



Happy New Year!!

NEWSLETTER

JANUARY 2020 – VOLUME 3, ISSUE 1



A YEAR IN REVIEW

Accomplishments for 2019: The Board of Directors had many issues to deal with in 2019. A few of the major ones are listed below:

1. We repealed the Communications Policy in its entirety and duly recorded in the Bexar County Real Property Records as well as posted on the website under Governing Documents.
3. We approved the change out of landscaping contractors resulting in a great reduction of costs to the HOA and with same work and services.
4. In January 2020, a new gate contractor will begin servicing and repairing our gate access systems. After repeated attempts by prior gate contractor to repair the main entrance gate at Cottonwood Way (Coves section) without success in the fall, the Board decided it was time to sever ties and try another company.
5. We approved the unwelding of exit side pedestrian gates at each entrance as well as installed combo locks on each, therefore having all pedestrian gates fully accessible.
6. After issues and complaints with the parking enforcement security company, we approved a contract with a new security company that will provide parking enforcement and other security related services on a regular basis starting in January 2020.

In addition, the Board responded to many day-to-day problems requiring policy decisions, and provided oversight and direction to our managing agent, Eva Hecox, with DAMC. In order to be an effective Board member, requires many hours of service and dedication, so we hope our time has not gone unnoticed!

The Board works hard to maintain the physical appearance and reputation of our community. That said, we can't do it all. We need your help. Please be good neighbors and address maintenance issues in a timely manner. Weather and time will eventually cause the unsightly appearance of almost anything installed or left outside. The most obvious problem is wood. However, metal rusts, shingles go missing, concrete settles and cracks, shrubs and trees die, etc. Please report any signs of deterioration by emailing the Board directly or Eva Hecox for immediate attention.

Wishing all of you peace and best wishes in 2020!!



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.



**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.

**David & Sheri Montgomery
Newton Trail
POOL SECTION**

**NEW PEDESTRIAN GATE CODES
FORTHCOMING**

After unwelding the exit side pedestrian gates last month for all gate entries into our communities, it is time to change or update our code with a new one. The current code has been in effect since 2016 when combo locks were installed initially.



Please look for the new code that will be sent to you via mail for security purposes. Please be sure your current mailing address is on file with DAMC. You may also email the Board directly for the code.

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 for inclusion in our next newsletter.

E-Mail Blast Communication Network



The Board of Directors, through DAMC, periodically sends 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 someone you know wish 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.



HOMEOWNER PORTAL ACCESS

We encourage you to utilize the Preserve at Alamo Ranch website, www.preserveatalamoranch.com, along with the Homeowner Portal to keep up with current events, view your account details, access documents, pay your assessments, etc.

If you have not set up access to the portal, you may do so by visiting www.preserveatalamoranch.com, clicking “Initial Login?” on the right side of the page, and entering your Account Number (found on your Statements). If you are having trouble with this, you are welcome to email Alyssa with your name and address at alyssa@damctx.com for assistance.



A FRIENDLY REMINDER



Please be sure and adhere to our posted speed limit of 20 MPH.

Parents, please ensure that younger children are properly supervised at all times.



BASKETBALL GOALS

We have seen many portable basketball goals in driveways or on streets. When not in use, please remember to put them away, behind your fence and out of street view.

SAWS water rates increase to go into effect January 1st and will reflect in your February statement

PUBLIC NOTICE

DECLARATION OF INTENT TO CHANGE WATER SUPPLY AND RECYCLED WATER RATES



Implementation of water supply and recycled water rates effective for consumption on or about Jan. 1, 2020 is hereby declared. Customers will begin receiving bills that reflect the proposed 2020 rates on or about Feb. 1, 2020.

Consistent with the notification procedures of Chapter 13 of the Texas Water Code, Title 16 of the Texas Administrative Code and applicable city regulations, the San Antonio Water System Board of Trustees announces its intent to increase the water supply component of the water rates and recycled water rates. No changes are proposed to water delivery or wastewater rates for 2020. The new rates, as proposed by

SAWS staff, were presented for review at the Sept. 4, 2019 meeting of the SAWS Board of Trustees final consideration will be given on or after Nov. 1, 2019 by the SAWS Board. The proposed 2020 rates will become effective for consumption on or about Jan. 1, 2020.

The charges below represent samples of current and proposed billing amounts for different levels of consumption across various customer classes. Please note these amounts are required by the State of Texas. Typical water use by SAWS customers is much lower.

More information is available at 210-704-SAWS (704-7297) or at saws.org/rates.

Para información en español, por favor llámale al 210-704-7297.

