

Churchill Estates

January 2024 • Volume 35, Issue 1

Churchill Estates Board Members

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Rebecca Brune

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Vincent Chacon
Hannah Santiago
Michele Smith

Non-Board Members

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

Community

Property Manager
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cehapm@gmail.com

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210-697-3270
churchillestateshoa@gmail.com

Pool Manager
Jennifer Glas
cehamanager1@gmail.com
(210) 355-1930

churchillestateshoa.com

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.

2023 Annual Meeting Recap

Presentations by Invited Guests
Councilman **John Courage, District 9**,
www.sanantonio.gov
Charles Mazuca,
Charles.mazuca2@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 recognized the work happening within CE from Public Works and CPS. He invited residents to attend open office hours at Coffee and Culture to meet with him and share any concerns.

2023 CEHA Accomplishments

- Continued implementation of Swim at Your Own Risk program and extended pool access for residents from April-October
- Hosted summer yard of the month to honor 4 homes in the community
- Successful July 4th event with over 200 people in attendance

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- New LED lighting upgrades along Churchill Blvd approved and provided by COSA.
- Partnered with CE Swim Team to fund additional coach for swimmer safety
- Organizing Santa parade with pictures and refreshments for residents
- Planning annual Light Contest with winners recognized for 1st, 2nd and 3rd place
- Working to have speed limit sign installed on CE Blvd
- Additional speed humps on CE Blvd.

Budget

Dues are proposed to be \$330 for 2024 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

New Board Members were elected to serve 3 year terms on the CE Board of Directors. Welcome new board members: Chris Alford, Rebecca Brune and Michele Smith.

Santa Parade Success

Thank you to everyone on the Board who made our annual Santa Parade a success. We appreciate the support as well from Deputy Martinez who helped facilitate the drive thru the community. It was a beautiful day, and there was lots of cheer to share! (see page 3)

CEHA COMMUNITY CALENDAR



1/8 @ 6:30 PM –
CEHA Board meeting via Zoom**

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

2024 CEHA Dues Information

Dues invoices were mailed to be received in early January for CEHA. The 2024 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, 2024 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 2024 CEHA Dues Payment. The dropdown box on the dues payment page shows the amount if you pay through PayPal. 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).

CEHA Board of Directors Meeting

6:30 - Monday, January 8, 2024

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. Committee Assignment
5. Security Patrol
6. New Business
7. Open Forum
8. Executive Session
9. Report from Executive Session
10. 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.

WELCOME!

NEW RESIDENTS

Esotarya Mitchell
1727 Donerail



CONGRATS TO OUR HOLIDAY LIGHT WINNERS!

We appreciate everyone for spreading their holiday cheer this year. Our 2023 Holiday Light Winners are:

- First place - 14722 Swale
- Second place - 14422 Citation
- Third place - 2419 Noor

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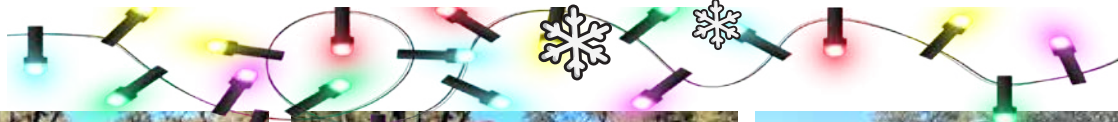
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*Santa Claus
at Churchill
Estates!*

★
we
WISH YOU
A
MERRY
Christmas

& Happy New Year



Friendly Reminders

As the winter season 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 7 to be aware of this winter:

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. *Please keep pets inside during freezing weather or someplace warm.*



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



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



7. Parked Car Reminders –

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.



CE Tennis Court Reservations

For all our residents who love to play tennis and pickleball, be sure to reserve days and times online. Please visit: <https://churchillestateshoa.skedda.com/booking> to select a time that works best for you.

We encourage residents to be mindful of the number of reservations made. Here are few rules and reminders as you book time on the courts:

- Court use is limited to CE residents and their guests. A resident must accompany guests at all times.
- Courts must be yielded to those having advance reservations.
- Proper tennis attire and etiquette is requested. Good judgment, sportsmanship and courtesy shall be applied at all times.
- Courts are for tennis and pickleball only. Toys, skates, bikes and other activities are prohibited.



