



Newsletter

DECEMBER 2020 – VOLUME 3, ISSUE 12



Happy Holidays Homeowners,

We've now come to the end of the year. The COVID-19 crisis continues across the nation, affecting our daily routines, but we have not faltered nor given up. Despite sacrifices made for the safety and well-being of our families, we remained diligent, determined and persistent.

As with the Thanksgiving holiday break, the Board has again approved waiving all overnight street parking restrictions so that you can be stress free and not worry about violations when family, friends, guests come to visit and stay for the holidays. Beginning December 18th and ending January 4th, 2021, enforcement of overnight street parking will be suspended.

Once again, the Social Committee will be hosting the annual Holiday Lights Contest. Families are encouraged to deck out their homes and have fun while engaging in friendly competition and bragging rights with their neighbors! So please show off your lights and all your unique décor by capturing the spirit of what the Holiday means to you. For more information and prize amounts, please refer to the flier enclosed in this newsletter. Who will be the Grand Prize winner this year?

Many improvements and repairs were made this year to our HOA common areas and infrastructure. We updated all gate access systems with DKS cellular which will prove fruitful in yearly savings with no more long distance fees. Our major project was our community pool which underwent new replastering, new perimeter lighting, new pool lighting, and other miscellaneous repairs within the pool area.

We updated our 2017 Reserve Study this past August. The updated 2020 Reserve Study Report is available online by logging into your homeowner account at www.preserveatalamoranch.com and visiting the Documents – Financials link on main page. As previously mentioned, an HOA reserve study determines how much an association should currently have in its reserves. It also provides an estimate of the costs to repair and/or replace common area components over time. The results of a reserve study, even an updated one, are especially important and can aid in the planning of the annual budget.

The updated 2020 Reserve Study report concluded that due to various factors, such as inflation, increased attention to our wood fences, and some common area enhancements, action was required by the Board, to ensure that sufficient reserve funds are available to cover upcoming expenses for the HOA. Based on recommendations in the report, the Board approved and voted in open session at the November 18th Board Meeting an annual increase of \$10 per quarter for a total of \$40 per year, effective January 1, 2021.

If anyone has any questions or suggestions for the Board, please feel free to email the Board directly at preservehoaboard@yahoo.com. All emails will receive a reply from the Board in a timely manner.

We would like to wish everyone a happy, fun, and safe holiday season!

Your Board of Directors ~ Ryan, Steven, Mary, Kristen and Gene



HOA Dues ~ \$235.00 Effective January 1, 2021

Assessment invoices should be arriving soon. 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 Eva at DAMC phone at (210) 561-0606.

DAMC COVID-19 NOTICE:

We appreciate everyone's cooperation as we navigate through this Pandemic with you. All tasks can be done by phone, email and through the USPS. If you have a need to come into the office, the 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 restroom. ~ Thank You



What's Inside



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The Preserve at Alamo Ranch New Resident Welcome

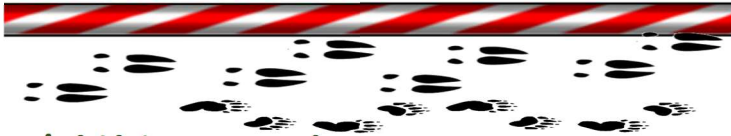
Welcome to the Preserve at Alamo Ranch!
We hope you will find this neighborhood
just as friendly and enjoyable as we have.

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

Ryan and Amy Sullivan
Briscoe Trail



Wildlife animals



Even with all the undeveloped spaces around
our community food is scarce in the winter for
local wildlife. Combined with little rainfall
over the past few months, all wildlife is out
seeking food and water. If you live near a
greenbelt area, please refrain from placing any
feeders or water containers outside your fence
line. This should include bird seed feeders.

These sources of nourishment attract all types of feral animals to
the area. Hogs and deer have damaged both HOA and
homeowner property over the past three months in our
community. Please do your part to protect our shared community.



Please ensure that your trash is
only put out in the appropriate
containers provided by your trash
service company. Avoid trash
bags and cardboard boxes as
much as possible. Once animals

find trash containers they can chew into, they will return, and not
just on trash day. This also applies to your recycle bins since any
food or liquids left in cans and cartons is an attraction to animals
who might carry disease.

