

Churchill Estates



July 2023 • Volume 29, Issue 7

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

Community

Property Manager
Mark Smith
210-400-6275
cehapi@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



Our July 4th Celebration Is Here! Join Us As We Celebrate The Birth Of Our Glorious Nation.

**Parade Line up - 10:45 am • Parade start time - 11 am
Pool opens - 11:15 am • Lunch - noon**

Meet your neighbors at the corner of Cavalcade and CE Blvd to participate in the parade or watch and cheer people from the median. Be sure to wear red, white, and blue and to decorate bikes, scooters, wagons, etc. to show your American pride. Pets are encouraged to attend and must be leashed. Please remember animals are not permitted in the pool area.

Food and refreshments are 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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Community Calendar

7/4 @ 11AM – CE Parade at Cavalcade/CE Blvd – CEHA Board is NOT meeting in July

8/14 @ 7PM – CEHA Board Meeting, Zoom Meeting



CEHA Board of Directors Meeting

No Meeting in July



THE POOL IS ALSO LOOKING TO HIRE QUALIFIED LIFEGUARDS!

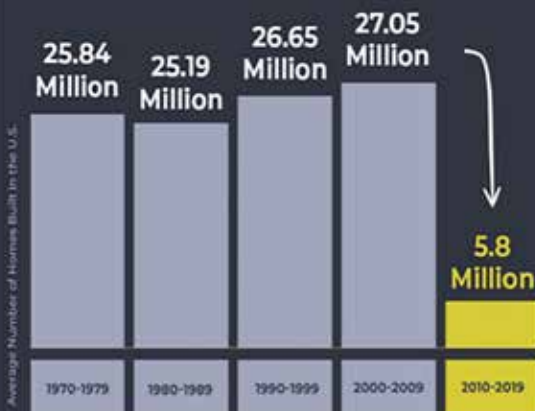
In order to be considered for a lifeguard position, the requirements are as follows:

- 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

THE HOUSING SHORTAGE EXPLAINED...

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



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

Your Churchill Estates Stallions by the numbers:



Way to Go Stallions!

- Swimmers: 82
- Coaches: 4
- Seasons with Coach Caesie: 10
- Meets: 5
- Home Meets: 1
- Points: 1028.5 (after 3 meets)
- Parent Volunteers: 62 (after 3 meets)
- Parent Relay Participants: 9
- Tacos Sold: 150
- Post-meet donuts: 200
- Smiles: Countless

Thank you for supporting your young neighbors to improve their swimming skills! Look out for information about the 2024 season next spring.



IS THE SUMMER HEAT GETTING TO YOU?

Come and cool off at the neighborhood pool! Remember you must have a pool pass to utilize the CE pool facility. Our HOA is working hard to coordinate more sign up dates. You can always visit churchillestateshoa.com/pool-pass for upcoming registration days and FAQ. **Lifeguards will be on duty Tues-Sat from 12-8pm and Sundays from 1-8pm.**

PAVILION 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](tel: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 access to the pool.

Saturday, July 1 – 10 am to 10:30 am

Sunday, July 9 – 9 am to 9:30 am

Saturday, July 22 – 9:30am to 10 am

**Please note these are 30 minute distribution windows.

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

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Real Fruit Popsicles Recipe

Ingredients: Choose your flavor

Banana Blueberry = 1 cup banana, 2.5 cups blueberries

Strawberry = 3.5 cups sliced strawberries

Banana Kale = 3 cups banana chunks, 1/2 cup fresh kale

Mango = 3.5 cups mango, diced

- 3.5 cups coconut water

- 2 tablespoons honey (optional)



Directions:

1. Place ingredients in a blender and blend until smooth
2. Pour into popsicle molds and freeze for 4 hours or overnight.
3. Put under hot water to release popsicles from mold, enjoy!
4. Simply adjust the amounts depending on the volume of popsicle molds you have on hand. Use equal parts of fruit (fresh or frozen) with coconut water– it's that easy. You can also choose to add a touch of honey if desired

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 the remaining month, you will owe the following:

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

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.

John Travis / architect

Specializing in
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& remodeling

office: (210)481-3022

cell: (210)683-3834

jtravis2@satx.rr.com

Parked Car Reminders

A few friendly reminders about parking on public streets in San Antonio (taken from COSA website):



The State law requires any vehicle stopped or parked on any public street to be facing the flow of traffic. This violation occurs more often while parked in front of your residence. In addition, the following is a partial listing of where it is illegal to park:

- in an intersection, on a sidewalk, crosswalk (marked or unmarked), or railroad track;
- in front of any driveway;
- within 15 ft of a fire hydrant;
- within 20 ft of a crosswalk (marked or unmarked);
- within 30 ft of a yield sign, stop sign, or traffic signal;
- double parking on a street.

To report a vehicle parked in the street illegally, please call non-emergency police at (210) 207-7273.

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.



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Friendly Reminders

As the summer is here and many more of us are out enjoying the Churchill Estates community, we receive a number of calls expressing concerns from residents about certain issues.

Here are the Top 5 to be aware of this summer:

1. **Trailers, RVs and Boats** – If you own a trailer, RV or boat, remember that they are not to be parked in the driveway, street or yard.



2. **Pets** – Enjoy walking the neighborhood with your pet, but be sure to clean up after them.



3. **Yard trimmings** – Be sure to dispose of clippings properly. Clippings are not to be blown into the street or into neighbor's yards.



4. **Trash Receptacles** – Trash cans should be stored out of sight after their designated pick up day. You can place inside your garage or behind a fence. Your neighbors will appreciate it!



5. **Driver Safety** – Be sure to watch your speed in the neighborhood, and be sure to not exceed 30 miles per hour. Come to complete stops at stop signs and save texting for when you are home safely.



