



Dear Residents:

We hope that your new year and new decade are going well as we get closer to spring! The Board is springing into action and has approved a number of projects. These include:

1. Developing a nature walking trail in the 54 acres of HOA property behind the pool section.
2. Installing an outdoor shower at the pool for people to rinse off before and after using the pool.
3. Additional xeriscaping plants and rocks for the Trails Entrance to add more visual appeal.
4. Setting up a bulk paper shredding service for Association members.
5. Giving the pool area a near total facelift before the 2020 summer season.

With the Annual Meeting of the Association Members coming up in May 2020, the Board of Directors will hold a town hall meeting on 15 February 2020 to discuss possible amendments to the HOA's Covenants, Conditions & Restrictions. These documents govern all the rules of our HOA. The annual meeting is the best time for Association members to vote for the changes we feel are necessary to shape our neighborhood into the community that best reflects our values.

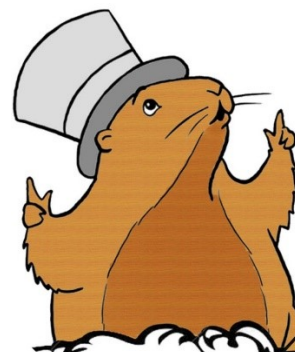
The Board will be organizing a town hall meeting in the near future to discuss the upcoming Annual Meeting for the HOA. The Board would like to discuss with homeowners any ideas that they may have regarding a DCC&R vote to amend rules in our HOAs governing documents. The Board feels that giving the homeowner the opportunity to vote on such matters regularly during our Annual Membership Meetings will help to shape our community into one that reflects the thoughts of our community at large.

The Board would like to again thank everyone in the Cove's section for their patience while the entrance gate has gone through testing and repairs. During this process the Board also hired a new gate maintenance and service company. We are confident that the major changes and upgrades made to the Coves gate area has resolved the root cause of the recurring problems.

Please remember to reach out to the Board of Directors if you have any community concerns at: PreserveHOAboard@yahoo.com

Best Regards,

Board of Directors
The Preserve at Alamo Ranch



**GROUNDHOG DAY
FEBRUARY 2ND**

**WILL HE SEE HIS SHADOW
THIS YEAR?**

What's Inside

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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.

POOL SECTION:

Cheryl & Joe De Los Santos
Limestone Trail

COVES SECTION:

Joseph & Carmen Cziko
Carson Cove

RECEIVE A VIOLATION NOTICE??



Don't Panic!

The purpose of these letters is to keep our community looking great. On a regular basis, our property management company conducts a drive through all three Preserve communities, looking for common area problems and other areas in need of attention.

If you receive a letter from the Association and have questions, need further clarification, or additional time to address the problem, please contact Eva Hecox at DAMC. The Board is happy to work with you, but we must first hear from you. If the problem is not addressed and we have not heard from you, possible fines may be imposed if a second violation is sent.

DID YOU KNOW?



Monday, February 17th

Presidents Day (or Presidents' Day), is the common name for the federal holiday officially designated as Washington's Birthday. As the first federal holiday to honor an American citizen, the holiday was celebrated on Washington's actual birthday in 1796 (the last full year of his presidency) on February 22.

While the holiday is still officially known as Washington's Birthday, it has become popularly known as "President's Day", honoring both Washington and Lincoln, as well as all the other men who have served as president.

FEBRUARY IS....

American



Heart Month

Heart disease is the leading cause of death for both American men and women. African American men are especially susceptible. So it's good news that February is National Heart Month, since it inspires us to examine one of the most pressing health concerns in the United States and to make positive changes to our lifestyles.

February also hosts Valentine's Day, which is all about affairs of the heart, so it's a good match.

How to Observe American Heart Month

Get moving!

It's never been easier to start exercising. Our digital world is overflowing with all sorts of apps and information to help you find an exercise regimen that works for you — and to stick with it.

Cook up a tasty, heart-healthy meal.

There's plenty of good and healthy recipes out there. Why not whip one up? Maybe a chicken and bean tostada with avocado. Yum!

Wear red. Go red. Glow red.

