



WELCOME HOME TO THE DOMINION

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www.dominionhoa.com

Security: (210) 698-0041

HOA Office: (210) 698-1232

Welcome to the Neighborhood!

Congratulations! You have chosen to live in a wonderful community.

The Dominion is a master-planned community comprised of over 1,500 acres. We hope you will enjoy the beauty of the neighborhood and special amenities, including abundant green belts and man-made lakes. Please remember that The Dominion Country Club is separate from the neighborhood and is private property. Swim, golf and tennis facilities are for Country Club members only. Members must limit walking on the golf course to pre-sunrise and post sunset. Fishing, cycling and skate boarding on Country Club property are not permitted.

Two excellent shopping malls, La Cantera and The Rim, are located within seven miles of The Dominion. The neighborhood is close to the I-10 and 1604 freeways, providing easy access to the metropolitan offerings of San Antonio, while nestled in a country-like setting.

A safe family environment is made possible by three 24-hour staffed and gated security stations which are further enhanced by professional security guards conducting round-the-clock mobile patrols. Fire and EMS protection is provided by the City of San Antonio and is located nearby.

The neighborhood is governed by a Board of Directors elected by The Dominion homeowners. The HOA Board of Directors has established a number of volunteer committees to encourage resident participation and help keep The Dominion a great place to live. Please consider volunteering on one or more of the following committees:

- **Architectural Control**
- **Development**
- **External Relations**
- **Finance**
- **Landscape**
- **Neighborhood Outreach**
- **Security**

Again, welcome to The Dominion!

The Dominion Homeowners Association, Inc.

The Dominion master-planned community is governed by The Dominion Homeowners Association, Inc. (HOA). The HOA office is located at 20 Dominion Drive. Contact the HOA at:

Office Phone: 210-698-1232

Office Fax: 210-698-1466

Email: dhoa@dominionhoa.com

Office Hours: Monday-Friday, 8:30 a.m.-5:30 p.m.

The Dominion HOA Website

www.dominionhoa.com

Important tools and information about our community is a click away. Here are some highlights:

- Access **QuickPass** to most effectively manage visitors
- Complete and submit **HOA forms**
- Review **Covenants, Policies, Bylaws and the Strategic Plan**
- Connect with neighbors through the **Resident Directory**
- Learn about **community activities**
- Seek local businesses through the **Marketplace Directory**
- View the HOA **Board meeting schedule and minutes**
- Communicate with the **HOA via email**

The Dominion HOA Neighborhood Outreach Committee

The Neighborhood Outreach Committee (NOC) is composed of volunteers from each subdivision of The Dominion. Each NOC representative:

- Greet new residents in the community
- Report your concerns to the Board of Directors
- Assist in resolving residents' concerns
- Enhance communication from the HOA to all Dominion residents

Your Neighborhood Representative: _____

Phone: _____

Email address: _____

GETTING STARTED

Garbage Service/Recycling

Garbage pick-up is twice weekly, Tuesday and Friday. The contracted service provider is Waste Management: www.wm.com or (800) 800-5804. A trash bin is provided by Waste Management. If you desire weekly recyclables pick up, there is a one-time additional fee for a separate receptacle and an additional monthly fee for recycling. Waste Management picks up the trash bins from your enclosed garbage area, so there is no need to place the bins on the curb. You can also drop off your recyclables in the parking lot of the Dominion Country Club golf course maintenance building.

Mail Delivery

Mail is delivered by USPS to the centralized mail areas located throughout the Dominion. Keys to your specific mailbox can be obtained at closing or by visiting the post office located at 5837 De Zavala Road, (210) 641-0248. Proof of real estate closing or a rental agreement will be required by the post office.

Homeowner Association Dues

Homeowners Association fees are due the twentieth of each month. No reminders or bills are sent out. A \$20 late fee will be assessed if payment is not received by the twentieth of the month. Please note that if you own a property in the Cottage Estates, monthly assessments are due on the last day of each month. A late fee of 1.5 % of your assessment applies if payment is not received by the last day of each month.

