

# Churchill Estates

August 2023 • Volume 30, Issue 8

## 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**  
Jennifer Glas  
[cehamanager1@gmail.com](mailto:cehamanager1@gmail.com)  
(210) 355-1930

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

## CEHA Financial Report January – June 2023

By Rudolph F. Jass, Jr., Financial Manager



### Budget Statement

Enclosed in this newsletter is the six-month report of the financial results (Profit & Loss January through June 2023) of the Churchill Estates Homes Association, Inc. (CEHA). The financial statement illustrates the Association's income and expenses for 2023 and then compares the actual results to Budget. Any excess revenues over expenses will be reserved for capital replacement and improvement at the end of the year.

### Delinquent Assessments

As of June 30th, there were 42 homeowners who had not paid assessments, totaling \$32,328.93. In this group, 19 homeowners were delinquent for more than one year, totaling \$23,948.68. CEHA assessments are mandatory and accrue interest at the rate of 10 percent per year. After 9 months of delinquency, property liens are filed against the delinquent members who have not responded to the numerous invoices and letters from the Association. All legal and filing fees will be added to the homeowner's account.

As clearly stated in the bylaws, the Board

may, at its discretion, initiate foreclosure proceedings against any member who is delinquent in paying assessments.

### Audited Financials

The 2022 Audit Report for CEHA performed by Armstrong Vaughan & Associates is available to any members during regular business hours at the American Postal Center at 13243 Blanco Road. Copies may be made at your own expense.

### Financial Reserves

The reserved cash amounts for major repair and replacement and capital improvements have accumulated year-by-year through board recommendation and membership approval at each annual meeting.

A reserve study, which estimates the remaining useful lives and replacement costs of the components of common property, was updated in 2023. As of December 31, 2022, the ideal accumulated reserves were estimated to be \$150,563.59. The reserve fund as of June 30, 2023, was \$150,584.64, or 100% funded.

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## Community Calendar

**8/14** – CEHA Board Meeting  
@6:30pm via Zoom\*

**9/4** – Pool open from 12pm-8pm

**10/31** – Pool Pass Access Ends for 2023

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



## Profit and Loss vs actual for January - June 2023

### Ordinary Income/Expense

#### Income

	Jan - June 23	Budget	\$ Over Budget	% of Budget
3000.0 · Homeowner Annual Assessments				
3002.0 · Assessment Discounts .....	-6126.47	-6429	303.13	95.3%
3000.0 · Homeowner Annual Assessments - Other .....	284,094.03	289,811.73	-5717.70	98%
<b>Total 3000.0 · Homeowner Annual Assessments .....</b>	<b>277,967.56</b>	<b>283,382.19</b>	<b>-5414.57</b>	<b>98.1%</b>
3040.0 · Late Fees .....	1477.25	2000	-522.75	75.9%
3060.0 · Lien Fees .....	938.35	0	989.35	100%
3070.0 · Miscellaneous Income .....	2837.47	520.50	-2316.97	545.1%
3100.0 · Pool Income .....	1234.50	585	649.50	211%
3910.0 · Other Income				
3200.0 · Subordinations .....	450			
3915.0 · Resale Certs .....	6761.08	3642.65	3118.38	185.6%
3916.0 · Transfer Fee .....	3655.32	6000	-2944.68	60.9%
3910.0 · Other Income - Other .....	25	735	90	112.2%
<b>Total 3910.0 - Other Income .....</b>	<b>11,691.35</b>	<b>10,377.65</b>	<b>1313.70</b>	<b>112.7%</b>
3999.0 · Uncategorized Income .....	624.17	0	624.17	100%
<b>Total Income .....</b>	<b>\$296,770.65.45</b>	<b>\$296,865.28</b>	<b>-\$94.63</b>	<b>100%</b>

