



BACK to SCHOOL



Summer has just flown by!! Can you believe it's already August? The Preserve at Alamo Ranch HOA wishes every one of you a wonderful 2018-2019 school year! Northside ISD resumes August 27th.

Please remember school zones and driving slow and safe in the residential streets as well. Many children walk to school or to the bus stop.

Speed Limit is 20 mph within our gated communities.

School Supply Lists: Cole Elementary School - <https://nisd.net/schools/supply-lists/135>

School supply lists for middle school and high school students are provided to the students on the first day of school by their teachers. However, some basic supplies may be purchased ahead of time. These would include pens, pencils, spiral notebooks or writing paper, etc.

Newsletter

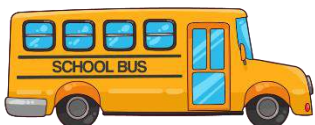
AUGUST 2018 ~ VOLUME 1, ISSUE 3

DID YOU KNOW?



National Days for August

- August 1 is ... Friendship Day
- August 2 is ... National Ice Cream Sandwich Day
- August 3 is ... National Watermelon Day
- August 4 is ... Twins Day Festival
- August 5 is ... National Mustard Day
- August 6 is ... Wiggle Your Toes Day
- August 7 is ... Sea Serpent Day
- August 8 is ... Sneak Some Zucchini Onto Your Neighbors Porch Night
- August 9 is ... National Polka Festival
- August 10 is ... Lazy Day
- August 11 is ... Presidential Joke Day
- August 12 is ... Middle Child's Day
- August 13 is ... Blame Someone Else Day
- August 14 is ... National Creamside Day
- August 15 is ... National Relaxation Day
- August 16 is ... Bratwurst Festival
- August 17 is ... National Thriftshop Day
- August 18 is ... Bad Poetry Day
- August 19 is ... Potato Day
- August 20 is ... National Radio Day
- August 21 is ... National Spumoni Day
- August 22 is ... Be An Angel Day
- August 23 is ... National Spongecake Day
- August 24 is ... Knife Day
- August 25 is ... Kiss-And-Make-Up Day
- August 26 is ... National Cherry Popsicle Day
- August 27 is ... Petroleum Day
- August 28 is ... World Sauntering Day
- August 29 is ... More Herbs, Less Salt Day
- August 30 is ... National Toasted Marshmallow Day
- August 31 is ... National Trail Mix Day





Sales Tax Holiday

Aug. 10 - 12, 2018

This year's Sales Tax Holiday is Aug. 10 - 12. Sales and use tax will be exempt on most clothing, footwear, school supplies and backpacks priced less than \$100, which could save shoppers about \$8 on every \$100 they spend.

For more information, please go to:

- [List of Qualifying Clothing, Footwear and Other Items](#)
- [List of Qualifying School Supplies](#)
- [Frequently Asked Questions](#)
- [Rule 3.365, Sales Tax Holiday-- Clothing, Shoes and School Supplies](#)
- [Pub. 98-490s \(en Español\)](#)



Northside Independent School District

2018-2019 Calendar

August

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28	29	30	31			

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May

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June

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23	24	25	26	27	28	29
30						

Grading Periods. Schools use 6 or 9-week grading periods. Report Cards will be sent on the last day of the next week following the end of the period.

Legend	
Student Holiday/Staff Development	○
Student Holiday/Staff Work Day	○
Teacher & Student Holiday	●
Student Holiday/Half Staff Dev/Half Work Day	◐
Begin Semester	┌
End Semester	└
End Six Weeks	┌
End Nine Weeks	└
Bad Weather Makeup Day	★
Feb. 18, 2019 (1st choice); June 7 (2nd choice)	★
High School Early Release Day	★
(Closes: TBD 12:30 p.m.)	

Student Holidays	
July 4	Independence Day Holiday
Sept. 3	Labor Day
Oct. 8	Columbus Day/Student Holiday
Nov. 19-20	Student Holiday/Staff Dev.
Nov. 21-23	Thanksgiving Break
Dec. 24-Jan. 4	Winter Break
Jan. 21	Martin Luther King, Jr. Day
Feb. 18	Student Holiday/Staff Dev./Bad Weather Makeup Day
March 11-15	Spring Break
April 19	Easter Break
April 26	Battle of Flowers
May 27	Memorial Day
June 7	Work Day/Bad Weather Makeup Day



**BOARD OF DIRECTORS' MEETING
AUGUST 22ND, 2018 @ 7 O'CLOCK P.M
POOL AREA**

Things To Do

NEXT DATE: AUGUST 4, 2018



The Market Place offers free activities for the kids! Craft/Art Vendors, Food Vendors and a Farmer's Market will be on hand.

