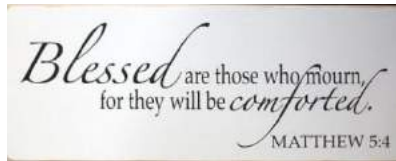




Newsletter

MARCH 2019– VOLUME 2, ISSUE 3

Our Deepest Condolences



On Monday, February 18, 2019, Board of Director, Garry L. Nutt, age 71, went to be with the Lord.

After 25 years in food service, he followed his call into ministry providing pastoral care at Northern Hills UMC, Asbury UMC, and Methodist Hospital. During his retirement, he volunteered at Methodist Hospital as a Bluebird. Garry enjoyed spending time with family, especially his grandchildren.

Garry served on the Board of Directors on two different occasions, from 2015 to 2017, and most recently, from 2018 to current.

We would like to extend our heartfelt sympathies to Garry's wife of 43 years, Kathy Nutt, and all his family during this difficult time. He will be greatly missed!

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.

Please welcome our new neighbors
to the community.

COVES SECTION

Bryan Lambrecht
Chambers Cove



The Preserve at Alamo Ranch

Board of Directors

Preservehoaboard@yahoo.com

Ryan Haskins, President
Haley Najar, Treasurer
Mary Ling, Secretary
Michael Robles, Vice President**
Member at Large - Vacant

**Recently appointed by the Board of Directors on
February 27, 2019



Committees

Tara Arthur, Social Committee, Chair
Edward Arroyo, 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
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DCCR AMENDMENTS:

The Board of Directors is looking to finalize and move forward with the three amendments to our DCCRs. The Board previously sought input from you through our newsletters in August, September and October. Your input was greatly appreciated! Thank you! In moving forward with the amendments, the Board asked the attorney for our HOA for his legal advice on the proposed amendments.

The sections shaded in gray color in reflect the HOA attorney's legal review and proposed language for each respective amendment in DRAFT form. We are asking for your input once again on the proposed language provided by the HOA attorney.

As mentioned before, a full review and update to our CC&R's is necessary and is overdue. Since everyone is impacted, everyone must be contacted multiple times and the new CC&R's must be voted upon.

The Board is looking into hosting another Townhall meeting, conducting a survey to be administered by our property management company and finally voting on these matters at our Annual Meeting in May.

1. *Short Term Rentals ~ Need to put a minimum term for a lease such as 1, 3, or 6 months, or whatever time frame we as a HOA can agree on, in our 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.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

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. No Lot may be leased or rented for any term of less than six months, except for leases between buyers and sellers incident to the sale of a dwelling, or individual temporary leases specifically approved by the Board in unusual circumstances, in its sole and absolute discretion, such as for job training, corporate housing of employees on temporary assignment, or brief military assignments.

4. *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.

Continued on next page....



ATTORNEY'S PROPOSED AMENDED LANGUAGE:

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. The Board of Directors shall fix the annual assessment for each year in advance of the due date in such amount as the Board deems appropriate, provided, however, that annual assessment for any calendar year may not be increased more than ten percent above the annual assessment for the year before without the approval of a majority of votes of Members voting at a meeting duly called for that purpose. 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

3. *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.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

7.4 Special Assessments. In addition to the regular annual Assessment 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, with the amount of which shall first have obtained the approval of a majority of the votes of Members voting at a meeting called for that purpose. Any funds received for a Special Assessment shall be used for that purpose only and in the year, they are assessed.



Spring Lawn Care

Ah, Spring! Time to bring out the rake, the fertilizer, and weed eater! Spring lawn care is much less time intensive than fall lawn care. If you prepared your lawn properly in the late fall, there should be very little for you to do once the weather begins to warm up.

Don't rush! Make sure that the lawn has plenty of opportunity to gently come back to life during the early spring months. If you do it right, the sun and soil will do most of the work for you.

The best time to prepare your lawn is in the late fall just before it goes dormant for the winter. If you treated your grass properly during the fall, it has had all winter to germinate and prepare itself to grow heartily as soon as the temperatures begin to rise. If you didn't take proper care of your lawn in the fall, however, you will have more work to do once spring arrives. Sometimes you don't have any control over how the lawn was treated the previous fall, in which case your best bet is to treat the lawn as if it received no winter preparation at all.

