



First day of
FALL
September 23rd

NEWSLETTER

VOLUME 1
ISSUE NO. 4



Thank you for all those of you who submitted your thoughts and comments to the Board of Directors regarding our questions posed to you in our August newsletter concerning proposed amendments to our CCRs, namely: 1) Cap on Annual Assessments; 2) levying of Special Assessment; and 3) Short Term Rentals. All your thoughts and ideas will always be considered by the Board of Directors when making decisions for our Community, so again, we strongly urge you to email the Board of Directors with your thoughts, input and any concerns you may have.

Below, are the questions from our August newsletter that the Board of Directors would like your input, thoughts, suggestions etc. on.

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.

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.

WE NEED YOUR INPUT:

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.

Rights and Responsibilities for Better Communities Principles for Board Members

An association's board of directors also exercises certain rights and responsibilities.

Board Members have the right to:

- ◆ Expect owners and non-owner residents to meet their financial obligations to the community.
- ◆ Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
- ◆ Respectful and honest treatment from residents.
- ◆ Conduct meetings in a positive and constructive atmosphere.
- ◆ Receive support and constructive input from owners and non-owner residents.
- ◆ Personal privacy at home and during leisure time in the community.
- ◆ Take advantage of educational opportunities (e.g. publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Additionally, board members have the responsibility to:

- ◆ Fulfill their fiduciary duties to the community and exercise discretion in a matter they reasonably believe to be in the best interest of the community.
- ◆ Exercise sound business judgment and follow established management practices.
- ◆ Balance the needs and obligations of the community as a whole with those of individual owners and non-owner residents.
- ◆ Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
- ◆ Establish committees or use other methods to obtain input from owners and non-owners residents.
- ◆ Conduct open, fair, and well publicized elections.
- ◆ Welcome and educate new members of the community—owners and non-owner residents alike.
- ◆ Encourage input from residents on issues affecting them personally and the community as a whole.
- ◆ Encourage events that foster neighborliness and a sense of community.
- ◆ Conduct business in a transparent manner when feasible and appropriate.
- ◆ Allow owners access to appropriate community records, when requested.
- ◆ Collect all monies due from owners and non-owner residents.
- ◆ Devise appropriate and reasonable arrangements, when needed and feasible, to facilitate the ability of individual residents to meet their financial obligations to the community.
- ◆ Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights – where permitted by law and the association's governing documents.

WE SALUTE YOU

Firefighter & EMS Personnel

Police & Law Enforcement | Military



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.

NOHO Real Property ~
Carson Cove (Coves Section)
Willacy Trail – (Pool)

Kyle Finley
Briscoe Trl
(Pool Section)

Joseph and Maria Orr
Chambers Cove
(Coves Section)

WaterSaver Coupons Are Waiting For You!

(8/15/18)



It's time to start executing your fall landscaping plans — the 2018 fall edition of the [WaterSaver Landscape and Patioscape coupons](#) return Aug. 15!

Since 2013 thousands of SAWS residential customers have removed over 3 million square feet of water demanding grass, replacing it with beautiful drought tolerant plants and/or patioscape. If you've been thinking about redesigning your landscape, this program will help you make it a reality.

The first step is to apply! Applications will be accepted through Oct. 15 and customers can apply for up to four WaterSaver coupons. For each coupon, you must remove at least 200 square feet of grass. Be creative — combine landscape and patioscape coupons any way you like to build an inviting outdoor space.

WaterSaver Coupons will help defray some of the cost of the replacing grass with a new flower bed or patioscape. The coupons give you a discount on the feature item of each coupon you redeem. Depending on your choices, the discount can vary greatly, so be sure to [budget your project](#) accordingly.