#### Expense

#### CORPORATE ADMINISTRATION

	Jan - June 23	Budget	\$ Over Budget	% of Budget
4907.11 · Property Mgr Expense Reimburse .....	0.00	0.00	0.00	0.0%
4912 · Payroll Tax Expense .....	4,751.44	3,351.63	1,399.81	141.8%
4903.0 · Insurance - Vol. Accident Bond .....	0.00	0.00	0.00	0.0%
4904.0 · Financial Manager .....	12,652.42	11,404.92	1,247.50	110.9%
4907.0 · Property Mgr -Mileage Reimburse .....	726.63	582.30	144.33	24.8%
4908.0 · Property Manager .....	14,300.00	14,300.00	0.00	100.0%
4909.0 · Administrator .....	13,377.40	11,310.66	2,066.74	118.3%
4910.0 · Accounting & Legal Fees .....	5,959.14	4,236.52	1,722.62	140.7%
4911.0 · Payroll Processing Expense .....	1,511.62	1,491.23	20.39	101.4%
4918.0 · Insurance General Liability .....	0.00	-498.00	498.00	0.0%
4919.0 · Insurance -Dir and Officers .....	0.00	0.00	0.00	0.0%
4923.0 · Donations .....	0.00	0.00	0.00	0.0%
4930.0 · Office Expense\Postage .....	3,060.49	3,035.09	25.40	100.8%
4954.0 · Security .....	6,300.00	6,300.00	0.00	100.0%
4955.0 · Community Spirit .....	2,283.45	3,000.00	-716.55	76.1%
4970.0 · Bank Charges .....	442.76	5.00	347.76	466.1%
4980.0 · Miscellaneous expense .....	35.00 0	.00	35.00	100.0%
Federal Income Taxes .....	2,400.00	600.00	1,800.00	400.0%
<b>Total CORPORATE ADMINISTRATION .....</b>	<b>67,800.35</b>	<b>59,209.35</b>	<b>8,591.00</b>	<b>114.5%</b>

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## Profit and Loss vs actual for January - June 2023

GROUPS & FACILITIES	Jan - June 23	Budget	\$ Over Budget	% of Budget
4200.2 · Grounds Maintenance - Amenities .....	2,460.00	999.98	1,460.02	246.0%
4200.12 · Irrigation Repairs .....	159.60			
4200.11 · Landscape Contract (NDR) .....	6,446.90			
4200.1 · Grounds Maintenance-Landscaping - Other .....	17,206.01	17,850.00	-643.99	96.4%
<b>Total 4200.1 · Grounds Maintenance-Landscaping .....</b>	<b>23,812.51</b>	<b>17,850.00</b>	<b>5,962.51</b>	<b>133.4%</b>
4200.01 · Recreational Areas Maintenance .....	768.57			
4200.0 · Grounds Maintenance - Other .....	4,247.61	8,154.00	-3,906.39	52.1%
<b>Total 4200.0 · Grounds Maintenance .....</b>	<b>5,016.18</b>	<b>8,154.00</b>	<b>-3,137.82</b>	<b>61.5%</b>
4201.0 · Electric Utility .....	3,067.25	3,320.48	-253.23	92.4%
4202.0 · Water - Median & Pool .....	8,813.39	9,999.98	-1,186.59	88.1%
4203.1 · Tools - less than \$500 .....	544.05			
4203.0 · Supplies - Other .....	2,716.79	2,000.02	716.77	135.8%
<b>Total 4203.0 · Supplies .....</b>	<b>3,260.84</b>	<b>2,000.02</b>	<b>1,260.82</b>	<b>163.0%</b>
4205.0 · Tree Trimming .....	0.00	7,500.00	-7,500.00	0.0%
4208.0 · Entrance Maintenance .....	0.00	1,250.02	-1,250.02	0.0%
4220.0 · Trash Removal .....	1,094.26	1,003.62	90.64	109.0%
4235.0 · General Repairs .....	1,612.30	6,000.00	-4,387.70	26.9%
<b>Total GROUNDS &amp; FACILITIES .....</b>	<b>49,136.73</b>	<b>58,078.10</b>	<b>-8,941.37</b>	<b>84.6%</b>

