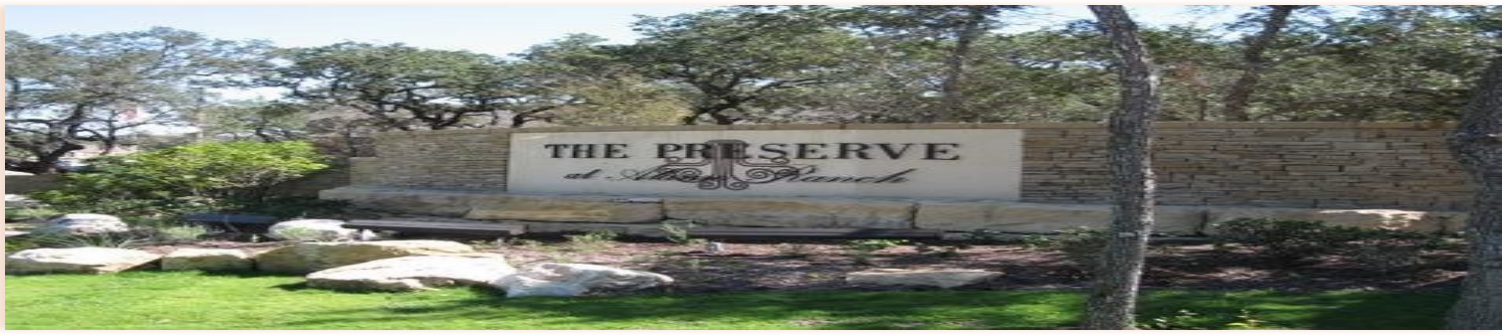




Newsletter

SEPTEMBER 2019 – VOLUME 2, ISSUE 9



Hello everyone,

The Board of Directors hopes that all in our community had a great summer and had the opportunity to enjoy our pool. Here is a recap of the Board's activities over the last few months.

Recently, signs were added to the pool restrooms to remind everyone that a button must be pushed to disengage the magnetic locks on the restroom doors when exiting. We hope this will help alleviate any future confusion by persons using the restrooms. Also, an additional trash can was added to the pool area to help ensure that the pool area stays neat and clean. This should be especially helpful to persons using the pool for birthday parties and for busy weekends.

We have also been working on a few other projects over the summer to improve the community. The gate area on Wise Trail will be getting a makeover by our landscaping firm soon. After a water leak was found in that area, several options were considered by the Board to address the issue. The Board decided the most cost effective course of action was to have our landscaper conduct a xeriscape design to the entrance area. This will provide the Trails entrance gate with a clean and fresh new landscaping makeover. We are excited to see the results of this project. Please let us know your thoughts once this project is complete so we can consider its use at other entrances in the future.

Another project the Board executed, as recommended by our Finance Committee, was a full audit of the HOA's financial status, by a third party firm. The Board contracted with a local CPA firm for this task. The results of this audit should be received by the Board before our next Board of Directors meeting on September 17th. The Board will discuss and share the audit report's finding during our meeting.

Lastly, we regretfully announce the resignation of our Treasurer, Veronica Cardona. She was elected in May 2019. She will be moving out of our HOA soon. We thank Veronica for her service on the Board and wish her all the best in her future adventure with her family. Thank you, Veronica.

If any members of our community are interested in volunteering to fill the current vacancy on the Board or wish to volunteer for one of our committees, or just want to help out from time to time with community events, please do not hesitate to contact us at preservehoaboard@yahoo.com.

BOARD OF DIRECTORS' MEETING

September 17, 2019 @ 7 o'clock p.m.

Bennie L. Cole Elementary School
13185 Tillman Ridge
San Antonio, Texas 78253



Thank you

The Board would like to once again thank all homeowners who continue to follow our CC&R's, rules, and regulations.

Our property values are maintained as a result of the diligence of each of you.



