



Newsletter

JUNE 2020 – VOLUME 3, ISSUE 6



Dear Residents:

First and foremost, the Board would like to thank each and every one of you for your patience and understanding in getting through these unprecedented times. We are glad to see our community pool open on May 29th. We worked diligently and efficiently in opening up our pool in a safe manner for all. After finalizing contracts for pool monitor, pool maintenance, porter cleaning services, signage, etc., we are in compliance with CDC guidelines, as well as and State and Local government orders.

We are not out of the woods yet. We strongly encourage everyone remain vigilant in protecting themselves and others from the current pandemic. We are all in this together, as a community, as neighbors and as friends. If you have not already done so, in order to access the pool, a newly signed waiver will need to be turned into our management company.

We are glad to announce that after having the community pool replastered, the Board approved a maintenance contract with a new vendor. The Board felt our pool and pool pump room were not getting the proper attention or service from previous vendor. The pool equipment in pump room had fallen into disrepair and it became obvious to the Board that a change we required. We look forward to working with San Antonio Pool Management in both pool maintenance services as well as pool monitoring. Their staff will be our pool monitors through Labor Day weekend.

Please note, if you have not already done so, in order to access the pool, a newly signed waiver will need to be turned into our management company.

Please be safe, keep your loved ones safe.

We also want to inform you that the Board approved the change out of the access gates control system in the Models/Trails section. A couple of weeks ago, the “control board” at that gate failed and the entrance gate was locked open for a time. The Board decided that this was an opportune time for a long term fix to our aging gate system. After much consideration, we determined that conversion to cellular was the right fiscal decision. That gate is now operating under a cellular connection which will bring the HOA long term saving in phone costs and maintenance. The Board will look into conversion of the Pool section gates in the near future.

June 21st will be the start of the summer season! We hope everyone is able to enjoy the warmer weather. Please share any vacation photos for our summer newsletters. We would love to share them with all in our community.

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

Best Regards,

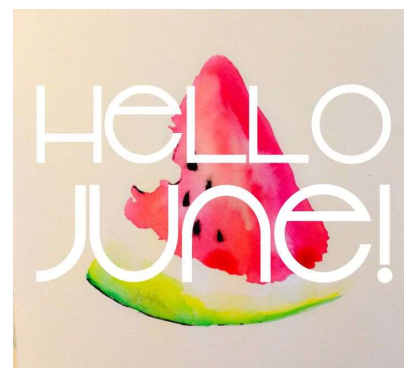
Board of Directors

MESSAGE FROM DAMC:

In accordance with the State of Texas, Bexar County and the City of San Antonio emergency Declarations, DAMC's office lobby is open, but you must wear a face mask covering your nose and mouth to enter.

Office hours are Monday to Friday 8:30 am to 5:00 pm. No public restrooms. We continue to be available to handle all operational need by email and phone.

~ Thank you



What's Inside

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Get a Flume for Free!



With summer approaching, wouldn't it be great if you could get a smart device that monitors your water use 24/7? To help keep your bills low and detect costly leaks?

Through June 15, Flume is temporarily reducing its water monitor's price,

making it free (including tax and shipping) when combined with the SAWS Water Flow Sensor Rebate of \$150. Flume is one of several devices eligible for this rebate. You must have Wi-Fi and a smart phone to use these products.

The Flume offers easy self-installation; no plumber required. Once the device is purchased directly from the company's website and successfully installed, you can apply for the SAWS rebate. Once approved, a credit will be applied to your SAWS bill within two billing cycles.

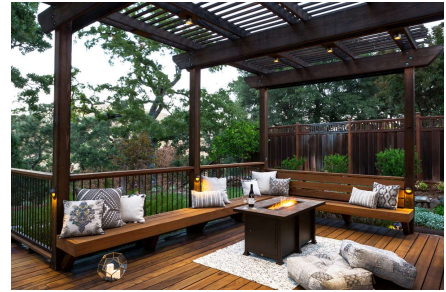
To see all rebate-eligible devices and get started on your water-saving journey, visit GardenStyleSA.com/sensor.