The featured music band on this day
will be performed by **C-Rock Band**
11 a.m. to 4 p.m.!



The City of Helotes presents Movie Night @ the Park

Sponsored by [Elite Chiropractic & Rehab!](#)
Arrive early and play games with sponsors.

Friday, August 17, 2018:

6:00 p.m. Event begins, food vendors and children's activities onsite. FREE hot dogs will be provided Elite Chiropractic & Rehab (while supplies last).

7:00 p.m. Live concert performed by the Helotes Area Community Band.

Dusk. The featured movie, *Nut Job 2*, begins on the big screen.

It is recommended that attendees bring blankets, chairs, sunscreen, bug spray, umbrellas, etc. as this is an outdoor event. Outside food and drinks are permitted and food vendors will be onsite. Well-behaved dogs on leash are welcomed. Complimentary parking is available at City Hall. This is a free community event.

Summer



MOVING/SELLING YOUR HOME?

RESALE/TRANSFER FEE

 If you are about to sell your home or if you are a realtor or title company, Diamond Association Management & Consulting (“DAMC”) is able to provide information regarding the property to be assured there are no current violations and/or fees owed. A Resale Certificate is \$175.00 and takes three business days to process. For more information, contact Eva Hecox at Diamond Association Management & Consulting by phone at (210) 561-0606 or email eva@damctx.com.



Preserves at Alamo Ranch New Resident Welcome

Welcome to the Preserve at Alamo Ranch! We hope you will find this neighborhood just as friendly and enjoyable as we have.

Our neighborhood has 449 homes in the fastest growing area of San Antonio – Alamo Ranch, where neighbors enjoy a feeling of familiarity to one another and share a strong sense of community.

Please welcome our new neighbors to the community.

Hector & Josephina Rodriguez ~
Colorado Cove
(Coves Section)

Zeneth Cortez-Harris &
Michael Robles
Colorado Cove
(Coves Section)

E-Mail Blast Communication Network

The Board of Directors would like to update and/or improve the E-Mail Blast Communication Network list for The Preserve at Alamo Ranch. The purpose of the blast email list is to quickly communicate information to the membership such as safety issues, crime activity, lost pet information, and other issues that are time-sensitive. Your email information will remain confidential and will not be shared with other third parties. In order to receive email communications, you must submit by e-mail the following information to our community manager, Eva Hecox at eva@damctx.com the appropriate point of contact:

- Your name
- Your address
- Your phone number (day, evening, and cell phone numbers would be appreciated)
- Your email address (If your email address has changed, please submit both your old and your new email address)

You may submit more than one email address, for example, if you have a different email address than your spouse, you may submit both. The list will be comprised of members from Preserve at Alamo Ranch communities.



News to Share ???

The Preserve at Alamo Ranch Newsletter combines relevant community news, information, as well as highlights local area events. This monthly newsletter is emailed to all property owners as well as posted on our HOA website. Homeowners are encouraged to submit community news, community photos, group announcements (i.e., Bunco, playgroups, Monday Night Football, wine tasting, weddings, graduation, etc.) and other relevant newsworthy ideas for the newsletter.

YOU Are the Most Important Asset In Our Community!

Although, as we often mention, the most important duty of our association is to protect the value of our property, the most important asset within our community is not the property itself, but the members who make up the association.

Without you, our community is nothing more than a collection of buildings, landscape and asphalt. As members of the community, homeowners bring their ~~own~~ individual tastes, likes, dislikes and preferences into the community. It is that diversity that makes our community interesting and full of life.

It is also that diversity that creates the need for commonly accepted guidelines in order to help everyone get along and pursue a collective goal: peaceful and harmonious community living that benefits the investment we have in the community.



