

# ***The Dominion News***

*A Dominion HOA Publication*

**December 2009**

Best Wishes for a safe and happy Holiday Season and a healthy and peaceful New Year from your HOA Board of Directors and from HOA staff.

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

- HOA Dues Increase to \$190.- on February 1, 2010
- Street Signs & Lighting - Update
- Recycling Available with Storage Requirement
- New Pet Policy - Register ALL Pets January 1, 2010
- Annual HOA Meeting April 12, 2010
- Fire Safety during the Holidays
- Classified Community Ads
  - They work! - Ask the former owner of the golf cart.
  - Babysitting -- Furniture for Sale -- Pet Sitting*

In addition to the newsletter you can always get information at our regularly updated website: [www.dominionhoa.com](http://www.dominionhoa.com)

## **HOA Dues Increase Effective February 1, 2010**

As you know, HOA dues were kept at the same level for 8 years. In order to maintain the high quality of our community, the Board of Directors of the Dominion Homeowners Association has exercised its authority as defined in the Master Covenants and has decided to raise dues from \$165.- per month to \$190.- per month effective February 1, 2010.

This \$25 increase is necessary to assure the long-term financial stability of the Dominion Homeowners Association. The primary reason for the increase is the condition of our streets. Our community is 25 years old and our streets require repairs that cannot be delayed indefinitely. We are currently "nursing" streets along with an intensive maintenance system of striping and patching. During the next 5 years we need to undertake major repairs; this significant outlay will hit our budget every year and without a dues increase will deplete our financial reserves.

Raising dues assures that we can make the required street repairs and still have a capital reserve of \$1 million at the end of 2014. In addition the

Association will maintain an operating reserve of \$500,000. Our capital funding needs were identified in this year's Capital Reserve Study by the same accountants that had studied reserves about a decade ago. Their analysis and a methodical engineering study of our streets determined we have to spend about \$550,000 each year.

This year's thorough rebuilding of Brenthurst Drive and of relatively short pieces of Dominion Drive cost almost \$1 million; we were lucky the contract was signed when the cost of petroleum products was at a multi-year low. It is unlikely we will experience such low prices again. Two projects had no effect on dues: the new HOA Office Building which came in under budget at \$155 per square foot (total cost), and the 2009 dues discount which returned a minimal profit. Because of the extremely low interest rates available in 2010 we cannot offer a dues discount this coming year.

The Board chose February 1, 2010 as the starting date of increased dues for two reasons:

1. to permit property owners sufficient time to adjust standing payment orders to their financial institutions, and
2. to permit property owners who mailed their checks early and are out of town for the holiday season to avoid a fine for incomplete payment of January dues.

The Board acknowledges this is not pleasant news; but we do hope you understand the need for the increase, as it will ensure financial stability of the HOA and soundness of our streets and physical environment. This in turn will tend to support the high valuation of our homes, which is of paramount importance to all of us.

### **Street Signs & Lighting - Update**

Street signage and lighting are high priority items for us. Sample street signs with reflective letters and the classic Dominion logo are being installed in certain locations around the neighborhood, where we can evaluate different sight lines, installation and illumination options; the SA Fire Department is assisting with this project.

As you know the SA Dark Sky Ordinance applies to every light fixture in our area that needs to be repaired or replaced. Basically, new fixtures have to shield against upward distribution of light. We are currently researching different alternatives. Staff is compiling specifics of various inserts to be retrofitted inside existing fixtures and will submit them to the city. Once the city certifies that one of these modalities complies with the new code we will proceed.

### **Recycling Available with Storage Requirement**

The HOA has signed a new contract that will enable residents to contract for backyard recycling pickup with Waste Management, **but only if you can**

**accommodate the new recycling container inside the waste can enclosure outside your home.**

That is an essential requirement of the covenants and restrictions in every area of The Dominion. Curbside placement of waste containers is prohibited. If you wish to enlarge your enclosure to accommodate an extra container, you need to submit your design to the ACC. The HOA Office can help with the process.

