

The DOMINION

The Dominion News

March, 2008

TO: All Dominion Homeowners

This is the last edition of The Dominion News published by the current HOA Board. Your next newsletter will come out after the board election in April. The following is a review of our efforts in addressing HOA priorities outlined in May, 2007.

Work with city officials to find a solution to our EMS/fire protection concerns:

In May the Board met with Charles Hood, the new San Antonio Fire Chief. Prior to the meeting Fred Gonzalez and I took Chief Hood on a tour of The Dominion so that he could better understand the complexities of our streets and hills. At that time Chief Hood committed that our fire station, Number 47, would be the first station in the city to have combined full EMS and fire services. We published a separate letter to all homeowners outlining the actions the HOA and individual homeowners could take to address our EMS/fire protection concerns. On October 1, 2007 Chief Hood made good on his promise; your HOA Board together with city and fire officials welcomed the new personnel and equipment to Station 47.

We have met on a number of occasions with Diane Cibrian, our City Councilwoman to review with her our EMS/fire and other concerns. She has been a major advocate for us with Chief Hood and other city officials.

Until The Dominion Overpass project is completed, we will have fire protection concerns. However, TXDOT officials have agreed to study the possibility of allowing fire trucks direct access to The Dominion under IH-10 as soon as both overpasses are completed, but prior to the completion of the entire project.

Finalize and begin implementing long-term capital plans that address lighting, drainage, streets and landscaping in common areas:

A new Finance Committee was established in July, 2007 and they have developed a long-term capital and cash-flow model for the HOA; as a result of their work we have developed a plan for major lighting, drainage, and capital improvements in HOA common areas.

A new Street Committee was formed and charged with developing a cost-effective street maintenance plan, supported by an analysis of financing options. The committee undertook a complete street survey, analyzed deterioration and usage trends since the 2001 street survey and proposed a Five-Year Plan to the Board in October. The 2008 HOA budget includes a major street maintenance plan that will be funded with existing funds.

Mailbox structures along Dominion Drive from Galleria Drive to Vineyard Drive and the mailbox structure on Champions Lane were power washed, cleaned, repaired and repainted. Landscaping was replaced and solar lighting installed on all street islands from Galleria to Vineyard; now you can read those street signs at night.

Tree pruning, removal of moss balls, and general cleaning as well as lighting repairs have been completed in common areas all over The Dominion.

Drainage easements in The Estates, The Gardens, The Cottages, and The Pavilions were cleared after years of neglect. More work remains to be done.

Build greater community input into board activities through e-mail, the website, the monthly newsletter, and a neighborhood outreach committee:

Through the use of e-mail, <http://www.dominionhoa.com>, and The Dominion News we have opened a comprehensive communications network for Dominion homeowners. The Neighborhood Outreach Committee has provided valuable and timely input to the Board; we now can respond more quickly to concerns of all Dominion homeowners as well as address issues specific to individual neighborhoods.

The new electronic message boards enable the HOA to insure the information you need is available immediately and information of general interest will be offered on an on-going basis.

Publish a new homeowner directory:

A new homeowner directory was completed and distributed in September. Unfortunately less than 60% of our homeowners submitted information to be included in the directory.

Complete the North Gate project on time and on budget by September, 2007:

The North Gate opened on January 11, 2008 not in September, 2007. The New North Gate will provide the same services as the main gate including package pickup. Landscaping and overlay asphalt coat is being completed. New lighting in the trees between Aue Road and the North Gate will soon provide proper lighting in that area. The old gatehouse has been removed; a stone sign like the one at the main entrance will be installed there.

Effectively work with TXDOT to insure Dominion homeowners are adversely affected as little as possible by the IH-10 project:

We have provided regular TXDOT updates since May. TXDOT officials have worked closely with us and have responded quickly to all our requests for information and action. Work was completed at the main entrance with minimal disruption of traffic into and out of the Dominion. The entire project is behind schedule and the main entrance will not be returned to its original condition, including lighting and landscaping, until the completion of the Dominion Overpass project.

After both Dominion Overpass and Camp Bullis Intersection Projects are done, there will be entries and exits to IH-10 from both sides of the access road between Dominion Drive and Camp Bullis Road. Dominion residents will have access to Leon Springs while avoiding The Rim and Camp Bullis Road traffic. As one TXDOT official said you will be a bit inconvenienced in the short term, but the accessibility and the convenience you will have to and from IH-10 will make it all worthwhile in the long-term. We very much appreciate your patience and understanding during this construction process.

Seek opportunities to work in partnership with the Dominion Country Club in efforts that benefit all Dominion residents:

The HOA shared equally in the cost of the fireworks display at the July 4th event (postponed to Labor Day due to weather) at the Club so that all Dominion residents, including those not attending the event, were free to enjoy the display. Note: We have committed to supporting the fireworks again in 2008.

The annual bonfire was sponsored jointly by the Dominion HOA and the Dominion Country Club for the first time. We have used the Club property for years but this year the Club provided all of the food, drinks, condiments, utensils, etc.

We have worked closely with the Club in responding to home burglaries in December. The Club has provided a golf cart so our security can patrol the backs of homes along the golf course. The Club has installed a chain barrier at end of the maintenance drive to prohibit vehicle entrance into the Dominion across golf course property at that location. And the Club is in the process of installing a pole type gate at the end of the Club front parking lot which will stop vehicles from entering the Dominion through Club property.

The Club provided meeting space for monthly HOA Board meetings, weekly ACC meetings, the City Council District 8 Candidate Forum meeting in May, and various other meetings throughout the year at no cost to the HOA. After we were required to remove the recycling bins from the HOA parking lot, the Club authorized placing recycling bins at the Golf Course Maintenance building.

Other issues of concern to Dominion homeowners:

New Dominion Security Provider:

Effective March 1, 2008, Wackenhut Corporation replaced AlliedBarton Security Services in providing Dominion security. Wackenhut is a company with 200 offices in the United States and in over 100 countries and will bring their global experience to servicing our needs. The new security agreement includes a Visitor Control System that will substantially reduce the time it takes visitors to enter the Dominion while providing improved security. Their services will also include camera coverage at both gates that will capture in and outbound traffic.

HOA Board:

In response to the tremendous growth in the Dominion and in order to insure greater representation on the Board, we elected to expand the HOA Board from seven (7) to nine (9) members effective with the election on April 8, 2008. With this expansion we have reached the full size of the HOA Board set forth the original Bylaws.

The Enclave:

Through continued and vigorous pursuit of the legal process we have made progress in resolving the landscaping concerns around The Enclave along Dominion and Brenthurst Drives. The wall along Dominion Drive has been completed; the columns in the wrought iron fence along Brenthurst Drive should be completed soon. This work was done at no cost to Dominion homeowners. Completing The Enclave landscaping plan continues to be a top priority for the HOA Board.

On behalf of the entire HOA Board, I want to thank you for giving us the opportunity to serve you. We very much appreciate your input, participation and your patience.

Sincerely,

Brigitte B. Saidi, Chairman
Dominion Homeowners Association