



Newsletter

NOVEMBER 2018 – VOLUME 1, ISSUE 6



HOA DUES INCREASE EFFECTIVE JANUARY 1, 2019

Dear Homeowners:

Since May, the Board of Directors ("Board") have been addressing several projects within the community for the betterment of the HOA. One project of importance for the Board was addressing the long-term financial health of our HOA, ensuring we can address future community expenses and repairs.

The Board requested volunteers to serve on a Finance Committee for our HOA, and that "call to serve" was answered by three members of our community, and a Finance Committee was formed. Over the last three months, the Committee has spent some fifty to sixty (50 – 60) hours analyzing the state of The Preserve at Alamo Ranch's reserve account utilizing financial reports and our Reserve Study completed in 2017.

That analysis resulted in several recommendations to the Board during our Board meeting on October 23, 2018. The assessment concluded that without action by the Board, the HOA will not have sufficient reserve funds to cover upcoming expenses for the HOA. In short, the time has come when we can no longer defer an assessment increase.

After taking into consideration the recommendations, the Board voted for an annual assessment increase of \$25 dollars a quarter, or a total of \$100 for the year, effective January 1, 2019. This was not an easy decision, but it was a unanimous one made by the Board. Statements mailed out in December with payments due in January will reflect the new quarterly assessment of \$225.

It's important to remember that we have been fortunate and not had to increase our annual assessments since the incorporation of this HOA (over 10 years). Yet, as we all know, the cost of goods and services have steadily risen over 10 years. In fact, since 2008, the cumulative rate of inflation is over 17.2% according to www.usinflationcalculator.com.

The reality is that our association's infrastructure is aging. Therefore, we need to make the necessary investment in it, if our HOA is to continue to maintain the level of infrastructure and benefits that members currently enjoy.

If there are any questions about this matter, please do not hesitate to contact the Board of Directors at PreserveHOAboard@yahoo.com or our Association Manager, Eva Hecox at eva@damctx.com or (210) 561-0606.

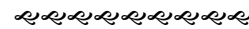
Best regards,

Board of Directors for
The Preserve at Alamo Ranch

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



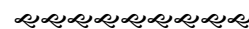
Tara Arthur, Social Committee, Chair
Frank Covington, ACC, Interim Chair
Kurt Bergo, Finance Committee, Chair

New Committee Members Announcement

The Board of Directors recently approved members to the **Architectural Control Committee**:

Please welcome:

Spencer Schoenewe, Steve Renault and Glenda Matthews.



Managed by:

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Diamond Association Management & Consulting
("DAMC")
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As a reminder, we are a Homeowners' Association with private lots and private streets. For the safety of all residents, soliciting door to door is strictly prohibited. Signs are posted on all entries into each section of The Preserve at Alamo Ranch.

If your child is participating in a school sponsored fundraising event, we highly recommend that a flyer be posted on NextDoor or Facebook for more broad spectrum in reaching potential customers. NextDoor allows for posting of school sponsored fundraising without violating guidelines on commercial sales. Some Facebook (Alamo Ranch Yard Sale which is closed private group and must be accepted as a member) pages also allow school fundraising events. Please check with administrator of respective Facebook page prior to posting.

If you see someone suspicious, who will not identify with a utility company, business, etc., if available, please take a photo and report to local law enforcement. Its always better to be safe than sorry.



November 6, 2018
Early Voting ends November 2, 2018



NOVEMBER 11, 2018
THANK YOU FOR SERVING!



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.

MODELS SECTION:

Carol & Danny Staton	Travis & Ashley Lexvold
Glasscock Trail	Ochiltree Trail

Steven & Callie Harris
Lampasas Trail

COVES SECTION:

Kelli Mueller
Chambers Cove

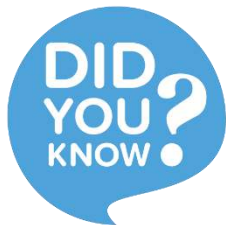
Timothy & Carol Ward
Colorado Cove

Noho Real Property
Chambers Cove

Miguel Isssmendi
Carson Cove

POOL SECTION:

Edward & Renee Roessner
Yoakum Trail



OUR STREETS ARE PRIVATE:

That as a gated community, our streets are private and therefore, governmental traffic regulations are not enforced by law enforcement.