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

Juston & Christina Demke
Patricia Anderson
Mark & Shelley Shelton Jr.
Chambers Cove

Michelle Bishop
Concho Cove

POOL SECTION

Jamie Brannan
Motley Trail

Felix Ramos & Amarilis Fraticelli
Limestone Trail



NOTICE OF IMPORTANT CHANGES TO YOUR CURBSIDE RECYCLE COLLECTION PROGRAM!

EFFECTIVE SEPTEMBER 1, 2019

- Glass will no longer be accepted as a recyclable item.
Please place all glass in your trash cart.
- Recycle carts identified as contaminated with unacceptable items before dumping into the collection truck will be tagged and not serviced until the contamination is removed. If free of contamination, the recycle cart will be serviced on the next scheduled recycling collection day.
- Contamination not observed until the recycle cart is dumped into the collection truck will result in a contamination charge of \$25.00 per incident and may result in the entire truckload being diverted to the landfill.



Please visit www.tigersanitation.com for more information.

WHAT IS ACCEPTABLE?

Cardboard (clean and dry)
Newspaper, loose office paper, and magazines
Plastics 1 thru 7 (no food residue)
Aluminum beverage cans
Steel and tin cans (no food residue)

WHAT IS NOT ACCEPTABLE?

Glass - Please note that glass of any type is no longer acceptable
Food waste (compost it or put it in the trash)
Food contaminated paper, cardboard plastics or cans
Textiles (like rugs, carpet, bedding or clothes)
Electronics, hoses, extension cords, holiday lights, and clothes hangers
Plastic bags, film, sheeting or membranes
Yard waste, grass, dirt, wood, concrete, brick or other construction debris
Polystyrene foam & packing material
Scrap metal, auto parts and tires

Para Español visite nuestro sitio web en www.tigersanitation.com

**HAPPY
LABOR
DAY**

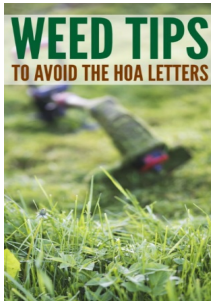
SEPTEMBER 2ND 2019

Did You Know....

Labor Day in the United States of America is a public holiday celebrated on the first Monday in September. It honors the American labor movement and the contributions that workers have made to the development, growth, endurance, strength, security, prosperity, productivity, laws, sustainability, persistence, structure, and well-being of the country. It is the Monday of the long weekend known as **Labor Day Weekend**. It is recognized as a federal holiday.

Beginning in the late 19th century, as the trade union and labor movements grew, trade unionists proposed that a day be set aside to celebrate labor. "Labor Day" was promoted by the Central Labor Union and the Knights of Labor, which organized the first parade in New York City. In 1887, Oregon was the first state of the United States to make it an official public holiday. By the time it became an official federal holiday in 1894, thirty states in the United States officially celebrated Labor Day.

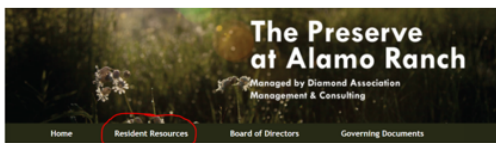
7 Effective Weeding Tips



1. Weed when it's wet. Weeding after the rain or water your garden before doing it. This makes the soil moist and you'll be able to pull out the roots of these pesky plants easily.
2. Never let the weed mature, unless it'll fix its roots and spill its seeds. Pull up the plant with root ball and If you don't find time for weeding, chop the plants and pluck the flowers.
3. Easy labor free weeding trick is to cover the weeds with plastic, rug or mat for two to four weeks, much better if it's of black color. This will do two things: Either the plants will die of darkness (no sun) or from heat.
4. Instead of weeding whole day and suffering from back pain for the next week, weed your garden every other day for five to ten minutes. Roaming through walkways and pulling weeds when you see is a good idea.
5. It is always hard to pluck out the weeds growing in the cracks in pavements and walkways. To kill, pour boiling water over them.
6. As seeds of weeds remain dormant under the garden soil, be careful when you dig up a spot. Don't overturn your soil too much unless you should.
7. If you're unable to kill tough weeds, a simple solution is to give them a dose of vinegar; it works as a weed killer.