Pizza boxes have food residue and are not recyclable, but they are
tasty!!

Thank you for doing your part as a member of our association.



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.

Prepare Your Home For Winter With These Few Tips!

With the chill of winter already upon us, here are a few things
you should do to get your home ready for the new season.

1. Drain Sprinkler systems: Well, if you have irrigation
systems, blow them out so they don't freeze.
2. Clean the Gutters: If your gutters are full of debris, water
can back up against the house and damage roofing, siding
and wood trim, plus cause leaks and possible freeze
damage.
3. Turn Off or Cover Exterior Faucets: Undrained water in
pipes can freeze, which will cause pipes to burst as the
ice expands. Start by disconnecting garden hoses and
draining the water that remains in the faucet. You can
also purchase outdoor faucet covers for under \$3 that will
protect them from freeze.
4. Feed your Lawn: Feed your lawn with the mulch of your
final mow or purchase a winter fertilizer so your lawn
will support itself through the winter.
5. Service your Furnace: This could save you big problems
later when you need it the most.





FISCAL FORUM

On November 18, 2020, the Board of Directors approved a small increase in our annual assessments as recommended by Reserve Advisors (our Reserve Study experts). Effective January 1, 2021, the new quarterly payment due will be \$235.00, an increase of \$10.00 per quarter/\$40.00 per year. You should have received the announcement in your December invoice recently mailed out.

Also, at same meeting on November 18th, the Board approved the FY2021 Budget. Please see below the approved budget which includes figures for FY2019 Actuals, FY2020 Budget, FY2020 Actuals through 10/31/20 and the FY2021 Budget. The budget is also available online by logging into the homeowner portal and clicking on the Financial Documents link.

Approved FY2021 Budget:

PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION 2021 DRAFT BUDGET					PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION 2021 DRAFT BUDGET					PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION 2021 DRAFT BUDGET									
GL#	2019 BUDGET ACTUALS	2020 BUDGET	2020 BUDGET YTD 10/31/20	2021 DRAFT BUDGET	GL#	2019 BUDGET ACTUALS	2020 BUDGET	2020 BUDGET YTD 10/31/20	2021 DRAFT BUDGET	GL#	2019 BUDGET ACTUALS	2020 BUDGET	2020 BUDGET YTD 10/31/20	2021 DRAFT BUDGET					
REVENUES					Other Maintenance														
4011	Homeworkers Assessments	\$403,568.52	\$359,200.00	\$386,904.01	\$377,160.00	6609	Light/Electrical Maintenance	\$2,213.20	\$3,000.00	\$10,071.52	\$5,000.00	9115	Reserve-Expense Pool	\$0.00	\$0.00	\$74,450.00	\$0.00		
4015	Master Assessments	\$0.00	\$44,900.00	\$0.00	\$44,900.00	6610	Pest Control	\$0.00	\$300.00	\$0.00	\$300.00	9120	Reserve Expense Streets	\$4,310.00	\$0.00	\$0.00	\$0.00		
4056	Sinking Fund	\$0.00	\$0.00	\$0.00	\$0.00	6601	Signage	\$1,123.44	\$1,500.00	\$1,711.59	\$2,385.00	TOTAL RESERVES				\$158,156.65	\$80,000.00	\$209,879.71	\$115,000.00
4020	Late Fees	\$1,392.93	\$0.00	\$2,422.20	\$0.00	6602	Finace Walls	\$374.22	\$12,000.00	\$9,265.06	\$12,000.00	TOTAL EXPENSES				\$449,383.17	\$409,500.00	\$514,722.14	\$428,060.00
	Total Income	\$404,961.45	\$404,100.00	\$389,321.21	\$422,060.00	6603	Street Maintenance	\$910.00	\$6,000.00	\$5,895.00	\$6,000.00	NET CASH IN (OUT)				\$32,469.40	\$0.00	\$113,075.40	\$0.00
Other Income					6607	Street Sweeping	\$0.00	\$0.00	\$455.00	\$925.00	Approved by the Board of Directors -								
4070	Legal/Life Fees	\$7,194.74	\$3,000.00	\$5,434.47	\$3,000.00	6616	Vanadium	\$0.00	\$0.00	\$0.00	\$0.00	11/18/20							
4075	Returned Ck fee	\$102.00	\$0.00	\$35.00	\$0.00	6611	Other Projects	\$1,650.00	\$0.00	\$275.00	\$0.00	This replaces all previously published budgets.							
4050	Miscellaneous Revenues	\$1,808.10	\$0.00	\$0.00	\$0.00	TOTAL OTHER MAINTENANCE				\$6,870.89	\$22,800.00	\$24,585.17	\$26,610.00						
4080	Lease	\$850.50	\$0.00	\$500.00	\$0.00	Pool													
4085	Pool Card Deactivation Fee	\$0.00	\$0.00	\$100.00	\$0.00	6911	Pool Monthly	\$5,655.00	\$6,000.00	\$20,434.00	\$10,000.00								
4090	Interest	\$1,994.98	\$2,400.00	\$5,031.82	\$3,000.00	6905	Pool Supplies/Equipment	\$300.00	\$500.00	\$3,791.67	\$2,000.00								
4120	Pool Cards	\$0.00	\$0.00	\$300.00	\$0.00	6902	Res Area Janitorial Maint	\$4,842.16	\$5,500.00	\$8,581.01	\$8,000.00								
4161	Certified Letter Fees	\$0.00	\$0.00	\$914.24	\$0.00	6903	Monthly Pool Maintenance Contract	\$9,455.49	\$10,500.00	\$12,452.52	\$17,100.00								
TOTAL REVENUES					\$416,913.77	\$409,500.00	\$401,646.74	\$428,060.00		6904	Pool Telephone/Emergency Phone	\$750.28	\$845.00	\$787.80	\$900.00				
EXPENSES										6914	Pool Keys/Cards	\$0.00	\$0.00	\$327.97	\$250.00				
Administrative										6910	Pool Furniture/Trash Receptacles	\$560.00	\$2,000.00	\$0.00	\$0.00				
6101	Office Supplies	\$0.00	\$500.00	\$54.13	\$100.00	6906	Lifeline Electrical	\$0.00	\$2,000.00	\$8,230.91	\$2,000.00								
6102	Postage	\$2,816.49	\$2,500.00	\$2,275.78	\$2,500.00	6901	Water Sewer	\$2,810.44	\$3,300.00	\$3,945.90	\$4,100.00								
6103	Printing	\$1,419.22	\$2,000.00	\$1,301.05	\$2,000.00	6902	Electricity	\$8,725.62	\$10,000.00	\$8,336.41	\$10,000.00								
