



Newsletter

NOVEMBER 2020 – VOLUME 3, ISSUE 11



Dear Homeowners,

Another month has passed, and we are now two months from the end of the 2020. We wish for strength and perseverance to all of our neighbors as everyone continues to deal

with the COVID-19 pandemic.

As cooler weather creeps in, we must now think about winterizing our lawns, servicing furnaces, and preparing for the upcoming holidays. And as the frantic pace of the holiday season takes hold, please remember that there are more things which bind us as neighbors and as people, than there are things which divide us.

The Board is currently reviewing the HOA's Parking and Safety Policy. We anticipate an amended version with several changes by the end of this year. Meanwhile, we have implemented an online tool for Street Parking Permit requests. We hope this will ease the request process for our homeowners. Please be on the lookout for additional information once that portal becomes available.

There were two community garage sales events held in October. We hope everyone was able to take part in one or both of them and had successful sales.

The Board understands that during the holidays, homeowners need extra parking space as family and friends come for visits. Therefore, we have elected again to waive street parking restrictions, as was done in previous years, beginning Friday, November 20, 2020 through Monday, November 30, 2020. December holiday dates will be posted next month.

Wishing everyone a wonderful Thanksgiving holiday with friends and family. Blessings to all.

Thank you, Your Board of Directors

New Board Member Officers: 2020 - 2021

During the Board's meeting on October 8, 2020, held via Zoom, Directors were elected to the following officer positions:

Officers:

**President: Ryan Haskins
Vice President: Steven Hovsepian
Secretary: Mary Ling
Treasurer: Kristen Hess
Member at Large: Gene Nowak**



What's Inside

THIS ISSUE:

Note From the Board/New Board Members ...	Page 1
New Homeowners/Misc	Page 2
Letter from the President	Page 3
Fiscal Forum	Page 4
Covenant Corner	Page 5
Election Info	Page 6
Home for the Holidays	Page 7
Upcoming Events/Announcements	Page 8
Preserve EATS.....	Page 9
Around the Community	Page 10
Calendar	Page 11
Contact Information.....	Page 12



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

Lycrezia Johnson
Chambers Cove

James & Christina Fountain
Cameron Cove



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.



SAFETY WITHIN OUR GATES



We would like to remind everyone to exercise
extra caution as the holiday shopping season also
sees an increase in criminal activity in the form of
theft and burglary.

Being attentive and planning ahead are good
ways to avoid being victimized.

Please look out for Christmas shopping safety tips in
next month's newsletter.



The holidays are here and we all
know what that means. Food,
food, and more food. Did you
know that November is known
for:

- 11/01 – Cook for your pet's day
- 11/02 - National Sandwich Day
- 11/03 – National Deviled Egg Day
- 11/05 – National Donut Day
- 11/06 – National Nachos Day
- 11/08 – National Cappuccino Day
- 11/17 – National Baklava Day
- Homemade Bread Day
- 11/23 – National Espresso Day
- 11/25 – National Eat w/Friend Day
- 11/28 – National French Toast Day

These are just a few, but for more food days, please go to:

<http://www.thedeliciouslife.com/november-food-holidays/#:~:text=%20November%20Holidays%20and%20Commemorative%20Days%3A%20201,Egg%20Day%20%7B%20kimchi%20deviled%20eggs...%20More%20>

Letter from the President

By: Ryan Haskins, President
The Preserve at Alamo Ranch Homeowners Association
November 2020

Dear Residents of The Preserve at Alamo Ranch:

It is my hope that everyone had an enjoyable Halloween this year especially with it being on a Saturday and that everyone received more treats than tricks. Several residents really went all out this year and created some truly Spooktacular Halloween displays in our community for all residents to enjoy. I know that my two young daughters really had a great time seeing all the spooky decorations during the evening of Halloween.

As some residents might have noticed our pool water level started to get low during the last week of October. The Board of Directors (the Board) suspected that there was a water leak of some type causing the drastic drop in the pool's water level. While monitoring the pool over the past few days it was found by the Board that there was water flowing freely from the concrete skirting around the North end of the pool. To address the issue and find the definitive source of the problem the Board will be having a leak detection company assess the extent of the damage to our pool that has caused the pool water level to drop by several inches recently.