POOL OPERATIONS	Jan - June 23	Budget	\$ Over Budget	% of Budget
4102.0 · Swim Team Coach .....	5,900.00	5,000.00	900.00	118.0%
4146.0 · Insurance - Swim Team .....	0.00	500.00	-500.00	0.0%
<b>Total 4102 · Swim Team .....</b>	<b>5,900.00</b>	<b>5,500.00</b>	<b>400.00</b>	<b>07.3%</b>
4000.0 · Salaries and Wages .....	5,379.02	5,664.00	-284.98	95.0%
4100.0 · Pool Operations Management .....	5,525.01	5,525.02	-0.01	100.0%
4101.0 · Pool License .....	0.00	0.00	0.00	0.0%
4110.0 · Pool Chemicals .....	1,913.80	1,800.00 1	13.80	106.3%
4112.0 · Pool Cleaning .....	4,546.50	3,897.00	649.50 1	16.7%
4135.0 · Pool Repairs .....	107.17	2,400.00	-2,292.83	4.5%
4140.2 · Pool Area Improvements .....	270.63			
4140.1 · Pool Area Maintenance .....	271.50			
4140.0 · Pool Supplies - Other .....	650.47	1,800.00	-1,149.53	36.1%
<b>Total 4140.0 · Pool Supplies .....</b>	<b>1,192.60</b>	<b>1,800.00</b>	<b>-607.40</b>	<b>66.3%</b>
4145.0 · Pool Phone & Internet .....	880.82	990.00	-109.18	89.0%
<b>Total POOL OPERATIONS .....</b>	<b>25,444.92</b>	<b>27,576.02</b>	<b>-2,131.10</b>	<b>92.3%</b>
<b>Total Expense .....</b>	<b>142,382.00</b>	<b>144,863.47</b>	<b>-2,481.47</b>	<b>98.3%</b>
<b>Net Ordinary Income .....</b>	<b>154,388.65</b>	<b>152,001.81</b>	<b>2,386.84</b>	<b>101.6%</b>
<b>Other Income/Expense</b>				
<b>3440.9 · Interest Income .....</b>	<b>21.05</b>	<b>7.47</b>	<b>13.58</b>	<b>281.8%</b>
<b>Total Other Income .....</b>	<b>21.05</b>	<b>7.47</b>	<b>13.58</b>	<b>281.8%</b>
<b>Net Other Income .....</b>	<b>21.05</b>	<b>7.47</b>	<b>13.58</b>	<b>281.8%</b>
<b>Net Income .....</b>	<b>154,409.70</b>	<b>152,009.28</b>	<b>2,400.42</b>	<b>101.6%</b>

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# CEHA Board of Directors Meeting

**Monday, August 14, 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. Executive Team Report
4. Financial Manager's Report
5. Property Manager's Report
6. Pool Manager's Report
7. Committee Reports - email to Administrator
8. Land Survey Update
9. 2023 Mid-Year Review of Budget and 2024 Project List for Budget
10. Ten Year Committee Update
11. Open Forum
12. Executive Session
  - Pool Manager
  - Pool Party Reservations
13. Report from Executive Session
14. 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.*



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## POOL PASS DISTRIBUTION DAYS

Pick up your Pool Pass at 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.

- Saturday, July 29 - noon to 12:30pm**
- Sunday, July 30 - 9am to 9:30am**
- Sunday, August 6 - 9am to 9:30am**
- Saturday, August 19 - 9am to 9:30am**
- Saturday, August 26 - 9am to 9:30am**

**Questions?** Contact our CE Administrator at [churchillestateshoa@gmail.com](mailto:churchillestateshoa@gmail.com). 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.



## NEW RESIDENTS

<p><b>Ian &amp; Christina Cheeseman</b> 14318 Citation</p> <p><b>Erik &amp; Katherine Hug</b> 14810 Adios</p>	<p><b>William Schaffenburg &amp; Erin Van Erp</b> 14930 Dancers Image</p> <p><b>Andrew Theodore</b> 14618 Porterhouse</p>
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## 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:

- 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](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.



## 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 homeowners Rachel and Zachary Witkowski for being the July Yard of the Month winners! Thanks for keeping your home looking its best!



## CHURCHILL ESTATES REAL ESTATE CORNER

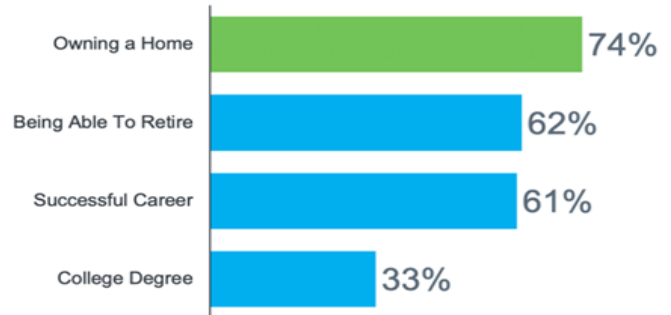
By Katie Griffin Ross, Resident Realtor

### Americans Still View Homeownership as the American Dream

Everyone's interpretation of the American Dream is unique and personal. But, for many people, it's tied to a sense of success, freedom, and prosperity. These are all things that owning a home can help provide.