The American Heart Association also encourages people to participate in "National Wear Red Day For Women" on the first Friday in February. According to the AHA, it's a "massive national public awareness day ... urging women, people from all walks of life ... to 'go red' and 'glow red'" in bringing attention to heart disease.

Source: <https://nationaltoday.com/american-heart-month/>

ANNOUNCEMENTS



Let's give a big thank you and a warm welcome to

ALYSSA MORALES

for accepting the role as Chairperson for the Social Committee. Looking forward to see what your team brings in terms of fun, family and neighborly gatherings.

The Social Committee is always looking for volunteers to serve on the committee. So, if you are a party planner, organizer, crafter, please reach out to the Social Committee at preservehoasocial@yahoo.com

THE PRESERVE AT ALAMO RANCH

Saturday – April 4th

8 a.m. – 2 p.m.

NEIGHBORHOOD

YARD SALE

ANNUAL MEETING ELECTIONS:



There will be two (2) seats/vacancies available on the Board of Directors in May 2020, due to expired terms for the Board of Directors.

Elections will be held at our upcoming Annual Homeowners Meeting scheduled for May 4th at 7 p.m. at Cole Elementary.

More information will be distributed in March regarding the Annual Homeowners' Meeting.



Join Us at
**Our Town Hall
Meeting**

**SATURDAY, FEBRUARY 15TH
10 A.M. AT THE POOL**

**Doughnuts, coffee and water will be
provided.**

**More information will be released
regarding the topics to be discussed
in early February.**

Preserve at Alamo Ranch Annual Bulk



TIGER
SANITATION

SATURDAY, MAY 2ND 2020



When We All Work Together

Volunteer! We Need You!



COVENANT CORNER:

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.

The DCCRS - Article III - Restrictions, 3.7 Swimming Pools, Tennis Courts, Sports Courts, Playscapes and Basketball Goals:

"...Basketball goals in the front or side of any residence are prohibited..."

PARKING ON STREETS



As a reminder, parking on the street is not permitted between the hours of 1:00 a.m. and 6:00 a.m. Vehicles that are parked on the street will be cited by patrol, if there is not a visible parking pass displayed.

PROCESS:

1. The first sighting of the vehicle will render a courtesy notice from the management company and a tag will be left on the vehicle.
2. Upon the second sighting of the vehicle, a fine of \$50.00 will be assessed to your account. You will receive notice of this fine, via certified mail.
3. The vehicle will be towed after the third sighting. This will be done at the owner's expense.

To view the Parking Policy, please go to: [13 Parking Policy.pdf](#)

To view the DCCRS for The Preserve at Alamo Ranch in its entirety, click [here](#).

FIREWORKS:



Fire does not care. Fire doesn't care if it's New Year's Eve or the 4th of July. It doesn't care if it's cold, hot, wet or dry season. Fire doesn't care what your intention was. Fire only takes. A house fire takes wedding and baby pictures, favorite t-shirts, grandma's quilt, and the kids' school awards. It takes things that no insurance policy can replace. And a house fire takes every house it can get to, not just the one it started with.

On New Year's Eve this past December, one of our neighbors almost experienced the devastation of a house fire. Fireworks set off to celebrate the arrival of 2020 started a fire on their front lawn. They, and their neighbors, were fortunate enough to see the fire and be able to have it put out right away. What if the fire had started somewhere no one could see or reach quickly? That outcome could have been tragic for all of the houses in that area. Imagine a bottle rocket that lands in a back yard, instead of a front yard. Fire does not care.

The Board of Directors would like to remind everyone that our HOA's Covenants, Conditions & Restrictions prohibit the use of fireworks within the Association's properties. This prohibition is in place specifically to prevent the potential disaster that could have struck one or our own neighbors. The unpredictable behavior of fireworks is what makes them such a wonder to see. However, that same factor can have terrible consequences. We ask that you be considerate of the lives and property of your neighbors by not setting off fireworks in our community. Fire does not care, but you will have to carry the burden if tragedy strikes because of your actions.

DCCRS: Article III – Restrictions – General Restrictions - 3.30 Hazardous Activities:

3.30 Hazardous Activities. No activities shall be conducted on the Property and no Improvements constructed on the Property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms or fireworks shall be discharged upon the Property, no open fires shall be lighted or permitted except within safe and well-designed interior fireplaces, or in contained barbecue units while attended and in use for cooking purposes.



