

# The DOMINION

## The Dominion News, February 2008

February, 2008

We had a very busy January HOA Board meeting and have much news to report.

### **Dominion HOA-Annual Meeting and Board Election:**

We want to remind you of the Annual meeting scheduled for Tuesday, April 8, 2008 at Leon Springs Elementary at 7:00 PM. Please mark your calendars—we hope to have an all-time record for attendance.

### **New HOA Office:**

We reported to you in the November Dominion News that the HOA Board was beginning the process of looking at various alternatives to our current office situation. We want to update you on our progress.

The Board's Finance Committee (Ralph Leatherman, Wally Huelsman, Bill McGuire and Tom O'Brien) did an extensive analysis of various renting and building alternatives and concluded constructing a new office on the land the HOA currently owns is the most desirable alternative. This property is located just inside the main gate and the HOA has permanent, deeded access through the Sales Pavilion parking lot.

Based upon the Finance Committee's recommendation, the Board voted to allocate \$25,000 to complete a utilities plan, architectural drawings and other documents necessary to solicit construction bids. The office would be approximately 2,650 square feet, would fit into the "look" of the Dominion and would cost approximately \$400,000. The building would be paid for out of regular HOA funds; no financing would be needed. Assuming feasibility, the plan will be presented at the Annual Homeowner's meeting in April.

### **New Dominion Development on Brenthurst Extension**

The previous owners of the Club, INTCO, Inc. presented their plan to extend Brenthurst Lane to Tejas Trail. The first half of the extension is already underway.

The Board approved two new developments presented by INTCO: Brenthurst at The Dominion (49 lots on 28 acres) and Hilltops at The Dominion (13 lots on 25 acres). INTCO will fund construction of a third Dominion entrance and guard house, off Tejas Trail. As soon as feasible, most of the construction traffic for this area will use the Tejas Trail entrance.

### **New Company Providing Dominion Security:**

Effective March 1, 2008 Wackenhut Corporation will replace AlliedBarton Security Services in providing Dominion security. Last fall Bob Elizondo, HOA Board member for security and Fred Gonzalez did a complete review of proposals from companies bidding on the Dominion security contract. They recommended and the Board voted to award the contract to Wackenhut.

Wackenhut is a global company providing security services through 200 offices in the United States and in over 100 countries. They have been working with AlliedBarton since January 21 on a plan that will result in a seamless transition on March 1, 2008.

The new security agreement includes a Visitor Control System (VCS). This is an automated entry system that will substantially reduce the time it takes visitors to enter the Dominion while providing improved security. All Dominion homeowners will receive a letter from Wackenhut the week of February 3, 2008 with information about the company and the VCS program.

### **The Enclave:**

As a partial result of our litigation against the developer, the construction of a wall along Dominion Drive is underway. We consider completion of The Enclave landscaping plan a top priority and will keep you posted.

Sincerely,

Brigitte B. Saidi, Chairman  
Dominion Homeowners Association