HOA NEWSLETTERS:

All HOA newsletters, past and present, are now available online. Please click on Resident Resources and then Newsletters. This way, you will not miss out on anything!



The Preserve at Alamo Ranch Newsletter is the best way to stay up to date with neighborhood news and events. The publication is sent periodically, via email, so if you do not have an email address on file at DAMC, please send a message to alysa@damctx.com to be sure you're included in the next e-blast!

Newsletters

2019-

- August
- July
- June
- May
- April
- March
- February
- January

2018-

- December
- November
- October
- September
- August
- July

2017-

- June
- February



UPDATE

STATIC SHOCK ON MAIN ENTRANCE GATE CALL BOXES

The Board of Directors authorized a Master Electrician with Suberg Electric to conduct an electrical system check on all call boxes at the gates for each section. They confirmed all electrical is grounding and operating as it should. The static shocks are caused by static electricity in the air, on your vehicle when you approach the call box.

A full report/statement will be provided to DAMC and the Board. Upon receipt of same, we will gladly share with the HOA.

ARE YOU RENTING OUT YOUR HOME?



If you are leasing out your home, please be sure and provide your tenants with a copy of the Associations' Rules & Regulations. It is your responsibility as the homeowner to ensure that your tenants are abiding by all Rules & Regulations. A tenant's failure to comply with the Rules & Regulations can lead to fines for you, as the Homeowner. Rules & Regulations for the community can be found on our website under Governing Documents.



SEPTEMBER 2ND 2019



2019 TEXAS LEGISLATIVE SESSION

- HOA UPDATES -

The Texas Legislature concluded the 2019 legislative session on May 27, 2019. Only a few bills passed and enacted that directly affect homeowners' associations.

Majority of these bills will take effect September 1, 2019.

SENATE BILL 741 - Possession and Discharge of Firearms

SB 741 adds a section to Property Code 202.020 that prohibits an association from enforcing a provision that prohibits, restricts, or has the effect of prohibiting or restricting a person who is otherwise authorized to legally possess, transport, discharge, or store a firearm or any part of a firearm or ammunition. Bear in mind that most rules and regulations regarding weapons are city, county, state, and federal rules, not individual HOA rules.

It goes into effect September 1, 2019.

To review the final and enrolled version of the bill, please go to:

<https://capitol.texas.gov/tlodocs/86R/billtext/pdf/SB00741F.pdf#navpanes=0>

HOUSE BILL 1025 – Membership on the Board of Directors

HB 1025 amends Section 209.00591 of the Texas Property Code, which governs membership on a Board of Directors for a property owners association that administers a subdivision development. As amended, Section 209.00591 now permits a property owners association that governs a subdivision development comprised of multiple sections to specify Board positions that must be elected from a designated section of the subdivision development and to require each Board member representing a section to reside in that section.

Section 209.00591 also now prohibits a person who lives at the same primary residence with a current Board member from also serving on the Board of Directors at the same time. Such new rule, however, does not apply to a property owners association that governs a subdivision development with fewer than 10 residences or to a person who lives at the same primary residence with a developer of a subdivision development during the developer control period.

It goes into effect September 1, 2019.

To review the final and enrolled version of the bill, please go to:

<https://capitol.texas.gov/tlodocs/86R/billtext/pdf/HB01025F.pdf#navpanes=0>

HOUSE BILL 2554 – Political Signs

HB 2554 pertains to the regulation of the display of signs containing political advertising in communities. This section, §202.009 – Regulation of Display of Political Signs, has been transferred out of the Texas Property Code and into the Texas Elections Code as §259.002 - Regulation of Display of Political Signs In Property Owners' Association. There were no other substantive modifications to the statute.