By recognizing the diverse makeup of our most valuable assets, the homeowner members, each of us can ~~to~~ understand the need for commonly accepted rules and regulations, architectural guidelines and the need for a Board of Directors made up of a cross-section of homeowners in order to

represent the full spectrum of individual tastes and concerns. Without that understanding it is easy to become distracted and concern ourselves with the loss of individual freedoms and distaste of conformity that some associate with association living. We can choose to embrace the potential of our association and work within its framework to create an atmosphere of peaceful, harmonious living, or we can choose to ignore that potential and view our association as a hindrance in our own pursuit of unbridled happiness.



If you don't appreciate the benefits created by our community guidelines, then those guidelines will never be respected. The key to successful association living is to recognize the benefits provided by living within an association and accept that certain behaviors and actions detract from those benefits. By doing so, we are able to contribute to the success of our association, our community and ultimately the investment we have made in our property.

Likewise, successful association living also relies heavily upon recognizing those behaviors and actions that enhance the benefits of living within an association. Conforming to community guidelines, active participation in association activities such as committees and the board of directors and choosing to attend board meetings in order to understand the issues that face our association are perfect examples of how each of us can contribute to the betterment of our community.

Our association may be legally obligated to preserve, protect and enhance the common assets of the association, but in order for our association to do that, we must also recognize the value of its most important asset: you the homeowner. Without your cooperation, support and involvement, our association cannot succeed.



PROPOSED DCCR AMENDMENTS:

The Board of Directors is considering three amendments to our DCCRs. We would like your input and thoughts on each one. More detailed information will be provided in the next quarterly statement. Since everyone will be impacted, we need to contact everyone multiple times as the amendments to the DCCR's will require a vote of the membership.

1. Setting a cap on the percentage the Board can raise the Annual Assessments without homeowner approval.

Currently, the DCCRs state the following:

ARTICLE VII - FUNDS AND ASSESSMENTS

7.3 Regular Annual Assessments. Prior to the beginning of each fiscal year, the Board shall estimate the expenses to be incurred by the Association during such year in performing its functions under the Restrictions, including but not limited to, the cost of all maintenance, the cost of providing street lighting, the cost of enforcing the Restrictions, and a reasonable provision for contingencies and appropriate replacement reserves less any expected income and any surplus from the prior year's fund. Assessments sufficient to pay such estimated net expenses shall then be levied as herein provided, and the level of Assessments set by the Board, shall be final and binding so long as it is made in good faith. If the sums collected prove inadequate for any reason, including nonpayment of any individual Assessment, the Association may at any time, and from time to time, levy further Assessments in the same manner as aforesaid. All such regular Assessments shall be due and payable to the Association at the beginning of the fiscal year or during the fiscal year in equal monthly installments on or before the first day of each month, or in such other manner as the Board may designate in its sole and absolute discretion.

We have been fortunate in not having to raise our Assessments since the beginning of The Preserve neighborhoods. However, the time will come when Assessments will need to be raised. This year's Board is studying ways to do that without placing a hardship on anyone. What are your thoughts as to the maximum percentage the annual assessments can be raised by the Board without homeowner approval?

2. Issuance of Special Assessments. What percentage of the membership should it take to approve a special assessment?

Currently the DCCRs state the following:

7.4 Special Assessments. In addition to the regular annual Assessments provided for above, the Board may levy special Assessments whenever in the Board's opinion such special Assessments are necessary to enable the Board to carry out the mandatory functions of the Association under the Restrictions. The amount of any special Assessments shall be at the reasonable discretion of the Board.

3. Short Term Rentals ~ Need to put a minimum term of a lease - such as 6 months in DCCRs.

Currently, our DCCRs state the following:

ARTICLE IV - USE RESTRICTIONS

4.1 General. The Property shall be improved and used solely for single-family residential use, except that the Common Areas, subject to Declarant's (or after the Control Period, the Board's) approval, may be improved or used for active and passive recreational purposes for the primary benefit of Owners and occupants of portions of the Property. As to any specific portion of the Common Area, Declarant (or after the Control Period, the Board) in its (or their) sole and absolute discretion, may permit other improvements and uses. No Lot, and no Improvement erected or maintained on any Lot shall be used for manufacturing, industrial, business, commercial, institutional or other non-residential purposes. This prohibition shall not apply to "garage sales" conducted by Owners, provided that no Owner shall conduct more than one (1) garage sale during any six (6) month period and no garage sale may be of more than two (2) consecutive days' duration, or the use of any Improvement on a Lot by Declarant or any Homebuilder as a model home or sales office, or the use of any Lot as a site for a construction office trailer or sales office trailer by Declarant or any Homebuilder. Further, nothing in this Declaration shall prevent the rental of any entire Lot and the Improvements thereon by the Owner thereof for residential purposes.