Please go to www.saws.org for more information.

THANK YOU TO ALL OUR
HEALTHCARE PROFESSIONALS AND
FIRST RESPONDERS IN OUR
PRESERVE COMMUNITY
DURING THIS
DIFFICULT TIME



Top 10 Summer Home Improvement Projects



Take advantage of the nice weather by making some home improvements you put off during the colder months.

Summer means cooking out, swimming and, of course, home maintenance. If you're not sure where to start with that last one, try one of these projects:

1. Power wash

Give your walkways and home exterior a high-power shower, but follow the sprayer's instructions to prevent damage.

2. Re-stain deck and fence

Whether you hire or DIY, protect exterior wood from the elements.

3. Replace siding

This home facelift is best suited for warmer months conducive to outdoor work.

4. Install a ceiling fan

While inexpensive, ceiling fans provide energy-efficient cooling.

5. Drain your water heater

Clear the sediment to get more hot water.

6. Remodel your kitchen

The ROI ("Return on Investment") for this project averages 74 percent for major redos and nearly 83 percent for minor remodels.

7. Build an outdoor kitchen

Outdoor living spaces provide a place to cook and entertain.

8. Initiate inspections

Get a checkup on those plumbing problems or faulty electrical.

9. Correct cracked concrete

Repair your buckling walkways and driveway.

10. Invest in new windows

Old windows can leave you feeling a draft, while new ones can cut your home energy costs in summer and winter.

Source:

<https://www.angieslist.com/articles/top-10-summer-home-improvement-projects.htm>



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 neighbor to the community.

POOL SECTION:

Richard Evans
Newton Trail



Our Committees - We Need You!



The success of our association depends upon getting our members involved in the various committees that the Board of Directors depends upon for support and guidance.

Volunteering to serve on one of the associations committees is a great way to become involved and contribute to our community. An attractive feature of living in a community association is that it eliminates much of the responsibility of home ownership, but the price of that convenience is sometimes the creation of an atmosphere of apathy.

As owners in community associations, we tend to allow that elite group known as "them" or "they" to operate the association, attend related meetings and make important community decisions. However, we need to realize that "them" and "they" are always made up of "I", "We", "You" and "Us".

The Board of Directors is looking for homeowners who are interested in volunteering to serve on one of our many committees.

~ ~ ~

The following committees are seeking members:

Let's *get* Social

The Social Committee is seeking volunteers. This committee plans all social events for our HOA, including Spring Fling, Fall Festival and so much more. If you like party planning and bringing smiles to our families, then please consider joining the Social Committee.



The Landscape and Enhancements Committee will assist the Board with suggestions, recommendations, walk the communities (common areas) and pinpoint items that need attention such as landscape, roads, sidewalks, greenbelts, pool grounds, deterioration to home exterior, etc. This Committee will be, in essence, the Board's eyes and ears, so our communities and our homes are always aesthetically pleasing. Perhaps promote a Yard of the Month or provide new ideas on how to better utilize our common areas. Assist the Board and management agent with gathering proposals for landscape projects/purposes

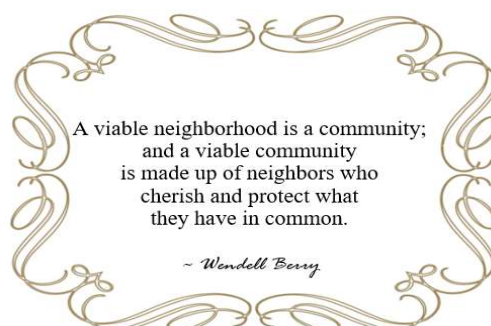


Do you like working with numbers, budgets, financial planning? The Finance Committee is seeking volunteers to assist with FY2021 Budget, Reserve Study, as well as other financial planning for community improvements and infrastructure.

