

# The DOMINION

## The Dominion News, July 2007

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Each Dominion News will focus on current issues as well as report on how we are progressing on priorities for this year.

### CURRENT EVENTS

#### A Heads Up

The San Antonio Builders' Association will hold its annual Parade of Homes in the new Chateaux development in the Dominion during the first week of September. You should not be inconvenienced by excess traffic because visitors to the Parade of Homes will be bussed in from outside the Dominion and Security will insure that visitors are restricted to the Parade of Homes site.

#### Neighborhood Outreach Committee

The committee held its first meeting on Wednesday, June 13th. Our monthly meetings will be held on the second Tuesday of each month and we will always address all issues of concern. Items that could not be answered at the committee were presented to the HOA board on June 20th. We have upgraded our data base and can now email homeowners by neighborhood to address specific issues. We encourage you to communicate with the members of the committee, but if you prefer, you are welcome to talk to Fred Gonzalez or any HOA Board member.

#### Street Planning Committee

A new Dominion Street Planning Committee has been charged with developing a cost-effective street maintenance plan, supported by an analysis of financing options. Thanks to participation by homeowners with uniquely relevant areas of expertise such as Bob Costigan, Hengameh Karimi, Walt Huelsman, Jerry Brown, and Tim Thompson, we anticipate this effort to bear significant long-term benefit. Members of the Committee toured Dominion streets in preparation for updating the old 2003 Street Condition Survey. The Committee will report to the HOA Board this Fall and we will keep you posted.

#### The Enclave

We have filed suit against the developer in order to be able to improve the landscape at the unsightly corner of Brenthurst and Dominion Drive that we all drive by every day. It will take some more time before we can correct that problem and assure that our expenses are levied against the property. We will keep you posted.

#### Toll Brothers...The Reserve

Last month we reported on the agreement with Toll Brothers regarding landscaping along Dominion Drive. Work has begun on clearing the area between Dominion Drive and the fence and soon you will see the masonry wall go up at the North end and nine (9) additional columns along the wrought iron fence. This work should be completed in time for the opening of the Parade of Homes.

#### Empty Lot Maintenance

We have had several inquiries regarding empty lots that are not being mowed on a regular basis. Some lot owners on a voluntary basis allow the HOA to regularly mow their lots on a fee basis...most do not participate. The HOA monitors all properties and sends a letter to the owner of neglected lots. If the owner does not respond within ten (10) days, the HOA has the lot mowed and charges the owner. If you notice a lot that is not properly maintained, please call the HOA office so it can taken care of.

#### HOA PRIORITIES FOR 2007-2008

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

On Tuesday, July 3rd the Dominion Civic Awareness Committee and officers of the Dominion HOA met with Diane Cibrian, our new City Councilwoman, and discussed Dominion concerns about fire stations, EMS, TXDOT progress on IH-10, and drainage. She listened intently and promised to work with us to improve our access to services. As a result of our meeting she promised to set up three meetings; one meeting with the Fire Chief to talk about progress on his front and ascertain service alternatives; another one with TXDOT officials and Hope Andrade, TX Transportation Commissioner as well as representatives of the Rim, Valero, and La Cantera; and a third meeting with ...

July 24th is the date Fire Chief Charles Hood advised that EMS capabilities would begin to be integrated with fire trucks...and the station across I-10 which serves the Dominion would be the first one completed. We will follow up and report on the status of this commitment.

Meanwhile the HOA is taking a complete inventory of all fire hydrants in the Dominion. The location of each hydrant will be marked with a blue reflector in the middle of the street. We will assess whether any areas need more hydrants to accommodate long driveways and large lots and find out what it takes to get the extra hydrants.

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

A new Financial Committee is working on developing a long-term capital and cash-flow model for the HOA. We plan to analyze alternate fee structures and build-out scenarios. This Committee will work hand-in-hand with the Street Planning Committee to arrive at feasible and cost-effective solutions for capital improvement plans.

Tree trimming in common areas has been completed. Plantings in islands in the Estates, Gardens, and some areas at the main entrance have been completed. Solar lighting is being tested at the Carefree Lane mailbox. The initial approach was not successful. We will continue to explore alternative lighting for the Dominion Drive area between Galleria and Vineyard Drive.

Publish a new homeowners' directory.

Approximately 600 homeowners submitted information for the new directory. We anticipate having the directory completed and ready for distribution mid-September.

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

Without unforeseen delays, the project is on schedule for completion in September.

Effectively working with TXDOT to insure Dominion residents are not adversely affected by the IH-10 project.

We still do not have a definite date for the start of the main entrance project. The Dominion Horticultural Committee is planning to work with TXDOT on re-planting around the front entrance after construction has been completed.

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

The HOA will share equally in the \$11,000 cost of the fireworks display at the July 4th event at the Club so that all Dominion residents, including those not attending the event, can be free to enjoy the display. Club management will also participate in the meeting with Diane Cibrian discussion mentioned earlier.

#### Did You Know

The housing bubble has not burst in the Dominion...there are 119 homes currently under construction.

We hope this new newsletter format is working. Please use the Neighborhood Outreach Committee to provide feedback to us - we want to know what is working for you, and bring about change where needed.

Sincerely,  
Brigitte B. Saidi, Chairman  
Dominion Homeowners Association