Don't Start Too Early: It can be tempting to get out the lawn tools and attack your yard just as soon as it is warm enough to go outside without a coat on. Be patient, though, and let your lawn wake itself up gradually. If you spend too much time on your lawn before it is fully green, you run the risk of compacting the grass or killing new shoots before they have a chance to mature. Wait until your lawn has turned mostly green before you begin mowing or aerating in the spring.

Begin with Raking: Give your yard a thorough, deep raking before you begin to mow or treat the grass. Raking allows you to pull up any thatch that may have accumulated over the winter when the grass was less springy. It also gives you a chance to find any dead spots or compacted areas that need special attention. When a lawn becomes compacted, you need to use an aerator to loosen the soil and allow the grass to grow more easily once more.

Test for Soil Acidity: Most home improvement stores and garden centers sell do it yourself soil pH tests. Harsh, long winters can cause the pH levels in your soil to become very acidic, which makes it difficult for most grasses to thrive. If you find that your soil has a high acid level, you can spread a thin layer of lime over your lawn. The lime neutralizes the acid and makes the soil better able to support new grass growth.

Fertilizing in the Spring: If you fertilized your lawn in the fall, there is probably no need to apply another layer of fertilizer in the spring. Cool season grasses in particular are good at holding on to fertilizer from the fall and using it all winter. There is a good chance that your cool season grass is still utilizing the fertilizer from the fall throughout the spring and into the summer. Warm season grasses may need a fresh layer of fertilizer during the spring because they begin to soak up the nutrients as soon as the weather gets warmer.

Dealing with Weeds: If your lawn is prone to weeds, early spring can be a good time to apply herbicides to prevent the weeds from developing. Get rid of persistent weeds before they have a chance to form so that than to deal with them once they have fully matured, and is most effective if it is done in the fall. A light application of pre-emergent weed killer in the spring should take care of any of the weeds that survived your fall treatment. Don't overdo the spring weed killer, however, or you may damage the new grass that is starting to grow.

(<http://lawncare.org>)





Men's NCAA Basketball March Madness will soon be kicking off!!

The Division I Men's basketball tournament is one of the premier events in all of sports.

The 68-team single-elimination tournament holds 67 games over a period of 19 days, a jam-packed end to the season that earned its nickname **March Madness**.

Get with your friends and neighbors, or better yet, host a Bracket Challenge Party. Bracket Selection is Sunday, March 17th.

March Madness 2019 dates and schedule

ROUND	SITE	2019 DATES	TV INFORMATION
Selection Sunday	N/A	March 17	CB5
First Four	Dayton, OH	March 19-20	Tru TV
1st/2nd Rounds	Hartford, CT	March 21/23	CB5, Tru TV, TNT, TBS
1st/2nd Rounds	Salt Lake City, UT	March 21/23	CB5, Tru TV, TNT, TBS
1st/2nd Rounds	Des Moines, IA	March 21/23	CB5, Tru TV, TNT, TBS
1st/2nd Rounds	Jacksonville, FL	March 21/23	CB5, Tru TV, TNT, TBS
1st/2nd Rounds	Tulsa, OK	March 22/24	CB5, Tru TV, TNT, TBS
1st/2nd Rounds	Columbus, OH	March 22/24	CB5, Tru TV, TNT, TBS
1st/2nd Rounds	Columbia, SC	March 22/24	CB5, Tru TV, TNT, TBS
1st/2nd Rounds	San Jose, CA	March 22/24	CB5, Tru TV, TNT, TBS
South Regional	Louisville, KY	March 28/30	CB5, TBS
West Regional	Anaheim, CA	March 28/30	CB5, TBS
East Regional	Washington, D.C.	March 29/31	CB5, TBS
Midwest Regional	Kansas City, MO	March 29/31	CB5
Final Four, National Championship	Minneapolis, MN	April 6/8	CB5



Did You Know....

A new Bexar County Sheriff's Office Southwest Substation is now complete. This facility will be servicing our area.

New substation

The new Bexar County Sheriff's Office Southwest Substation, just south of the Dominguez State Jail, is expected to reduce emergency response times in the fast-growing western portion of the county. A ribbon cutting and open house are set for 10:30 a.m. Saturday.



The new substation is located at 6825 Cagnon Road, just south of the Dominguez State Jail and will serve the fastest growing area of the county, reducing deputies' response time and helping to strengthen community relationships.

The county intends to soon make the substation accessible for the public to file complaints, and eventually would like to have a justice of the peace nearby to administer traffic fines, small claims petitions and other legal matters.

