



OCTOBER 2018 ~ VOLUME 1, ISSUE 5



Thank you for all those of you who have submitted your thoughts and comments to the Board of Directors regarding our questions posed to you in our August and September newsletters concerning proposed

amendments to our CCRs. 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 previous newsletters that the Board of Directors would like your input, thoughts, suggestions etc. on.

The Board of Directors is considering three amendments to our CCRs. 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 CCR'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 CCRs 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.

NEWSLETTER

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

Currently the CCRs 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 CCRs.

Currently, our CCRs 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:

It is no small task to modify the CCRs, 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.



The Preserve 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.

(Coves Section)

Thomas Ollendieck ~ Carson Cove

Sophie & Darrell Holden ~ Colorado Cove

David Conrady ~ Colorado Cove

(Pool Section)

Henry Luu & Chau Chung ~
Newton Trail

Aide Almaguer and Alexandria Gonzalez ~
Briscoe Trail

Discount Tire Company of Texas, Inc ~
Limestone Trail



It's that time of year again! The Preserve at Alamo Ranch dues are billed quarterly in January, April, July and October. If you did not receive a bill, please call or stop by our Management Company, DAMC for your balance information. Please note any payments received after the 30th are subject to late fees.

To make your payment online go to <http://www.preserveatalamoranch.com> or contact DAMC by phone at (210) 561-0606. For further questions, please do not hesitate to contact Eva Hecox at (210) 561-0606.

PLEASE TAKE NOTICE:

EFFECTIVE NOVEMBER 1, 2018, all existing customers within our HOA will receive a slight increase to their Tiger Sanitation bill (quarterly).



Date: 9/20/2018

Contact Name: Preserve at Alamo Ranch HOA BOD

OBJECT: ANNOUNCEMENT OF RATE ADJUSTMENT

Dear Preserve at Alamo Ranch HOA,

Please accept this letter as notification of a rate adjustment effective November 1, 2018. In relation to the Agreement entered on March 1, 2017 between Preserve at Alamo Ranch HOA, and Tiger Sanitation, Section 10 Rate Adjustment, The Monthly Customer Service charge shall be subject to an annual adjustment after the first year proportionate to any increases in the Consumer Price Index.

According to the monthly indexes of the Consumer Price Index issued by the U.S. Department of Labor your annual rate adjustment will be 3%. Starting on November 1, 2018 your new monthly rate will be \$ 22.15 (Your previous rate was \$21.50)

Should you have any questions regarding our services or this letter, please contact me via phone at (210) 417-8560, or email cbrown@tiger-tx.com. I will be happy to help you. Thank you for your understanding that this rate adjustment means we can continue to maintain the superior standard of our services for the coming year.

Sincerely,

Christie Anne Brown
HOA Community Development

4 Tips for Fall Curb Appeal



Keep the Exterior of Your Home Clean

As the trees shed their leaves, your home is more visible from the street. Clean up the exterior of your home with power washing, and consider repainting the outside, if the paint is dated or chipped. A new coat of paint can give your home a fresh look. You should also have the windows on your home cleaned to remove dirt, leaves, cobwebs, and other debris. Remove all leaves and debris from gutters and drain spouts. This will also prevent water damage to your home.

Create an Autumn Wonderland

There are several ways to decorate your lawn and porch with beautiful fall items. Add rich fall colors to your porch by buying or making a fall wreath for the door with flowers and foliage, or fall garland for the railings. By making the front door a focal point, your guests will feel invited and welcome in your home. You can also line walkways with pumpkins or gourds, which creates a clear path into your home. Outdoor lighting is another great idea and highlight the best features of your home. Especially with shorter days in the fall, outdoor pathway lighting and porch lighting can deter break-ins and create a safe atmosphere for guests. Add solar lights to your path, hang decorative fall lights on the porch or in trees, or add a touch of whimsy with statement lights to complete the fall look.