What do you think about a home being leased by the day or week?

It is no small task to modify the CC&R's, and it cannot be done without approval of 2/3 of the members entitled to vote. Please send your thoughts and opinions to the Board of Directors at preservehoaboard@yahoo.com or Eva Hecox at eva@damctx.com.



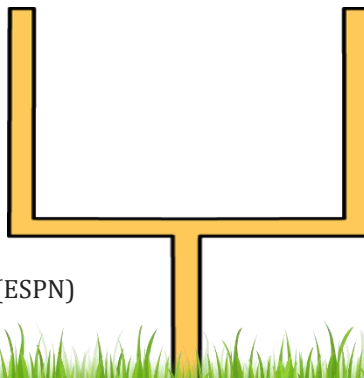
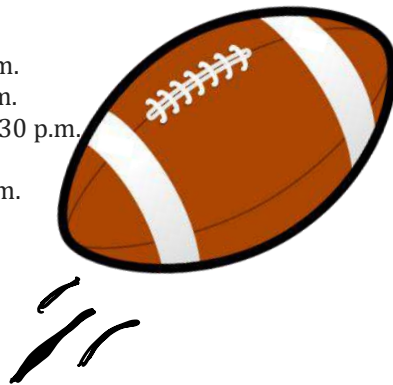
All Times EDT (Subject to change)
 Thursday, Aug. 2
 Chicago vs. Baltimore at Canton, Ohio, 8 p.m.
 (NBC)

WEEK 1

Thursday, Aug. 9
 Carolina at Buffalo, 7 p.m.
 Chicago at Cincinnati, 7 p.m.
 New Orleans at Jacksonville, 7 p.m.
 Tampa Bay at Miami, 7 p.m.
 Cleveland at N.Y. Giants, 7 p.m.
 Pittsburgh at Philadelphia, 7 p.m.
 L.A. Rams at Baltimore, 7:30 p.m.
 Washington at New England, 7:30 p.m.
 Tennessee at Green Bay, 8 p.m.
 Houston at Kansas City, 8:30 p.m.
 Dallas at San Francisco, 10 p.m.
 Indianapolis at Seattle, 10 p.m.
 Friday, Aug. 10
 Atlanta at N.Y. Jets, 7:30 p.m.
 Detroit at Oakland, 10:30 p.m.
 Saturday, Aug. 11
 L.A. Chargers at Arizona, 10 p.m.
 Minnesota at Denver, 9 p.m.

WEEK 2

Thursday, Aug. 16
 Philadelphia at New England, 7:30 p.m.
 Pittsburgh at Green Bay, 8 p.m.
 N.Y. Jets at Washington, 8 p.m. (ESPN)
 Friday, Aug. 17
 Kansas City at Atlanta, 7 p.m.
 N.Y. Giants at Detroit, 7 p.m.
 Miami at Carolina, 7:30 p.m.
 Buffalo at Cleveland, 7:30 p.m.
 Arizona at New Orleans, 8 p.m.
 Saturday, Aug. 18
 Jacksonville at Minnesota, 1 p.m.
 Oakland at L.A. Rams, 4 p.m.
 Cincinnati at Dallas, 7 p.m.
 San Francisco at Houston, 8 p.m.
 Tampa Bay at Tennessee, 8 p.m.
 Chicago at Denver, 9:05 p.m.
 Seattle at L.A. Chargers, 10 p.m.
 Monday, Aug. 20
 Baltimore at Indianapolis, 8 p.m. (ESPN)



Are You Ready For Some FOOTBALL?

