



## Newsletter

DECEMBER 2018 – VOLUME 1, ISSUE 7



In 2017, a Reserve Study was completed for The Preserve at Alamo Ranch. This study was done to evaluate and anticipate future replacement and repair expenses of the common areas in our communities. The projected expenses are calculated, then an

examination of the association's status is made to determine how to proceed with funding the reserve. Below are some of the many elements of our infrastructure that need to be considered for eventual repair and/or replacement in the future:

- Asphalt Pavement/Road Maintenance
- Concrete Curbs/Sidewalks
- Fences (Wood/Iron)
- Gate Entry Systems
- Perimeter Walls, Masonry
- Playground Equipment
- Signage, Entrance Monuments
- Pool/Pool House/Concrete Pool Deck
- Furniture
- Mechanical Equipment
- Rest Rooms
- Roof Assembly, Metal
- Security System
- Water Features
- Irrigation System
- Electrical Systems, Common
- and much more

As you can see, these are costly replacements, and a plan must be in effect, to which why an increase of \$25 per quarter was approved by the Board of Directors in October.

This is why the Reserve Study is so important; it helps the HOA plan and prioritize. It also allows for all homeowners to equitably share in the cost and is a major consideration in any changes of homeowner dues.

To receive a copy of the current Reserve Study, please contact Eva Hecox at (210) 561-0606 or [eva@damctx.com](mailto:eva@damctx.com).



### HOA Dues ~ \$225.00

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 30<sup>th</sup> are subject to late fees.

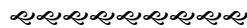
To make your payment online go to

<http://www.preserveatalamoranch.com>, or contact Eva at DAMC phone at (210) 561-0606.

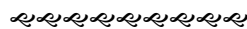
## The Preserve at Alamo Ranch

### Board of Directors

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



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



### Managed by:

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## 5 Tips to Help Prevent Theft During the Holidays

By [The Allstate Blog Team](#)

Good food, good cheer and, of course, gifts are some focal points of the holiday season. The hustle and bustle, however, may distract us from potential risks that can surround us this time of year. Thefts and break-ins may increase during the holidays, since thieves often know that many families travel during the holiday season potentially leaving their homes unattended or stocked with high-priced gifts. Consider these five ways to help protect your valuables, home and car this holiday season:

### 1. Leave the Lights On

Many people look forward to visiting family or taking a trip while the kids are out of school over the holidays — and thieves might be looking forward to your trip, too. Unoccupied houses can be potential targets for burglary, but hiding the signs of vacancy may fool thieves into thinking you're still home. Leaving lights on, asking a neighbor to get your mail and setting automatic timers on holiday lights and decorations may give the appearance of being home. It may also be a good idea to do a home security check and consider making any necessary updates before you leave.

### 2. Keep Valuables Out of Sight

Shopping often goes hand in hand with the holiday season. As you go from store to store, it can be tempting to leave bags and packages in the back seat of your car — and in plain sight of thieves. Be sure to hide your purchases or put them in the trunk, park in well-lit areas and lock your doors.

### 3. Be Vigilant About Locking Up

The first, and perhaps most important, step in keeping your home safe is to be vigilant about locking up. When leaving your home, keep in mind that thieves don't always enter through the front door. Make sure all the doors, including back and patio doors, are locked. And finally, check your windows periodically to make sure the hardware is secure.

### 4. Customize Package Deliveries

If you prefer to do your holiday shopping online, it might be a good idea to start customizing the delivery times and locations for your packages to help deter theft, says [Consumer Reports](#). Most shipping carriers may allow you to have a package dropped off at your home by a back or side door instead of the front door. You can also choose to have your packages held at a carrier's location so you can pick them up at a time convenient to your schedule.

### 5. Protect Your Luggage

If you do plan to be traveling during the holiday season, you may want to take a few steps to help prevent theft of your luggage. According to [Consumer Reports](#), it may be a good idea to avoid using designer bags and opt for more basic-looking luggage so as not to draw attention to thieves. When going through security, make sure to be

vigilant of watching your bag and grabbing it right away. Consumer Reports advises to not let your bag sit at the end of a conveyor belt when putting your shoes back on. You may also want to consider having the zippers of your bag face toward the inside of the overhead bin so it would be tricky for a thief to steal something if you've stepped away from your seat.



