

The DOMINION

The Dominion News, February 2007

SUBJECT: Update on Issues of Importance to all Dominion Homeowners

PURPOSE OF THIS COMMUNICATION

This communication provides an update on several issues of importance to all Dominion homeowners.

IH-10 HIGHWAY PROJECT

We met last Thursday with TXDOT official to discuss the status of the project. It is still planned for completion in mid-2009. There will be no interruption of traffic into and out of the main entrance to the Dominion until early 2008. With the removal of trees along highway property, homeowners nearest the highway have expressed concerns about the increased noise. The feasibility of building a wall between the highway and the Dominion was discussed. At this time there is no plan for a wall, but TXDOT official did agree to research the requirements and legal issues involved with building a wall. They did advise that homes in the Dominion are much farther away from the highway than in areas where walls are normally approved. We advised TXDOT officials the Dominion HOA might consider sharing in the cost of such a wall.

We were advised it was necessary to remove trees on highway property in order to widen the entire corridor and to insure proper drainage. All tree removal will be completed by March 1st.

The project will not change the entrance into the Dominion... except to remove the railroad tracks and replace them with pavers.

CONSTRUCTION OF THE NEW NORTH GATE

It would take much too long to explain all the delays and problems we have encountered with this project. Suffice to say, we are very close to starting the project that will result in having a beautiful, new North Gate entrance into the Dominion. All we are waiting for is a final permit from the San Antonio Water Systems. Weather permitting, the project should take approximately six (6) months for completion. It will be necessary to close the entrance for some period during construction. We will provide advance notice when closures will occur. NOTE: A description of the project published in December, 2005 is attached.

CAPITAL IMPROVEMENTS

As a result of HOA consultation with landscape design and maintenance companies, the original landscape lighting designer for the Dominion, and a newly formed horticultural advisory committee, you will soon see a major beautification effort unfold that will freshen and upgrade all common areas within our community.

The plan will include: clearing overgrown areas, pruning and replacing trees, re-sodding grass areas; power-washing mailbox stone structures and bleach-washing stucco mailboxes; repairing/repainting commonly owned structures as needed; upgrading landscape and street lighting in all common areas; installing a test landscape upgrade plan on one of the 21 mailbox islands along Dominion Drive.

Our goal is to upgrade all common areas to the point where you will be proud to show off our community to all your friends.

ENFORCEMENT OF TRAFFIC LAWS

This is not a pleasant issue, but one we feel we should mention to you. The maximum speed limit in The Dominion Planned Unit Development is 30 mph and the maximum speed limit in residential areas is 20 mph. Please refer to the May-August 2006 Newsletter for details of traffic rules and regulations. One Class A violationâ€¢ speeding 16 miles per hour or more over the posted speed limit... will result in the suspension of all security transmitters associated with a residence for 30 days. To insure everyoneâ€™s safety, our security officers are enforcing these speed limitsâ€¢ and have issued a number of Class A violation citations. We just ask that you carefully watch your speed will driving with the gates.

ANNUAL HOMEOWNERS MEETING

Please plan your schedule to attend the annual homeowners meeting on Tuesday, April 17 from 7:00pm to 8:30pm at the Leon Springs Elementary School. We will be electing two (2) members on the HOA board and will be sending information about the election in the next few weeks.

We obviously have a lot going and we hope this gives you a good idea of the status of some of the most important issues. If you have any questions or comments you may call/email the HOA office at 698-1232/ domhoa@sbcglobal.net or call/email me at 698-8586/ almerritt@satx.rr.com.

We hope to see all of you on April 17th...

Sincerely,
Lynn Merritt
HOA Community Relations