WEEK 3

Thursday, Aug. 23
 Philadelphia at Cleveland, 8 p.m. (FOX)
 Friday, Aug. 24
 New England at Carolina, 7:30 p.m.
 N.Y. Giants at N.Y. Jets, 7:30 p.m.
 Denver at Washington, 7:30 p.m.
 Seattle at Minnesota, 8 p.m.
 Detroit at Tampa Bay, 8 p.m. (CBS)
 Green Bay at Oakland, 10:30 p.m.
 Saturday, Aug. 25
 Kansas City at Chicago, 1 p.m.
 Houston at L.A. Rams, 4 p.m.
 Tennessee at Pittsburgh, 4 p.m.
 San Francisco at Indianapolis, 4:30 p.m.
 Atlanta at Jacksonville, 7 p.m.
 Baltimore at Miami, 7 p.m.
 New Orleans at L.A. Chargers, 8 p.m.
 Sunday, Aug. 26
 Giants at N.Y. Jets, 7:30 p.m.
 Denver at Washington, 7:30 p.m.
 Seattle at Minnesota, 8 p.m.
 Detroit at Tampa Bay, 8 p.m. (CBS)
 Green Bay at Oakland, 10:30 p.m.
 Saturday, Aug. 25
 Kansas City at Chicago, 1 p.m.
 Houston at L.A. Rams, 4 p.m.
 Tennessee at Pittsburgh, 4 p.m.
 San Francisco at Indianapolis, 4:30 p.m.
 Atlanta at Jacksonville, 7 p.m.
 Baltimore at Miami, 7 p.m.
 New Orleans at L.A. Chargers, 8 p.m.
 Sunday, Aug. 26
 Cincinnati at Buffalo, 4 p.m.
 Arizona at Dallas, 8 p.m. (NBC)

WEEK 4

Thursday, Aug. 30
 Miami at Atlanta, 7 p.m.
 Indianapolis at Cincinnati, 7 p.m.
 Cleveland at Detroit, 7 p.m.
 New England at N.Y. Giants, 7 p.m.
 N.Y. Jets at Philadelphia, 7 p.m.
 Washington at Baltimore, 7:30 p.m.
 Carolina at Pittsburgh, 7:30 p.m.
 Jacksonville at Tampa Bay, 7:30 p.m.
 Buffalo at Chicago, 8 p.m.
 Dallas at Houston, 8 p.m.
 L.A. Rams at New Orleans, 8 p.m.
 Minnesota at Tennessee, 8 p.m.
 Green Bay at Kansas City, 8:30 p.m.
 Denver at Arizona, 10 p.m.
 L.A. Chargers at San Francisco, 10 p.m.
 Oakland at Seattle, 10 p.m.



Our Committees, We Need You!

The success of our association depends upon getting our members involved in the various committees that the Board of Directors depends upon for support and guidance.

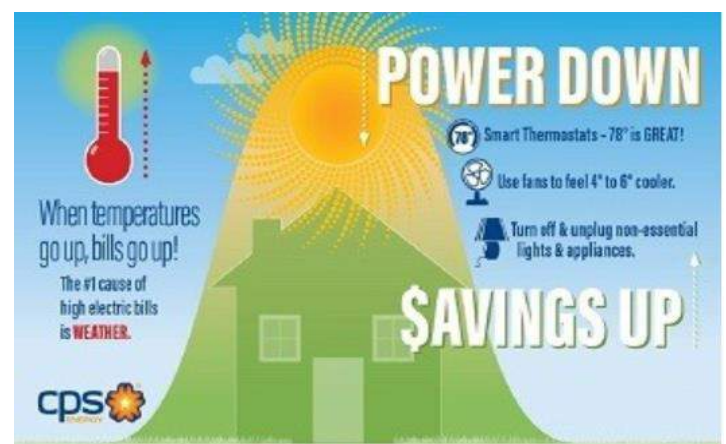
Volunteering to serve on one of the associations committees is a great way to become involved and contribute to our community.

An attractive feature of living in a community association is that it eliminates much of the responsibility of home ownership. But the price of that convenience is sometimes the creation of an atmosphere of apathy.

As owners in community associations we tend to allow that elite group known as

"them" or "they" to operate the association, attend related meetings and make important community decisions. However, we need to realize that "them" and "they" are always made up of "I", "We", "You" and "Us".

The Board of Directors is looking for homeowners who are interested in volunteering to serve on an Association committee. Contact our Association Manager for more information.





Summer Time Blues? Is there a cure?

Try this Checklist to declutter and organize!