6104	Franchise/Recall Fees/Dues	\$0.00	\$600.00	\$0.00	\$600.00	6907	Gate Maintenance	\$202.97	\$250.00	\$0.00	\$250.00								
6104	Management Fee	\$23,736.00	\$23,750.00	\$19,780.00	\$23,750.00	6908	Repairs	\$0.00	\$2,500.00	\$700.00	\$500.00								
6106	Bank Fees	\$10.00	\$0.00	\$0.00	\$0.00	6908	Plumbing/Repairs	\$0.00	\$500.00	\$0.00	\$500.00								
6107	Annual Meeting Expenses	\$100.00	\$500.00	\$0.00	\$200.00	6909	Pool License (ETI of San Antonio)	\$0.00	\$0.00	\$0.00	\$0.00								
6108	Accounting	\$4,450.00	\$5,400.00	\$350.00	\$550.00	6901	Pool Chemicals	\$4,009.94	\$6,000.00	\$1,920.74	\$5,000.00								
6109	Legal / Professional Fees	\$9,355.04	\$8,000.00	\$8,514.82	\$5,000.00	TOTAL POOL				\$37,401.00	\$48,895.00	\$69,522.96	\$60,600.00						
6111	Reserve Study	\$240.00	\$350.00	\$5,640.00	\$150.00	Other													
6112	Collection fees	\$175.00	\$0.00	\$0.00	\$0.00	6501	Holiday Lighting	\$1,900.00	\$5,000.00	\$0.00	\$5,000.00								
6112	Association	\$14,550.00	\$14,500.00	\$16,000.00	\$14,500.00	6503	Bad Debt Write Off	\$0.00	\$500.00	\$0.00	\$500.00								
TOTAL ADMINISTRATIVE					\$87,246.78	\$88,100.00	\$79,915.78	\$79,700.00		6251	Security Patrols	\$4,331.81	\$2,000.00	\$12,760.43	\$18,000.00				
6201	Gate Maintenance Contract	\$3,875.03	\$1,000.00	\$1,388.87	\$3,300.00	6506	Miscellaneous	\$464.14	\$0.00	\$46.68	\$0.00								
6203	Gate Repair/Emergency calls	\$21,290.62	\$16,000.00	\$15,348.51	\$5,000.00	TOTAL OTHER				\$6,696.25	\$27,500.00	\$12,807.11	\$23,500.00						
6204	Gate Lockboxes	\$0.00	\$0.00	\$0.00	\$0.00	6161	Social	\$7,954.53	\$10,000.00	\$275.65	\$7,500.00								
TOTAL GATES					\$33,452.90	\$27,800.00	\$26,078.11	\$21,800.00		6169	ACC	\$0.00	\$0.00	\$0.00	\$0.00				
Taxes										Insurance									
6701	Property Taxes/Franchise	\$894.45	\$1,000.00	\$1,038.00	\$1,200.00	6401	Liability/Property Insurance	\$8,246.45	\$9,500.00	\$8,481.90	\$9,500.00								
TOTAL TAXES					\$894.45	\$1,000.00	\$1,038.00	\$1,200.00		6402	Directors & Officers Insurance	\$1,729.00	\$2,500.00	\$1,726.00	\$2,500.00				
Utilities										6403	Workers Comp	\$280.00	\$300.00	\$280.00	\$300.00				
6801	Electricity	\$17,046.63	\$18,000.00	\$13,194.17	\$18,000.00	6404	Umbrella	\$750.00	\$800.00	\$850.00	\$800.00								
6821	Water Sewer	\$39,461.09	\$28,000.00	\$24,436.25	\$28,000.00	TOTAL INSURANCE				\$11,153.45	\$13,100.00	\$11,446.90	\$13,100.00						
TOTAL UTILITIES (NOT POOL)					\$47,511.72	\$47,000.00	\$36,630.92	\$47,000.00		Capital Improvements									
Ground Maintenance										6621	Capital Improvements Expense	\$1,516.50	\$6,255.00	\$8,080.88	\$0.00				
6301	Improvements	\$12,621.83	\$6,000.00	\$12,696.09	\$5,000.00	TOTAL CAPITAL IMPROVEMENTS				\$4,546.90	\$6,255.00	\$8,080.88	\$0.00						
6302	Groundkeeping contract	\$29,715.93	\$22,000.00	\$17,022.40	\$22,000.00	Reserves													
6306	Sprinkler Equipment	\$0.00	\$0.00	\$0.00	\$0.00	9101	Transfer to Reserves	\$150,000.00	\$80,000.00	\$90,000.00	\$115,000.00								
6307	Irrigation Repairs	\$5,149.24	\$6,000.00	\$3,391.49	\$4,000.00	9111	Reserve Expense-Gates	\$3,826.65	\$0.00	\$39,779.71	\$0.00								
6304	Tree Maintenance	\$0.00	\$3,000.00	\$1,350.97	\$10,000.00														
6305	Greenbelt Drainage Ditch	\$0.00	\$0.00	\$0.00	\$0.00														
TOTAL GROUND MAINTENANCE					\$47,486.98	\$37,000.00	\$34,460.95	\$41,000.00											