There are three ways to pay dues and assessments:

- Dues can also be automatically withdrawn from your bank account through ACH. To sign up for ACH, please complete the ACH form provided in this section (and available through the HOA office) and bring the form and a voided check to the HOA office. The funds will be debited from your account by the twentieth of the month. **This is the HOA's preferred payment method.**
- A check can be mailed to the HOA at: 20 Dominion Drive, San Antonio, TX, 78257 or brought to the HOA office. Please call the HOA for your account number which needs to be written on your check.

- Online payments may be made via the website by clicking “Pay Now.” Please call the HOA to obtain a User Name and password.

Pet Owners

The Dominion is a pet-friendly community. Please be sure to register pets that you have or acquire with The Dominion HOA office. Please keep your pet leashed when walking and remember to clean up waste. Waste receptacles are provided in many common areas throughout the neighborhood. **For lost or found pets, contact Security and the HOA office immediately.**

Following are additional guidelines for pet owners:

- Be aware of predator dangers to small dogs and cats (hawks, coyotes, bobcats, and an occasional mountain lion)
- Be sure your pet wears an ID tag with your contact information
- Keep cats inside between the hours of dusk through one hour after sunrise as dusk and dawn are prime hunting times for ground-based predators.
- When caring for outside-only cats, pick up all food before dusk.



The
DOMINION
Homeowners Association

We are required to obtain authorization from any individual to debit/credit their personal account, to retain it for our records and to produce it upon request as per the NACHA rules.

AUTHORIZATION AGREEMENT FOR AUTOMATIC PRE-AUTHORIZED DEBITS

COMPANY NAME: The Dominion Homeowners Association, Inc

I hereby authorize The Dominion Homeowners Association, Inc., hereinafter called COMPANY, to initiate debit entries (pre-authorized drafts or withdrawals) and to initiate, if necessary, credit entries and adjustments for credit entries in error to my:

Checking

Saving account (select one)

Indicated below at the depository named below, hereafter called DEPOSITORY, to credit and/or debit the same to such account. **Please provide a copy of a voided check.** If a voided check is not provided, any and all fees associated with the return of a pre-authorized draft or withdrawal will be the responsibility of the account holder.

BANK INFORMATION:

NAME OF BANKING INSTITUTION: _____

BRANCH LOCATION: _____

CITY _____ **STATE** _____ **ZIP** _____

ROUTING No. _____ **ACCOUNT No.** _____

FREQUENCY OF DRAFTS: Monthly \$ 205.00 Other _____

This authority is to remain in full force and effect until (The Dominion Homeowners Association, Inc.) has received written notification from you (or either of us) of its termination in such time and in such manner as to afford Company and Depository a reasonable opportunity to act on it.

PRINTED NAME(s): _____

DOMINION PROPERTY ADDRESS: _____

San Antonio, TX 78257

SIGNATURE: _____ **DATE:** _____

Security and Gate Procedures

Three 24 hour staffed security gates provide access to The Dominion. G4S Secure Solutions USA, Inc. is the security service provider. Security officers are responsible for gate access control, vehicular patrols and monitoring drivers for speeding and safety violations.

Joseph DiStefano is our Chief of Security. Please contact him by phone at 210-268-9932 or at josephdistefano@usa.g4s.com to report suspicious activity or any security concerns.

Important Security Contacts

Chief of Security, Joseph DiStefano: 210-268-9932

Security Gate: 210-698-0041

Emergency Numbers

Universal Emergency: 911

Police Department (non-emergency): 210-207-7273

Fire Department (non-emergency): 210-207-7744

Poison Control Center: 800-222-1222

Gate Access

The Dominion HOA requires residents to pre-authorize all visitors, contractors and service personnel coming to their homes. Please instruct visitors in a commercial vehicle to use the North or South gates. Commercial vehicles are prohibited at the Main Gate.

QuickPass is our community entry management system. To register on **QuickPass**, obtain a Login and Password from the HOA. Access **QuickPass** via the website: www.dominionhoa.com, or by downloading a free app to your iPhone, iPad or Android phone.

