



Newsletter

APRIL 2019 – VOLUME 2, ISSUE 4



ELECTRONIC VOTING AT ANNUAL HOMEOWNERS' MEETING FOR BOARD VACANCIES AND DCCR AMENDMENTS

The Board of Directors ("Board") has approved the initiation and implementation of its first **ELECTRONIC VOTING** at this year's Annual Homeowners' Meeting!

Electronic voting will be available for both, Board of Directors positions and the amendments to the DCCRs currently being proposed by the Board. We will need your participation in electing new board members and to meet quorum so the Annual Meeting can be held. Voting online will make this easier and quicker. Proxies will still be allowed for those who wish to submit on paper form or do not have internet access.

There are currently two seats available for the Board of Directors due to term expirations. The proposed amendments to the DCCRs were previously published in numerous newsletters with most recent, March 2019. In the March newsletter, the attorney for our HOA provided proposed language for a cap on annual assessments, special assessments and short term rentals. Please look to the March newsletter for language suggested by the attorney for our HOA. This newsletter can also be found online on our website or can email the Board directly at preservehoaboard@yahoo.com.



Our community property manager, Eva Hecox, with DAMC, will be sending out the required notice of Annual Meeting along with proxies, should you wish to vote on paper, as well as instructions on how to vote electronically.

ANNUAL MEETING:
MAY 8, 2019

Time: 7:00 p.m.
Where: Bennie L. Cole Elementary School
School Cafeteria
13185 Tillman Ridge
San Antonio, Texas 78253



The Preserve at Alamo Ranch

Board of Directors

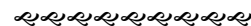
Preservehoaboard@yahoo.com

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



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
Phone: 210-561-0606
Fax: 210 -690-1125
Eva@damctx.com



CALL TO SERVE

~ 2 BOARD OF DIRECTOR VACANCIES ~

DEADLINE IS APRIL 11TH TO SUBMIT OR
THROW YOUR NAME IN THE HAT!!

CALL TO SERVE NOTICE: There are two (2) Board of Director positions for a three (3) year term to be voted upon at the next annual meeting. Homeowners who are interested in running for the Board, please fill out the Candidate Profile Form below and return to the management company, Diamond Association Management & Consulting, at the location listed at the bottom of this form by 5:00 PM on April 11, 2019. All Candidate Profile forms received will be included in the formal annual meeting notice to be distributed prior to the annual meeting. If you have any questions, please call Diamond at (210) 561-0606.	Annual Meeting Reminder! Date: May 8, 2019 Time: 7:00 PM Where: Bonita L. Cole Elementary 13185 Tillman Ridge San Antonio, TX 78253
Preserve at Alamo Ranch Homeowners Association BOARD OF DIRECTORS - CANDIDATE PROFILE FORM	
NAME: _____	
ADDRESS: _____	
HOME PHONE: _____ WORK PHONE: _____	
1. FAMILY _____	
2. EMPLOYMENT: _____	
Brief Job Description: _____	
3. PREVIOUS VOLUNTEER INVOLVEMENT: _____	
4. OTHER PROFESSIONAL, CIVIC, OR SPECIAL INTEREST COMMITTEE OR GROUP INVOLVEMENT: _____	
5. WHAT IS YOUR BIGGEST CONCERN REGARDING OUR COMMUNITY: _____	
I acknowledge that if elected to serve on the Board of Directors I will accept those responsibilities as described in the Bylaws. Signed: _____ Date: _____	
Please Return to Diamond Association Management & Consulting (Email, Mail or Fax) by 5 pm, April 11, 2019 to be included on the Ballot.	
14603 Huebner Road, Building 40, San Antonio, TX 78230 / Fax: (210) 690-1125 / Email: eva@damc.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 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.



Upcoming COMMUNITY EVENTS



Saturday, April 20th ~ 12 p.m. – 3 p.m.

Come join us for the annual egg hunt, games, and bounce house.
Hotdog, chips and soda will be provided.

Details of times and age categories for the egg hunt will be distributed by the Social Committee closer to the event.



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

Bobak & Alejandra Dean
Colorado Cove

Matthew Matney
Cherokee Cove

POOL SECTION

Michael Medlin
Newton Trail



National Pet Day is a day to commemorate everything our pets do for us on a daily basis. If you are a proud parent of a pet, let's do something special for them on this day.

Here are 5 things you can do for your pets:

1. Take them for a long walk.
2. Buy them a special treat or new toy.
3. Spend a little bit of extra time with them.
4. Give them a back scratch or tummy rub.
5. Take them to the groomer and give them a bath or haircut.

THEY DESERVE IT!



POOL SEASON IS UPON US!!

Although the swimming pool is open all year round, the temperatures are rising and we will be seeing a lot more activity soon. The swimming pool will be drained (partially) before Easter for acid washing. The bathrooms as well as patio decks will be pressure washed and cleaned. The water toy features will be repainted.