Your coupon will be sent via email after your application is approved. Customers who apply for multiple coupons will receive them as separate emails. When making your purchase, simply present the coupon on your smart phone at the point of sale. Participating [landscape](#) and [patioscape](#) vendors will validate your coupon(s) to apply discount. **WaterSaver coupons expire Nov. 11.**

If you have an in-ground irrigation system, you must schedule a [SAWS Irrigation Consultation](#) when you apply for the coupons. You'll be required to cap any irrigation heads in the area where you will install flower beds or patios. By doing so, you may also qualify for our [residential irrigation design rebate](#), which may further lower the cost of your outdoor project. You'll find out how much you qualify for at the end of your scheduled consultation.

Fall is the best time of year for planting, so get a head start and apply for your WaterSaver Coupons early. **DON'T MISS OUT!!**

To apply, please go to:

<https://removegrass.gardenstylesanantonio.com/>

For Design Layouts (on right), go to:

http://www.saws.org/conservation/outdoor/coupon/docs/2018_DesignLayouts.pdf



Why Do We Have a Trash Can Policy?



Almost all HOA management companies have a regular community inspection schedule as part of their management duties when caring for a property. Every community is different and so are the governing covenant documents

as well. Out of all of the restrictive covenants that we help our communities enforce, it seems one stands out amongst as the most bothersome to many homeowners. I am of course talking about the rules and restrictions regarding trash can and recycle receptacles.

Many HOA communities have restrictions specifically regarding the placement of trash and recycle bins and the timing of which they are allowed to be out. Recently this topic has become more of an issue specifically because many Home Owners Associations are now on what we call a “Single Stream” system of recycling, requiring an additional, large receptacle. So now most communities have two different containers to deal with.

It is a shared feeling amongst many homeowners that this specific type of violation is petty and unimportant. Many don’t understand why their documents restrict the location, or time in which their receptacle can be out for pick-up. The most common language we see in our documents usually states that the receptacles “cannot be in public view”. This usually means that trash bins have to be completely hidden from the view from the street. Some communities of course have different rules or regulations, but most have some form or variation of this rule.

In order to comply with this type of regulation, many homeowners place their trash cans in their garage area or behind their backyard fence gate. This way they are completely hidden and out of the way.

Believe it or not, there are several good reasons for having these kinds of restrictions. Below are the reasons that developers and lawyers involved in the initial community setup include trash and recycle bin restrictions

Aesthetics – No one really likes looking at trash cans up and down a street.

Let’s face it. Trash and recycle cans are not the most attractive things in the world. They are big, bulky, and usually an unattractive color, like bright green or mud brown. Many HOA’s are located in suburban areas of major cities. Most are trying to achieve a very specific, clean, attractive look and get away from the look of a

Animal control – Keeping your trash bins out can be an invitation for some unwanted guests.

Every family loves their family cats and dogs. However, no one enjoys when the neighbors pets and other wild animals make a mess when rummaging for food in the trash. This can make for some unpleasant encounters with a say a mother raccoon trying to gather food for babies, or a skunk trying finish off their chicken wings from last week. Not to mention, that the homeowner will ultimately have to clean up the overturned trash that has blown all over their yard.

Identity theft – Your trash can be a target for new age thieves

Identity theft has been a reality for millions of Americans and the number of reported cases continues to be on the rise. Thieves have been known to rummage through the trash of homeowners searching for anything they can use to their advantage. They are typically looking for credit card offers, bank statements, social security information, and anything they can use to gain access to your personal credit. Many people would like to think they don’t just throw this kind of information away, but you’d be surprised how careless people can be at times. If a thief cannot spot your trash, they have nothing to rummage through.



SEPTEMBER 3, 2018

Do Texas HOAs Have Power to Limit Display of Political Signs?



Midterm
Elections
2018

With midterm elections coming up **NOVEMBER 6th**, political signs will be a common sight leading up to election day. Campaign signs will appear on almost every corner, but did you know that Texas law authorizes HOAs to regulate and limit the display of political signs?