Quick Pass User Tips

- Login to www.dominionhoa.com , click on QuickPass.
- You may authorize temporary, duration and permanent guests.
- Input one name per entry.
- Enter specific names of companies, i.e. input “AAA Auger” instead of plumber.
- Do not use nicknames. Be sure that the name will match the driver’s ID.
- The “Event” tab is the best way to add many names for authorization.
- The “Note” tab is used to alert Officers at the gate to special circumstances.
- You may opt to receive email notification when a guest has cleared the gate.

Private Event Security

A Security Officer is required for residents’ private parties, meetings or other events that will have over 20 vehicles arriving at the home. Residents must complete a **Private Event Security Requirement Form** and deliver it to the HOA. This form is available to download from the HOA website.

House Check Form

Security Officers will patrol your residence when you are vacationing or out of town for an extended period. To receive this service, complete the **House Check Form** on the HOA website and electronically send it to the HOA at least one week prior to the date you plan to leave town.

Obtaining Vehicle Transponders

A transponder affixed to your vehicle allows automatic entrance through the Residents gate arm. Transponders are available through the HOA office. A completed **Vehicle Information Form** and the following fees are required to obtain each transponder.

Initial Transponder Fees

- Resident: \$35.00 per vehicle
- Guest: \$40.00 one time application fee
- Guest: \$40.00 per vehicle

Vehicle Transponder Renewals

An annual renewal fee is due on the anniversary date of issuance. Prior to the date that the renewal fee is due, the HOA will mail each resident an invoice and **Transponder Renewal Form** for the vehicle. To renew a transponder, residents must return the completed form to the HOA office with payment. The **Transponder Renewal Form** can also be downloaded from the HOA website.

Transponder Renewal Fees

- Resident: \$15.00 per vehicle
- Guest: \$40.00 per vehicle

Note: If a resident replaces a vehicle, the transponder must be removed from the original vehicle and the transponder discarded. A new transponder is required for every replacement vehicle.

Vehicle Violations

To maintain a safe community, please observe speed limits, traffic signs and parking restrictions. **Golf carts are permitted on neighborhood streets, but must be operated by individuals with a valid Driver's License.**

Security officers are responsible for issuing citations for speeding and other motor vehicle violations as described in **Section VII in The Dominion Homeowners Association Bylaws**. As a consequence of one or more violations, vehicle transponders may be temporarily suspended or guest driving privileges within The Dominion temporarily revoked. **Penalties are described in the HOA Bylaws located in "Documents" on the website.**

Class A Violations

- Speeding 16 miles per hour or more over the posted speed limit
- Failure to stop when being pursued by Security
- Passing a School Bus
- Reckless driving
- Resident who authorizes entry of visitor for the purpose of allowing visitor access to another residence or location

Class B Violations

- Speeding 15 miles per hour or less over the posted speed limit
- Failure to follow posted traffic signs, signals and road markings
- Driving motorized vehicles on Association property without a valid Driver's License
- Driving an unauthorized motor vehicle on Association property

Class C Violations

- Unauthorized parking on any Association property, including parking on any street between the hours of 2:00 a.m. and 6:00 a.m.
- Parking in violation of The Dominion Vehicle Rules & Regulations or Rules, Regulations and Restrictions

Community Groups

Apron Society

The mission of the Apron Society is to provide help when a neighbor is in need. Many residents live here with no family around to help with difficult times. If you or a neighbor is in need for reasons such as illness, accident, or family death; a notice is sent out to the Apron Society member list. Those members who are able to provide help then respond. Since its inception in 2004, the Apron Society has provided services such as meals, transportation, pet care, and visitations.

All Dominion residents are welcome to join the Apron Society and we hope that you will consider doing so. For more information, contact Sharon Koenig at (210) 698-0030 or email at: sharonlkoenig@aol.com.

