

The DOMINION

July 2008 Newsletter

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Summer greetings to all neighbors!

We hope you are safe and sound, wherever you may be at this time; securely ensconced in your air-conditioned Dominion home or happily escaped to a cooler or wetter climate. Meanwhile our Homeowners' Association continues its work of representing the interests of The Dominion in issues around town and of maintaining our common areas. For your convenience we provide a list of the topics covered in this newsletter, so you can easily identify items of special interest to you.

July 2008 Newsletter - Topics

- Update on IH-10 Construction Projects
- Camp Bullis and Development
- HOA Office Building
- Road Maintenance
- Recycling

Update on IH-10 Construction Projects

There are now 3 separate highway construction projects that affect traffic in our immediate vicinity. Each project has its own contractor, its own plan, and its own potential delays. Your HOA will keep you updated whenever we receive detailed information on traffic restrictions from TxDOT. The projects are, from north to south:

1 - Repairs to the bridge at Ralph Fair Road

The bridge at Ralph Fair Road was damaged by an oversized truck and will remain closed until it is completely restored to full operating capacity. Repairs are expected to take approximately one month.

2 - Construction of Dominion Road extension and overpass

This was the first project we all saw and we know it will significantly improve our access once it is completed. The overpass is expected to open to emergency vehicles by September 2008; at that time fire trucks from the fire station across IH-10 will be able to reach our main gate within 5 minutes, which is a significant increase in response time. The full project should be complete by December 2008.

3 - Reconfiguration of the intersection at Camp Bullis Road.

This project is going to be with us for quite some time. Not only the overpass but the entire intersection between Camp Bullis and IH-10 will be reconfigured, with new U-turns on both sides, additional lanes on the access road for traffic exiting the intersection in different directions, and with an overpass that can accommodate future expansion to additional lanes in both directions.

As a result of projects 2 and 3 our neighborhood will enjoy new exits and entrances to IH-10 between Camp Bullis and Dominion Drive, affecting both east and west bound directions. But that will be next year at the earliest.

Camp Bullis and Development

This issue is one your HOA has been monitoring very closely. The Dominion HOA has representation on two relevant committees concerned with various aspects of the interaction between Camp Bullis and development:

1 - Joint Land Use Study Executive Committee

This committee was organized by the Military Affairs Office of the City of San Antonio and is chaired by Councilwoman Diane Cibrian. It concerns itself predominantly with issues relevant to the City of San Antonio, for example zoning ordinances and planning permits. Dominion homeowner (and Chair of the Board of Governors of the Dominion Country Club) Ed Kelley is our designated representative on this committee. His experience with large developments over the Edwards Aquifer in Bexar County and his long-time work with military leaders at USAA make him uniquely qualified to assure a balanced discussion. He regularly briefs the HOA Board on issues under discussion.

2 - Bexar County Committee of Neighbors of Camp Bullis

This committee was organized by County Commissioner Lyle Larson. This group will work on issues affecting the non-incorporated areas of Bexar County. You may remember that the area immediately to the north of The Dominion was not annexed by the city in 2001, and therefore is subject to different regulations concerning land use and construction. Walt Huelsman is our designated representative on this committee and Mr. Huelsman keeps us posted on progress.

While the county does not have regulatory oversight over construction, county leaders are asking Dominion residents to be good citizens and help maintain the viability of the unique night-time training mission of Camp Bullis, by minimizing outside lights between 11 PM and dawn. All complaints about noise should be directed to the HOA office, not to Camp Bullis. Let us remember they were here first, and we came later.

HOA Office Building

The HOA board voted to award the construction of the HOA Facility to Prestige Homes. This decision was recommended by the HOA building committee whose members worked many long and hard hours preparing the parameters for building design and construction and analyzing the submitted bids. Building will begin as soon as engineering of the site is completed. Keep your ears open for the slab party this fall!

Road Maintenance

Work on the details of the contract for this year's road maintenance continues to advance. As most of you are aware, road maintenance, and particularly crack sealing, are best accomplished during the colder months, when the cracks open wider and the sealing compound can penetrate deeper into the road surface, thus guaranteeing a better and more solid repair. As soon as temperatures recede sufficiently, you will see actual street re-sealing. The contractors will work with the HOA to communicate in a timely fashion with all affected homeowners along the roads that will have work done. The board voted to enlarge the area to be re-worked near the North Gate, so as to present a pleasant and polished appearance to homeowners and visitors using that entry.

Recycling

Your HOA continues to analyze recycling contract options available to our neighborhood. This is an important activity and we are not neglecting our responsibility to the environment. Since we are a gated community with a limited number of residents - even though we have grown a lot - none of the recycling services available to the City of San Antonio are open to us. We are still working on finding a contractor who will provide a recycling service suitable to the appearance of our unique area. Your HOA will keep you posted on progress.

National Night Out

October 7, 2008 - details to follow.

Brigitte B. Saidi, MS

Chairman, Board of Directors

The Dominion Homeowners' Association