As the Board receives new information about the damage to the pool and what repairs will be necessary to fix our pool the Board will provide all residents periodic updates about this matter. However, If you have any specific questions for the Board about the pool or other HOA matters please feel free to contact the Board at "preserveHOAboard@yahoo.com".

Otherwise, I hope that all residents have a wonderful Thanksgiving holiday and that everyone stays warm this November.





FISCAL FORUM

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 a association committees.

There are current openings for our Finance Committee. With recently elected Board Member Gene Nowak, who was previously Chairperson for the Finance Committee, we need additional volunteers and/or chairperson for the Finance Committee. Please contact Eva Hecox, our Association Manager, or email the Board for more information.

As of September 30th, there is \$10,354.77 in outstanding assessments 120 days past due as well as 7 accounts pending with our HOA attorney for collection.

Our HOA's Balance Sheet as of 9/30/20:

Balance Sheet

Preserve At Alamo Ranch Homeowners Association

As Of 9/30/2020



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	144,304.90
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,494.87
Total: Operating Funds	146,799.77
Reserve Funds	
1041 - Alliance MMKT	37,634.98
1042 - Alliance Res CDAR 02/04/21 1.61%	50,457.96
1043 - Alliance Res CDAR 08/04/22 .60%	50,472.36
1046 - CD 7/31/2025 (1.00%) SSFCU0081	55,523.47
1047 - CD 3/16/2021(2.2%)SSFCU 0082	55,052.98
1048 - CD 9/2/2021(1.95%)SSFCU 0083	53,922.35
1049 - Alliance Res CDAR 03/11/21 1.00%	121,778.47
1050 - Alliance Res CDAR 05/19/22 .60%	50,084.73
Total: Reserve Funds	474,927.30
Total: Current Assets	621,727.07
Total: Asset	621,727.07
Liability	
Liability	
2020 - Prepaid Assessments	39,307.46
Total: Liability	39,307.46
Total: Liability	39,307.46
Equity	
Equity	
3000 - Operating Fund Equity	145,046.42
3040 - Reserve Fund Equity	472,245.69
3050 - Transfer to Reserves	90,000.00
Total: Equity	707,292.11
Total: Equity	707,292.11
Net Income	(124,872.50)
Total Liabilities and Equity	621,727.07



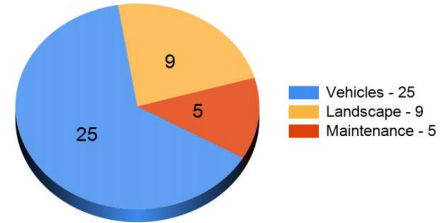
COVENANT CORNER:

During September 1-30, 2020, the below violations were noted, more in particular, parking violations.

Violations

Entered:

Type	Count
Vehicles	25
Landscape	9
Maintenance	5



PARKING PERMITS

As a reminder, overnight parking on HOA streets is prohibited, unless homeowners have received street parking waiver permits from the HOA via Diamond Association Management & Consulting (DAMC). Certain criteria must be met before a homeowner is issued either a short term or long term street parking permit. Long term parking permits may be authorized for up to one year at the discretion of the HOA.

As mentioned before, the Board is currently revising the Parking and Safety Policy to clarify the HOA's parking and safety guidelines. The Board's intention is to ensure the safety of everyone within our community.



NOISE – QUIET ZONE TIMES

Good Neighbor Tip: KEEP IT DOWN

The most common neighborly complaint has to do with noise, be it music, TVs, animals or yelling. This is the time of year when weather is getting cooler, sitting outside with family and friends in the evenings, social distancing of course, enjoying the outdoors is more tolerable. Let's be considerate and keep music, animals, etc. turned down for our neighbors. Quiet Zone times in most states and cities are between the hours of 10 p.m. and 8 a.m.

If you're going to throw a party bash and expect lots of noise and music, tell your neighbors first. If your neighbors come knocking with a noise complaint, make an effort to address their concerns.

Our DCCRS states the following:

3.23 Noise. No exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security or public safety purposes) shall be located, used or placed on any of the Property such that it becomes or will become clearly audible at the property line of adjoining property owners. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to any other portion of the Property or to its occupants.