It goes into effect September 1, 2019.

To review the final and enrolled version of the bill, please go to:

<https://capitol.texas.gov/tlodocs/86R/billtext/pdf/HB02554F.pdf#navpanes=0>

House Bill 347 – Annexation

HB 347 was put into effect immediately (not September 1, 2019). It addresses the procedures under which municipalities can annex areas into cities. This bill eliminated the Tier 1 and Tier 2 designations previously passed in the 2015 Legislative Session. In short, no municipality(ies) may annex areas without consent by owners in affected areas or by petition only.

To review the final and enrolled version of the bill, please go to:

<https://capitol.texas.gov/tlodocs/86R/billtext/pdf/HB00347F.pdf#navpanes=0>



The **2019 NFL season** will be the 100th season of the National Football League (NFL).

The season will begin on September 5, 2019. The NFL Kickoff Game will be with the Chicago Bears hosting the Green Bay Packers. The season will conclude with Super Bowl LIV, the league's championship game, scheduled for February 2, 2020, at Hard Rock Stadium in Miami, Florida.

So get your garages, patios, decks, man caves, she-sheds ready because it's GAME TIME!

If you are having a football party, invite some of your neighbors! Good luck to all your teams!



Let's not forget



Texas high school football is a yearly phenomenon that knits together cheering fans of every age, neighborhood, and demographic.

**A TEAM ABOVE ALL.
ABOVE ALL A TEAM.**



TAILGATE RECIPES:



Loaded Baked Potato Dip

INGREDIENTS:

- 16 ounces sour cream
- 12 ounce package bacon, cooked and finely chopped
- 8 ounces sharp cheddar cheese (shredded (about 2 cups)
- 2 green onions (thinly sliced)

DIRECTIONS:

Combine all ingredients in a medium bowl and refrigerate for at least one hour before serving to allow flavors to meld together. Garnish with extra shredded cheese, crumbled bacon, and chopped green onions. Serve with your favorite potato chips or pretzel crisps.

RECIPE NOTES:

Dip can be stored in an airtight container in the refrigerator for up to 1 week. Let sit at room temperature for 30 minutes before serving if it has been refrigerated for longer than an hour.

Grilled Chicken Wings

**Prep time 5 mins Cook time 15 mins
Total time 20 mins ~ Serves: 4**



INGREDIENTS

- 3 Pounds Chicken Wing Drummets
- 1 12 Ounce Bottle Lawry's Cajun Marinade with Zatarain's Seasonings
- 4 Tablespoons Butter
- Greek Yogurt (to serve alongside wings)

INSTRUCTIONS

1. Pre-heat grill to high.
2. Arrange drummets on grill grates in a single layer and cook for 5-6 minutes on each side.
3. While drummets are cooking, pour Cajun marinade into large sauce pot and add butter to the sauce.
4. Place sauce pot on grill surface or (better) on grill sideburner (turned to high).
5. Stir in butter as it melts, to thoroughly combine into sauce.
6. Once drummets are cooked, and sauce is bubbling, carefully add them to the sauce pot and stir to coat them in the sauce.
7. Cook the drummets for another 2-3 minutes in sauce so they get nice and glazed.
8. Serve with Greek yogurt.

RECIPE NOTES

You can add crushed red chili peppers or cayenne to the sauce if you would like it hotter.

Around the Community



Cole Elementary School - Meet the Teachers - August 16th 2019

A group of teachers from Cole Elementary School were present at our pool to welcome back students for the upcoming school year. We had a huge turnout. Popsicles were provided by the teachers and was greatly appreciated on this hot day. Here's to a happy and successful school year Cole students!

