

Churchill Estates



April 2025 • Volume 39, Issue 4



Churchill Estates Board Members

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Community Property Manager

Mark Smith

210-400-6275

cehapm@gmail.com

Administrator

Kara Mowrey

210-697-3270

churchillestateshoa@gmail.com

churchillestateshoa.com

PRESIDENT'S LETTER — REY SAUCEDA

Dear Neighbors,

As spring and summer approach, we encourage everyone to utilize the organic waste containers for leaves and yard debris. Please refrain from blowing leaves into the streets, as this can lead to drainage issues and impact on our neighborhood's cleanliness and safety. Proper disposal helps keep our community looking great while preventing unnecessary blockages in our drainage system.

We would also like to extend our gratitude to everyone who attended the **District 9 City Council Forum**. The event was well attended and provided an excellent opportunity for our community to engage directly with those who will represent us. Important discussions took place, shedding light on key issues such as mailbox theft, the need for a police station in our area, and overall safety concerns within our district. Your participation and voice are vital in shaping the future of our neighborhood.

Additionally, please be reminded that the **District 9 election** is scheduled for **May 3, 2025**, with early voting from **April 22 to April 29, 2025**. The last day to register to vote is **April 3, 2025**. To verify your voter registration and view polling locations, visit the Bexar County Elections Department website.

Thank you for your continued involvement and commitment to our community. Let's work together to keep our neighborhood clean, safe, and thriving.

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CEHA COMMUNITY CALENDAR

Upcoming Events

4/1 – Swim at Your Own Risk opens
4/14 @ 6 PM – CEHA Board Meeting at Keller
Williams in person option: Keller Williams
Heritage, 1102 E. Sonterra Blvd. Ste 106 or via
Zoom**
**Zoom Meeting ID: 827 6751 2219
Passcode: CEHA
4/27 @4pm – Concert in the Park at CE Rec
Center



(Continued from page 1)



CEHA Board of Directors Meeting

6 PM - Monday, April 14, 2025

In Person option: Keller Williams Heritage, 1102 E. Sonterra Blvd. Ste 106

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

1. Call to Order
2. Welcome to Guests/Residents
3. Approval of Minutes
4. City of San Antonio Construction Updates
5. SAFFE Officer
6. New Business
 - a. Committee Reports
7. Old Business
 - a. Community Service Day
 - b. Pool Management Updates
 - c. Choice Property Resources
 - d. PayHOA Setup - Technology Committee Report
 - e. Bookkeeping
8. Open Forum
9. Executive Session
10. Report from Executive Session
11. 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.



Dial 311 to Request City Service Assistance

Customer service hours are 7 AM to 11 PM Monday through Sunday, including all holidays.



EXCITING PARK IMPROVEMENTS COMING SOON!

We're thrilled to announce that exciting new improvements are coming to our Churchill Estates Recreation Center, all made possible by your generous association dues. Construction will take place between March and April, and we can't wait to see the transformation.

New Nature Play Elements

A variety of nature-inspired play structures will be added to encourage creativity and outdoor exploration. Expect log steppers, a log dining set for group play, log teepees, and play logs perfect for fort building. These elements will blend seamlessly into the natural surroundings, offering children a fun and engaging way to connect with nature.

Climbing and Adventure Zones

For those seeking more adventure, we'll be creating a separate area dedicated to climbing and parkour activities. New climbing blocks and a parkour climbing structure will challenge young adventurers, promoting physical activity and skill development.

More Thrills and Fun

In addition, we're adding some thrilling new features! A new carousel, spinner bowl, and zipline will be installed to provide even more fun for kids of all ages.

A Special Thank You

We'd like to extend a special thank you to the HOA Board and the dedicated playscape committee for bringing this vision to life. A heartfelt thanks also goes to the parents—and their kiddos—who helped envision this amazing new space, including Moses Duewel, Hannah Santiago, Rayna Glucksman, Rudy Montez, Debbie Eaton, and Denae Hajovsky. Your creativity, time, and effort have made this project possible, and we're excited to see it come to fruition.

We look forward to these exciting upgrades, which will make our park an even more enjoyable place for children to explore, play, and connect with nature. Thank you for your continued support in making these improvements a reality!

JOIN THE CHURCHILL STALLIONS SWIM TEAM!

Registration is now open for the Summer 2025 season! Sign up your swimmers, grand-swimmers, and friends' swimmers for a fun, social, and skill-building experience in the pool. Swimmers will improve their strokes, gain confidence, and connect with neighbors.