NOV:3:2020

Election Day is almost upon us, and it's important to be aware of the local voting resources available as you prepare to cast your ballot. This page links to useful information about where you can vote, early voting, and voting by mail in Bexar County. As the big day draws near, some important facts to keep in mind are:

- Election Day is Tuesday, November 3, 2020.
- In Bexar County, you can vote at any **Vote Center** during the early voting period and on Election Day.
- If you are a registered voter living outside of Bexar County, you may also vote at any Vote Center in your county. To see if your county allows you to vote at any Vote Center on Election Day, **click here**.



LIKE THE NEWSLETTERS?

As a reminder, if you or any neighbor you know of, who would like to receive these monthly newsletters and to be included in the e-blast of upcoming events (Board Meetings, community events, etc.) please furnish your email address to our Property Manager, Eva Hecox, or Alyssa at DAMC.

Remember, if you have changed your email address, please provide your new email to alyssa@damctx.com so that it can be updated. If you are registered on the portal, you can go in and change your email address.



Wreaths Across America is an organization who remember our fallen heroes by laying remembrance wreaths on their graves at different cemeteries.

Our very own Fort Sam Houston National Cemetery has over 166,000 headstones alone. Wreaths Across America would like to raise funds to lay wreaths across each grave.

**REMEMBER the Fallen. . . HONOR those who Serve. . .
TEACH our children the value of Freedom**

You can sponsor a wreath or donate to the organization at:
<https://wreathsassamerica.org/pages/160770>

The San Antonio Celebration will take place at:

**Fort Sam Houston National Cemetery
1520 Harry Wurzbach Road
San Antonio, Texas 78209
Saturday, December 19th, 2020
with ceremony starting at 12:00 p.m.**

For more information about the San Antonio location ceremony, or how to donate, volunteer, etc., please go to:

<https://wreathsassamerica.org/social/TX0773-KENS5?Sid=160770|0|0|1>



Residential Curbside Trash Collection

Our residential curbside pickup services can be customized to address your needs. Tiger Sanitation bins are designed to comfortably handle your family's waste. Our generous limits include:

- One 95-gallon Tiger trash bin plus up to two 30-gallon personal trash cans, or
- The equivalent of four 13-gallon trash bags

On those occasions when you have something too big for your bin, don't worry. We also accept special requests for bulk and large item removal in addition to your regular garbage pick-up services. This flexibility is responsible for the growth of Tiger Sanitation into the largest provider of residential waste removal services in San Antonio, TX area.

Holidays: Tiger Sanitation is closed on New Year's Day, **Thanksgiving Day** and **Christmas Day**. During holiday weeks, we may run revised routes to ensure that all customers receive service at least 1 time that week. Please log on to our website – www.tigersanitation.com for holiday scheduling information.

For residential service terms and conditions, please **Click Here**.

Home for the Holidays

Planning the Family Thanksgiving Meal

The family unanimously decided that you are in charge of the Thanksgiving meal this year. Can you pull it off? Yes, with a little bit of planning ahead of time, you can throw a great family Thanksgiving get together without stressing or staying busy for weeks. The key is advanced planning.

Step 1: Make A Guest List

It's next to impossible to determine how much food to buy and cook without knowing how many mouths you will be feeding. Contact friends and family early and request they RSVP by a certain date. Follow up with them in the weeks before Thanksgiving to make sure you know who is and isn't coming. Plan for at least 2 extra guests – more if you are entertaining a larger crowd.

Step 2: Plan the Meal

Once you know how many guests you'll have, then the fun begins. You get to dream about food. Of course, there are the old standbys like ham and turkey that you will probably be preparing, but there's so much more to a wonderful Thanksgiving meal.

First, contact family members to find out what they can each bring. That will help you to adjust your menu plan accordingly. Take note of everyone willing to bring a dish – even if they aren't sure yet what to bring.

Make a list of Appetizers, Main Dishes, Side Dishes, Breads, Salads, Soups, and Desserts. What would be your favorite Thanksgiving meal of all time?

Do you have anyone with special dietary requirements? Perhaps your Uncle Stan is diabetic, or Aunt Sally is allergic to peanuts. Be sure to keep their needs in mind while you're planning. Try to offer some lighter, lower calorie alternatives to balance out some of the "heavier" traditional dishes.

Step 3: The Master Plan

Once you determine what you'll be serving, it's time to break it down into manageable tasks.

Contact the people who didn't know what they wanted to bring and assign them a dish. If you're short on desserts, ask them to bring one. If you dread making mashed potatoes, see if they wouldn't mind bringing them. Anything you can't delegate will be up to you to make of course.