### 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:

Milton Harris  
Coryell Cove

#### POOL SECTION

John & Yesenia Pearson  
Limestone Trail

A viable neighborhood is a community;  
and a viable community  
is made up of neighbors who  
cherish and protect what  
they have in common.

~ Wendell Berry



## Animals and trash cans



Food is scarce in the winter. Please don't set your trash out early or in white trash bags. Once animals find your trash containers and can chew into them, they will return (not just on trash day). Be considerate of your neighbors and the appearance of our community and place your trash out in cans or heavy-weight black bags after 5pm on Sunday.

If you are one of those who is using a recycle in, rather than the blue can, remember that any food or liquid left in your cans and bottles is an attractive nuisance to animals who might carry disease. Pizza boxes have food residue and are not recyclable, but they are tasty!!

## Prepare Your Home For Winter with These Few Tips!

Thinking about winter so soon probably brings a chill to most homeowners, but don't waste the fall lamenting the end of the warm season. Here are a few things you should do to get your home ready for the winter.

1. Drain Sprinkler systems: Well, if you have irrigation systems, blow them out so they don't freeze.
2. Clean the Gutters: If your gutters are full of debris, water can back up against the house and damage roofing, siding and wood trim, plus cause leaks and possible freeze damage.
3. Turn Off or Cover Exterior Faucets: Undrained water in pipes can freeze, which will cause pipes to burst as the ice expands. Start by disconnecting garden hoses and draining the water that remains in the faucet. You can also purchase outdoor faucet covers for under \$3 that will protect them from freeze.
4. Feed your Lawn: Feed your lawn with the mulch of your final mow or purchase a winter fertilizer so your lawn will support itself through the winter.
5. Service your Furnace: This could save you big problems later when you need it the most.



### Residential Once Weekly Service

| If your regular service day is: | You will be serviced on: |
|---------------------------------|--------------------------|
| Monday                          | Monday                   |
| Tuesday                         | Tuesday                  |
| Wednesday                       | Wednesday                |
| Thursday                        | Friday                   |
| Friday                          | Saturday                 |
| Saturday                        | Saturday                 |

### Residential Twice Weekly Service

| If your regular service day is: | You will be serviced on: |
|---------------------------------|--------------------------|
| Monday/Thursday                 | Monday/Friday            |
| Tuesday/Friday                  | Tuesday ONLY             |
| Wednesday/Saturday              | Wednesday ONLY           |

### Holiday pickup details

Our office is closed on **Thanksgiving, Christmas, and New Year's Day**. Your pickup will be the following day should your regularly scheduled service be on any of these holidays. For example, on Thanksgiving week, Thursday customers will be picked up on Friday, and Friday customers will be picked up on Saturday.

## 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.**

Send your news, announcements to [preservehoaboard@yahoo.com](mailto:preservehoaboard@yahoo.com) for inclusion in our next newsletter.

*Did You Know....*

## Bexar County Community Video Surveillance Registration Program



This program is designed to continue and enhance our partnership with the community. Through excellent service and communication with our community members; citizens in our community will be helping the BCSO deter crime, help identify suspects, and increase the proactive approach to crime fighting. This voluntary program is designed to take advantage of the abundance of video surveillance systems at homes and businesses across Bexar County to help reduce crime.

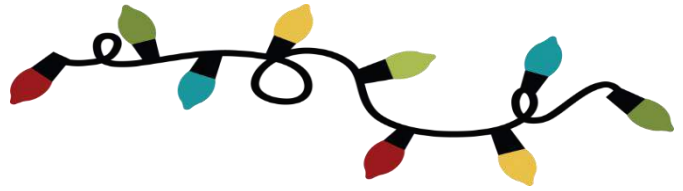
There is no fee for this program, your information is confidential, and you can Opt-Out at any time!