Regular waste collection will cost \$37.44 plus tax per quarter. A second waste cart can be requested for an additional \$18.00 per month. Once-a-week recycling pickup costs an extra \$18.50 per month. All billing is quarterly.

**New Dominion Pet Policy -- Register ALL Pets January 1, 2010**

The new Pet Policy becomes effective January 1, 2010. This requires that all pets be registered with the HOA, using the form available from the office.

We also want to remind homeowners that each area within The Dominion has a limit on the number of pets each homeowner is permitted to keep. That number varies by neighborhood and is listed in the *Covenants* you received when you purchased your home.

**Annual HOA Meeting April 12, 2010**

The annual meeting of the Dominion Homeowners Association will be on Monday, April 12, 2010. At that time we are electing three directors for a regular term of three (3) years each. If you are interested in being a candidate, please get a nominations form from the HOA office and bring it to the HOA office no later than Friday, January 29.

The Neighborhood Outreach Committee serves as the Nominating Committee, responsible for recruiting qualified candidates, verifying candidate data, interviewing qualified/interested candidates, and recommending a slate of candidates to the HOA Board. Below is the Election Calendar:

December 31, 2009	Election announcement
January 29, 2010	Deadline for submitting nominations to Nominations Committee
February 17, 2010	HOA Board selects a slate of candidates
February 18, 2010	List of candidates is published via email
March 1, 2010	Deadline for submitting self-nominations to HOA
March 5, 2010	Annual meeting notice with ballots, proxies and information on all candidates is mailed to every Dominion homeowner
April 9, 2010	Deadline for submitting proxies to HOA office
April 12, 2010	7:30 PM: Annual HOA meeting and election at Leon Springs Elementary School
April 13, 2010	First Meeting of New Board - Election of Officers

We encourage you to participate, either as a candidate for one of the three open positions, or by voting for those candidates you feel will best represent

your interests. If you have any questions about the process, please, do not hesitate to call the HOA.

### **Fire Safety during the Holidays**

As we enter the holiday season, lit fireplaces and candles around the house enhance the holiday atmosphere. They are beautiful but also potentially dangerous. Here are some safety tips for the holidays:

- 1. Keep your fire extinguisher charged and in an accessible location.**
- 2. Know how to use your fire extinguisher.**
- 3. Keep watch on any open flame. Do NOT leave them unattended.**
- 4. Do not leave chargers on equipment overnight.**
- 5. In case of emergency:  
FIRST call 911  
**THEN call Security at 698-2997.****

## **Classified Community Ads**

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

*Just email the text to the HOA Office.*

### **Neighborhood Babysitter**

28 year old Dominion resident has experience with children of all ages. She will come to your home or they can come to hers. Available weeknights from 6 PM on; no time limit on weekends. -- For more information contact: *Monica Coronado* (210) 392 8505 - [mcoronado01@gmail.com](mailto:mcoronado01@gmail.com)

### **Furniture for Sale - All Items Like New:**

Large 7 Dr. Pedestal Mahogany Desk, Hooker Brand - Top of the Line. Cost \$1895, asking \$500. Matching large Mahogany Credenza, Hooker Brand, asking \$500. Black EZ leather desk chair with swivel arms and high back. Cost \$150; asking \$75. -- For more information contact: *Peggy Casement* (210) 698-0533, Cell 385-0533.

### **Pet Sitting Available**

Dominion resident *Stacee Mero* is looking for pet sitting jobs in the neighborhood. She is available to feed, entertain, walk and clean up after your cat or dog while you are away. Ms. Mero is a responsible adult with 5+ years experience volunteering at SNAP (Spay Neuter Assistance Program). --- Daily and weekly rates. --- For more information contact: *Stacee Mero*; cell: (210) 872-6170 or home: (210) 698-6980.

May the spirit of the season illuminate your life!

Sincerely,  
Brigitte B. Saidi, Chairman  
Dominion Homeowners Association