A municipality or county (“governmental entity”) can have exclusive control over its city or county streets, and private citizens cannot restrict access to public roads. Once the roads are private, however, the governmental entity cannot enforce traffic laws in the gated community, nor can it use public funds for any private purpose, such as road maintenance, trash collection, etc.

A county has the authority to regulate vehicular or pedestrian gates in a gated community “to assure reasonable access for fire-fighting vehicles and equipment, emergency medical services vehicles, and law enforcement officers.”

Some are under the opinion that since the streets are private, traffic rules are not enforced. You don't see a lot of traffic officers patrolling in gated communities, but not sure that is a defense you'd want to try in court.

Below are a few basic principles while driving through a neighborhood.

- When two vehicles approach or enter an intersection from different streets at approximately the same time, the driver of the vehicle on the left shall yield the right-of-way to the vehicle on the right
- When approaching a designated stop sign, please bring your vehicle to a complete stop before entering any intersection
- Always adhere to posted speed limit signs of 20 mph.
- We should always exercise due care to avoid colliding with any pedestrian or object on road and give warning by sounding the horn.
- If parking on a corner lot at an intersection, please park at least 15 feet from the corner of intersection or stop sign so as not to interfere with clear sight distance and intersection visibility.

If you have any questions or concerns, please feel free and reach out to our property manager, Eva Hecox.



ARCHITECTURAL REMINDER

Prior to any architectural changes or improvements, owners are required to submit plans to the Architectural Committee and approval must be received prior to any work being performed to all structures and/or landscaping, including but not limited to patios, decks, front doors, entry ways, window tinting, windows, patio doors, screens, awnings, air conditioning units, lighting, decorations, satellite dishes, etc. Architectural Applications can be obtained online or from the management company.

Grease: The *Real* Monster Growing Inside Your Sewer System

The Adverse Impact on Your Sewer System

Did you know cooking grease being poured down drains is a major cause of residential sewer main clogs resulting in unsightly, smelly and unhealthy sewer spills?

Cooking oil and grease are wastes that the city's sewer system cannot handle and should not be discarded down the drain. Grease, fat and oil will clog sewer lines (the same way bad cholesterol can clog heart arteries), causing sewage back-ups and flooding. Sewage back-ups can damage personal and public property.

SAWS is working to increase preventative maintenance of sewer lines to comply with the federal Clean Water Act.

By following a few simple rules, you can help prevent **costly** sewer spills in the future:

- Small amounts of cooking oil (this includes **salad oil, frying oil and bacon fat**) should be poured into an empty milk carton, frozen juice container or other nonrecyclable package and disposed of in the garbage.
- Dishes and pots that are coated with greasy leftovers should be wiped clean with a paper towel prior to washing or being placed in the dishwasher.
- Instead of disposing fatty meat trimmings in the garbage disposal, place them in a plastic bag and discard in a garbage can.



DO NOT dump cooking oil, poultry fat and grease into the kitchen sink or the toilet bowl.



DO place cooled cooking oil, poultry and meat fats in sealed containers and discard them with your regular garbage.



Winter Lawn Care for the South

By: Roxanne Nichols ~ Blogger

In the South, there are two lawn care seasons: summer and winter. The type of care that your lawn receives depends on the type of grass you have and whether you plan on overseeding it.

Overseeding is the practice of sowing an annual cool-season grass, like annual ryegrass, over the dormant warm-season turf commonly found in the South. This helps give lawns a green appearance all year long and maintains its health, so you can have a green lawn all year-round.

Preparing Lawns for Southern Winters

To prepare your lawn for the winter, you must complete the second fertilizing cycle, usually around September or October. Then, overseed with annual ryegrass and apply a pre-emergent herbicide one month later. This helps prevent weeds from growing and taking over your lawn during the winter.