### *Program Overview*

Here's how it works: A home owner or business owner installs a surveillance system on their property. Until something happens, the surveillance system is a deterrent but it does not stop all crime from occurring. Oftentimes the surveillance system might catch something useful for law enforcement; however, it goes unnoticed because the owner is unaware of them capturing anything. What our program will change is the broadening of possible leads to crimes in your area. The BCSO SafeCam program will give you and the BCSO a chance to capture the perpetrator coming, leaving, or actually committing a crime in progress.

During the registration process, we will not be asking you for any of your vital information, we will not be "tapping" in to your surveillance system, and your information will only be accessible to BCSO's Criminal Investigations Division to be used for official investigations. We do require that you provide your name, address, telephone number, and the location/directions of your cameras. Once the information is gathered, two things will happen; If there is a crime in your neighborhood or business, a Deputy Sheriff will contact you to look for possible leads, or if you have discovered something yourself, you can contact the BCSO and have a Deputy come out to your property.

For more information, or to sign up, go to <https://www.bexar.org/2848/SafeCam-Program>



## *Holiday Lighting Contest*

Enter your home at [preservehoasocial@yahoo.com](mailto:preservehoasocial@yahoo.com) no later than December 14<sup>th</sup>.

Judging will be from 6- 9 p.m. on December 16<sup>th</sup>!

**Prizes will be awarded:**

**GRAND PRIZE ~ \$150.00**

**1<sup>ST</sup> PRIZE ~ \$125.00**

**2<sup>ND</sup> PRIZE ~ \$100.00**

**3<sup>RD</sup> PRIZE ~ \$75.00**

**1 Honorable Mention for each section ~ \$25.00**



### **SAFETY REMINDER!**

**As students are let out for the upcoming holiday break, children will be out playing. Please remember to check your vehicle when backing out and when driving within the neighborhood.**

**Speed limit is 20 MPH**



*Happy Holidays!*

# Neighbors Having Fun!!



Ryan and Amber Haskins, with their two daughters, enjoyed a weeks vacation with Mickey & Friends at Disney World –Orlando! Great Memories were had!



Joe and Tara Arthur and their dogs, Odin and Rocky, enjoyed a week travelling at various campgrounds. Photos taken at De Soto State Park in Alabama. Great pics!

## Adult Night Social 11/10/18



Fun was had by all who attended. Great food, warm fire pit and great neighbors!! Please share your photos! Looking forward to the next social event!

# DECEMBER 2018



| SUN                                            | MON                                                                                                               | TUE                                                                                                    | WED                                                                                                             | THU          | FRI                                            | SAT |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------|-----|
|                                                |                                                                                                                   |                                                                                                        |                                                                                                                 |              |                                                | 01  |
|                                                |                                                                                                                   |                                                                                                        |                                                                                                                 |              |                                                |     |
| 02                                             | 03                                                                                                                | 04                                                                                                     | 05                                                                                                              | 06           | 07                                             | 08  |
|                                                | TRASH DAY!<br><br>Happy Hanukkah |                                                                                                        |                                                                                                                 | RECYCLE DAY! |                                                |     |
| 09                                             | 10                                                                                                                | 11                                                                                                     | 12                                                                                                              | 13           | 14                                             | 15  |
|                                                | TRASH DAY!                                                                                                        |                                                                                                        |                                                                                                                 | RECYCLE DAY! | <i>Holiday Lighting Contest Entry Deadline</i> |     |
| 16                                             | 17                                                                                                                | 18                                                                                                     | 19                                                                                                              | 20           | 21                                             | 22  |
| <i>Holiday Lighting Contest!!<br/>6-9 p.m.</i> | TRASH DAY!                                                                                                        |                                                                                                        |                                                                                                                 | RECYCLE DAY! |                                                |     |
| 23                                             | 24                                                                                                                | 25                                                                                                     | 26                                                                                                              | 27           | 28                                             | 29  |
|                                                | TRASH DAY!                                                                                                        | <br>Merry Christmas | <br>KWANZAA<br>Happy Kwanzaa | RECYCLE DAY! |                                                |     |
| 30                                             | 31                                                                                                                |                                                                                                        |                                                                                                                 |              |                                                |     |
|                                                |                                                                                                                   |                                                                                                        |                                                                                                                 |              |                                                |     |