Dominion Animal Advocate Group

The Dominion Animal Advocates Group (DAAG) is a volunteer group which works with Dominion Security, the Dominion Homeowners Association, and Dominion residents to provide help with lost and abandoned pets and feral cats. DAAG also provides information and assistance with wildlife concerns. DAAG is dedicated to providing help with at-risk animals so that they can have the best chance of a safe, happy, and healthy life.

For further information or to join DAAG, contact Louann LeDoux at (210) 854-8055, email ledouxlou@aol.com; or Lyn Hicks at (210) 219-9772, email lynhicks1117@gmail.com; or Susan Shaked at (210) 744-1200.

Hill Country Women's Bible Study

The Women's Bible Study started over twenty-five years ago when a small group of women got together to study and discuss scripture and share prayer. The group is open to all women and meets every Wednesday, 12:30-2:00 pm in a very informal setting. The meetings are held at the home of Kathlin Jauregui, 5 Daventry Lane.

Contact Kathlin for more information at (210) 872-3014 or (210) 698-1881, or email her at kshj1115@aol.com. Please come for a visit!

Men's Bible Study

For the past twelve years, an interdenominational group of men have met on Thursday mornings to study and discuss scripture and select writings on the Christian faith. The meetings are held in a very informal setting in the piano bar at the Dominion Country Club.

For additional information, contact Jay Lewallen at (210) 698-1129.

The Dominion Running Club

The Dominion Running Group hosts 5K and 10K runs throughout the year. The Turkey Trot is an annual event held Thanksgiving Day at 8:00 am.

If you are interested in forming a weekly running group or have questions about running in the Dominion, email the Running Guy at Joeanthony@clean-waysa.com.

Dominion Community Activities

The Dominion Annual Bonfire

All homeowners are invited to The Dominion's annual bonfire held the Sunday evening before Thanksgiving. The Neighborhood Outreach Committee, with the participation of the Dominion Country Club, hosts this event. Food, drinks, live music and kids' games are provided. The Annual Bonfire creates lasting memories among neighbors and reminds us of the great community we live in. Don't miss it!

4th of July Fireworks

Join the fun on the 4th of July as The Dominion Country Club hosts a patriotic celebration. Country Club members and non-member residents may purchase tickets for a delicious buffet, DJ music, pool games, petting zoo, bounce houses, pony rides and face painting culminating in a spectacular fireworks display. The Dominion HOA and the Country Club co-sponsor the fireworks, so feel free to drop by later in the evening just for the firework display in celebration of American independence!

Note: Additional activities and updates will be posted on The Dominion website. Please check in frequently under "Community Activities."

The Dominion Country Club

The jewel of the Dominion Community is the nationally recognized Dominion Country Club, a Private Members Only Club featuring a majestic 55,000 square foot award winning Clubhouse, 18 Hole Championship Golf Course designed by Texas Golf Legend Bill Johnson, a full service Tennis Center with 13 deco-turf courts and a Swim Center featuring a Junior Olympic Lap Pool, Kid's Pool, expansive sun deck and seasonal café. The Dominion Country Club offers something for everyone in your family.

Architecturally stunning, with the warmth and comfort of a Hill Country Estate, The Dominion's award winning Clubhouse is the perfect place to celebrate life's special occasions, share a well prepared meal with friends and family or simply relax and reflect on a good day of golf or tennis. The Dominion Country Club is truly the social hub of The Dominion Community.

The Clubhouse at The Dominion features multiple dining options, including the scenic Members Grille and the private and up-scale Men's and Women's Club Rooms. The Club Rooms also feature separate fully stocked locker rooms with dedicated Fitness Areas, Dry and Steam Saunas and extra-large Jacuzzis. The Men's Locker Room offers Massage, Barber and Shoe services while the Women's Locker Room services include Hair, Cosmetology, Nail and Massage Service.

With Private Dining and Meeting Room seating for 10 to 300 Members, families, friends and guests, The Dominion is the perfect location to host an informal family gathering or business meeting as well as a wedding, graduation party or any black tie event. The Dominion's highly skilled team of Food and Beverage professionals is dedicated to providing you and your guests with the finest in culinary offerings and personalized service. At The Dominion, your Family Dinner, Birthday Party, Wedding or Anniversary will most assuredly be a night to remember.

