



Newsletter

OCTOBER 2020 – VOLUME 3, ISSUE 10



Hello everyone,

Fall is now upon us and we will be looking forward to cooler weather, and what we've all been waiting for.... pumpkin spice and all that is nice.

As a reminder, our community pool is now closed pending future guidance from local government officials. We currently expect to reopen our pool in Spring 2021. We greatly appreciate everyone's understanding and cooperation. It was not an easy decision as the community pool is our only family amenity. The Board will continue to look for ways to reopen the pool as soon as possible.

2020 ANNUAL HOMEOWNERS' MEETING

Our annual homeowners' meeting on September 24th, was the second year in a row that HOA members were able to use electronic voting to cast ballots on HOA related matters. Though not everyone voted, through the addition of electronic voting we had a larger percentage of participation than ever before.

Here is a recap of the voting results on the 4 proposed DCCR amendments:

TOTALS:

E-VOTES 147 - PROXIES 0 - BALLOTS 16

Proposal #1 – Short Term Rentals:

Voted Yes/In Favor of Change: 147 No/Leave AS IS: 16

Proposal #2 – Limit Board's authority to cap assessments:

Voted Yes/In Favor of Change: 158 No/Leave AS IS: 05

Proposal #3 – Special Assessments to be voted by HOA members:

Voted Yes/In Favor of Change: 159 No/Leave AS IS: 04

Proposal #4 – Basketball Goals / Definition of Improvements:

Voted Yes/In Favor of Change: 123 No/Leave AS IS: 40

Proposal #5 – Basketball Goals / Portable Basketball Goals:

Voted Yes/In Favor of Change: 124 No/Leave AS IS: 39

Proposal #6 – Basketball Goals / Repair of Building:

Voted Yes/In Favor of Change: 158 No/Leave AS IS: 55

Thank you, Your Board of Directors

FAREWELL TO A FELLOW BOARD MEMBER

We say goodbye to Michael Robles ("Mike") who fulfilled the remainder term of Joseph Arthur (approximately 18 months). Thank you Mike for your service and dedication while serving on the Board of Directors. We hope to see you around the community!

New Board Members

Please welcome back **Ryan Haskins** for a new three-year term and a warm welcome to newcomer **Gene Nowak** who will also serve a three-year term. Thank you both for volunteering your time and service!

Board Officers: Board Officers: A Board Meeting will soon take place to vote in our officer positions. Be on the lookout for information on that meeting in the near future.

Participation

Thank you again to everyone that participated in our 2020 Annual Meeting! As more HOA members take part in Association matter we become a stronger and more inclusive *community of neighbors*.

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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.

COVES SECTION

Marcus and Monique Walker
Cameron Cove

POOL SECTION

Ernesto and Gloria Riojas
Limestone Trail

Eldefonso and Rosa Garcia
Newton Trail

TRAILS SECTION

David and Carolina Guzman
Glasscock Trail



HOMEOWNER PORTAL ACCESS -

We encourage you to utilize the Preserve
at Alamo Ranch website,
www.preserveatamoranch.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.preserveatamoranch.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.



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.preserveatamoranch.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.



SAFETY WITHIN OUR GATES



In light of past vandalism and to ensure HOA rules are
being followed by all of our residents, the HOA has
needed security patrols within our community for the
last several years. Please remember that the security
company used by the HOA is not a law enforcement or
emergency services agency.

If any resident is in need of emergency services, they
should call 911 and NOT the HOA's security patrols.
Neither the HOA nor the contractor providing us with
security patrols has the authority or responsibility to
provide law enforcement or emergency response
services.

Please ensure the health and safety of your family by
contacting the appropriate agencies during
emergencies.





FISCAL FORUM

This year presented our HOA with some unexpected fiscal challenges. Highlighted below are some current year budget items as of August 2020. If you would like a copy of the most up-to-date balance sheet, please reach out to Eva Hecox at eva@damctx.com.