Our HOA's Balance Sheet as of 10/31/20:

Balance Sheet

Preserve At Alamo Ranch Homeowners Association
As of 10/31/2020

Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	155,980.34
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,494.93
Total Operating Funds	156,475.27
Reserve Funds	
1041 - Alliance MMKT	6,392.62
1042 - Alliance Res CDAR 02/04/21 1.61%	50,524.36
1043 - Alliance Res CDAR 08/04/22 .60%	50,497.26
1046 - CD 7/31/2025 (1.00%) SSFCU0081	55,569.10
1047 - CD 3/16/2021(2.2%)SSFCU 0082	55,154.64
1048 - CD 9/2/2021(1.95%)SSFCU 0083	54,010.50
1049 - Alliance Res CDAR 03/11/21 1.00%	121,978.60
1050 - Alliance Res CDAR 05/19/22 .60%	50,109.43
Total: Reserve Funds	444,136.51
Total: Current Assets	602,611.78
Total: Asset	
Liability	
Liability	
2020 - Prepaid Assessments	8,395.07
Total: Liability	8,395.07
Total: Liability	
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	(113,075.40)
Total Liabilities and Equity	602,611.78

The Updated 2012 Reserve Study Report is available online through the homeowner portal (must log on):

RESERVE STUDY

The Preserve at Alamo Ranch
HOA, Inc.



San Antonio, Texas
August 19, 2020



This Report contains intellectual property developed by Reserve Advisors, LLC and cannot be reproduced or distributed to those who conduct reserve studies without their written consent.

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COVENANT CORNER:



FIREWORKS!!

As a reminder, our DCCRs prohibit the use of fireworks within the Association community. This prohibition is in place specifically to prevent the potential disaster that could affect our homes or property. We ask that you be considerate of those around you by not setting off fireworks in the community on New Years' Eve or New Years' Day.

DCCRs: Article III – Restrictions – General Restrictions –

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 persons 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.



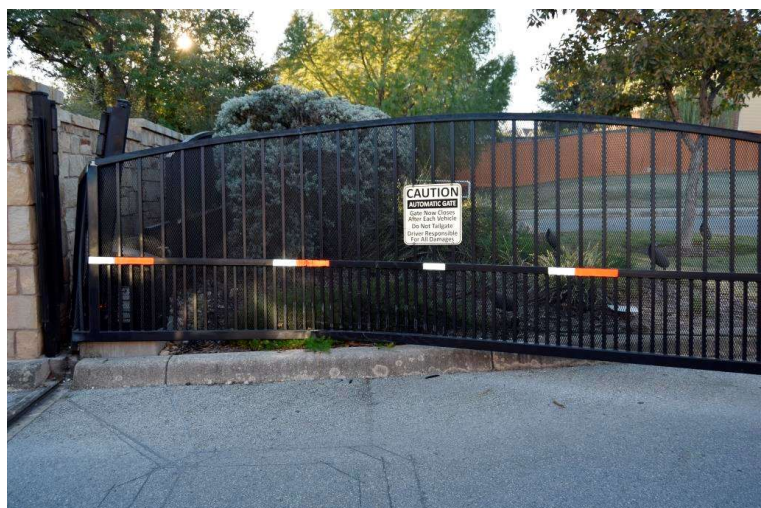
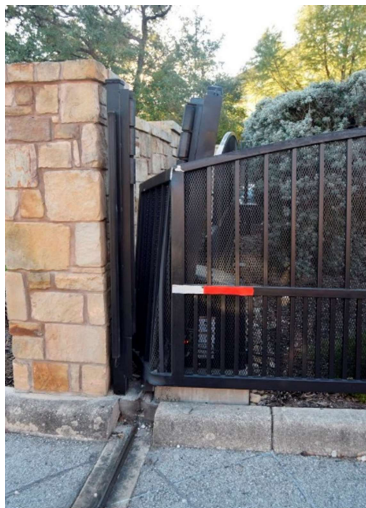
Damage to Gates

On Tuesday, December 1, 2020, the entrance gate at the intersection of Cottonwood Way and Chambers Cove was damaged by a suspected vehicle, which appears to have rammed its way through the gate. DAMC and the Board were notified of the damage in the early hours of December 1st and a report was filed with Bexar County Sheriff's Office.

As of the printing of this newsletter, the HOA's gate service provider is assessing the cost and time required to repair the extensive damage done to the gate and associated equipment. Unfortunately, the gates at that intersection will remain open and inoperable until repairs can begin.

The Board is developing options for increased security within our entire association to compensate for the damaged gates. In the past, we have increased the frequency of security patrols and requested assistance from Bexar County Sheriff's Office when required. We recognize that the holiday season often sees the re-appearance of "porch-pirates" and other criminals, large and small. We hope to provide some peace of mind to our neighbors by taking actions to minimize the impact of the damaged gate.