If you would like to volunteer for any of the above, please reach out to the Board directly at preservehoaboard@yahoo.com or our Association Manager, Eva Hecox at eva@damctx.com, for more information.



**FIRST DAY OF SUMMER
SATURDAY, JUNE 20TH**



E-Mail Blast Communication Network



Email Blast

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 and social media. 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 Preserve at Alamo Ranch communities.



JUNE 14TH 2020

ALL 2020 graduates: Although COVID-19 may have taken away your last few months of school, hanging out with friends, senior skip day, prom, it did not take away your spirit nor the spirit of our community as we want to celebrate YOU.

The Social Committee and your community neighbors wish to honor all of you with a neighborhood car parade. Graduates and respective parents of graduates, if you wish to participate, please decorate your vehicle in your school colors and join in the parade! Drive through the three communities and be recognized by your fellow friends and neighbors!

More information and/or flier will be distributed by the Social Committee very soon. Please be on the lookout.



Also, if your graduate would like to be included in a GRADUATION 2020 PowerPoint slide show, please submit their name, photo, school name to the Social Committee at preservehoasocial@yahoo.com no later than June 7th. The slide show will be available on the Preserve at Alamo Ranch unofficial Facebook page.



Stay Aware of Bikes and Runners

When you are out walking, please remember to share the road and path with bikes and runners. Bike riders should alert you when approaching from behind with a bike bell or a "passing on the left/right." Listen for them, and move to walk single file, allowing them to pass safely. Runners should also call out for passing.



FISCAL FORUM

For our community pool to open during COVID-19 times, the Board had to ensure all services, operations, and contractors were in compliance with CDC guidelines, as well as all governmental (state and local) regulations. As mentioned in the "Note from our Board" section above, we opened the pool with limited capacity and significantly increased cleaning and sanitizing services. We also required additional services from our daily pool monitor. These necessary safety precautions resulted in a higher cost when compared to pool operations during previous summers.

Below is a breakdown of what the Board approved over and above the rates paid previously during summer months. The cost of extra services are through Labor Day weekend.

Pool Monitor (6 days a week)	\$ 8,700.00
Porter Service (6 days a week)	\$ 2,500.00
Signs and sanitizer	\$ 500.00
Total	\$11,700.00



COVENANT CORNER:

Making Any Changes? Do Not Forget To Obtain Approval First!



Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement!

The form needed to submit is available online at:

<https://damc6663.eunify.net/CDATA/Sites/Community25947/WWW/Files/ACCrequestform.pdf>

As we enter the summer months, please keep in mind a few highlights from our DCCRs:

- Please remember that no campers, trailers, tractors or other vehicles may be parked on the street for more than 48 hours at a time and requires 72 hours advance notification to the Board of Directors.
- We are in prime grass (and weed) growing season, so please make sure to keep your lawns properly maintained.
- Please also keep an eye on the condition of your house, and assess regularly whether painting, or other repairs are needed.

If you have any questions, please do not hesitate to contact our Association Manager.

PARKING PERMITS

The Board of Directors has noticed ongoing violations of the overnight street parking policy. As a reminder, parking on streets overnight is prohibited, unless you have permission from DAMC, the Board of Directors, via a temporary pass or a permanent parking permit. Certain criteria needs to be met, in order to qualify for a permanent parking permit which is valid only for one year.

Please refer to our Parking Policy on how to request a temporary parking permit for guests visiting for a short period of time or a permanent parking permit (review and approval by the Board). Click on the link below for more info.

<https://damc6663.eunify.net/TemplateDisplay.asp?pkid=7702&tid=741&ams=2&ami=AccItem7>



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 and regulations. It is your responsibility as the homeowner to ensure that your tenants are abiding by all rules and regulations. A tenant's failure to comply with the rules and regulations can lead to fines for you, as the homeowner. The rules and regulations for the community can be found on our website- www.preserveatalamoranch.com under Governing Documents.