Practices start May 1 after school, with a flexible schedule—come when you can!

We also need parent volunteers to help make this season a success. Visit our website or contact a team manager for details.

For registration and volunteer info, scan the QR code or visit <http://tinyurl.com/CESwimTeam>



Questions? Email ceswimteam@gmail.com



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2025 CEHA DUES INFORMATION

Dues invoices were mailed to be received in early January for CEHA. The 2025 dues amount is \$340.00. If you pay in April, you will owe \$340.00 plus a \$6.80 late fee.

You can pay online after creating an account with PayHOA following this link: <https://app.payhoa.com/sign-up/34502-churchill-estates-homes-association>

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. Checks can also be mailed to P.O. Box 981506, West Sacramento, CA 95798

Those of you in the gated community owe dues to CEHA and your own HOA as well (which is paid through CIA Services so be sure you're sending each of your checks to the correct HOA.



The typical lifespan of a roof is around 20-30 years, depending on the materials used, local weather conditions, and how well it's been maintained.

Factors like heavy storms, and lack of regular maintenance can significantly shorten the lifespan of your roof. It's important to check for common signs of wear, like missing shingles, leaks, or granule loss. If your roof is nearing the 20-year mark, it's a good idea to schedule an inspection to catch any potential issues early and avoid costly repairs down the road. Regular maintenance, such as clearing debris from gutters and trimming nearby trees, can also help extend the life of your roof!



Declutter D9

Saturday APRIL 5th
From 9am to 12pm

City of San Antonio Council District 9
John Courage

- e-waste**
Computers, cellphones, and any electronic items
- shredding**
On-site destruction of documents, tax files, and more
- clothes**
Dry textiles in any condition
- bulky waste**
Furniture, carpet, home appliances, and more

Walker Ranch Senior Center
835 W. Rhapsody Dr.
San Antonio TX 78216

**NO TRAILERS
NO CONTRACTORS**

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



Go to any vet and they will check or check online at

or <https://www.sa.gov/Directory/Departments/ACS/Caring/Microchipping>

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

Free Estimates

B&T Glass & Mirror

TOMMY MOON
BRIAN MOON

656-8507

PET OWNER RESPONSIBILITY

Please keep your dogs on leashes at all times. Scoop their poop. 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 with a description of the dog and your phone number. Remember to take the signs down once your dog has been found. Also, please be aware of the weather when letting your animals outside during the summer heat, they need water and shade.





COMMUNITY GARAGE SALE

Save the date for our Churchill Estates Garage Sale on **Saturday, May 3rd from 9am-4pm.**

Residents will need to obtain their own permits to host a sale at their property from your local HEB or online at:

<https://311.sanantonio.gov/kb/docs/articles/property-maintenance-and-construction/garage-sale-permits>

Garage sale will be promoted on NextDoor, garagesalefinder.com and Facebook.

Happy Selling!

SWIM AT YOUR OWN RISK KICKS OFF APRIL 1ST!

****Residents who have a pool fob will not need to get a new fob.****

Need a pool fob? Want to purchase an additional pool fob? Be sure to check our website for details on days/times of fob distribution: <https://churchillestateshoa.com/>

Residents who need a pool fob should complete following:

1. Create an account on payhoa.com
2. Complete required Pool Fob Distribution Form
3. Make payment of \$20 for replacement or additional fobs (first fob is at no charge)
4. Check website for Pool Fob Distribution Dates
5. Show up to Pool Fob Distribution Date to pick up your fob
6. Enjoy access to the Churchill Estates pool!

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.



APRIL
is a month of...
Celebrations!

15% off
Chemical
Peels!

\$75
off
Fillers

Semaglutide
3 months for \$700
Tirzepatide
3 months for \$900

Scan here to view our website!
☎ 210-804-0772

811 **KNOW WHAT'S
BELOW.
CALL BEFORE YOU DIG.**

Always call 811 before you begin an excavation project, even small ones, so that all utilities can be identified and marked. Dig with care. Damages are avoided when safe digging procedures are followed.

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GATES AT CHURCHILL ESTATES BOARD OF DIRECTORS

President: Mike Bartlett

Vice President: Jim Graves

Treasurer: Lee Wingert

Secretary: Jackie Harris

Director: Adam Robles

Gates at Churchill Estates Committees

There are several opportunities for homeowners to contribute to our community. These include help with landscaping design and management, assistance with holiday decorations, expertise with the operation of gates.

