



Newsletter

DECEMBER 2019 – VOLUME 2, ISSUE 12

Dear Homeowners,

Holiday Greetings! The holiday season is a special time in the Preserves community, as it becomes almost magical with all the holiday decorations and lighting displays. The Board of Directors (“Board”) cannot wait to see who our winners will be for the 2019 holiday lighting contest this year.

The Board has been discussing several new projects and changes in the way we conduct business as a Board over the past few months. At our November 18, 2019 Board of Directors meeting, the Board decided to move forward with a number of projects and business initiatives for our community.



First, the Board decided after much discussions throughout the year, to rescind the 2016 Formal Communications Policy. Many of our homeowners go to NextDoor or Facebook looking for information. Additionally, we have a number of homeowners who rent out their homes and their tenants do not receive emails or notices from the HOA, as they are not authorized a homeowner to receive such information. The Board’s opinion is that social media is a quick way to disseminate valuable and pertinent information about our community. As most of us use social media to follow our children’s schools, sports, our elected leaders, etc., we felt that now is time for us to open that line of communication for everyone, including tenants.

Official HOA business communications will still be conducted by email via the preservehoaboard@yahoo.com account, newsletters, board meetings and through our management agent, Eva Hecox. Homeowners with a specific request or question for the Board please email the Board directly. A request for action on social media by a homeowner will not be considered by the Board, however, we will respond accordingly on social media, on occasion, to provide the correct email or links to the community website that might help to assist them with the information they need. It is our hope that the use of Social media sites will help to create an improved environment for communication and help to ensure that there is transparency of information for all who live in the Preserve.

Second, the Board will be switching to a new security firm, Alamo Area Security and Patrol Services (“AASP”), in the next few weeks. After discussing the capabilities of our current parking patrol firm and the concerns and issues regarding the improper placement of notices on vehicles for parking violations, we felt the return we were receiving financially was lacking. AASP will provide a wider range of services and capabilities when conducting security/parking patrols and will be a better investment of our HOA funds.

AASP will not only patrol to enforce our HOAs parking policy, but they will also patrol a few hours randomly in the evenings in all sections of our community and conduct foot patrol to be a visible deterrent for crime in our community. They will be all armed Peace Officers in marked patrol vehicles. They will have the ability to detain persons, when necessary, in coordination with our local Sheriff’s office. It is our hope that in using this new security firm, it will help to deter persons from attempting to commit crimes in our community and help make our community an even better place to live.

Third, the Board regrets the gate at Chambers Cove and Cottonwood Way was locked open for an extended period of time during the month of November. The Board had to address several issues concerning the performance of the contracted repair company and the quality of work being done at all vehicle gates. As of November 20, 2019, the gate contractor was able to repair the Chambers Cove at Cottonwood Way gates and address an electrical issue that had contributed to the many recent breakdowns of this gate.

It is the Board’s goal to ensure that the HOA is getting the best possible service for the funds we spend from all of our contracted vendors such as landscaping, gates, and security. If we feel that the Preserve is not getting the best return on its investments, please know the Board will take the time to address these types of matters, so good money is not being paid out frivolously for inadequate services.

Fourth, the Board has approved several maintenance and improvement projects around the community that will take place over the next few months. During the winter months, the pool will undergo several repair and maintenance projects such as resurfacing/painting the metal fence around the pool, replacing a broken step in the pool, and replenishing crushed granite to the pool entrance to level out the stone walkway, just to name a few of these maintenance projects.

Lastly, with major holidays of the season fast approaching and knowing that family and friends will be visiting for the holidays, the Board will be suspending the enforcement of the Parking Policy for the weeks of Thanksgiving, Christmas and New Year’s. Of course, we all know that everyone in the Preserve will make every effort to park in their garages and driveways first, before parking in the street, as that is the neighborly thing to do. However, the Board wants to ensure that everyone with a cousin “Eddy” has a place to park for the holidays while visiting your home without concern about getting a parking violation notice.

As always, the Board welcomes all suggestions, ideas, and constructive criticisms from members of our community. The Board strives to make The Preserve at Alamo Ranch the best community it can be, with the assistance from homeowners like you! If anyone has any questions or suggestions for the Board, please feel free to email the Board directly at preservehoaboard@yahoo.com. All emails will receive a reply from the Board in a timely manner.

Again, the Board of Directors wishes everyone a happy, fun, and safe holiday season!

Your Board of Directors
The Preserve at Alamo Ranch



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:

Offer Pad
Crosby Cove

Brian Sweet
Collin Cove



The Board of Directors would like to extend a warm welcome and a big THANK YOU to the Finance Committee's newest members:

DAVID CONRADY
IAN WHITTING

Thank you David and Ian for your service and your dedication to The Preserve at Alamo Ranch HOA.