Featured Club and Community Events

- Easter Sunday and Mother's Day Brunch
- Taste of Dominion
- Memorial Day Weekend Pool Party
- 4th of July Celebration
- Labor Day Pool Party
- Oktoberfest at The Dominion

- Annual Bonfire
- Traditional Thanksgiving Buffet
- Members' Holiday Reception
- Brunch with Santa
- New Year's Eve Party

The Dominion Golf Center

The Dominion Golf Center led by Vice President of Golf Operations, Tony Re and PGA Head Golf Professional Bryan Minnick, offers a fully stocked Golf Shop, custom club fitting as well as golf instruction for the whole family and for all levels of men, women and junior golfers. Throughout the year, The Dominion offers a full calendar of Member, Member Guest and couples golf tournaments and outings, inter-club competitions and numerous off-property golf outings. Friendly competition and sportsmanship among good friends and family is the goal at The Dominion. Whether you like to play golf with a competitive edge or prefer a more social game, our seasoned golf professionals have you covered. To learn more about Golf at The Dominion please contact Tony or Bryan at 210-698-1146.

Featured Golf Events and Activities:

- Renaissance Men's Member / Guest
- Diamond Classic Women's Member / Guest
- Men's and Women's Inter-Club Play
- Women's Golf Association
- Couples Glow Golf
- 4th of July Flag Tournament
- Men's Night-Out
- Taste of Louisiana Golf Bash
- Men's and Women's Stroke Play Championships
- Men's and Women's Match Play Championships—
- Valentines Sweet Heart Scramble
- Women's Golf School

The Dominion Tennis Center

Led by Director of Tennis and Athletics, Barry Mills and Head Professional Daniel Cantu, The Dominion Tennis Center is second to none in San Antonio. The Dominion Tennis Center offers a unique combination of beauty, quality and competition. Competitive fires are stoked by USTA league play for men and women through a full slate of Club tournaments, championships and friendly yet competitive inter-club play. Competition for adult members also includes annual Club Championships for men, women and couples and the Annual Dominion Golf Group Wimbledon Challenge. Junior players may participate in programs designed to introduce the game to first time players. Tennis Academies are designed for junior players moving to advanced levels. The Dominion tennis family fosters a sense of community and camaraderie that can only be found among good friends. Barry and his well trained professionals are ready to get you energized and fit for your next tennis challenge. You may reach them at 210-698-2288 to learn more about Tennis at The Dominion.

Summer Camps

Under the watchful eye of Barry Mills, his wife Ann and their legion of dedicated Camp Counselors, The Dominion offers a variety of Summer Camps for children age three and a half to fifteen years. Camps run weekly from early June through early August, Tuesday through Friday from 9:00 am to 3:00 pm, with child care available prior to and after Camp hours. Camps are individually designed by age group and interest to ensure the best, safest and most enjoyable camps for all attendees. Children do not watch television or movies, play video games or sports on a Wii. They swim, golf, play tennis, basketball, volleyball, kickball, tetherball and soccer, rock climb, learn karate, dance, jump rope, play tug-of-war and capture-the-flag, engage in arts and crafts, have water balloon and shaving cream fights as well as enjoy visits from the Tumblebus and Reptile Man. Contact Ann or Barry at 698-2288 to reserve a coveted spot in the best Summer Camps in San Antonio.

Country Club Membership

Membership at The Dominion Country Club is a non-equity membership. Membership is not subject to annual or special assessments.

All Categories of membership: Golf, Tennis and Social are classified as "Family Memberships" inclusive of parents, children and junior adults as defined by the Club's By-laws. Membership requires the payment of a one-time non-refundable Initiation Fee, Monthly Dues, Fees and Charges.

For Membership information and to arrange a tour of the Country Club please call The Dominion Membership Office at 210-698-4820.