- **Violations:** All board and committee members
- **Architecture Control Committee (ACC):** Mike Culotta - Volunteers needed!
- **Newsletter:** Mark Stewart
- **Holiday Decorations Committee Chair:** Volunteers needed!
- **Cameras (Video) Chair:** Volunteers needed!



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.

The Customer Service Center is open Monday through Friday, 8:00 AM to 8:00 PM and closed on holidays. Homeowners can contact the Customer Service Center by phone, email or by using the "contact us" form on the community website. Homeowners can also interact with the Customer Service Center using the MyRedDog app.

Customer Service Center phone: (210) 490-0000

Customer Service Center email: CustomerCare@ciaservices.com

GATES AT CHURCHILL ESTATES NEWSLETTER

Home Improvement Request Form

Homeowners who are planning new construction, alterations or improvements to the exterior of their property must submit a description of the work in advance to the Architecture Control Committee (ACC) for review and approval. The ACC ensures new builds, alterations and improvements comply with the Gates at Churchill governing documents.

Homeowners are encouraged to use the "Home Improvement Request" form on the community website to create home improvement applications. The form lists the requirements needed by the ACC to assess the request. Homeowners can expect a response within 3 to 30 business days. As a reminder, work may not begin until written approval from the ACC has been received.

HOA BOARD OF DIRECTORS 2025 MEETING SCHEDULE

All homeowners are invited and highly encouraged to attend the Board of Directors quarterly meetings. The meetings are held at the Longhorn Cafe located at 17625 Blanco Rd. The meetings begin at 6:30 PM.

The meeting agenda includes: open forum for homeowners, Board meeting, and closed executive session. A meeting notification and agenda will be sent to all homeowners who have registered their email address with CIA Services. The agenda also will be posted on the community website. Meeting dates and times are subject to change.

The meeting schedule for 2025 is:

- Thursday, June 17, 2025
- Tuesday, September 9, 2025
- Tuesday, December 9, 2025 (Annual Meeting)



DON'T FORGET TO LOCK YOUR VEHICLE

You work hard for what you have.

Always remember to lock your car doors when you get home so you don't lose your valuables. Try setting a reminder on your phone.



Name	Phone #	Age	Grade	School	Notes
Wyatt Sugrue	210-854-1799	13	8	Eisenhower	Pet sitting, dog walking
Rafael Manrique	210-440-9303	17	Freshman	SAC	Pressure Washing and Window washing
Deonie Acosta	210-609-4261 210-391-4824	18	Recent Grad	Churchill H.S.	CPR certification and two years of baby sitting experience
Kaylee Daniels	830-391-5376	22	Recent Grad		7 years babysitting and petsitting experience
Jax de Koning	719-466-7465	14	Freshman	Homeschool	Pet sitting, available during school hours as well as evening and weekend
Jaden de Koning	210-584-9722	16	Junior	Homeschool	Pet sitting, available during school hours as well as evening and weekend
Benjamin de Koning	512-293-2377	16	Junior	Homeschool/San Antonio College	Math Tutor: Kinder through high school Algebra
Colleen Dolan	210-238-6962	17	Senior	Incarnate Word H.S.	Babysitting/First Aid/CPR certified
Ryan Glas	210-620-8193	17	Junior	Churchill H.S.	Pet sitting, dog walking, move furniture, clean around the house, car washing and detailing
Rafael Manrique	210-440-9303	17	Senior	Basis Shavano	Pressure washing driveways and sidewalks
Maya Stroud	210-404-8704	18	Sophomore	San Antonio College	Babysitting, CPR and first aid certified, babysitting
Elizabeth Walker	(210) 473-3816	15	Sophomore	LEE HS STEM	Cat sitting, 4 yrs child-care experience, potty- trained 3 yrs & older
Janessa Walker	(210) 473-3816	15	Sophomore	LEE HS STEM	Cat sitting, 4 yrs child-care experience, potty- trained 3 yrs & older

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.

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.

Poison Control is a Phone Call Away



Emergency is 911, but there's another number you should post by the phone: Poison Control is 800-222-1222. If you have pets or know someone who does, don't forget Animal Poison Control at 888-426-4435. Having these numbers by the phone can save valuable time in an emergency.



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

PRSR STD
US POSTAGE
PAID
SAN ANTONIO, TX
PERMIT NO. 1568

Time Dated



CE Tennis Court

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 a 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 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 (Cell) _____
Email _____
Number of Keys Needed at \$12.50 Each: _____



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