David and Ian will be working with Finance Chair, Gene Nowak and Martha Schoenewe, in overseeing our HOA's financial future.

The Finance Committee is seeking one more volunteer to complete a committee of 5. Please email the Board at preservehoaboard@yahoo.com, Eva with DAMC at eva@damctx.com or Gene Nowak at genen50@gmail.com.



Holiday Lighting Contest



December 12th

Enter your home at preservehoasocial@yahoo.com to be part of event

December 15th –

Judging will be from 6 - 8 p.m.
Hot chocolate and cookies will be offered at the pool from 6 – 6:30 p.m.

For more information, please go to page 5 of this newsletter.

TRASH COLLECTION SERVICES



Christmas 2019 and New Year's Day 2020

Residential Twice Weekly:

Regular Service Days	Holiday Service Day
Monday/Thursday	Monday Only
Tuesday/Friday	Tuesday Only
Wednesday (closed)/Saturday	Thursday Only

Residential Once Weekly:

Regular Service Day	Holiday Service Day
Monday	Monday
Tuesday	Tuesday
Wednesday (Closed)	Thursday
Thursday	Friday
Friday	Saturday
Saturday	Saturday

All trash and recycled materials must be out by 7:00 AM to avoid being missed by our collection crews.



Just How Important Is It That You Attend A Board Meeting?

If you've never attended a Board of Directors meeting then you are not taking advantage of your right to observe and participate in the decision-making process that protects, preserves and enhances your community's assets and, ultimately, your property values.

If you really understood what kind of business is conducted at a Board meeting, and the important role that you, as a homeowner, play in making those decisions, then you just might change your mind and choose to attend a meeting.

Most of the business decisions made at a board meeting have a direct impact on the property values of our community. Decisions regarding association maintenance items are the most common. Some decisions have an indirect effect, such as decisions regarding rules and regulations and financial operations. But whether they effect property values directly or indirectly they all have some impact on our community and as a member of the community, they impact you.

There are three different phases of a Board meeting.

- The Homeowners Open Forum, where homeowners, like yourselves, can address the Board with your ideas, comments and/or suggestions pertaining to our community.
- The Business Meeting, at which the board discusses and makes decisions based on a preestablished meeting agenda.
- The Executive Session, which is conducted without homeowners present in order to discuss issues related to legal issues, personnel issues and/or non-compliance hearings.

Homeowners can attend the Business Meeting, but they are not allowed to speak to the Board during this portion of the Board meeting. Homeowners are encouraged to attend in order to observe only.

During the Homeowners Open Forum, homeowners are permitted to address the Board for a limited time period. An important point to remember is that although important issues may be brought to the Boards attention during Open Forum, don't expect the Board to act on these issues at this time. Many issues are turned over to management for research and to determine the options available for dealing with the issues. The more prepared the Board is before making a decision, the better the decision will be.

Homeowners are not allowed to attend the Executive Session. Sensitive legal, personnel and/or hearing issues are dealt with during Executive Session.

The Texas Legislature has recognized the importance of providing homeowners with the opportunity to their community by passing legislation requiring homeowners be given a period of time to address the Board at the regularly scheduled Board meeting. Isn't it time you recognized how important it is too!

Source: myhoa.com

E-Mail Blast Communication Network



The Board of Directors through DAMC periodically send out notifications via e-blast including newsletters, social events, repair work, safety issues, crime activity, lost pet information, or other issues that are time-sensitive. Our monthly newsletters are also posted on our website. If you, or know of someone who wishes to be added to the email distribution list, please submit by e-mail the following information to our community manager, Eva Hecox at eva@damctx.com the appropriate point of contact:

- Your name
- Your address
- Your phone number (day, evening, and cell phone numbers would be appreciated)
- Your email address (If your email address has changed, please submit both your old and your new email address)

You may submit more than one email address, for example, if you have a different email address than your spouse, you may submit both. The list will be comprised of members from The Preserve at Alamo Ranch communities.

Start A Neighborhood Holiday Tradition

You've Been Elf-ed!

Have you been Elf-ed? Join the fun with this Christmas version of the [Halloween BOO](#) game.

Sometimes called "You've Been Jingled", "You've Been Elf-ed!" is easy to play.

Sometime before Christmas, one neighbor starts the game, secretly leaving a basket of treats together with an Elf sign and Elf poem explaining how to play the game.

Ring the doorbell and run! It's the best part of You've Been Elf-ed!

In turn, each recipient is asked to post the sign to alert would-be Elves that they've been Elf-ed, and to pass the game along to two more friends or neighbors.

As the days pass, Elf signs pop up all over. Who's been Elf-ed? It's all part of the fun to see holiday cheer spread from door to door.

Will you join the Christmas fun?
Which section will be Elf-ed the most?
Look out ... You've Been Elf-ed!