Plant Fall Flowers

A detailed and well-maintained yard is a huge aspect to your home. Consider adding a garden, or sprucing up an existing one, with beautiful fall flowers. Chrysanthemums are a hardy fall flower, which boasts bright, gorgeous colors. Pair mums with fall asters and daisy-like lavender flowers! Flower beds can also designate property lines and give your yard a manicured look. Flower beds are another great location to add outdoor lighting to showcase your lovely plants with pops of color at night.

Give Your Lawn a Make-Over

Make sure your lawn is mowed and patch-up any brown spots. Keep falling leaves at bay by raking regularly. Fall is also a good time to fertilize your lawn before winter.



Halloween Health and Safety Tips

S	Swords, knives, and similar costume accessories should be short, soft, and flexible.
A	Avoid trick-or-treating alone. Walk in groups or with a trusted adult.
F	Fasten reflective tape to costumes and bags to help drivers see you.
E	Examine all treats for choking hazards and tampering before eating them. Limit the amount of treats you eat.
H	Hold a flashlight while trick-or-treating to help you see and others see you. Always WALK and don't run from house to house.
A	Always test make-up in a small area first. Remove it before bedtime to prevent possible skin and eye irritation.
L	Look both ways before crossing the street. Use established crosswalks wherever possible.
L	Lower your risk for serious eye injury by not wearing decorative contact lenses.
O	Only walk on sidewalks whenever possible or on the far edge of the road facing traffic to stay safe.
W	Wear well-fitting masks, costumes, and shoes to avoid blocked vision, trips, and falls.
E	Eat only factory-wrapped treats. Avoid eating homemade treats made by strangers.
E	Enter homes only if you're with a trusted adult. Only visit well-lit houses. Don't stop at dark houses. Never accept rides from strangers.
N	Never walk near lit candles or luminaries. Be sure to wear flame-resistant costumes.

For more information about these tips, visit: www.cdc.gov/family/halloween
Office of Women's Health • 770-488-8190 (phone) • owh@cdc.gov (e-mail)

U. S. Department of Health and Human Services
Centers for Disease Control and Prevention

1002021A



The phantom ghost has come to town
To leave some goodies... I see you've found.
If you wish to make this a happier fall...
Continue this greeting, this phantom call.

First, post this Phantom where it can be seen.
And leave it there until Halloween.
This will scare other Phantoms who may visit.
Be sure to participate, you don't want to miss it!

Second, make two treats & two copies from
www.BeenBooed.com
Deliver them to two neighbors, try to stay calm.
Don't let them see you, be sneaky, no doubt ...
And make sure they put their Phantom Ghost out!

Next, you have only one day to act, so be quick!
Leave it at doors where the Phantom hasn't hit.
Deliver at dark when there isn't much light...
Ring the doorbell and run, and stay out of sight!

And last, but not least, come join in the season.
Don't worry, be happy, you need no good reason.
This is all in good fun and we are just trying to say...
Happy Halloween & Have a Great Day!

Print More Copies at www.BeenBooed.com



**We've been
BOO-ed!**

Upcoming COMMUNITY EVENTS



Preserve at Alamo Ranch Annual Bulk



Saturday October 13th 2018 Guidelines below:
Please have all your items out by 7AM

**2 CUBIC YARDS =
FIFTEEN 30-GALLON TRASH BAGS
OR
FOUR 95-GALLON TRASH CARTS**

**2 Cubic Yards
Approximately
equals
36" wide x 72"
long x 36" high**

When preparing yard debris for bulk collection, remember the three B's: ♦BAGGED ♦BUNDLED ♦BOXED.

Grass, leaves and other small items should be bagged and **ARE NOT** to exceed 35 pounds per bag.

Tree limbs and cuttings must be 12 inches in diameter or less and cannot be longer than four feet and must be bundled and tied with twine, string, duct tape or similar cord.

Century plants, all cacti and similar plants that are hazardous to our collection employees should be boxed to avoid injury.