Water Rates (excludes TCEQ and EAA pass-through fees)

Class	Consumption in Gallons	Assumed Meter Size	Proposed Water Rate Adjustments			
			Existing 2019 Rates	Proposed 2020 Rates	\$ change over 2019	% change over 2019
Residential ICL	10,000	5/8"	\$ 50.68	\$ 62.27	\$ 11.59	22.9%
	30,000	5/8"	\$ 238.66	\$ 307.78	\$ 69.12	29.0%
Residential OCL	10,000	5/8"	\$ 59.26	\$ 70.85	\$ 11.59	19.6%
	30,000	5/8"	\$ 270.71	\$ 339.83	\$ 69.12	25.5%
Irrigation ICL	10,000	5/8"	\$ 76.59	\$ 90.98	\$ 14.39	18.8%
	30,000	3/4"	\$ 274.74	\$ 333.25	\$ 58.51	21.3%
Irrigation OCL	10,000	5/8"	\$ 90.24	\$ 104.63	\$ 14.39	15.9%
	30,000	3/4"	\$ 322.06	\$ 380.57	\$ 58.51	18.2%
General ICL	10,000	5/8"	\$ 51.57	\$ 61.85	\$ 10.28	19.9%
	30,000	3/4"	\$ 132.92	\$ 163.76	\$ 30.84	23.2%
General OCL	10,000	5/8"	\$ 60.09	\$ 70.37	\$ 10.28	17.1%
	30,000	3/4"	\$ 153.57	\$ 184.41	\$ 30.84	20.1%
Wholesale	1,000,000	6"	\$ 5,191.85	\$ 6,529.85	\$ 1,338.00	25.8%

Definitions:

ICL: Inside City Limits.

OCL: Outside City Limits.

General Class: Includes Commercial, Industrial, and Apartment customers.

Seasonal Period: Water rates applied to all billings beginning on or about May 1 and ending after five complete billing months on or about Sept. 30 of each year. (Applies only to Recycled Water rates.)

Standard Period: Water rates applied to all billings beginning on or about Oct. 1 and ending after seven complete billing months on or about April 30 of each year. (Applies only to Recycled Water rates.)

Recycled Water Rates

Class	Consumption in Gallons	Assumed Meter Size	Proposed Recycled Water Rate Adjustments				Change from 2019		
			Existing 2019 Rates	Proposed 2020 Rates	Standard	Seasonal	Standard	%	Seasonal
Recycled Water - Non-Exchange Customer	10,000	5/8"	\$ 25.37	\$ 26.35	\$ 30.24	\$ 31.41	\$ 4.87	19.2%	\$ 5.06
	30,000	3/4"	\$ 55.14	\$ 58.08	\$ 65.72	\$ 69.23	\$ 10.58	19.2%	\$ 11.15
Recycled Water - Exchange Customer	10,000	5/8"	\$ 15.59	\$ 15.59	\$ 18.58	\$ 18.58	\$ 2.99	19.2%	\$ 2.99
	30,000	3/4"	\$ 36.54	\$ 38.82	\$ 43.56	\$ 43.56	\$ 7.02	19.2%	\$ 7.44
Recycled Water - Exchange Customer, Excess of Amount Transferred	10,000	5/8"	\$ 12.18	\$ 12.94	\$ 14.52	\$ 12.94	\$ 2.34	19.2%	\$ 2.48
	30,000	3/4"	\$ 36.54	\$ 38.82	\$ 43.56	\$ 38.82	\$ 7.02	19.2%	\$ 7.44
Recycled Water - Exchange Customer, Excess of Amount Transferred	10,000	5/8"	\$ 12.18	\$ 12.94	\$ 14.52	\$ 12.94	\$ 2.34	19.2%	\$ 2.48
	30,000	3/4"	\$ 36.54	\$ 38.82	\$ 43.56	\$ 38.82	\$ 7.02	19.2%	\$ 7.44

For more information, please go to:

https://apps.saws.org/latest_news/water_news/docs/WaterNews_201910.pdf

THINGS TO DO AND SEE IN SAN ANTONIO IN JANUARY:

2020 San Antonio Coffee Festival



Coffee aficionados, get ready to savor the artistry of coffee roasters at the eighth annual San Antonio Coffee Festival on January 4th at La Villita.

You'll experience music, food and art vendors, as well as La Villita's shops. Gates are open for the general public from 10 a.m. to 4 p.m. VIP tickets, \$22, includes a festival coffee mug and specialty coffee tasting flight. General admission, \$10 at the gate, includes one tasting flight. For more information, please visit <http://sacoffeefest.com/>.

MLK 5K Run/Walk

\$15

9:00AM CST

11:59AM CST

Registration ends January 17, 2020 at 9:59am CST

PLACE

Wheatley Heights Sports Complex
Martin Luther King Park
200 Noblewood Dr
San Antonio, TX 78220

To sign up, please go to:

<https://runsignup.com/Race/Register/?raceId=51545&eventId=293593>

Love Run 5K 2020

\$40

8:00AM CST

11:00AM CST

Price increases after January 5, 2020 at 11:59pm CST

PLACE

9431 Bandera Road
San Antonio, TX 78250

The Love Run 5K is a family-friendly event that provides a fun way to bring the community together while supporting poverty relief efforts in our city and all over the world. All profits go toward City Church's Social Action Fund which financially supports development efforts that attack the root issues of poverty and equip partners to create long term solutions in their community so they can thrive. The three Charity Partners are Casa Hogar Orphanage, Liberia Now, and Strong Foundation.