Our property manager will be sending out a notice apprising you of the date(s) that the pool will be unavailable during this time. We hope this doesn't cause any inconveniences for anyone.

**FIESTA
SAN ANTONIO**

April 18-28

Started in 1891 by a group of women decorating horse carriages and paraded in front of the Alamo, a group of women decorated horse-drawn carriages, bombarded each other with flowers and paraded in front of the Alamo. This "parade" was to honor the heroes from the Battle of the Alamo and San Jacinto and now known today as the "Battle of Flowers" parade.

Now more than over a hundred years later, it has grown into 10-day celebration featuring more than 100 events that feature music, food, sports, pageantry, military and patriotic observances, exhibits, and parades.



For a list of events, please go to:
<https://fiestasantonio.org/>

FOOD TRUCK EVENT

Homeowners:

Do you love food trucks? Would you like the ability to purchase delicious food at the pool? Or do you avoid roach coaches at all costs?

The Board of Directors is discussing the possible creation of a new Association "Food Truck Event" and would like feedback from homeowners about the project!

Other HOAs in the surrounding areas have food truck events for homeowners and the Board wants to see if that is something our community wants to try for a new fun event.

Tentatively, the Board has been discussing inviting a variety of food trucks, one at a time, in the community once a month on a Saturday or Sunday from 3pm to 8pm at the pool parking lot so homeowners can purchase and try out new foods during the food truck event.

Homeowners, please provide the Board with your feedback and thoughts on having a "Food Truck Event" in the community. Also, if you are interested in assisting the Board with this project and/or know a good food truck vendor that might be interested in participating in this proposed event please let the Board know!

Cheers!



5 Home Improvement Projects For Spring

It's almost home improvement season again. The days are getting longer, the spring flowers will soon peek out from the frozen ground and the temperatures are getting warmer. Now is a good time to assess if there's any winter damage to your home and make plans for spring home improvement projects.

Here are five home improvement projects that yield a big return on investment:

1. Repair your roof

Your roof is your home's No. 1 defense against the elements. Even a small issue on the top of your house can lead to major damage indoors if water is allowed to enter your attic and walls. Take a look at your roof from the ground to see if any shingles have been blown out of place during high winds, thunderstorms, etc.

If you've had water leaking into your living space this winter, spring is the time to investigate the source of this problem. Remember: water can travel a long way along the beams. The section of your roof that needs repaired may not be directly above your leak. Small repairs make an easy DIY home improvement project, but larger issues are best left to the roofing professionals.

2. Clean windows and check them for damage

Cleaning the outside of your windows is an ideal spring home improvement project and only costs you time and effort. Plus, it's rewarding to start the new season with crystal clear windows.

Replacing broken window panes is inexpensive and goes a long way to making your home more attractive and energy efficient. Strong winds from storms may have cracked a few of your window panes.

Take a walk around your house and visually inspect all of your windows. While you're at it, take a look at the window sills and trim for any signs of water damage or deterioration. Painting or replacing damaged window trim is another home improvement project that yields big results.

3. Update your siding

Siding, too, can get damaged from the elements. And, replacing a warped or loose piece of siding/cement board is a home improvement project that can be completed on a sunny spring afternoon.

If your siding is older, you might also consider updating your siding/cement board with a more energy-efficient and easy to maintain product.

4. Replace or upgrade your gutters

Your gutters and drain pipes help to direct rain water from your roof away from your foundation. Clogged or leaky gutters can cause this water to accumulate below the roof line, causing ruts around your house. Gutters and drain pipes are relatively inexpensive to replace and well worth the effort in keeping your home cozy and dry. Another easy home improvement fix is to install gutter guards in the spring to keep fall leaves from clogging your gutters.

5. Add insulation

If your home wasn't quite as warm this winter as you would have liked it to be, perhaps it's time to beef up the insulation in your attic. Adding an extra layer of fiberglass insulation on the floor of your attic is another easy home improvement project and can help keep the heated air down in your living space where it belongs and make cooling your home this summer much easier.

So, put your spring enthusiasm to work in making your house more secure, safe and attractive. The effort and expense you invest today on home improvement can save you big repair and energy dollars in the future.

****Please note, if your project is a major (new roof, new fence, major landscape re-do, etc.), please be sure to check with the ACC committee prior to commencing.**

April 2019

SUN	MON	TUE	WED	THU	FRI	SAT
	01	02	03	04	05	06
	Trash Pick Up 					 8 a.m. – 2 p.m. Open House Gates Open 12 p.m. – 5 p.m.
07	08	09	10	11	12	13
	Trash Pick Up		<u>Town Hall MEETING</u> 7 p.m. at Pool	Recycle Day DEADLINE: 5 p.m. Board Vacancy – Call to Serve Forms		
14	15	16	17	18	19	20
	Trash Pick Up			Recycle Day		 12 p.m. – 3 p.m. Pool Parking Lot
21	22	23	24	25	26	27
	Trash Pick Up			Recycle Day		
28	29	30				
	Trash Pick Up			Recycle Day		