Expenditures as of August 31, 2020:

Gates - over by \$2,913 on an annual budget of \$16,000

Utilities - under by \$3,500 on an annual budget of \$47,000

Grounds - over by \$6,300 on an annual budget of \$37,000

Pool - over by \$22,000 on an annual budget of \$49,000

Security - under by \$4,300 on an annual budget of \$22,000

Reserve Fund contribution, budgeted \$80,000, transferred \$90,000

Our next election takes place on

NOV:3:2020

REGISTER TO VOTE

To vote in Texas, you must be registered with your county. To register with Bexar County, [verify your eligibility](#). Then simply pick up a voter registration application, fill it out completely and legibly, and return it to the Voter Registration Office at least 30 days before the election date.



LAST DAY
TO
REGISTER



EARLY
VOTING
BEGINS



EARLY
VOTING
ENDS

<https://www.votetexas.gov/>

**OCTOBER 5TH IS DEADLINE
DAY TO REGISTER**



Ideas for Celebrating Quarantine-0-Ween

Set up a candy grave yard:



individual treat bags for extra safety.

Your yard gets decked out for Halloween and gives kids a way to social distance while trick-or-treating in it. Set up fake tombstones in your yard with prizes and candy piled up next to each tombstone. You could have each kid enter the graveyard one at a time and package up candy and prizes into

Attend a Trunk or Treat



Trunk-or-treating is one of the trends buzzing this year in terms of socially distant trick-or-treat substitutes. An organized event usually held in a school or church parking lot, trunk-or-treating entails decorated vehicles, and kids go trick-or-treating from car to car. You can host this in your neighborhood, too, with neighbors setting up trunk displays in the driveway and passing out candy. Note: Consider having designated adults (who commit to applying hand sanitizer) give out the candy rather than encourage lots of little hands to reach inside the bowl. Party City has a list of [17 trunk-or-treat ideas](#) for inspiration!

Be on the Lookout for Socially Distant Costume Bicycle Parades



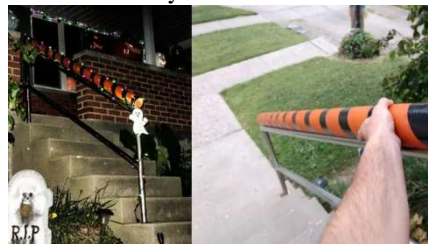
Another trend we're hearing about are Halloween parades or a form of drive-by trick-or-treating. With the former, costume wearers take to the street as a catwalk to show off their costumes and hand out and collect candy. People also decorate bikes, wagons, golf carts and cars to show off their looks!

Reverse Trick-or-Treat in Neighborhoods



With reverse trick-or-treating, people drive by houses similar to the COVID-19 birthday parades. Those in the car will throw candy or deliver it to the kids in costumes in their yards.

Create a candy chute



Use an old Amazon delivery tube for it, and said it only took 20 minutes to create and attach to his front stairs. Now he just has to drop treats from the top into candy bags or buckets below!



Organize a Glow in the Dark Egg Hunt

Egg hunts aren't just for Easter. Buy Halloween-themed eggs at Amazon, or Halloween-ify old plastic eggs you already own (glow sticks work, too!) with stickers or markers. Add candy, and hide them in the yard or around the house! Grab glow sticks and glow-in-the-dark eggs at Amazon for a nighttime search.

Source For more ideas, please go to: <https://www.retailmenot.com/blog/ideas-for-celebrating-halloween-during-covid-19.html>



San Antonio Exits Stage 1 Watering Rules

SEP 28, 2020

Per city ordinance, San Antonio City Manager Erik Walsh, in consultation with SAWS President/CEO Robert R. Puente, declared the end to Stage 1 watering rules effective Tuesday, Sept. 29.

Recent sporadic rainfall has sent the 10-day average for the Edwards Aquifer above the trigger of 660 feet msl. As a result, SAWS has advised the City Manager that it would be appropriate to end the watering rules that have been in place since July.

Investing SAWS customer dollars in diversification of water sources, such as the Aquifer Storage and Recovery (ASR) and desalination plant, has enabled San Antonio customers to avoid more severe drought restrictions seen elsewhere in the region in recent years.

While the city is returning to year-round watering rules, recent rains and seasonal drop in temperatures reduce the need for outdoor watering, residents are encouraged to leave in place once-a-week watering.