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.



FINANCE COMMITTEE – FISCAL FORUM



Note from Finance Committee Chair, Gene Nowak

To ensure that the HOA continues to utilize sound financial practices, the Board of Directors commissioned an independent audit. Lee Edwards CPA, reviewed our financial statements and processes.

The following is a quote from the audit:

In my opinion, the financial statements referred to above present fairly, in all material aspects, the financial position of The Preserve at Alamo Ranch Homeowners Association, as of December 31, 2018, and the results of its operations and its cash flow for the year then ended in conformity with accounting principles generally accepted in the United States of America.” (Lee Edwards CPA)

Some other key comments:

- No knowledge of fraud or suspected fraud
- Board of Directors is collecting funds for future major repairs in conformity with Associations policies.

Recommendations:

- Periodically update bank account signatories
- Continue to update Reserve Fund Study (completed 2017, updated for 2019 budget, consultant update planned for 2021)

For a copy of the complete Audit Report, please Eva Hecox at eva@damctx.com

APPROVED FY2020 BUDGET:

PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION 2020 APPROVED BUDGET

GL#	2019 BUDGET	2019 BUDGET YTD 8/31/19	2020 BUDGET
REVENUES			
4011 Homeowners Assessments	\$359,200.00	\$299,860.39	\$359,200.00
4015 Master Assessments	\$45,000.00	\$0.00	\$44,900.00
4056 Sinking Fund	\$0.00	\$0.00	\$0.00
4020 Late Fees	\$0.00	\$1,005.01	\$0.00
Total Income	\$404,200.00	\$300,865.40	\$404,100.00
Other Income			
4073 Legal Lien Fees	\$3,000.00	\$2,524.34	\$3,000.00
4075 Returned Ck fee	\$0.00	\$105.00	\$0.00
4050 Miscellaneous Revenues	\$0.00	\$660.00	\$0.00
4080 Fines	\$0.00	\$750.00	\$0.00
4030 Interest	\$2,400.00	\$1,067.10	\$2,400.00
TOTAL REVENUES	\$409,600.00	\$305,972.34	\$409,500.00
EXPENSES			
Administrative			
6101 Office Supplies	\$500.00	\$0.00	\$500.00
6102 Postage	\$1,500.00	\$1,991.24	\$2,500.00
6103 Printing	\$2,000.00	\$1,347.18	\$2,000.00
6116 Permits/Recording Fees/Dues	\$200.00	\$5.00	\$200.00
6104 Management Fee	\$23,750.00	\$15,824.00	\$23,750.00
6106 Bank Fees	\$0.00	\$10.00	\$0.00
6107 Annual Meeting Expenses	\$500.00	\$100.00	\$500.00
6108 Accounting	\$5,400.00	\$4,450.00	\$5,400.00
6109 Legal / Professional Fees	\$8,000.00	\$6,089.69	\$8,000.00
6113 Reserve Study	\$350.00	\$340.00	\$350.00
6112 Collection Fees	\$0.00	\$0.00	\$0.00
6114 Master Association	\$45,000.00	\$33,700.00	\$44,900.00
TOTAL ADMINISTRATIVE	\$87,200.00	\$63,752.15	\$88,100.00
6201 Gate Maintenance Contract	\$4,000.00	\$3,875.03	\$4,000.00
6202 Gate Repair/Emergency calls	\$6,000.00	\$10,508.26	\$16,000.00
6204 Gate Telephones	\$5,000.00	\$5,278.18	\$7,800.00
TOTAL GATES	\$15,000.00	\$19,661.67	\$27,800.00
Taxes			
6701 Property Taxes/Franchise	\$500.00	\$894.55	\$1,000.00
TOTAL TAXES	\$500.00	\$894.55	\$1,000.00
Utilities			
6801 Electricity	\$20,000.00	\$10,777.08	\$18,000.00
6821 Water/Sewer	\$28,000.00	\$15,785.52	\$29,000.00
TOTAL UTILITIES (NOT	\$48,000.00	\$26,562.60	\$47,000.00
Ground Maintenance			
6301 Improvements	\$6,000.00	\$1,418.46	\$6,000.00
6302 Groundskeeping contract	\$41,000.00	\$27,578.13	\$27,000.00
6306 Stumpies/Equipment	\$0.00	\$0.00	\$0.00
6307 Irrigation Repairs	\$6,000.00	\$3,613.41	\$6,000.00
6304 Tree Maintenance	\$0.00	\$0.00	\$3,000.00
6305 Gravel/Drainage Ditch	\$0.00	\$0.00	\$0.00
TOTAL GROUND	\$53,000.00	\$27,579.93	\$37,000.00