There is also a "safe exchange zone," with outdoor video surveillance, for child custody exchanges and internet purchases.

A NOTE FROM:

Allen D. Currier, current homeowner in The Preserve of Alamo Ranch as well as Treasurer for Western Bexar County Community Alliance Inc. ("WBCCA")

WESTERN BEXAR COUNTY COMMUNITY ALLIANCE

The Western Bexar County Community Alliance Incorporated (WBCCA Inc.) was formed following the successful passage of SB6 in 2017, "The Municipal Annexation Right to Vote Act", which requires a vote of residents before large municipalities can annex unincorporated areas. The alliance evolved from the former "NW 151 Annexation Group" that was instrumental in convincing state lawmakers to pass the bill.

The WBCCA Inc. is a not-for-profit 501(c)4 organization that focuses on advancing the interests of the individual homeowners and associations of unincorporated areas of western Bexar County in their quest for a safer, cleaner, and more enjoyable place to live and raise families. These quality-of-life concerns are first and foremost in everything the alliance does.

WBCCA Inc. is an a-political, non-partisan association whose prime philosophy is pro-active involvement with Home Owner Associations (HOA), residents, the Bexar County Judge and Commissioners Court, City of San Antonio (COSA), state officials, and the area's public service providers to proactively address issues such as zoning, annexation by cities, development, schools, traffic flow and safety that currently or potentially affect WBCCA Inc. neighborhoods and their residents. The alliance sponsors HOA and resident educational and informational forums to improve the quality of life and to improve HOA services and management.

Members of WBCCA Inc. are working to research the issues, keep interested residents informed, and provide a forum for residents to express their views, as well as to continue to support state representatives¹ who are working with us.

Financial support is needed to engage the services of an experienced law firm that can provide guidance and advice to WBCCA Inc. The HOA membership contribution is \$5.00 per household per year. At the present time the alliance is not collecting membership fees, and there are only a few of the many communities in the Alamo Ranch and Potranco areas currently participating in the alliance.

WBCCA Inc. meets on the second Wednesday of each month, in the Resort at Hill Country Retreat (4550 Del Web Blvd.). Homeowner associations, businesses, and individual home owners are invited to attend alliance meetings and join the alliance.

¹ Current State Representatives are Phil Cortez (District 117), State Senator Pete Flores (Senate District 19) and Chico Rodriguez (County Commissioner, Precinct No. 1).



10 Best Texas Spring Break Destinations

People have different ideas about how they want to spend their Spring Break, but there are some destinations that became famous because they have something for everyone. It might be Galveston Island with its miles of beaches, [Corpus Christi](#) with all sorts of beach sports and famous local brews, or Port Aransas with its party central at Roberts Point Park. South Padre Island strikes a perfect balance between daytime beach fun and lively nightlife with music and dancing. Texas Hill Country is known for its pure rivers that you can float down in an inflatable tube surrounded by lush nature. And then there is [Austin](#), the famous music where music, craft beer, great food, art of all kinds, and outdoor fun are part of everyday life, during Spring Break and the rest of the year.

1. Galveston Island - 27 miles of fun
2. Corpus Christi – More than 100 miles of beaches
3. Port Aransas – Mustang Island is full of fish
4. South Padre Island – 34 miles of golden sand
5. Boca Chica State Park Beach – Majesty of Nature
6. Lake Texoma – Largest artificial lake
7. Comal River – Charming small with entertainment
8. San Marcos River – River tubing
9. Guadalupe River – More tubing
10. Austin – Live Music Capital of the World

<https://vacationidea.com/texas/spring-break-texas.html>



Things to do in San Antonio for

Spring Break 2019

San Antonio Aquarium

Come Experience Thousands of Species and Interactive Exhibits! San Antonio Aquarium has been the premier family entertainment center in Leon Valley since 2014. We love providing once in a lifetime experiences that include everything from sharks to Sloths!!

K1 Speed Go-Kart Racing

Looking for something a little faster to do as a family during Spring Break? Check out K1 Speed to race state-of-the-art, high-performance, zero-emission electric karts. You'll race around the indoor track with the wind (not smelly gas fumes) flying through your hair.

Stars and Stripes Drive-in Theater

Head up IH-35 North a bit to New Braunfels for a drive-in movie, double feature experience. Tickets to double features of first-run movies are just \$8 per person (aged 12 and up), \$5 children (4-11), and kids three and under are free. Ask for the Military or First Responder discount, too, with valid ID. For the full experience, arrive at least 1 hour before showtime to grab dinner from the 50s Cafe, enjoy the covered patio, and let the kids play on the playground.

