WELCOME!

NEW RESIDENTS

David Galvan

14506 Triple Crown Lane

Jacob Gerard Garza II

2203 Preakness Lane

Yevgeniy & Stephanie Maksimenko

14802 Canonero

John & Krystal Matlock

14827 Adios

Monica Smith

14610 Dauber

Rajasekaran Rajashree & Rajan Vignesh

14615 Churchill Estates Blvd.



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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	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
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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By Katie Griffin Ross, Resident Realtor

**PRE-APPROVED
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A PRE-APPROVAL HELPS YOU
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THE POWER OF PRE-APPROVAL

If you're buying a home this spring, today's housing market can feel like a challenge. With so few homes on the market right now, plus higher mortgage rates, it's essential to have a firm grasp on your homebuying budget. You'll also need a sense of determination to find the right house and act quickly when you go to put in an offer. One thing you can do to help you prepare is to get pre-approved.

To understand why it's such an important step, you need to know what pre-approval is. As part of the process, a lender looks at your finances to determine what they'd be willing to loan you. From there, your lender will give you a pre-approval letter to help you understand how much money you can borrow.

Freddie Mac explains it like this:

"A pre-approval is an indication from your lender that they are willing to lend you a certain amount of money to buy your future home. . . . Keep in mind that the loan amount in the pre-approval letter is the lender's maximum offer. Ultimately, you should only borrow an amount you are comfortable repaying."

Basically, pre-approval gives you critical information about the home-buying process that'll help you understand how much you may be able to borrow so you have a stronger grasp of your options. And with higher mortgage rates impacting affordability for many buyers today, a solid understanding of your numbers is even more important.

Pre-Approval Helps Show You're a Serious Buyer

That's not the only thing pre-approval can do. Another added benefit is it can help a seller feel more confident in your offer because it shows you're serious about buying their house. And, with sellers seeing a slight increase in the number of offers again this spring, making a strong offer when you find the perfect house is key.

As a recent article from the Wall Street Journal (WSJ) says:

"If you plan to use a mortgage for your home purchase, preapproval should be among the first steps in your search process. Not only can getting preapproved help you zero in on the right price range, but it can give you a leg up on other buyers, too."

Bottom Line

Getting pre-approved is an important first step when you're buying a home. It lets you know what you can borrow for your loan and shows sellers you're serious. Connect with a local real estate professional and a trusted lender so you have the tools you need to purchase a home in today's market.



ONLINE REPORTING
**San Antonio Police
Department**

The San Antonio Police Department offers police report filing online. Online reports can only be completed for the following crimes where no weapon was used and no suspect information is available.

List of Crimes that can be Reported Online

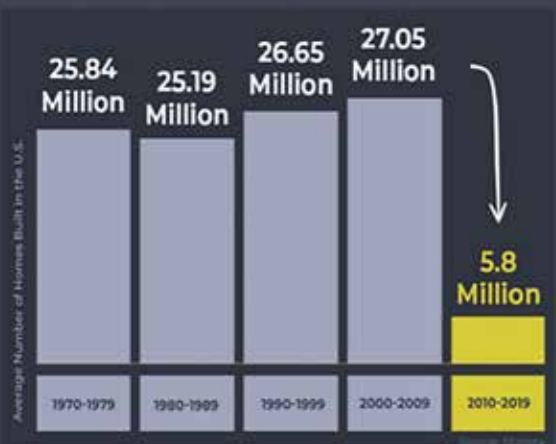
- Burglary of Vehicle
- Child Custody Visitation Violations
- Criminal Mischief: Property Vandalism / Graffiti
- Criminal Mischief: Vehicle Vandalism / Graffiti
- Lost Property
- Shoplifting
- Theft
- Theft of Bicycle
- Theft of Gas and/or Beer
- Theft of Service

All other crimes require an officer to make the scene. Please dial 911 for emergencies or 210.207.7273 for non-emergencies. Visit the SAPD Website to file your online report or to see what other services/programs are available.

www.sanantonio.gov/sapd

**THE HOUSING SHORTAGE
EXPLAINED...**


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



Year Range	Average Number of Homes Built (Million)
1970-1979	25.84
1980-1989	25.19
1990-1999	26.65
2000-2009	27.05
2010-2019	5.8

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





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GATES AT CHURCHILL ESTATES NEWS

ROAD RULES FOR DRIVERS

Speed Limit: The posted speed limit on the streets in the Gates at Churchill is 20 MPH. Driving over the posted speed limit is a violation that puts other drivers and pedestrians in danger.

Stop Signs: Do not run the stop signs in the Gates of Churchill. Come to a complete stop before proceeding through the intersection. Rolling through the intersection or failing to stop is unacceptable.

Pedestrians and children: Watch out for children who may be playing in or near the street. Watch out for people walking in the evenings. Also, when walking in the evening or before dawn, wear light-colored clothing or carry a flashlight to alert drivers.

Speed Bumps: The HOA Board of Directors is preparing to have the speed bumps (or speed humps) re-installed on sections of Triple Crown and Preakness Ln. The traffic calming devices were removed temporarily last April when the roads were repaved. The purpose of the speed bumps are to force drivers to slow down and to make our roads safer for all residents.

UPCOMING BOARD ELECTIONS

Candidates interested in running for a position on the HOA Board of Directors are encouraged to attend the upcoming Board meetings scheduled for June 13 and September 12. Attending the meetings will provide insight on how the Board functions. Details on volunteering with the Board are available on the community website.

SUBMITTING QUESTIONS

Do you have questions for the CIA Services or HOA Board of Directors? Homeowners can easily send questions to CIA and the Board using the "Ask.Request.Submit" feature on www.ciaservices.com. The "Ask.Request.Submit" feature also can be used to get information on volunteer Board and committee positions, submit a home improvement application, or obtain a replacement gate access device.

HOA BOARD OF DIRECTORS MEETING SCHEDULE

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:

- **Tuesday, June 13, 2023**
- **Tuesday, 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

To receive email or text 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 appropriate fields and submit your information.

C.I.A. SERVICES, INC. CONTACT INFORMATION

The website for CIA Services is: www.ciaservices.com. To view the website for our community, click "Find My Community" then select "Churchill" or "The Gates at Churchill Estates" from the list.

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.

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 or contact CIA Services via telephone or email. Emergency requests for entry-gate access codes will not be provided after normal business hours.

Email the Customer Care Center at:
CustomerCare@ciaservices.com

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



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: _____



DRIVING SAFELY IN CHURCHILL ESTATES

REPORT SPEEDERS – Call the Prue Road SAPD substation at 210-207-7169 to report speeders and ask for an officer to monitor our streets.

Be Safe and Courteous.



PET OWNER RESPONSIBILITY



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.



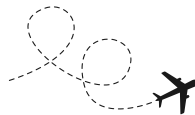
Found a dog or cat? Want to check for microchip?

Go to any vet or check online at <https://www.sa.gov/Directory/Departments/ACS/Caring/Microchipping>



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.



Important CE Numbers & Addresses



CE Lost & Found Pets – www.nextdoor.com

Gated Community Management Company – C.I.A. Services, 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 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.



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.

New project?
Now reach our full listing of vetted and reliable service providers ONLINE

Yes, the businesses that you have come to know and love in your newsletter are now available in our NEW Online Service Directory.

NeighborsWeb.com
Online Business Directory





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.



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Mike Anthony
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manthony@bluehavensa.com





*With new pool. Includes stdn. install. May not be combined w/ other offer/discount. For new customers/contracts



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