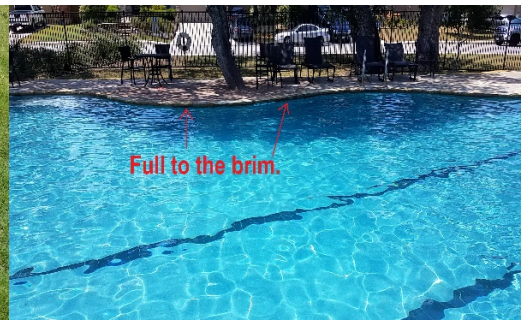


Bathroom Exit Signs

Signs were placed inside both bathrooms as a reminder to press the button from inside the bathroom, in order to exit. Previously, there were concerns by some not being able to exit the bathroom or feeling trapped inside, as they did not know this button needed to be pressed to release door latch mechanism and exit the bathroom. The signs should alleviate any future confusion.

Swimming Pool Overflow

Over the weekend, the Board received calls of a water leak in the grassy area near the pool. Upon inspection, it was found that the water hose had been placed inside the pool and left on. Therefore, the pool overfilled which then caused the overflow pump/pipe to release the extra water causing erosion to the grounds. We ask everyone that if you use the water hose to fill the pool, please be sure to turn off the water when done. We thank you in advance for your cooperation.



THINGS TO DO IN SAN ANTONIO

Milsberger's Landscape Nursery, 3920 North Loop 1604, San Antonio, Texas 78247

FREE CLASSES:

**Fall and Winter Vegetable Gardening
Sat., Sept 21 – starts at 10:30am**

Preparing your fall vegetable garden presented by David Rodriguez, Extension Horticulturist for Texas A&M AgriLIFE Extension Service. David will answer your specific questions about your gardening issues. Bring a notebook. (210) 497-3760.

**Kids Class: Potting 101
September 28 @ 10:00 am - 11:00 pm**

Your children will have fun learning the basics of potting plants. This class will include “little” hands-on planting and seeding tips as well as craft activities. Hands-on, fun-in-the-garden workshop for children 5 to 10.

Kids Gardening Classes are free and all the materials are provided but be sure to call to reserve your spot because class size is limited. 210-497-3760.

ANCIRA MUSIC SERIES FREE THURSDAY FALL MUSIC SERIES

Every Thursday night, September 5th through October 24th, The County Line Bar-B-Q and Ancira Chrysler Jeep Dodge will host their free music series benefiting the San Antonio Food Bank. All you have to do is bring a food or monetary donation for admission!



2019 SCHEDULE

September 5 – Small Town Habit
September 12 – Chris Colston
September 19 – Roadside Libby
September 26 – Nick Lawrence
October 3 – Electric Cowboys
October 10 – Gary Kyle
October 17 – Mark McKinney
October 24 – Matt Kimbrow and Matt Caldwell

Upcoming COMMUNITY EVENTS

The Preserve at Alamo Ranch

Tuesday, September 17th - Street Sweeping Notice



Please keep all vehicles off of the streets in the Preserve for the day, to allow for street cleaning.



For questions please contact Association Manager, Eva Hecox at: 210-561-0606

BOARD OF DIRECTORS' MEETING

September 17, 2019 @ 7 o'clock p.m.