GL#	2019 BUDGET	2019 BUDGET YTD 8/31/19	2020 BUDGET
Other Maintenance			
6609 Light/Electrical Maintenance	\$3,000.00	\$1,674.76	\$3,000.00
6610 Pest Control	\$300.00	\$0.00	\$300.00
6601 Fences	\$1,500.00	\$297.99	\$1,500.00
6602 Fence/Walls	\$7,000.00	\$294.75	\$12,000.00
6603 Street Maintenance	\$7,000.00	\$455.00	\$6,000.00
6616 Vandalism	\$0.00	\$0.00	\$0.00
6611 Other Projects	\$2,150.00	\$0.00	\$0.00
TOTAL OTHER	\$20,950.00	\$4,062.00	\$22,800.00
Pool			
6911 Pool Monitor	\$7,500.00	\$4,376.12	\$6,000.00
6905 Pool Supplies/Equipment	\$500.00	\$0.00	\$500.00
6902 Rec Area Janitorial/ Maint	\$5,000.00	\$3,319.20	\$5,500.00
6903 Monthly Pool Maintenance Contract	\$10,500.00	\$7,716.31	\$10,500.00
6904 Pool Telephone/Emergency Phone	\$500.00	\$567.71	\$845.00
6914 Pool Keys/Cards	\$0.00	\$202.97	\$0.00
6910 Pool Furniture/Trash Recreates	\$1,000.00	\$560.00	\$1,000.00
6906 Lighting/Electrical	\$2,000.00	\$0.00	\$2,000.00
6901 Water/Sewer	\$3,000.00	\$1,992.41	\$3,300.00
6902 Electricity	\$10,000.00	\$6,218.83	\$10,000.00
6907 Gate Maintenance	\$250.00	\$0.00	\$250.00
6908 Repairs	\$2,500.00	\$4,446.50	\$2,500.00
6908 Plumbing Repairs	\$500.00	\$1,175.00	\$500.00
6909 Pool License / ETJ of San Antonio	\$0.00	\$0.00	\$0.00
6901 Pool Chemicals	\$6,000.00	\$7,998.80	\$6,000.00
TOTAL POOL	\$49,250.00	\$33,798.85	\$48,895.00
Other			
6501 Holiday Lighting	\$2,500.00	\$0.00	\$5,000.00
6503 Bad Debt Write Off	\$500.00	\$0.00	\$500.00
6251 Security Patrols	\$6,000.00	\$7,690.84	\$27,000.00
61506 Miscellaneous	\$3,000.00	\$464.44	\$0.00
TOTAL OTHER	\$11,000.00	\$8,255.28	\$27,500.00
Committees			
6161 Social	\$5,700.00	\$4,721.00	\$10,000.00
6169 ACC	\$20.00	\$0.00	\$50.00
Deed Restriction/Other	\$0.00	\$0.00	\$0.00
Annexation	\$3,000.00	\$0.00	\$0.00
Finance	\$50.00	\$0.00	\$0.00
TOTAL COMMITTEES	\$8,300.00	\$4,721.00	\$10,050.00
Insurance			
6401 Liability/Property Insurance	\$8,900.00	\$0.00	\$9,500.00
6402 Directors & Officers Insurance	\$0.00	\$1,769.00	\$2,500.00
6403 Workmen's Comp	\$0.00	\$280.00	\$300.00
6404 Umbrella	\$0.00	\$0.00	\$800.00
TOTAL INSURANCE	\$8,900.00	\$2,049.00	\$13,100.00
Capital Improvements			
6621 Capital Improvement Expense	\$27,500.00	\$0.00	\$6,255.00
TOTAL CAPITAL	\$27,500.00	\$0.00	\$6,255.00
Reserves			