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: _____

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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	18	Senior	Churchill H.S.	CPR certification and two years of baby sitting experience
Kaylee Daniels	830-391-5376	21	Recent Grad		7 years babysitting and petsitting experience
Sam de Koning	719-466-7465	17	Senior	Homeschool	Pet sitting, available during school hours as well as evening and weekend
Jaden de Koning	719-466-7465	15	Sophomore	Homeschool	Pet sitting, available during school hours as well as evening and weekend
Colleen Dolan	210-238-6962	16	Junior	Incarinate Word H.S.	Babysitting/First Aid/CPR certified
Jennifer Glas	210-355-1930	18	Senior	Churchill H.S.	CPR/first aid certified, dog walk and pet sit, house sit. 4 years experience.
Ryan Glas	210-620-8193	16	Sophomore	Churchill H.S.	Pet sitting, dog walking, move furniture, clean around the house, car washing and detailing
Rafael Manrique	210-440-9303	16	Junior	Basis Shavano	Pressure Washing Driveways and sidewalks
Maya Stroud	210-404-8704	17	Freshman	San Antonio College	Babysitting, CPR and first aid certified, babysitting certified
Roman Zaragoza	210-388-3491	15	Sophomore	Churchill H.S.	Dog sitting and dog walking, lawn mowing, and help moving furniture
Jack Goebel	210-753-1609	17	Senior	Churchill H.S.	Pressure washing, call for free quote

Down Payments:

Perception vs. Reality

Debunking the misconception around down payment amounts.

34% of Americans believe they must put down 20% to buy a home. The reality is much **more flexible**.

*Lending Tree

House Price:
\$475,000

The average down payment is 6% for first time home buyers - for this home, 14% difference represents **\$66,500!**

WITH 20% DOWN

PERCEPTION

\$95,000
DOWN

WITH 6% DOWN

REALITY

\$28,500
DOWN

Some buyers may be eligible for as little as 3.5% (FHA), 3% (conventional), or even 0% down (USDA, VA).

*All scenarios shown are estimates only. Please obtain the final numbers prior to closing.

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GATES AT CHURCHILL ESTATES NEWS

Happy New Year!

It's not too late to make a 2024 New Year's resolution to get involved in the Gates at Churchill Homeowners Association. Volunteers are needed to serve on the Board of Directors or help out on committees. Also consider attending one of the quarterly meetings to get a better understanding of how the Board functions. In short, the Board needs to hear from more voices in the community. For more information on joining the Board, see the "Become a Volunteer" on the community website or attend the next quarterly Board meeting. The meeting schedule for 2024 will be published in next month's newsletter and posted on the community website.

BRUSH COLLECTION DAY SET FOR WEEK OF 01/22/2024

The City of San Antonio twice-annual brush collection day for the Gates at Churchill Estates is scheduled for the week of January 22, 2024. The city usually circulates a flyer confirming the brush pick-up date. Brush should be placed within 8-feet from the curb and ready for pickup no later than 7:00 AM, Monday, January 22. 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. Also be sure to cut back any trees or branches that block street signage and impede traffic.

PARKING AND TOWING POLICY VIOLATION STICKERS

Last February, the Board of Directors implemented a Parking and Towing Policy for the Gates at Churchill. Vehicles that are in violation of the parking policy may receive a "parking violation sticker". The sticker will provide details on the violation. Vehicles that fail to comply with the parking violation notice may be towed at the owner's expense.

The Parking and Towing Policy is posted on the community website at https://www.ciaservices.com/docs/CHHOA/Notice_of_Dedicatory_Instruments.pdf. Homeowners who rent their properties are advised to notify their tenants about the Parking and Towing Policy.

TRIPLE CROWN GATE MANAGEMENT

Maintenance and repair are essential for the operation of the entry/exit gates in our community. Last November and December, some drivers experienced problems entering and exiting the gates at Triple Crown. The Board is aware of the issues and will continue to work with experienced gate contractors to ensure the gates function properly. Homeowners who have problems with the gates should submit a notice to the CIA Services customer service center from the community website.

Drivers are also encouraged to drive carefully when entering and exiting the gates, and avoid using the entry gate to exit.

SIGN UP - EMAIL AND/OR TEXT MESSAGES FROM C.I.A. SERVICES, INC.

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.
Customer Care Center: 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

Please note: The results of the recent Board of Director election as well as the HOA quarterly meeting schedule for 2024 will be published in next month's newsletter and posted on the community website.

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



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**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 newsletter online at churchillestateshoa.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. 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, at churchillestateshoa@gmail.com to express
your interests. We look forward to seeing you at our next events!

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