Wonder awhile at Wonder World Park

Just a 45-minute drive up the road from San Antonio, Wonder World Park can keep your family busy all day with unique attractions including Mystery Mountain and Water Falls, tours of the Balcones Fault Line, a 110 ft. observation tower, an anti-gravity house, train ride, and wildlife petting park.

SeaWorld San Antonio and Aquatica

Spring Break at [SeaWorld and Aquatica](#) is better than ever. Visit to learn about animals and SeaWorld's conservation and education efforts, visit a one-of-a-kind water park (with a brand new water slide!), enjoy extended hours, and check out the fun spring shows.

Six Flags Fiesta Texas

This [family-favorite amusement park](#) is open during Spring Break for maximum family fun. This year features a Meet & Greet with Wonder Woman!

San Antonio Zoo The [San Antonio Zoo](#) is open daily during Spring Break from 9:00 a.m. – 5:00 p.m. And this year, you can see the lion family of five up (really, really!) close in their new enclosure and meet some of the Zoo's newest family members, including baby jaguars! And, don't forget to feed the giraffes in the Savannah exhibit (a father and his two sons). Plus, the rhinos are back!

For more info, go to:

<https://www.sanantoniostodo.com/50-things-spring-break-san-antonio/>

What's Happening In The Preserves?

Family Movie Night



A big thank you to our Social Committee for job well done in hosting our annual Family Night Out on Saturday, February 23rd. Everyone enjoyed the feature film, Incredibles 2. Popcorn, smores, warm fire and great company!!



Thank you Ryan Scott for sharing your photos.

Upcoming COMMUNITY EVENTS

THE PRESERVE AT ALAMO RANCH
Saturday – April 6th, 2019

**NEIGHBORHOOD
YARD SALE**

The Preserve at Alamo Ranch HOA **TOWN HALL MEETING**

DCCR VOTE Q&A

Homeowners please join the Board of Directors and the HOA's Attorney, Mr. Tom Newton for a discussion and Q&A on the proposed DCCR amendment vote. All homeowners are encouraged to attend this meeting to ask questions and to receive information on the voting process for the proposed DCCR amendments.

Refreshments will be provided during the meeting.

WEDNESDAY – April 10, 2019 @ 7:00 PM
The Preserve Community Pool
12011 Newton Trail, San Antonio 78253

For more information please contact:
Association Manager, Eva Hecox – eva@damc6663.com or 210-561-0608
Board of Directors – preserveshoasocial@yahoo.com

Meet the Board!
Be Heard!
Meet your Neighbors!
Discuss your HOA Ideas!
Get Involved!



ANNUAL MEETING:

MAY 8, 2019

There will be two (2) seats/vacancies available on the Board of Directors, due to expired terms at our upcoming Annual Homeowners Meeting in May.

It's
**HAPPY
HOUR**
COME & JOIN US

The social committee will be hosting Adult Only Happy Hour on March 16th. There will be plenty of food, music, and good ol' fashion fun for everyone. Just bring your beverage of choice and mingle with fellow homeowners.

WHEN: March 16, 2019**

TIME: 5 p.m. to 7 p.m.

WHERE: Swimming pool patio

If you have any questions regarding this event or to be part of the Social Committee, please email preserveshoasocial@yahoo.com.

For a complete list of events planned for 2019, please go to <https://damc6663.eunify.net/default.asp>, log into your account and go to documents for the Events Calendar.

****Date Change**

HOPE TO SEE YOU ALL AT THESE EVENTS!

If you have any concerns, questions, suggestions or ideas for project improvements, please feel free to email the Board with this information. It can be discussed among the Board for future consideration.

March 2019

SUN	MON	TUE	WED	THU	FRI	SAT
					01	02
						Open House Gates Open 12 p.m. – 5 p.m.
03	04	05	06	07	08	09
	Trash Pick Up		Lent Begins	Recycle Day		
10	11	12	13	14	15	16
	Trash Pick Up			Recycle Day		Adult Happy Hour 5-7 p.m. Swimming Pool Patio
Spring Break 2019						
17	18	19	20	21	22	23
	Trash Pick Up			Recycle Day		
24	25	26	27	28		
	Trash Pick Up			Recycle Day		