Now, you know what everyone else is bringing, you can make a grocery list and a timeline of the items you'll be cooking.

Take a little time and sit down to make your grocery list. Keep recipes handy so you know exactly what you need. Don't forget some of the spices you only use a few times a year (like sage). What tools (like a disposable roasting pan) are you going to need to prepare the meal? Don't forget to stock up on extra napkins and paper towels. If you are planning on using disposable table clothes, plates etc. make a list of those items as well.

Get as much done as early as possible.

Did you know you could even freeze some mashed potato recipes weeks in advance? It's true! Get started early on the shopping of non-perishable items for the party. Cross items of your master-shopping list as you get them.

Source: www.apples4theteacher.com/holidays/thanksgiving/articles/planning-the-family-thanksgiving-meal.html



12 Tips for Safer Holiday Home Decorating

By: Consumer Reports News

The year-end holidays can be a time for beautiful home decorations, but the Consumer Products Safety Commission warns of an increasing number of injuries from consumers stringing up festive lights and other holiday decorating activities.

The Consumer Products Safety Commission suggest the following 10 safety tips to help keep your holiday home safe this year:

1) Check for freshness when buying a live Christmas tree. A fresh tree is green, its needles are hard to pull from branches, and don't break when bent between your fingers. The bottom of a fresh tree is sticky with resin and, when tapped on the ground, the tree should not lose many needles.

2) Keep trees away from heat sources. Fireplaces, vents, and radiators can rapidly dry out live trees and increase the risk of flammability. Be sure to keep the tree stand filled with water and monitor water levels daily. Place the tree out of the way of foot traffic, and do not block doorways with the tree.

3) Check for a "Fire Resistant" label when buying an artificial tree. It indicates the fake tree is more resistant to catching fire. But still exercise caution since an artificial tree, like a live evergreen, can still catch fire.

4) Avoid sharp, weighted, or breakable decorations when trimming a tree with children. Keep trimmings with small removable parts or ones that resemble food or candy out of children's reach to avoid choking dangers.

5) Keep burning candles within sight. Extinguish all candles before you go to bed, leave the room, or leave the house.

6) Keep candles on a stable, heat-resistant surface. Choose a place where kids and pets cannot reach or knock over burning candles. Lit candles should also be placed away from flammable items—trees, decorations, curtains and furniture.

7) Use only lights that have been tested by nationally recognized laboratories, such as UL. Decorative indoor and outdoor lights must meet strict requirements. UL's red holographic label signifies that the light decorations meet safety requirements for indoor and outdoor usage. UL's green holographic label signifies the lights are safe for indoor use only.

8) Check each set of lights for damage. Discard decorative light sets with broken or cracked sockets, frayed or bare wires, or loose connections. Do not use electric lights on a metallic tree.

9) Check each extension cord to make sure it is rated for the intended use. Indoor extension cords should not be used for outside lights.

10) Check outdoor lights for labels showing that the lights have been certified for outdoor use, and only plug them into a ground-fault circuit interrupter (GFCI) protected receptacle or a portable GFCI.





ANNOUNCEMENTS

Each year there are sightings of feral hogs and their piglets near our HOA's property. Last month these animals repeatedly caused damage to our landscaping and to the property of HOA members living near greenbelt areas. Below are photos of the damage done near the entrance gate at the intersection of Newton Trail and Lone Star Pkwy:



BOARD OF DIRECTORS' MEETING

November 18th at 7:00 p.m.

Via Zoom

December 19th –

Holiday Lighting Contest

Enter your home by emailing preservehoasocial@yahoo.com no later than December 12th.

Judging will be open from December 13th – 19th.

Electronic voting will also be available.

More information will be distributed by the Social Committee

In late October 2020, the Board hired a professional animal trapping company which will work through November 2020 to trap and remove the feral hogs from our area. We hope this effort will reduce the negative impact of the feral hogs on the HOA's property. More importantly, we hope it will reduce the risks posed by the hogs to HOA members, their property, and their pets.

The Board is aware that some HOA members have set up feeders and watering troughs in the greenbelt areas near their homes. We understand the desire to be kind to the natural fauna near our community. However, these feeders also attract the feral hogs which can damage the private property of our neighbors, and which may pose a risk of physical injury to people. We are asking HOA members to remove any feeders, water troughs, or similar equipment in order to prevent the return of the hogs in the future.