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.



**KEEP
CALM
AND LET THE
COMMUNITY MANAGER
HANDLE IT**

ANNOUNCEMENTS

**PLAYGROUND IS STILL CLOSED
UNTIL FURTHER NOTICE**



As the playground equipment is not cleaned on a daily basis, for your health and safety, and to avoid the spread of the COVID-19 virus, it was decided to close down temporarily the children's' playground area until further notice.

Quick Summary of Interim Pool Rules:

- New Waiver must be signed prior to entry in pool
- Use rinse shower prior to entering pool
- Hours of Operation 10 a.m. – 6 p.m.
- 2 hr block sessions
- Last 15 mins of session, patrons must exit pool for cleaning and sanitizing for next group session
- No Guests allowed.
- Bring your own chairs and beverage (no glass)
- Face masks are preferred not mandatory
- Maintain 6 ft safe distance from others not in your household
- Wash hands, wash hands, wash hands
- Sanitize, sanitize, sanitize

- HAVE FUN!



**If your dog poops
but nobody is
watching,
you still need to
pick it up!**



We Want a "Waste-Free" Community!

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, your liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

When walking your dog in our community, remember that it should be leashed. **Also, it is important to remember to immediately clean up after your pet.** Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community.

Thank you for your cooperation!



JUNE 21ST

Wishing all our community Dads,
Grandfathers, Stepfathers, Brothers,
Uncles or whatever “fatherly” role you
have in your loved one’s lives, a great
and blessed day!!



PLEASE
DRIVE
SLOWLY
WE ♥ OUR
CHILDREN

**SPEED
LIMIT
20**

Around the Community

Trails/Models Section Main Entrance Gates



The Wise Trail entrance gate is now operating under a cellular connection and thus, will save our HOA in long term savings. Bye bye long distance fees! Pictured below is gate locked open during replacement.

WATCH FOR CHILDREN PLAYING



Summer is almost upon us and families are outside enjoying the weather, whether riding their bikes, walking, exercising, or playing sports. Children may be involved in their play, that they may or may not be watching out for you, so please be mindful of them. Parents, please ensure that younger children are properly supervised at all times. Please watch your speed and adhere to our posted speed limit of 20 MPH.

Access Gates and Pedestrian Gates

All access gates and pedestrian gates were refinished, rust areas removed and re-painted. A new and improved look for our gates.



Community Pool Reopening

On May 29th, 2020, our community pool opened under restrictions during this COVID-19 pandemic. Looking forward to a long hot summer!! A shower rinse area was also added to the pool area. Please remember to bring your own chairs and drinks as all chairs, loungers, tables and water fountain have been put away or turned off, for the protection and safety of everyone in avoiding highly touched surfaces.



New Pool Enclosure Lighting

Some lighting fixtures were replaced in the pool enclosure area as well as lamps for consistency throughout. Lighting in the pool area is better and more energy efficient now.





2020

<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
	01	02	03	04	05	06
	Trash Pick Up			Recycle Day		Open House Gates Open 12 p.m. – 5 p.m.
07	08	09	10	11	12	13
	Trash Pick Up			Recycle Day		
14	15	16	17	18	19	20
2020 Graduation Parade	Trash Pick Up			Recycle Day		
21	22	23	24	25	26	27
	Trash Pick Up			Recycle Day		
28	29	30				
	Trash Pick Up					

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

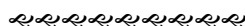
GATES: If your remote or code does not work or if the gates are not opening during normal business hours, 8:30 am to 5:00 pm Monday thru Friday, call DAMC at 210-561-0606 or email accesscontrol@damctx.com. If it is after hours or on the weekend, please call DAMC at 210-561-0606 and press 5. The on call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



Barbara Kill
Community Manager, CCMC
17806 IH-10W, Suite 300, San Antonio, TX 78257
Phone: 210-468-9187 / Email: bkill@ccmcnet.com