Please remember that the HOA's security patrol company is not responsible or authorized to provide first-responder services. In case of any emergency, please reach out to the appropriate city/county agency, or dial 911, if required.



Just How Important Is It That You Attend A Board Meeting?

The Board has noticed very little attendance at our Board Meetings. The Board encourages all homeowners to attend at least one if not all, board meetings, so that all residents have a better understanding of the process that takes place during the meeting, board discussions, HOA operations/functions, and of course, for better transparency.

If you've never attended a Board of Directors meeting then you are not taking advantage of your right to observe and participate in the decision-making process that protects, preserves and enhances your community's assets and, ultimately, your property values.

If you really understood what kind of business is conducted at a Board meeting, and the important role that you, as a homeowner, play in making those decisions, or as a tenant/renter, how these decisions may affect you, then you just might change your mind and choose to attend a meeting.

Most of the business decisions made at a board meeting have a direct impact on the property values of our community. Decisions regarding association maintenance items are the most common. Some decisions have an indirect effect, such as decisions regarding rules and regulations and financial operations. Whether they effect property values directly or indirectly, they all have some impact on our community and as a resident of the community, they impact you.

There are three different phases of a Board meeting.

- The Business Meeting, at which the board discusses and makes decisions based on a pre-established meeting agenda.
- The Homeowners Open Forum, where homeowners (like you!) can address the Board with your ideas, comments and/or suggestions pertaining to our community.
- The Executive Session, which is conducted without homeowners present in order to discuss issues related to legal issues, personnel issues and/or non-compliance hearings.

Homeowners can attend the Business Meeting, but they are not allowed to speak to the Board during this portion of the Board meeting. Homeowners are encouraged to attend in order to observe only.

During the Homeowners Open Forum, homeowners are permitted to address the Board for a limited time period. An important point to remember is that although important issues may be brought to the Boards attention during Open Forum, don't expect the Board to act on these issues at this time. Many issues are turned over to management for research and to determine the options available for dealing with the issues. The more prepared the Board is before making a decision, the better the decision will be.

Homeowners are not allowed to attend the Executive Session. Sensitive legal, personnel and/or hearing issues are dealt with during Executive Session.

The Texas Legislature has recognized the importance of providing homeowners with the opportunity to their community by passing legislation requiring homeowners be given a period of time to address the Board at the regularly scheduled Board meeting. Isn't it time you recognized how important it is too!

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.

As Always

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

Home for the Holidays

Six Holiday Safety Tips that Prevent Theft

The holidays are upon us, and amidst the hustle bustle of gatherings, guests – and of course shopping, it's easy to become distracted and drop your guard. It's well-known that crime spikes this time of year – and although many of us know the basics around holiday theft prevention, here's six not-so-obvious but effective safety tips for the season to help protect your purchases, and your identity.

1. Be extra careful around Black Friday and Cyber Monday. Both are very much on the porch pirates' radar since these shopping bonanza days create abundant package theft opportunities. Make sure to take extra care with delivered goods on or around these days, and into the holiday shopping season.

2. Break down shipping boxes. Once you receive your packages and remove the goods, take a few minutes to break down the shipping boxes into smaller pieces so they can be discarded discreetly. Large boxes from popular brands left curbside can clue thieves into what's inside your home.

3. Mums the word on social media. However tempting it might be to share with friends through social media how you spent all day shopping for gifts, it's best not to. Four out of five burglars used social networks last year to find out when people were not home.

4. Dispose of debit card receipts carefully. While rushing to complete a purchase or pay a restaurant check, it's easy to leave duplicate receipts behind. Try your best not to. What's printed on these seemingly innocuous pieces of paper contain information that a savvy identity theft criminal might find useful. That also means keeping your wallet clear of receipts, too, in case it's lost or stolen.

5. Use one credit card. Take or use only one credit card for holiday shopping. That way, if it's lost or stolen, you only have to cancel one.

6. Place valuable items in your trunk *before* your next stop. We all know not to leave packages in plain sight in the car. But thieves pay attention to what gets loaded into car trunks too, especially during the holidays. If you plan on shopping in several places during one outing, it's best to transfer goods to your trunk before you arrive at your next stop. That way, opportunistic observers won't get to see you stashing your items.