OTHER UNACCEPTABLE ITEMS:

Include but not are limited to any radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio hazardous, regulated waste, toxic substance or material, as defined by characterized or listed under applicable federal, state or local laws or regulations, or special waste as defined by the Texas Commission on Environmental Quality, (collectively, "Excluded Materials").

Special waste includes but is not limited to all liquids, tires, batteries, and appliances containing CFCs.



Pool Parking Lot

Come join us for a fun afternoon!
Hot dogs, chips, cookies, popcorn and drinks will be provided.

Bounce houses, face painting and more!

Our annual chili cook off and pie bake off will take place so if you make the best chili or pie, and want to claim your bragging rights, please email your name, your item (chili or pie) and your address to preservehoasocial@yahoo.com.

There will be 3 winners from each category:

- 1st place - \$50 HEB gift card
- 2nd place - \$25 HEB gift card
- 3rd place - \$15 HEB gift card



WOW! WHAT A DIFFERENCE RAIN MAKES!!

AUGUST LEVEL



NOW.... OCTOBER



National Night Out (NNO), an annual, nationwide neighborhood watch campaign. The program promotes involvement in local crime and drug prevention activities, strengthens police-community partnerships and encourages neighborhood camaraderie as part of our national efforts to let criminals know that America is united and dedicated to building a safer, more caring country.

The next National Night Out is scheduled for Oct. 2, 2018.

Along with the traditional “lights on” and front porch vigils, cities and towns across America celebrate NNO with a variety of events and activities such as:

- Block parties
- Cookouts
- Flashlight walks
- Parades
- Safety demonstrations
- Visits from local police

A "GOING AWAY PARTY" FOR CRIME

National Night Out is held each year to encourage people throughout the nation to come outside and join their neighbors in giving neighborhood crime a “going away” party. Texas is the only state for now that is celebrating this program during the month of October.

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.



THE PRESERVE AT ALAMO RANCH

Board of Directors

Joseph Arthur, President
Ryan Haskins, Vice President
Garry Nutt, Treasurer
Mary Ling, Secretary
Haley Najjar, Member at Large
preservehoaboard@yahoo.com



Committees:

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

Managed by:

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October 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 TRASH PICK UP	2 NATIONAL NIGHT OUT IN SA	3	4 RECYCLE DAY	5	6 COMMUNITY GARAGE SALE 8 AM – 2 PM
7	8 TRASH PICK UP	9	10	11 RECYCLE DAY	12	13 BULK PICK UP LEAVE ITEMS OUT BY 7 A.M.
14	15 TRASH PICK UP	16	17	18 RECYCLE DAY	19	20
21	22 TRASH PICK UP	23 BOARD OF DIRECTORS' MEETING 6:30 PM	24	25 RECYCLE DAY	26	27
28	29 TRASH PICK UP	30	31 HALLOWEEN			



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>.

In last months newsletter, we provided you with brief points on the Rules and Regulations of our Parking Policy. Below, please find, the Enforcement portion of the Parking Policy.

Key points of the Enforcement portion of the Parking Policy, which governs our community:

- Enforcement agents will regularly patrol the Preserve at Alamo Ranch.
- Enforcement agent, upon observing a violation, will document the make, model, and license plate and confirm with a photo.
- A notice will be placed on the vehicle identifying the violation and provide a time period to resolve the issue.
- Enforcement on the second sighting/violation will verify the same make, model and license plate number matches the first notice.
- Enforcement agent will forward information to the managing agent.
- Managing Agent will forward a copy of the Parking and Traffic Safety Policy to homeowner via regular mail, and a demand letter via certified mail fining the homeowner fifty (\$50) dollars.
- Upon third violation, the managing agent will have the car towed and post a letter stating that the car was towed with information regarding the towing company.

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

Again, these are but key the points on Enforcement 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 at preservehoaboard@yahoo.com, or the Associations Community Manager, Eva Hecox at or 210-561-0606 or via email eva@damctx.com

Thank you for your cooperation.

Your Board of Directors