Below are some helpful tips in deterring the feral pigs/hogs into our neighborhood. Please use **extreme caution** if you see them or are approached by them.

- Don't feed feral hogs
- Don't feed pets outside or leave pet food outside
- Eliminate potential sources of water on your property
- Clean up bird seed on the ground
- Keep barbecue grills clean
- Tightly cover and secure garbage cans and compost bins
- Clean up under fruit and nut trees
- Trim and brush shrubbery near the ground
- Make sure fences are secure



THANKSGIVING SCHEDULED FOOTBALL GAMES

MATCHUP		TIME (CT)
Houston	at Detroit	11:30 AM
Washington	at Dallas	3:30 PM
Baltimore	at Pittsburgh	7:20 PM



Thank you to all Veterans, who have served and are still serving today, to fight for our freedom as Americans.

[illegible]

Source: <https://afarmgirlskitchen.com/chicken-pot-pie/>

Around the Community

reminder

POLITICAL YARD SIGNS



Election Day is nearly upon us. This is just a friendly reminder that all political signs in your yards must be removed within 10 days after the election. Although our DCCRs states 15 days, recent changes to laws/current law supersedes HOA restrictions/rules.

There have been reports of presidential candidate yard signs being removed or taken from other homeowner's property, without their permission. Despite one's political beliefs and tensions flaring during this presidential election, we are all neighbors, first and foremost, living amongst each other and seeing one another, each day. Please be courteous and refrain from taking or removing other neighbors yard signs without their consent or permission.

No matter the object or item being removed from another property owner, without their consent or permission, it is still considered theft.

If you witness anyone removing signs, please contact the Board or Eva at DAMC.

COMMUNITY PLAYGROUND IS NOW OPEN



While using our community playground, it is strongly encouraged to follow CDC guidelines:

1. Practice social/physical distancing (6 feet apart)
2. Wear a facial mask over nose and mouth
3. Sanitize/clean prior and after use of amenities and all surfaces touched
4. Wash hands/sanitize often
5. When feeling ill/sick/displaying COVID symptoms, please stay home

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.

NEED TO FILE A COMPLAINT OR REPORT AN ISSUE?

REMEMBER! Social media such as Nextdoor and Facebook is NOT the way to file a complaint, report an issue, or bring a matter to the Board's attention.

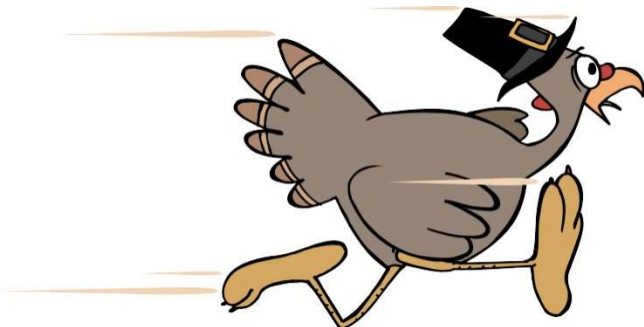
In order to get the proper attention and action it deserves, as well as for documenting purposes through the proper channels, please reach out to Eva Hecox at DAMC via email at eva@damctx.com or (210) 561-0606. You may also reach out to the Board of Directors at preservehoaboard@yahoo.com.

As Always

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

November 2020

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	Trash Pick Up			Recycle Day		Open House Gates Open 12 – 5 p.m.
8	9	10	11	12	13	14
	Trash Pick Up			Recycle Day	Political Yard Signs must be removed	
15	16	17	18	19	20	21
	Trash Pick Up			Recycle Day		
22	23	24	25	26	27	28
	Trash Pick Up			Happy Thanksgiving Day 		
29	30					
	Trash Pick Up					



CONTACT INFORMATION

The Preserve at Alamo Ranch

BOARD OF DIRECTORS

Ryan Haskins, President
Steven Hovsepian, Vice President
Mary Ling, Secretary
Kristen Hess, Treasurer
Gene Nowak, 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 Board Liaison
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.

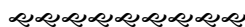
If it is after hours or on the weekend, please call DAMC at 210-561-0606 and press 5. The on call manager will receive the message. When leaving a message, please leave a call back number.

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