Source:

<https://christmas.organizedhome.com/celebrate/you-ve-been-elfed-poem-signs>

SAMPLE SIGN BELOW.



You've Been Elf-ed!

For mischief, nothing beats an Elf!
He'll find a basket on his shelf,
And fill it full of treats and fun
Then drop it on the porch and run!

In fact, an Elf brought this to you
In hopes that you will make it two.
To share the joy and season's cheer
With family, friends and neighbors near.

So place this poster on your door
To signal that you don't need more.
Then find a basket or a bag
And fill it full of holiday swag.

Add instructions so they'll know
The way to make the "Elf-ing" grow.
Then stand back and applaud yourself --
For you've become a Holiday Elf!

Six Holiday Safety Tips that Prevent Theft

The holidays are upon us, and amidst the hustle bustle of gatherings, guests – and of course shopping, it's easy to become distracted and drop your guard. It's well-known that crime spikes this time of year – and although many of us know the basics around holiday theft prevention, here's six not-so-obvious but effective safety tips for the season to help protect your purchases, and your identity.

1. Be extra careful around Black Friday and Cyber Monday. Both are very much on the porch pirates' radar since these shopping bonanza days create abundant package theft opportunities. Make sure to take extra care with delivered goods on or around these days, and into the holiday shopping season.

2. Break down shipping boxes. Once you receive your packages and remove the goods, take a few minutes to break down the shipping boxes into smaller pieces so they can be discarded discreetly. Large boxes from popular brands left curbside can clue thieves into what's inside your home.

3. Mums the word on social media. However tempting it might be to share with friends through social media how you spent all day shopping for gifts, it's best not to. Four out of five burglars used social networks last year to find out when people were not home.

4. Dispose of debit card receipts carefully. While rushing to complete a purchase or pay a restaurant check, it's easy to leave duplicate receipts behind. Try your best not to. What's printed on these seemingly innocuous pieces of paper contain information that a savvy identity theft criminal might find useful. That also means keeping your wallet clear of receipts, too, in case it's lost or stolen.

5. Use one credit card. Take or use only one credit card for holiday shopping. That way, if it's lost or stolen, you only have to cancel one.

6. Place valuable items in your trunk *before* your next stop. We all know not to leave packages in plain sight in the car. But thieves pay attention to what gets loaded into car trunks too, especially during the holidays. If you plan on shopping in several places during one outing, it's best to transfer goods to your trunk before you arrive at your next stop. That way, opportunistic observers won't get to see you stashing your items.

Source: <https://www.thelandport.com/six-holiday-safety-tips/>



The Preserve at Alamo Ranch
Annual Holiday Lighting Contest

DECEMBER 15TH 6 – 8 P.M.

It's that time of year again!!!! The Social Committee will once again be hosting the annual holiday lighting contest.

If you would like to enter your home, please send your name, address, and phone number to preservehoasocial@yahoo.com no later than December 12th by 6 p.m. to be included in the voting.

Winners will be awarded based on total score on their theme/design, creativity, and effort & participation, not by section.
There will be 1 honorable mention in each section.

Grand Prize-\$150.00

First Prize-\$125.00

Second Prize - \$100.00

Third Prize- \$75.00

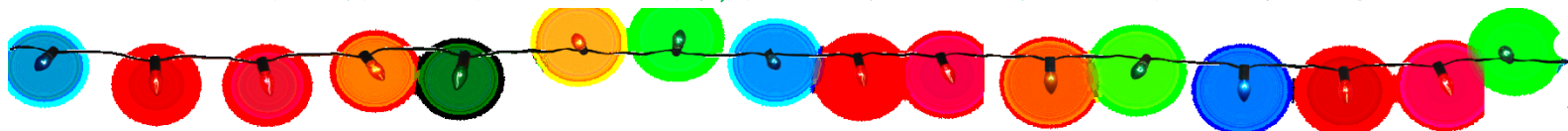
1 Honorable Mention in each section- \$25.00

Judging will be December 15th from 6 - 8 p.m.

HOT COCOA AND COOKIES FROM 6 – 6:30 P.M .
TO KICK OFF AT THE POOL

THINGS TO DO IN AND AROUND SAN ANTONIO FOR THE HOLIDAYS

FUN FOR THE WHOLE FAMILY INCLUDING OUR FUR BABIES



Santa Paws Parade + COSTUME CONTEST



Dog Friendly
SAN ANTONIO

DEC. 14 @HEMISFAIR | 11 AM
REGISTER AT [DOGFRIENDLYSANANTONIO.COM](https://dogfriendlysanantonio.com)

Join **Dog Friendly San Antonio** at the 2nd annual Coffee & Cordials Festival at Hemisfair Park. Entry to the festival is free, and Early Dog registration for the Santa Paws Parade and costume contest starts at \$10.