[Section 202.009 of the Texas Property Code](#) governs HOA regulation of political display signs, and authorizes property owners' associations to adopt restrictive covenants prohibiting a property owner from displaying on the owner's property signs advertising a political candidate or ballot item for an election with the following limits:

No restriction may be adopted or enforced which prohibits the display of political signs on private property:

- (1) on or after the 90th day before the date of the election to which the sign relates; or
- (2) before the 10th day after that election date.

An HOA **may**, however, enforce or adopt of a covenant that requires a sign to be ground-mounted; or limits a property owner to displaying only one sign for each candidate or ballot item.

An HOA **may** also enforce or adopt of a covenant that prohibits (and is allowed to remove) a sign that:

- (1) contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
- (2) is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
- (3) includes the painting of architectural surfaces;
- (4) threatens the public health or safety;
- (5) is larger than four feet by six feet;
- (6) violates a law;
- (7) contains language, graphics, or any display that would be offensive to the ordinary person; or
- 8) is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.

Our Declaration of Covenants, Codes and Regulations (CCRs) states:

“...(iii) Political Signs. Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal; provided, however, that such signs (a) shall not be erected more than ninety (90) days in advance of the election to which they pertain and (b) are removed within fifteen (15) days after the election. “

ELECTION DATE: NOVEMBER 6, 2018



Vacation



Clemons Family (Noel & Carrie and their children, Sydney and Nola) at Akaka Falls



Board Member, Mary Ling and her husband, Richard, travelled to Spain to visit in laws and experience Running with the Bulls (sort of), site seeing and of course tapas.

Upcoming Events:



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.

We will keep you updated on the proposed tax increase for Emergency Services District #2 which services our area.



BEXAR COUNTY EMERGENCY SERVICES DISTRICT No. 2



Notice of Public Hearing on Tax Increase

The Bexar County Emergency Service District No. 2 ("ESD #2") will hold two public hearings on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 5.33 percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax calculated under Chapter 26, Tax Code). Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

The first public hearing will be held on August 28, 2018, at 6:30 p.m. at the Bexar County Emergency Services District No. 2 Meeting Room located at 7045 Old Talley Road, San Antonio, Texas 78253.

The second public hearing will be held on August 31, 2018, at 6:30 p.m. at the Bexar County Emergency Services District No. 2 Meeting Room located at 7045 Old Talley Road, San Antonio, Texas 78253.

The members of the governing body that voted on the proposal to consider the tax increase are as follows:

For: Randy McGinnis, Richard Cash, David Harris

Against: None

Present and Not Voting: None

Absent: None

The average taxable value of a residence homestead in 2017, last year was \$215,748.00. Based on last year's tax rate of \$0.10 per \$100.00 of taxable value, the amount of taxes imposed last year on the average home was \$215.75.

The average taxable value of a residence homestead in 2018, this year is \$226,930.00. If the governing body adopts the effective tax rate for this year of \$0.094942 per \$100.00 of taxable value, the amount of taxes imposed this year on the average home would be \$215.45.

If the governing body adopts the proposed tax rate of \$0.10 per \$100.00 of taxable value, the amount of taxes imposed this year on the average home would be \$226.93.

Members of the public are encouraged to attend the hearings and express their views.



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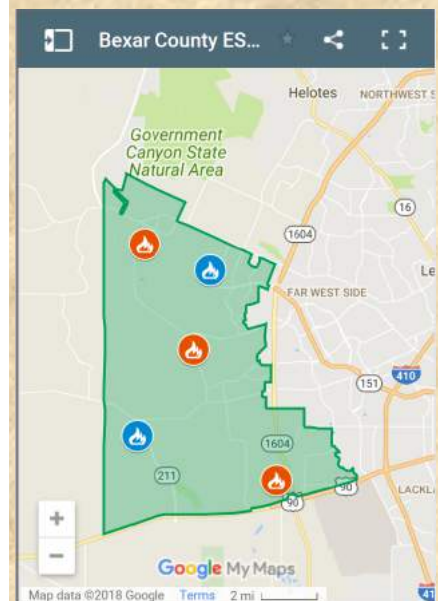
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Service Area

Bexar County ESD No. 2 / Bexar County 2 Fire Department Services the western area of Bexar County, Texas. Click Map to view more of the coverage area.

