

The Dominion News

A Dominion HOA Publication

February 2010

The 2009/2010 Board year is almost over. Three board members are finishing their terms in April. Please consider running - the HOA can use your fresh ideas and energy! Nominations forms can be submitted to the HOA till noon on Friday, March 5.

Here are the headlines for your monthly update from the Board:

- Annual HOA Meeting and Board Election: April 12
- Town Hall Meeting mid-March – Date tba
- Proposed Development between Tennis Courts & Cottage Estates
- HOA Board Vote against Cemetery Expansion
- Major Street Repairs on Dominion Drive
- Classified Community Ads Work!

Golf Cart for Sale – Chauffeur Services – Cars for Sale

Annual HOA Meeting and Board Election: April 12

The annual meeting of the Dominion Homeowners Association will take place at Leon Springs Elementary School, at 7 PM on Monday, April 12, 2010. At that time we are electing three directors for a regular term of three (3) years each.

Do consider running for election; your HOA can use fresh ideas and new energy! Each director serves for a 3-year term and can be re-elected once. Nominations forms are available at the HOA Office. The HOA Board normally meets one evening a month. In addition each board member has an area of responsibility such as finance, security, neighborhood outreach, etc.; they lead the activities of the related committee and report on progress at each board meeting.

Simple one-page nominations forms are available at the HOA Office. The deadline for submitting all nominations form is noon on Friday, March 5.

Town Hall Meeting mid-March – Date tba

In mid-March we will hold a Town Hall Meeting at the Country Club, to discuss the proposed Country Club Development in the open space between the tennis courts and the Cottage Estates. We will also provide a briefing on the legal rights the HOA has with respect to planned developments in the Dominion PUD. We will email information before the meeting. Please, watch your email and the electronic message boards for time and date.

Proposed Development between Tennis Courts & Cottage Estates

The owners of the Dominion Country Club are proposing to build a townhouse development on approximately 5 acres they own, between the tennis courts, the first half of the 10th fairway, and the Cottage Estates. It is zoned C-2 with special use (Country Club). They plan to ask for rezoning to permit residential use. Preliminary plans have included removal or relocation of some tennis courts, 2-story buildings, garage and on-street parking, gated access, HOA dues payments. It is currently in front of the Development Committee. The developers will discuss it with the community at the Town Hall Meeting in March.

HOA Board Vote against Cemetery Expansion

Alpha Green Development, Inc., one of the developers within The Dominion, came before the HOA Board because it wanted to sell 17 acres of undeveloped land to Mission Park. The HOA's agreement was needed because the land is subject to a restriction against cemetery and mausoleum use, among others. The developers wanted to have this restriction removed from that parcel, which is bordered by the golf course (#6 Tee), other land the same developer owns, the TMI football field, and the existing cemetery. The parcel is close, but not directly adjacent to the Sanctuary neighborhood.

Standard HOA procedure is to send any issue with undeveloped land to the Development Committee, which is comprised of 9 people with significant real estate development and engineering experience. They analyze the proposal and then come to the HOA Board with a recommendation. The Board discusses the issue and votes during a regular board meeting, which is open to the public. Deciding on such an item is one of the statutory tasks of the HOA Board.

In above case, the Development Committee recommended that the HOA Board adopt the proposal, subject to extensive restrictions, including walls, green belts, plantings, setbacks, height restrictions, and a dues payment schedule. The transferred property would receive no services from the HOA but remain within the PUD. It was the Committee's conclusion that this was in the best interest of the HOA. During the process immediately adjacent property owners were invited to express their opinion. The Board voted against the recommendation. Subsequently, the developers withdrew the item from consideration by the SA Zoning Commission. We will keep you informed if there is any change in status.

Major Street Repairs on Dominion Drive

The Street Committee has directed Pape-Dawson Engineers to develop a detailed proposal for repaving severely distressed sections of Dominion Drive and for installing concrete swales at a number of Dominion Drive intersections to channel the flow of water from side streets. The repairs will take place in early summer.

Classified Community Ads

Your HOA Newsletter accepts free classified ads from residents to residents.

Just email the text to the HOA Office.

Golf Cart for Sale.

Gently used Club Cart, with foldable windshield and roll -down top. \$995 including charger. Cart was purchased through Dominion CC. Used recently to give rides to the grandchildren. For information, please call Dave Kirk at 210-365-0414.

Chauffeurs on Demand

Leave the driving to us! Our drivers will drive you in your car for business or personal meetings, appointments, or courier services. For information call Vin at 210-887-5866 or email kksons@aol.com.

Cars for Sale

2 cars for sale below value. College kids taking extended travel. 2008 Infiniti G35, 43k miles, graphite blue, fully loaded, mint condition, \$25,000. -- 2006 Range Rover, supercharged, 50k miles, silver, fully loaded. Eye catcher, \$37,000. For information call Vin at 210-887-5866 or email kksons@aol.com.

Sincerely,

Brigitte B. Saidi, Chairman, Dominion Homeowners Association