A recent survey from Bankrate asked respondents which achievements they feel most embody the American Dream. The responses prove owning a home is still important to so many Americans today (see graph below).

#### Homeownership Remains the #1 Feature of the American Dream





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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](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	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
Jack Goebel	210-753-1609	16	Junior	Churchill H.S.	Pressure washing, call for free quote






### 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](http://www.ekhla.org)**



# JULY 4th NEIGHBORHOOD SUCCESS:

Thanks to everyone who came out to enjoy the July 4 festivities! Churchill Estates residents enjoyed a fun-filled parade led by Councilman Courage, lunch at the recreational center and a day full of swimming. It was wonderful to see our community come together again to celebrate our country. Special thanks to committee members Mikel Brand, Becca Brune and Lisa Taylor for all their hard work in setting up this amazing event. We appreciate the swim team parents who volunteered to serve lunch to everyone and all the lifeguards who helped keep everybody safe. A big shout out to Kona Ice for delivering a cool afternoon treat, and a big THANK YOU to Tony James for volunteering as our DJ and playing all the wonderful hits!



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## GATES AT CHURCHILL ESTATES NEWS

### ROAD SAFETY RULES IN THE GATES

Drivers exceeding the posted speed limit and/or ignoring stop signs continues to be a significant safety issue in our gated community. Although the Board of Directors has taken actions to enforce safe driving, such as installing speed bumps, issuing citations and fines, and working with local law enforcement, some folks are still driving irresponsibly.

The posted speed limit on our streets is 20 MPH. Driving over the posted speed limit is a violation that puts other drivers and pedestrians in danger. When approaching a stop sign, come to a complete stop before the white line on the road. If another vehicle is at the stop sign, stop behind it, then come to a complete stop at the stop sign after that vehicle moves on. Be sure to look both ways for pedestrians and then proceed slowly through the intersection.

Note: Homeowners who rent their homes in the Gates at Churchill are responsible for informing their tenants about the HOA rules and regulations, including the need to comply with our vehicle safety and vehicle towing policies.



### IMPROVEMENT PROJECTS PLANNED FOR CEHA

The City of San Antonio Public Works Department recently distributed a one-page flyer to all the homes in the Gates at Churchill announcing several improvement projects for the streets in Churchill Estates. The project, which includes relocation of Google Fiber along Churchill Estates Boulevard, installation of new streetlights, installation of electric power lines underground, and improvements to streets, began in July and is expected to wrap up in September 2024.

This information is provided to residents in the Gates at Churchill so they are aware of the planned projects, which may impact traffic on Churchill Estates Boulevard. Drivers should also slow down and pay attention to workers when driving through the work zones.

### 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 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 - 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](mailto: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](mailto: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.





# 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.

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

*Free Estimates*

## B&T Glass & Mirror

TOMMY MOON  
BRIAN MOON

656-8507

### 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

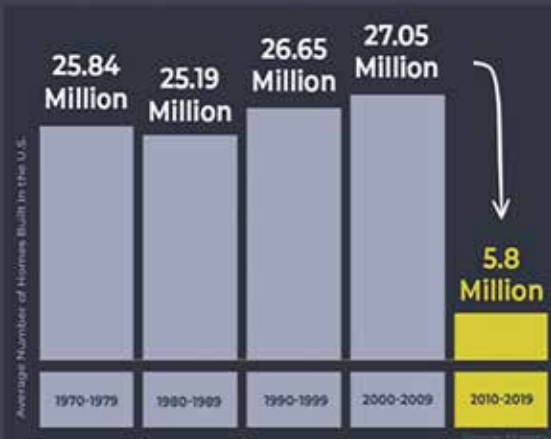
**Violations...** RVs, boats and trailers cannot be stored in driveways or in the street. Basketball goals cannot be placed in the street.

**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).

## 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](mailto:Katie@PowerofFamily.com)  
210.685.8568





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

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*Time Dated*



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manthony@bluehavensa.com

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

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