GL#	2019 BUDGET	2019 BUDGET YTD 8/31/19	2020 BUDGET
9101 Transfer to Reserves	\$80,000.00	\$170,000.00	\$80,000.00
9111 Reserve Expense-Gates	\$0.00	\$3,826.63	\$0.00
9120 Reserve Expense-Streets	\$0.00	\$4,330.00	\$0.00
TOTAL RESERVES	\$80,000.00	\$128,156.63	\$80,000.00
TOTAL EXPENSES	\$409,600.00	\$313,843.74	\$409,500.00
NET CASH IN (OUT)	\$0.00	\$7,871.40	\$0.00
Approved by the Board of Directors -11-18-19 This replaces all previously published budgets.			

Around the Community

Coves Main Entrance Gates

Since early Fall 2019, the entrance and exit gates have taken a beating. Repair after repair, expense after expense. The Board understood everyone's frustration. The Board approved a new vendor for gate maintenance as well as installation of new electric components. Gates Services LLC installed a new board for keypad as well as upgraded the panel to operate in cellular rather than dial up on January 24, 2020. We hope everyone is pleased with the services and we look forward to a future relationship with Gate Services LLC.



Also, the Board is currently reviewing proposals to add more landscape lighting to the main entrance of the Coves section. Our goal is to provide more light to the areas in the island, wall between the gates, as well as the monument wall, to improve visibility, aesthetics and appearance.

We hope to complete this project in February.

Election INFORMATION

**Deadline to register to vote is Feb. 3
for Primaries Election**



Early Vote Period:

Tuesday, February 18 – Friday, February 28, 2020

Election Day: Tuesday, March 3, 2020

[CLICK HERE](#) for more information.

New Dine In Movie Theater and Brewhouse Opening Day is February 12th



Located on Loop 1604 behind HomeGoods near Dove Creek Shopping Center (Potranco Road and 1604)

For ticket information, go to:

<https://www.flixbrewhouse.com/>

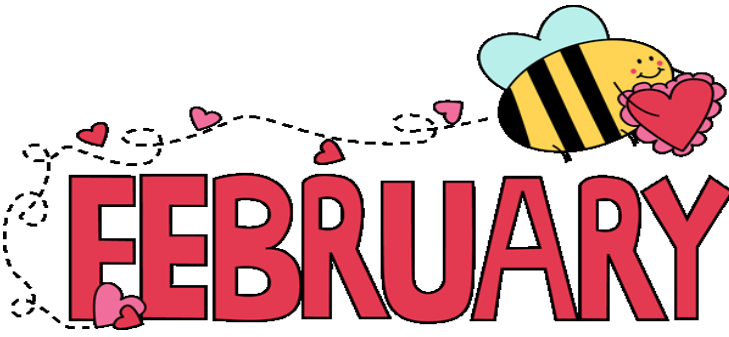


**GIRL SCOUTS
COOKIES**

As a reminder, for those of you who ordered Girl Scouts Cookies, they should be arriving the first week of February.

Please contact your Girl Scout for exact date!

Thank you for supporting the Girl Scouts



FEBRUARY 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Open House Gates Open 12 - 5
2 Groundhog Day  Superbowl Sunday	3 Trash Pick Up	4	5	6 Recycle Pick Up	7	8
9	10 Trash Pick Up	11	12	13 Recycle Pick Up	14  Valentine's Day	15 Townhall Meeting 10 a.m. at the Pool
16	17 Trash Pick Up 	18	19	20 Recycle Pick Up	21	22
23	24 Trash Pick Up	25	26	27 Recycle Pick Up	28	29 LEAP YEAR



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

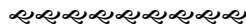
COMMITTEES



Alyssa Morales, Social Committee, Chair
Email: preservehoasocial@yahoo.com

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

Gene Nowak, Finance Committee, Chair
Email: gnowakhoa@yahoo.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.

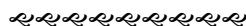
If it is after hours or on the weekend, please call DAMC at 210-561-0606 and press 5. The on call manager will receive the message. When leaving a message, please leave a call back number.

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