Source: <https://www.thelandport.com/six-holiday-safety-tips/>



Ring in the new year with fireworks? Please be careful and mindful of the potential danger to others, including children, pets, and properties.

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 kids' school awards. It takes things that no insurance policy can replace. A house fire takes every house it can get to, not just the one it started with.



On New Year's Eve last year, one of our fellow neighbors almost experienced firsthand the devastation of a house fire. A fire was started on their front lawn by fireworks. Other fellow neighbors were fortunate enough to see the fire and put it out right away. What if the fire had started somewhere no one could see or get to quickly? Imagine a bottle rocket going off and landing in a back yard, instead of a front yard. Fire does not care.

The Board of Directors would like to remind everyone that our DCCR's prohibit the use of fireworks within the Association's properties. This prohibition is in place specifically to prevent the potential disaster that could strike one of our own neighbors. The unpredictable behavior of fireworks is what makes them such a wonder to see. 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.

Please refer to Section 3.30 Hazardous Activities or the Covenant Corner section on page 4 of this newsletter regarding fireworks.



UPCOMING EVENTS

Mark Your Calendars



The Preserve at Alamo Ranch

Annual Holiday Lighting Contest

DECEMBER 15TH – 19TH

It's that time of year again!!!! The Social Committee will once again be hosting the annual holiday lighting contest.

If you would like to enter your home, please send your name, address, and phone number to preservehoasocial@yahoo.com no later than December 12th by 6 p.m. to be included in the voting.

Winners will be awarded based on total score on their theme/design, creativity, and effort & participation, not by section.

There will be 1 honorable mention in each section.

Grand Prize-\$150.00

First Prize-\$125.00

Second Prize - \$100.00

Third Prize- \$75.00

1 Honorable Mention in each section- \$25.00

Judging will be made available through the online homeowner portal beginning December 15th and ending at 8 p.m. on December 19th

ANNOUNCEMENTS

REMINDER:

We know that the holidays can be stressful at times especially when family comes in to visit and you are limited for parking in your driveway.

The Board of Directors has approved once again the suspension and/or waiver of the street parking enforcement, beginning Friday, December 18, 2020 and ending on Monday, January 4, 2021.

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.

2020 Santa Run Schedule



**SANTA CLAUS IS COMING
VIA SLEIGH FIRE TRUCK**

**Tentatively scheduled for December 7th
Be on the lookout for more information. We will closely monitor the times and let everyone know.**

FROM YOUR BOARD OF DIRECTORS, WE WANT TO WISH EVERYONE:

**Merry
Christmas**



**Happy
Holidays**

The Preserves EATS (*E*njoy-*A*ppreciate-*T*aste-*S*avor)

Recipe Section

.....

HOLIDAY FRUITCAKE



Ingredients

- 1-1/2 cups whole red candied cherries
- 1-1/2 cups whole green candied cherries
- 3 cups diced candied pineapple
- 1 pound walnut halves
- 10 ounces golden raisins
- 1 cup shortening
- 1 cup sugar
- 5 large eggs
- 4 tablespoons vanilla extract
- 3 cups all-purpose flour
- 3 teaspoons baking powder
- 1 teaspoon salt

Directions

- Preheat oven to 300°. Combine fruit and nuts. In another bowl, cream shortening and sugar until light and fluffy. Beat in eggs and vanilla. Combine flour, baking powder and salt; add to creamed mixture and mix well. Pour over fruit and nuts; stir to coat.
- Transfer to a greased and floured 10-in. tube pan. Bake until a toothpick inserted in center comes out clean, about 2 hours. Cool 10 minutes; remove from pan to a wire rack to cool completely. Wrap tightly and store in a cool place. Bring to room temperature before serving; slice with a serrated knife.

Source: <https://www.tasteofhome.com/recipes/holiday-fruitcake/>



PORK TAMALES

Tis the season...