For more information and to sign up, please go to <http://loverun5.com>.





10 Sure Ways to Keep Your New Year's Resolutions

Another year is ending and many of us are gathering up our willpower for a brand new set of New Year's resolutions. But have we learned from past experience? A large number, if not the majority, of previous resolutions were probably broken in weeks, days, or even hours.

So, how to make this time round more successful? Well it's not as hard as you might think — there are some really easy ways to set yourself on the path to success, and the first is:

1. Keep your resolutions simple.

Sometimes people find themselves aiming for an overhaul of their entire lifestyle, and this is simply a recipe for disappointment and guilt. It may be understandable at this time of year, when self-improvement is on your mind, but experience shows these things can't all be achieved at once. The best approach is to focus clearly on one or two of your most important goals.

2. Choose carefully.

But which to choose? Well, you might like to concentrate on those that will have the greatest impact on your happiness, health and fulfilment. For example, giving up smoking will obviously improve your health, but it will also give you a sense of pride and will make you happy (but perhaps not immediately!)

3. Be realistic.

Don't aim too high and ignore reality – consider your previous experience with resolutions. What led to failure then? It may be that you resolved to lose too much weight or save an unrealistic amount of money. Remember, there will always be more opportunities to start on the next phase, so set realistic goals. Or if you don't want to hold back, set clear short-term goals on your way to a big achievement. Which leads to tip number four.

4. Create bite-sized portions.

Break goals down to manageable chunks. This is perhaps the most essential ingredient for success, as the more planning you do now, the more likely you are to get there in the end. The planning process is when you build up that all-important willpower which you will undoubtedly need to fall back on along the way. Set clear, realistic goals such as losing 5 pounds, saving \$30 a month, or going for a run once a week. Decide exactly how you will make this happen.

5. Plan a time-frame.

In fact, the time-frame is vital for motivation. It is your barometer for success, the way you assess your short-term progress towards the ultimate long-term goal. Buy a calendar or diary so you can plan your actions for the coming weeks or months, and decide when and how often to evaluate.

6. Make notes.

Having made a note of your time-frame, you will have a physical reminder of what you're aiming for. Now go further and write down the details of your resolutions in a notebook, remembering to add your motivations. You could keep a scrapbook for this purpose, and fill it with photos of your slimmer self, pictures of sporting or hobby equipment you are saving for, or even a shocking credit card statement to spur you into action! If your resolution will directly benefit your partner, children, colleagues or friends then add their photos too – anything to remind you of your initial motivation.

7. Treat yourself.

When making your plan, a vital feature should be the rewards and treats you will give yourself at those all-important milestones. But be warned, don't fall into the trap of putting your goal in danger – it's too easy for a dieter to say "I've been so good, I deserve a few candy bars", or a saver to throw caution to the wind with a new purchase. One slip, and it could all be over.

8. Receive support.

It is at such times, when you've temporarily fallen off the wagon, that your support network is crucial. Carefully choose those people around you who have shown themselves to be trustworthy, supportive friends and explain your plans. Let them know of ways they can help when the going gets tough, and if they're truly caring they'll know the right things to say during the hard times.

9. Don't give up!

Do bear in mind that a slip-up is almost inevitable at some point, and you must not let this become an excuse to give up. When it happens, you will need to draw on your reserves of self-belief and strength, so build these qualities as often as you can. Really feel proud of your past achievements and don't become critical of yourself. People with higher self-esteem and confidence are in a much better position to succeed, so immediately forgive yourself and say "I'm starting again now!"

10. Put yourself in charge.

These achievements are under your control – other people can advise and support you but it's your actions which need to change to see the results you want. Having a strong sense of control over your life is necessary to stick with your plans. Those who blame everyone and everything apart from themselves will not have the resources needed to change. Yes, it's scary to take responsibility for your future, but surely it's better than the alternative?

Source: <https://psychcentral.com/lib/10-sure-ways-to-keep-your-new-years-resolutions/>

Annual Holiday Lighting Contest

Thank you to everyone who participated in the 2019 Holiday Lighting Contest. All of you are WINNERS! We saw a lot of homes nicely lit and decorated but did not participate. We hope to see your entry next year. We will be adding more categories for this event for 2020.



Below are winning photos of homes.

**GRAND CHAMPION/
GRAND PRIZE**



1ST PLACE



2ND PLACE



3RD PLACE



HONORABLE MENTIONS BY SECTIONS

TRAILS



POOL



COVES



JANUARY 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		31 	1 	2	3 Holiday Recycle Pick Up Day	4 Open House Gates Open 12 - 5
5	6 Trash Pick Up	7	8	9 Recycle Pick Up	10	11
12	13 Trash Pick Up	14	15	16 Recycle Pick Up	17	18
19	20 Trash Pick Up Martin Luther King Day	21	22	23 Recycle Pick Up	24	25 Chinese New Year
26	27 Trash Pick Up	28	29	30 Recycle Pick Up	31	

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
preservehoaboard@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



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