SAWS customers can still take advantage of SAWS WaterSaver coupons and rebates. Learn more here at GardenStyleSA.com.

<https://www.saws.org/san-antonio-exits-stage-1-watering-rules/>



San Antonio Drive-In at Fiesta Texas fall movies lineup



Here is the upcoming fall lineup, provided by Rooftop Cinema Club:

- October 1 "Grease" and "Crazy, Stupid, Love"
- October 2 "Hotel Transylvania" and "Halloween"
- October 3 "Hocus Pocus" and "Relic"
- October 4 "Monsters Inc" and "The Craft" (**Community Screening**)
- October 5 "Gladiator" (**Military Monday**)
- October 6 "Shazam!"
- October 7 "Vaselina (Grease)" (**Spanish-spoken**)
- October 8 "Coraline" and "The Babadook"
- October 9 "Harry Potter and the Chamber of Secrets" and "The Evil Dead"
- October 10 "Black Panther" and "Possessor"
- October 11 "Shrek" and "Death Becomes Her"
- October 12 "Casablanca" (**Military Monday**)
- October 13 "Aladdin (2019)"
- October 14 "Parque Jurasico (Jurassic Park)" (**Spanish-spoken**)
- October 15 "Halloweentown" and "The Blob (1958)"
- October 16 "Shaun of the Dead" and "28 Days Later" (**Zombie Weekend**)
- October 17 "Paranorman" and "Dawn of the Dead (2004)" (**Zombie Weekend**)
- October 18 "Warm Bodies" and "Planet Terror" (**Zombie Weekend**)

"The Drive-In at Fiesta Texas" is a contactless drive-in theater where guests can bring food or order concessions like popcorn, candy and soda from Rooftop Cinema or other on-site food truck partners.

Ticket prices are \$24 or \$32 per vehicle depending on seating preference and parking spaces are assigned on a first-come, first-served basis. Retired and active military can receive a 15% discounted ticket online with a valid military I.D., shown upon entering the venue, officials said.

For Military Mondays "the venue hand-picks a film each week worthy of a salute to the military, our local troops, veterans, and their loved ones," according to cinema officials.

Rooftop Cinema is paying homage to everyone's favorite walking dead - the zombie, with a weekend full of zombie-themed movies on Oct. 16-18.

"Rooftop Cinema will host \$5 'Community Screenings' for those impacted by COVID-19 and also those in support of Black Lives Matter. 100% of the proceeds from the first film shown every Tuesday will be donated directly to the San Antonio Food Bank and to the Black Lives Matter organization," according to cinema officials. Those screenings are notated in the list above.

For more information, purchase tickets, map, etc., please go to: <https://rooftopcinemaclub.com/san-antonio/venue/the-drive-in-at-fiesta-texas/>



Upcoming COMMUNITY EVENTS

COMMUNITY GARAGE SALE – OCTOBER 3RD 8 A.M. – 2 P.M.

Got stuff? Would you like to clean out your closet, garage and attic spaces? Now is your chance. There will be a neighborhood garage sale on Saturday, October 3rd. We would like to remind everyone that we are still in COVID times, therefore, please keep sanitizer handy.

All gates will open at 8 a.m. and close at 2 p.m.

For a safe and successful garage sale, please see below the checklist as well as COVID Safety Tips.



1. Display signs reminding buyers NOT TO ENTER if they are symptomatic or ill and that encourages social distancing for buyers to see upon arrival and while shopping.
2. Practice safe social distance by asking buyers to stay 6 feet apart, especially when waiting to pay.
3. Try not to keep items for purchase inside of your garage. Best to have items in an open ventilated space, such as your driveway.
4. Sellers should always wear a face mask and encourage buyers to wear face masks as well.
5. Be sure to have your tables at least 6 feet apart. Use heavy duty tape on ground surface, if possible, to display one-way aisles. It will also act as a guide for buyers to maintain the 6 feet distance from each other.
6. Place signs stating rules YOU would like buyers to follow, such as how many can be in garage, how many in general selling area at a time, wearing masks, etc.
7. Instead of cash, consider using mobile or online payment such as Venmo, CashApp, ApplePay, PayPal, etc.
8. Sanitize tables and other high touch surfaces frequently, as well as your items before the sale, and multiple times during the sale.
9. Consider only allowing 10 people at a time within your sale space. Buyers can take time browsing items.
10. Display merchandise so that buyers can avoid picking them up or touching them unless they are buying it.
11. Avoid having items in grab bins.
12. If you are selling food and drink items, make sure they are single serve, individually wrapped. Don't allow buyers to grab soft drinks from an ice chest cooler.
13. Last but not least, PROVIDE hand sanitizer containing at least 60% alcohol. Use hand sanitizer in between transactions.