Cut back on your watering schedule to about half. If your lawn is dormant and hasn't been overseeded, do not water, as it will do nothing for the grass. Also, do not apply any herbicides, as they will have little to no effect in defending your grass against weeds.

Overseeding Winter Lawns

Overseeding works best on finely-textured warm season grass, such as Bermuda, zoysia, and centipede. Cool season grasses, such as St. Augustine, are sometimes mixed with warm season grass seeds to help protect it during the winter.

However, they do not work as well with overseeding.

Start by mowing the grass down to low levels, but without scalping it. Use a rotary spreader to spread the grass seeds and water it three times a day for 5 minutes each until it has started to sprout. Then, switch to watering once a day for the first three weeks. After three weeks, move on to watering only twice a week.

Do not apply any pre-emergent herbicides until at least one month after the new grass seeds have been planted. Doing this may prevent the grass from rooting firmly in the soil while doing nothing to prevent weeds from sprouting.

Other Winter Lawn Care Tips

Keep in mind that the brown color of warm season grass in the winter is not an indication that it is dead; it has simply gone dormant and will turn green once the temperatures are warm enough again.

Winter Lawn cont.....

If you're experiencing a dry, warm winter, run the irrigation system once a week to keep the grass from dying. While it may prevent it from turning brown, you can take advantage of the warm temperatures to keep it alive.

Also, stay off the grass as much as possible. Because it's not growing, it can't recover from foot traffic damage as easily.

Keep an eye out for weeds and make sure to dig up large ones, especially those with taproot. Spot-spray the area with an herbicide so that it is prevented from sprouting again. This should be done on a dry and warm day when temperatures are over 60°F.

For taller weeds, mow it down periodically using a reel mower. Otherwise, no mowing should be done to lawns during winters in the South. With any luck, your Southern lawn will survive the winter and thrive once again when spring comes around.



Upcoming COMMUNITY EVENTS

November 10th – Veterans' Day Adults Only Gathering
4-6 pm at the pool. BYOB, food and fun provided

December 16th – Holiday Lighting Contest
Enter your abode at preservehoasocial@yahoo.com no later than December 14th.
Judging will be from 6- 9 p.m.



Our Harvest Festival was a **SUCCESS!!**

harvest

FESTIVAL

A FAMILY EVENT



We would like to thank the Social Committee for all their planning and hosting this wonderful event as well as all our volunteers who helped with set up and take down.! Fun was had by all, especially the young ones.

Pictured on left: Haley, Audrey, Ireen, Shellie, Carrie (photo bomb by Carrie's daughter, Sydney) ☺



Congratulations to all the winners!

1st place: Haley Najar, Traditional Chili

2nd place: Ireen Woodington, Spicy Chili

3rd Place: Shellie Bergo, Wacky Wonderful White Chili

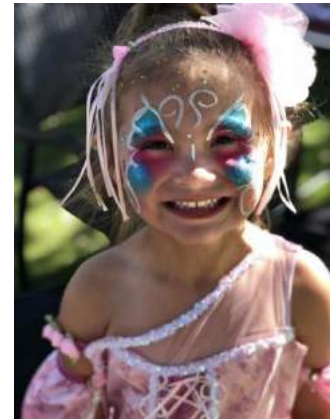


1st Place: Haley Najar, Bananas Foster Cheesecake Pie

2nd Place: Megan Christian, Caramel Apple Pie

3rd Place: Ireen Woodington, Peach Cobbler Dump Cake

Our local area Bexar County ESD personnel were present and judged the chili and pie contests!!



November

SUN	MON	TUE	WED	THU	FRI	SAT
				01 Recycle Day	02	03
04	05 Trash Day	06 	07	08 Recycle Day	09	10 Veterans' Day Adults Only Gathering @ Pool 4-6 p.m.
11	12 Trash Day	13	14	15 Recycle Day	16	17
18	19 Trash Day	20	21	**22 Happy Thanksgiving 	23	24
25	26 Trash Day	27	28	29 Recycle Day	30	

** Depending on Tiger Sanitation holiday schedule. Will keep you updated when their 2018 holiday schedule is released.