Ingredients:

PORK FILLING

- 2 ½ lbs. Boneless pork butt
- 1 Tbsp. Garlic powder
- 1 tsp. Salt
- 1 tsp. Black pepper

MASA

- 10 lbs. Masa (cornmeal flour)
- 4 cups Pork lard
- ¼ cup Water
- 3 Tbsp. Baking powder
- 2 oz. Chile Ancho to color masa

FOR TAMALE ASSEMBLY

- 6 dozen dried corn husks

CHILE SAUCE

- ½ lb. Chile Ancho
- 1 tsp. Garlic powder
- ½ tsp. Ground cumin
- 2 cups Water(stock saved from boiling the Chile Ancho)
- 2 Tbsp. Pork lard
- 2 Tbsp. Salt

PORK FILLING: Place pork butt in medium-size stock pot. Add the garlic, salt and pepper. Add cold water to cover the pork. On high heat, bring to a boil, then reduce heat to medium low and let it simmer partly covered for about 1 ½ to 2 hours. Remove pork from the stock and let it cool at room temperature. When cook, begin shredding the meat into fine threads.

CHILE SAUCE: In a large saucepan, boil the chile ancho for about 10 – 12 minutes or until softened. Drain the chiles and reserve the water. Rinse the seeds out of the boiled chiles. Put the chiles, garlic and cumin in a blender and blend well. Add the 2 cups of reserved water.

In a heavy, large-size saucepan, heat 2 tablespoons pork lard over medium high heat. Add the drained chile puree very carefully because it will splatter. Reduce the heat to low. Cook over low heat for about 10-15 minutes. Take sauce off the heat. (Reserve about 2 ounces of this sauce to color the masa) Combine the pork with the chile sauce.

MASA: Place 10 pounds of masa in a large mixing bowl. Pour water and add the baking powder over the masa evenly. Add salt and begin mixing the masa with your hands. Add the pork lard and two ounces of chile ancho sauce (this adds color to the masa) and knead the masa once more. Masa is ready when it starts to feel thick and compact. Pad it down in bowl and set it aside.

TAMALE ASSEMBLY: Soak the dried husks in warm water for about an hour and a half or until soft. Drain the husks well; pat dry with paper towels. For each tamale spread about 2 tablespoons of the masa mixture on each cornhusk. Spoon 2 tablespoons of the filling lengthwise down the center. Fold husk and secure with strips of cornhusk. Steam for about 1 hour. At this point, the tamales are ready to be steamed. Use a stock pot with wire lining or steamer insert. Add enough water as to keep it below the steamer. Add a few husks to prevent the tamales from getting wet. Tamales must be placed open side up along the inside perimeter of the stock pot. Place extra husks on top the tamales and cover the pot. Steam for about an hour or until the husk peels away from the masa easily. Serve warm or freeze after cooling.

Makes 4-6 dozen tamales - Recipe courtesy of Mi Tierra

Source: https://www.visitsanantonio.com/wp-content/uploads/2018/10/Holidays-Tradition_Tamale_Recipes-2.pdf



Around the Community

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, you're 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!



POOL DECK LEAK –

Last month, the Board informed you of a leak found and water bubbling to the surface of pool cement decking. Below are the before and after photos of the repaired leak by Leak Detection on or about November 20th.

Pictures Prior to Repairs Made



Repair Details:

2" stressed 45°

Pictures After Repairs Were Made



Finished Subject Work Area:



ENTRANCE GATES LANDSCAPE LIGHTING UPGRADES

As mentioned previously, the Board approved landscape lighting projects for all main gate entrances. Recently approved were the private entrances at Limestone Trail (Pool Section) and Chambers Cove (Coves Section), which is anticipated to be completed by first week of December. The Coves and Pool Sections main entrance gate lighting were upgraded in January and August, respectively. As of November 23rd, the Trails section was under way. Please see photos below.



December 2020



	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
	Trash Pick Up			Recycle Day		Open House Gates Open 12 – 5 p.m.
6	7	8	9	10	11	12
	Trash Pick Up			Recycle Day  Hanukkah Begins (10 th – 18 th)		DEADLINE! Holiday Lighting Contest. Submit your entry by 6 p.m!
13	14	15	16	17	18	19
	Trash Pick Up			Recycle Day		 Holiday Lighting Contest Online Voting Closes
20	21	22	23	24	25	26
	Trash Pick Up				 CHRISTMAS DAY!	 KWANZAA Kwanzaa begins (26 th – 1 st)
27	28	29	30	31		
	Trash Pick Up			NEW YEAR'S EVE		

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:

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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