

# The DOMINION

## The Dominion News, June 2007

In the May newsletter the HOA Board outlined the priorities for this year. Each month we will report to you what we are doing to meet these goals. In addition we will cover some current issues.

### CURRENT ISSUES

The Commons Office Park at Dominion Dr. and Independence Village Dr.

No doubt you have noticed the clearing of land on Dominion Drive at Independence Village Drive. Construction will begin soon for an office park with five office buildings totaling 35,000 sq. ft. The buildings facing Dominion Drive will be one-story and the rest of the buildings will be two-story. The exterior of the buildings will look much like the Sales Pavilion and the Country Club and should blend well into the overall Dominion community.

This parcel of land, which is located outside the Dominion gates, is zoned O-1 for commercial uses with permitted uses further defined in a 2004 agreement between the developer and the Dominion HOA. The HOA Development Committee is reviewing proposed covenants and restrictions, fencing, monuments and landscape proposals for The Commons. No work will begin until all these items have been approved by the Board. We will keep you advised as this project progresses.

Toll Brothersâ€”The Reserve

An agreement has been reached with Toll Brothers regarding landscaping in the Reserve along Dominion Drive. They will build a 1,000 foot masonry wall from Aue Rd. to the new North Gate. Inside the North Gate the wrought iron fence along Dominion Drive will have stone columns every 120 feet instead of the current 240 feet. In addition Toll Brothers will implement a landscaping plan recommended by the HOAâ€”s landscape consultant that includes trees, shrubs and berms along the frontage of the Reserve development.

### HOA PRIORITIES FOR 2007-2008.

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

On May 24, 2007 the Board met with Charles Hood, the new San Antonio Fire Chief. Prior to our meeting Fred Gonzales and I took the Chief on a tour of the Dominion so that he could better understand the complexities of our streets and hills.

After outlining his plans to re-organize the Fire Department, Chief Hood discussed what the Department, the Dominion HOA and Dominion homeowners can do to improve our situation. We are sending a separate email that outlines specific actions that can and will be taken to address our EMS/fire protection concerns.

Chief Hood was very receptive to our concernsâ€”and he is considering the Dominion as a place to live.

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

Mailbox structures along Dominion Dr. from Galleria Dr. to Vineyard Dr. and the mailbox structure on Champions Lane are being power washed, cleaned, repaired and repainted. Landscape is currently being replaced on all mailbox islands from Vineyard to Galleria.

The overgrown trees and shrubs in the Pavilions Park have been pruned and the pavilion has been power washed and cleaned. If you have never explored this park at the North end of Champions Drive, you might enjoy visiting this special place.

Tree pruning, removal of moss balls and general cleaning has been completed in common areas all over the Dominion. Lighting fixtures and monuments at the main entrance are being repaired and/or replaced. Lights have also been repaired in The Cloisters, Cottage Estates and Vineyard Estates.

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

You have all seen those large concrete box culverts lined up in front of the Dominion. While they are installed underneath Dominion Drive, the main entrance into the Dominion will have to be closed at night. We are in continuous contact with the overall project manager and will advise you when that project begins. We will send you an email message when we have a firm start date for work on the main entrance.

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

Major water and sewer line work has been completed and excavation has started where the new streets will be built. On Monday, June 4th, barricades on Dominion Dr. will reduce traffic in the construction area to two lanes, so that work can begin on the foundation for the new North Gate building. There will be a tremendous amount of work to be done over the next few monthsâ€”building construction, curbs, streets and paving, electrical, telephone, gates, landscaping and irrigation to name just a few. We will keep you informed as work progresses.

Developers in the area are financially supporting this project. Toll Brothers has committed \$75,000 for this project; The Chateaux, \$40,000; Wellington Homes, \$30,000; Image Homes, \$5,000.

### FOOTNOTES

#### Did You Know

There are 766 families living in the Dominion...1494 adults and 705 children. There are currently 127 homes under construction. The next time someone asks you about the Dominion you will know.

#### Please Remember to Vote

Please make sure to vote early (f. ex. at Cody Library on Vance Jackson) or on June 12th at Leon Springs Elementary School. There is a runoff election for city council in District 8 and your vote for is crucial. Elected officials must know that we are an important political force. The only way they find out is when they see how many residents in the Dominion have voted.

As you see there is a lot going on and as your Board we are committed to representing the best interest of all Dominion homeowners. We want your input and feedback on the issues that concern you. To that end, please look for an email from Lynn Merritt, HOA Board member for Community Relations announcing the new Neighborhood Outreach Program which will guarantee your voice will be heard.

Sincerely,

Brigitte B. Saidi, Chairman  
Dominion Homeowners Association