- ___ August 1 Start the month off clean and fresh. Toss any old food from your refrigerator and cabinets.
- ___ August 2 If you have a fireplace, consider calling a chimney sweep and scheduling your annual cleaning.
- ___ August 3 Time to flip your mattress! Rotate the mattress head to toe. This will help it wear more evenly.
- ___ August 4 Treat yourself to some ME time. Pour yourself a cold drink and sneak off with a book or watch your favorite TV show for a little while.
- ___ August 5 Gently remove and dust all of your lamp shades and light fixture covers. It's easy to forget these in your day to day cleaning.
- ___ August 6 Make a special trip to your local roadside produce stand or farmer's market. Best time of the year to sample fresh fruits and veggies.
- ___ August 7 Go to your local library or bookstore and find a book about something you've never thought of reading before.
- ___ August 8 Tackle one junk drawer. See how many things you can toss in 10 minutes.
- ___ August 9 Clean out the trunk of your car. You'll be happy the next time you go to the grocery store and there's room for your new purchases.
- ___ August 10 Check and make sure that your pets are up-to-date on their check ups and shots. If not, schedule an appointment for them.
- ___ August 11 Even if you don't have kids, this is a perfect time to stock up on back-to-school supplies like tape, pens, paper, highlighters, etc.
- ___ August 12 Take 30 minutes, walk around your house and jot down a note about anything that needs to be fixed or tended to.
- ___ August 13 Call a friend you haven't talked to for a while--just to say hi!
- ___ August 14 If you garden a lot, take all of your pruning shears to be sharpened.
- ___ August 15 Check the filters in your house – A/C unit, furnace, etc. Replace if needed.
- ___ August 16 If you keep baking soda in the fridge and freezer, change them out with fresh ones.
- ___ August 17 Check to make sure that all of your regular bills are paid for the month.
- ___ August 18 Changed the oil in your car lately? 3000 miles goes by quickly. If it's been that long, make an appointment to have it done.
- ___ August 19 Take all of your houseplants out to the backyard (or tub) and spritz gently with water to clean off the leaves.
- ___ August 20 Look through your pantry for any boxes that have impending expiration dates. Make a plan to use them up.
- ___ August 21 Haven't balanced your checkbook in a while? Now is an excellent time to catch up.
- ___ August 22 Check your wallet to see if you have any unused gift cards. Don't let them go to waste!
- ___ August 23 Have a cheap movie night. Pop some popcorn and watch a movie on TV!
- ___ August 24 Check the due date on your library books and make sure they get back on time.
- ___ August 25 Pull out 3 pairs of shoes and give them a quick spiff and shine.
- ___ August 26 Grab the window cleaner and clean all of the mirrors and TVs in the house.
- ___ August 27 Check your flashlights to see if the batteries are working.
- ___ August 28 Check your digital camera to see if the battery is charged and there is room on the memory chip before the holiday weekend.
- ___ August 29 If you have an emergency supply kit, check everything and replenish your food supplies.
- ___ August 30 Make plans for a fun Labor Day!
- ___ August 31 Look over all of your summer clothes and pull out the things not worn this season. Donate those items rather than pack them away.

The Preserve at Alamo Ranch

Board of Directors

Joseph Arthur, President
Ryan Haskins, Vice President
Garry Nutt, Treasurer
Mary Ling, Secretary
Haley Najar, Member at Large

Email: preservehoaboard@yahoo.com



Committees:

Tara Arthur, Social Committee, Chair
“Seat is currently vacant”, ACC, Chair
Kurt Bergo, Finance Committee, Chair

Managed by:

Eva Hecox
Diamond Association Management & Consulting (“DAMC”)
14603 Huebner Rd., Building 40
San Antonio, TX 78230
Phone: 210-561-0606
Fax: 210 -690-1125
Email: Eva@damctx.com

August

2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	TRASH PICK UP		1	2 RECYCLE DAY	3	4
5	6 TRASH PICK UP	7	8	9 RECYCLE DAY	10	11
12	13 TRASH PICK UP	14	15	16 RECYCLE DAY	17	18
19	20 TRASH PICK UP	21	22 BOARD OF DIRECTORS' MEETING – 7 P.M.	23 RECYCLE DAY	24	25
26	27 TRASH PICK UP	28	29	30	31	



Fellow neighbors, thanks to those of you who were able to join us at our first town hall on July 25th. It was a great opportunity to get your feedback and be able to answer your questions. We look forward to continuing to hold a couple of town hall meetings throughout the year as another opportunity to garner your feedback. As you'll notice from some of the highlights in the newsletter there are several opportunities for you to participate in improving our neighborhood. I encourage you to help where you can – "You Are The Most Important asset In Our Community!"