Supplies Checklist

- | | |
|---|--|
| ☐ Pricing stickers | ☐ Garment Rack |
| ☐ Blank stickers | ☐ Moving Dolly |
| ☐ Hand sanitizer | ☐ Mirror |
| ☐ Stapler | ☐ Packing supplies |
| ☐ Hammer/Nails | ☐ Extension cords |
| ☐ Batteries | ☐ One & five dollar bills |
| ☐ Boxes | ☐ \$10 in Quarters |
| ☐ Signs | ☐ Fanny pack |
| ☐ Black Sharpie | ☐ Rubber bands |
| ☐ Calculator | ☐ Scissors |
| ☐ Notebook | ☐ Shopping Bags |
| ☐ Card Tables | ☐ Ziploc Bags |
| ☐ Folding Chairs | ☐ Paper towels |
| ☐ Measuring Tape | ☐ Trash can |

Around the Community

STREET SWEEP – FALL 2020



The streets were swept on September 15th in all three sections. Street sweeping plays a vital role in the aesthetics and curb appeal of our communities. A clean street without litter has shown to improve and maintain the value of our real estate.

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

POLITICAL YARD SIGNS



We are now in election season and will soon be seeing signs popping up in yards within the community. Our DCCRs allow for placement of political signs in one's respective yard [Article 3.20 (iii)].

Texas law regarding political signage underwent recent changes that take precedent over HOA rules. Here are some key elements of what is allowed:

- One yard sign is allowed per candidate or ballot measure.
- Signage must be ground mounted and no larger than 4 x 6 feet.
- Must not contain language, graphics, or any display that would be offensive to the ordinary person.
- Signage may not be enhanced with music, other sounds, and streamers that may be distracting to drivers.
- Signage must be removed 10 days after the election (our DCCRs provide for 15 but current law supersedes).

Source: Texas Election Code §259.002.



BEWARE OF PORCH PIRATES

For those of you who will be taking advantage of Amazon's Prime Day event (you know who you are) on October 13th and 14th, please remember to retrieve your packages from your doorstep/porches. Please be mindful of porch pirates. It's been rumored they follow delivery trucks through neighborhoods for packages being dropped off. If you will not be home, ask a neighbor to kindly hold your package(s) until you get home.



THE FINANCE COMMITTEE IS
CURRENTLY SEEKING VOLUNTEERS TO
ASSIST THEM. IF YOU LIKE WORKING
WITH NUMBERS, BUDGETS,
SPREADSHEETS,
PLEASE REACH OUT TO EVA HECOX AT
EVA@DAMCTX.COM



UNTIL SPRING 2021
OR FURTHER NOTICE



A shout out to **Yvette Powell Arguijo**, our community cheerleader, for her persistence and determination in getting the word out and standing on curbs with signs reminding everyone to vote at our annual meeting.



October 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Open House Neighborhood Garage Sale 8 – 2 p.m. 
4	5 Trash Day Deadline to Register to Vote in Elections	6	7	8 Recycle Day	9	10
11	12 Trash Day	13	14	15 Recycle Day	16	17
18	19 Trash Day	20	21	22 Recycle Day	23	24
25	26 Trash Day	27	28	29 Recycle Day	30	31  Happy Halloween

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.

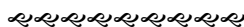
If it is after hours or on the weekend, please call DAMC at 210-561-0606 and press 5. The on call manager will receive the message. When leaving a message, please leave a call back number.

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
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Phone: 210-468-9187 / Email: bkill@ccmcnet.com