SEPTEMBER 2018



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	
2	3 Trash Day	4	5	6 Recycle Day	7	8
9	10 Trash Day	11	12	13 Recycle Day	14	15
16	17 Trash Day	18	19	20 Recycle Day	21	22
23	24 Trash Day	25	26	27 Recycle Day	28	29
30						



Dear Residents of The Preserve at Alamo Ranch:

The Preserve at Alamo Ranch DCC&Rs, Bylaws and Resolutions gives the HOA Board of Directors the responsibility of enforcing the rules and regulations of the community. When you purchased or rented a home in The Preserve at Alamo Ranch, you agreed to follow the community rules as outlined in the DCC&Rs, Bylaws, and Resolutions of the community.

The Board of Directors would like to take the opportunity to remind all members of our community about the Parking Policy for the Association. A complete copy of the Parking Policy documents can be found on the Associations website at: <http://damc6663.eunify.net/TemplateDisplay.asp?pkid=5825&tid=741&ams=1&ami=AccItem1>.

Key points of the Parking Policy which governs our community:

- The speed limit within the Preserve is 20 miles per hour.
- Parking on non-paved private property is prohibited.
- Double parking is prohibited.
- No overnight parking in the streets, from 1 A.M to 6 A.M. No vehicles are permitted on the streets during this time frame (except for approved exempt vehicles).
- Limited exemptions may be allowed to the overnight parking policy, on a case-by-case basis by the Board of Directors.
- Approved street parking permits must be placed on the dash board and be visible thru the windshield.

The Association shall exercise its right to fine and tow any vehicles determined to be in violation of the Parking Policy.

These are but a few key points from the Parking Policy as a whole, please take time to fully familiarize yourself with the whole document.

If members of the community have any questions or concerns regarding the Parking Policy, please feel free to contact the Board of Directors, or the Associations Community Manager.

Thank you for your cooperation.

Your Board of Directors

**PRESERVE AT ALAMO RANCH HOA
PARKING VARIANCE REQUEST**

The Board will hear requests for hardship waivers providing:

- ❖ Garage space has been reasonably filled with vehicles (1 car in a 2-car, 2 cars in a 2-car tandem, 2 cars in a 3-car garage)
- ❖ Driveway space has been fully utilized.
- ❖ Vehicles of persons **LIVING** at address exceed the feasible parking space after complying with the requirements above.
- ❖ Maximum one year per request. Will have to resubmit upon expiration.

We do not make special allowances for frequent overnight visitors, family in town, infrequent guests who stay over after drinking, etc. Those should be handled by the permit process.

IF YOU MEET THESE REQUIREMENTS, PLEASE COMPLETE THE INFORMATION BELOW FOR THE VEHICLE YOU ARE REQUESTING THE PARKING VARIANCE FOR.

Name: _____

Address: _____

Make: _____ Model: _____

Color: _____ License #: _____

OTHER VEHICLES HOUSED AT PROPERTY:

VEHICLE 1. Make: _____ Model: _____

Color: _____ License #: _____

VEHICLE 2. Make: _____ Model: _____

Color: _____ License #: _____

VEHICLE 3. Make: _____ Model: _____

Color: _____ License #: _____

VEHICLE 4. Make: _____ Model: _____

Color: _____ License #: _____

VEHICLE 5. Make: _____ Model: _____

Color: _____ License #: _____

(USE ADDITIONAL FORMS IF NEEDED.)

Signature: _____

Date: _____

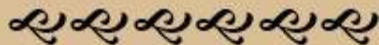
Email completed form to: eva@damcts.com



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
preservehoaboard@yahoo.com



Committees:

Tara Arthur, Social Committee, Chair
Frank Covington, ACC, Interim Chair
Kurt Bergo, Finance Committee, Chair

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