**Bennie L. Cole Elementary School
13185 Tillman Ridge
San Antonio, Texas 78253**

THE PRESERVE AT ALAMO RANCH

OCTOBER 5TH, 2019

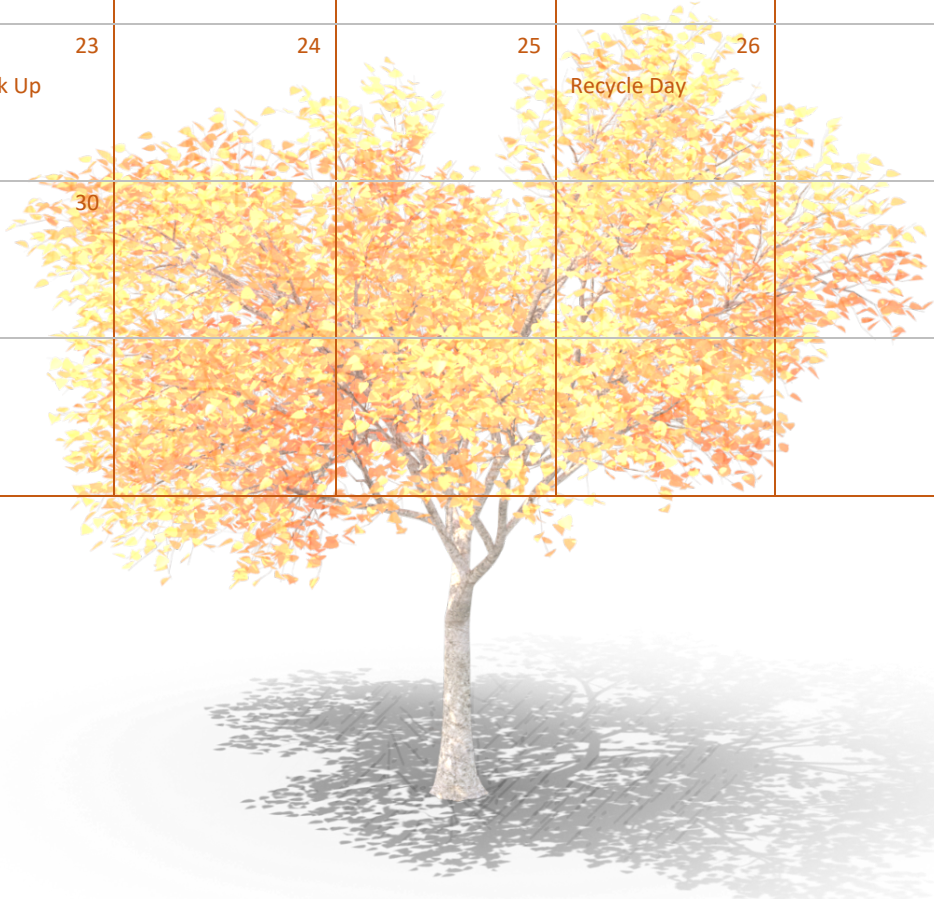
**NEIGHBORHOOD
YARD SALE**





2019

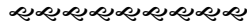
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Trash Pick Up	3	4	5 Recycle Day	6	7 Open House
8	9 Trash Pick Up	10	11	12 Recycle Day	13	14
15	16 Trash Pick Up	17 <i>Board of Directors Meeting @ 7 p.m. Cole Elementary =====</i> Street Sweeping	18	19 Recycle Day	20	21
22	23 Trash Pick Up	24	25	26 Recycle Day	27	28
29	30					



CONTACT INFORMATION

The Preserve at Alamo Ranch

COMMITTEES



Vacant, Social Committee, Chair
Email: preservehoasocial@yahoo.com

Edward Arroyo, ACC, Chair
Email: edward.arroyo@live.com

Kurt Bergo, Finance Committee, Chair
Email: kurt.bergo@hotmail.com



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

WHEN REPORTING ISSUES

GATES: If your remote or code does not work or if the gates are not opening during normal business hours, 8:30 am to 5:00 pm Monday thru Friday, call DAMC at 210-561-0606 or email accesscontrol@damctx.com. If it is after hours or on the weekend, please call DAMC at 210-561-0606 and press 5. The on call manager will receive the message. When leaving a message, please leave a call back number.

STREET LIGHT OUT

Please email alyssa@damctx.com. Please provide intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

IRRIGATION

If you see irrigation running on common areas, please report them to eva@damctx.com with the location of the issue, such as "the island where keypad is at Newton Trail." If it is after hours or on the weekend, please call DAMC at 210-561-0606 and press 5. The on call manager will receive the call. When leaving a message, please leave a call back number.



MASTER ASSOCIATION:



Monika Montoto
Community Manager, Alamo Ranch
12160 Volunteer Parkway • San Antonio, TX 78253
Phone: 210-740-4976