Santa Paws Parade registration will be open from 9:30 – 10:30AM. The parade will begin at 11AM, with winners of the costume contest announced promptly after. Costume categories are **Best Ugly Christmas Sweater**, **Best Doggy-Owner Duo**, and **Best in Show**. Group costumes require a Dog Pack ticket.

For more information or to purchase tickets, please go to <https://dogfriendlysanantonio.com/event/santa-paws-parade-costume-contest/>



Santa Paws is coming to Lucy's Doggy Daycare!

Grab your favorite holiday sweater and bring your family to Lucy's for Santa Paws photos!

Santa Paws will be at their following locations:

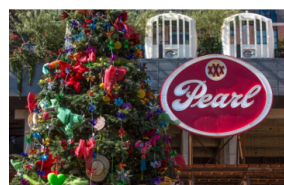
Saturday, December 15th from 10 a.m. to 3 p.m.
2250 Thousand Oaks, Suite 200, SATX 78232

Sunday, December 16th from 10 a.m. to 3 p.m.
937 S. Laredo St., SATX 78204

Photos are \$15 per family with proceeds benefiting the San Antonio Humane Society.

<https://lucysdoggydaycare.com/santa-paws-is-coming-to-lucys/>

Holiday Night Market at The Pearl



Get a jump start on holiday shopping with **The Historic Pearl's Holiday Night Market!** On Thursdays in December, shop farmers market vendors and artisan vendors while enjoying live music. Seasonal favorites like tamales, artisanal chocolates and sweets will also be available!

Music Entertainment as follows:

December 5:

5:30-7:30 p.m. Eva Ybarra y Su Conjunto Siempre
4:00-8:00 p.m. Sean Slater

December 12:

5:30-7:30 p.m. Doc Watkins
4:00-8:00 p.m. Kristina Sarro

December 19:

5:30-7:30 p.m. Eleven Hundred Springs
4:00-8:00 p.m. Los Callejeros De San Anto



RESERVED HOLIDAY NARRATED CRUISE



Skip the line and reserve your narrated tour. Just pick the date and time from our schedule. Boarding will be located away from our ticket booths and without typical holiday wait times. The loading area is easy to find at the Convention Center (Market street entrance) near Bar Rojo and Ruth's Chris River Level. Cruises will run every 30 minutes from 6pm to 9:30pm daily. December 26th - January 3rd. Children ages 1-5 Tickets \$12, General Admission \$24

DOWNTOWN LIGHTS CRUISE



Enjoy holiday music while you cruise through the main loop of the river downtown through Restaurant Row and Rivercenter mall. Board at Acenar, where hot chocolate and a warm dessert will be served. The one-hour cruise departs every 30 minutes from 6pm to 9:30pm, Friday - Sunday, November 30th - December 23rd. Children ages 1-5 Tickets \$15, General Admission \$25

PEARL LIGHTS CRUISE



Experience holiday lights and music while you enjoy hot chocolate and a dessert provided by your very own Chiradelli chocolatier on-board. Cruise through the Museum Reach and the downtown loop of the river. Board at Pearl turnaround basin in the Museum Reach. Cruises depart nightly at 7:30pm, Sunday - Thursday from December 8th - January 2nd. Children ages 1-5 Tickets \$18, General Admission \$35.

To purchase tickets for any of the cruises above, please go to:

https://tickets.goriocruises.com/gorio/holiday-cruises.html?_ga=2.221609816.1570775972.1574738897-1050928829.1574738897

FROM YOUR BOARD OF DIRECTORS, WE WANT TO WISH EVERYONE:

**Merry
Christmas**



**Happy
Holidays**



December

SUN	MON	TUE	WED	THU	FRI	SAT
01	02 Trash Day	03	04	05 Recycle Day	06	07 Open House Gates Open 12 – 5 p.m.
08 Trash Day	09	10	11	12 Recycle Day DEADLINE! Holiday Lighting Contest. Submit your entry!	13	14
15  Holiday Lighting Contest Judging 6-8 p.m.	16 Trash Day	17	18	19 Recycle Day	20	21
22  Hannukkah begins	23 Trash Day	24	25  CHRISTMAS DAY!	26  Kwanzaa begins	27 Recycle Day	28
29 Trash Day	30	31 NEW YEAR'S EVE		Recycle Day		



CONTACT INFORMATION

The Preserve at Alamo Ranch

BOARD OF DIRECTORS

Ryan Haskins, President
Michael Robles, Vice President
Mary Ling, Secretary
Kristen Hess, Treasurer
Steven Hovsepian, Member at Large
preservehoasboard@yahoo.com

COMMITTEES



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

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

Gene Nowak, Finance Committee, Chair
Email: genen50@gmail.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