Thank you for being a good neighbor in Churchill Estates! The smallest gestures can make the biggest difference.

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 APPOINTMENT TODAY!





YARD OF THE MONTH

Congratulations

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 Cara and Josh De Koning at **14202 Cavalcade** for being chose as the July Yard of the Month winner! Thanks for helping keep Churchill Estates looking beautiful!



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 **May 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



Kathleen King & Susumu Takao
14311 Citation

Ramiro & Maria Martha Gonzalez
14806 Personality

Nelson Paredes & Ana Maria Alvarado
14202 Real Delight



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 planted 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.

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22215 Wilderness Oak
San Antonio TX 78258
210.390.1470

www.excelledschools.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	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	15	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
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 a free public school located in Northeast 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. Culture Day, 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





CHURCHILL ESTATES REAL ESTATE CORNER

By Katie Griffin Ross, Resident Realtor

THE BENEFITS OF SELLING NOW, ACCORDING TO EXPERTS

If you're trying to decide if now's the time to sell your house, here's what you should know. The limited number of homes available right now gives you a big advantage. That's because there are more buyers out there than there are homes for sale. And, with so few homes on the market, buyers will have fewer options, so you set yourself up to get the most eyes possible on your house.

Here's what industry experts are saying about why selling now has its benefits:

Lawrence Yun, Chief Economist at the *National Association of Realtors (NAR)*:

"Inventory levels are still at historic lows. Consequently, multiple offers are returning on a good number of properties."

Selma Hepp, Chief Economist at *CoreLogic*:

"We have not seen the traditional uptick in new listings from existing homeowners, so undersupply of housing will continue to heighten market competition and put pressure on prices in most regions. Some markets are already heating up considerably, but price premiums that we saw last spring and summer are unlikely."

Clare Trapasso, Executive News Editor at *Realtor.com*:

"Well-priced, move-in ready homes with curb appeal in desirable areas are still receiving multiple offers and selling for over the asking price in many parts of the country . . ."

Jeff Tucker, Senior Economist at *Zillow*:

". . . sellers who price and market their home competitively shouldn't have a problem finding a buyer."

Bottom Line

If you're thinking about selling your house, connect with me and we can discuss your goals and how best to reach them. I can share the expert insights you need to make the best possible move today.

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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

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GATES AT CHURCHILL ESTATES NEWS

BRUSH COLLECTION WEEK

The twice-annual brush collection week for our community is scheduled for **July 17, 2023**. Residents can expect to receive a flyer from the City on the week before the scheduled brush pick up. Brush should be placed within eight feet of the curb and ready for pickup no later than 7:00 AM on the Monday of the scheduled collection week. Brush piles should not exceed eight cubic yards and should not be placed in front of parked cars or under low-hanging tree limbs.



GOOGLE FIBER TOWN HALL MEETING

On June 4th, the Gates at Churchill Board of Directors held a town hall meeting that gave homeowners an opportunity to ask questions and voice their concerns about the contract with Google Fiber. The Board is expected to vote on the issue at the next Board meeting. If approved, Google will start offering their services to homes in the community. The timeframe for when the service can be ordered is not yet known. A copy of the contract is posted on the CIA Services website.

UPDATE ON NEWLY-APPROVED POLICIES

The Parking and Towing Policy, which was announced in the May 2023 newsletter, has now been posted on the CIA Services website. The policy, which is part of our governing documents, grants the Board authority to tow vehicles, at the owner's expense, that are improperly parked. The policy also prohibits parking in various areas such as near the gates, by stop signs and by mailboxes.

The Board of Directors also completed a new Monitoring Camera Policy for our community. The camera policy defines the usage, access and storage of images collected by the cameras.

To view the new policies, go to the Community Documents section on the CIA Services website

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 the remainder of 2023 is:

- **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



The HOA Board is actively seeking volunteers to serve on committees. Residents interested in serving on a committee or running for a position on the Gates at Churchill Estates Board of Directors are encouraged to attend the HOA quarterly meetings. Additional information about the Board positions and 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: _____

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

NeighborsWeb.com
Online Business Directory

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



STAY SAFE IN THE SUMMER HEAT

NEVER LEAVE YOUR CHILD ALONE IN A CAR

Don't risk your child's life by leaving them in the car. A child's body can heat up five times faster than an adult's and even in cooler weather, cars can heat up to dangerous temperatures very quickly. On a mild day, the temperature inside a car can rise 20 degrees above the outside temperature in just 10 minutes or less.



- Make a habit of checking your vehicle before leaving it. Look before you lock!
- Keep a stuffed animal or other reminders next to you in the car as a cue that your child is with you.
- If you ever see a child alone in a car, dial 9-1-1 immediately!

DON'T FORGET OUR FURRY FRIENDS

Pets can get dehydrated quickly, so make sure you take precautions to keep your pet safe.



- Give your pet plenty of water when it's hot outdoors. Make sure to fill their water bowl before you leave.
- Make sure they have a shady place to get out of the sun.
- Be careful not to over-exercise your pet. Too much playtime in the hot sun is dangerous for them.
- Hot asphalt and tar can burn sensitive paw pads, walk your pet on grass or dirt when possible.
- Keep your pet indoors when it's extremely hot outside.
- Never leave your pet in a car! Pets can overheat in minutes so don't put them at risk! Leave them home during hot weather.

Source: www.atccems.org

TENNIS COURTS KEY – 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: _____

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 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.



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Get paid TODAY! Know someone who needs a roof? Ask about our referral service and fill your pockets today!



Call us today for a Free Estimate!

Se Habla Español

210.371.1203
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Time Dated



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