



Dear Residents:

Happy Valentine's Day to all here in The Preserve! Here's to a Valentine's Day filled with good wine, good food, and especially good neighbors like you.

Now that we are past the rush of the 2020 holiday season, your Board of Directors (the Board) has been discussing and working on several different projects that will be completed in the first and second quarters of 2021 for the association.

First and foremost, vehicle gates have been a major discussion point for the Board over the past few weeks due to the several vehicle gate incidents that have occurred. The Board recently approved the installation of a video surveillance camera system at the vehicle entry gate located on Chambers Cove and Cottonwood Way. We hope for this system to act as a deterrent and to assist law enforcement in any future investigations that may impact our HOA and residents.

Another project for the association taking place this week, will be having our common area oak trees trimmed. Pruning oak trees in winter greatly reduces the risk of an oak wilt infection by removing dead, diseased, or damaged branches. Oak wilt is a fungal disease that is lethal to many oaks. The pruning should help to thin out the canopy of the oaks and ensure that our beautiful trees are with the association for many years to come.

Our second quarter will prove to be busy as we plan for our annual homeowners meeting which will again include proposed DCCR amendments to be voted upon and our pool plan for 2021 in a safe and organized manner as was done in 2020, despite the obstacles from COVID-19. The Board will also be discussing our reserve fund projects for this year, one being the playground equipment. Our current reserve study allows for some improvements to our playscapes and perhaps some new additional items within the association.

If you have any ideas or suggestions or would like to assist the Board with any of these projects, or others, please feel free to reach out to the Board at "PreserveHOAboard@yahoo.com".

As a reminder, there will be a Board meeting this coming Wednesday, February 3rd, via Zoom, at 7:00 PM to discuss our association's HOA pending projects as well as future ones. All residents are encouraged to attend this meeting.

If you have any ideas or suggestions or would like to be part of a committee in assisting the Board with any of the projects above or if you have general questions, please feel free to reach out to the Board at "PreserveHOAboard@yahoo.com".

Best Regards,
Your Board of Directors
The Preserve at Alamo Ranch

BOARD OF DIRECTORS' MEETING

Wednesday, February 3rd
@ 7 p.m. via ZOOM.



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.

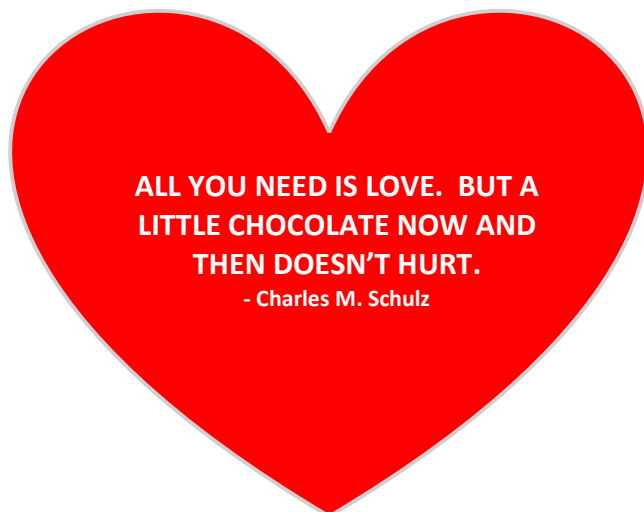
COVES SECTION:

Kerry Bowden
Chambers Cove

TRAILS SECTION

James & Anna Baltrukovicz
Lampasas Trail

Stephen Taraszewski & Firdevs Ozcan
Galveston Trail



DID YOU KNOW?



Monday, February 17th

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

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

FEBRUARY IS.... American



Heart Month

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

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

How to Observe American Heart Month

Get moving!

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

Cook up a tasty, heart-healthy meal.

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

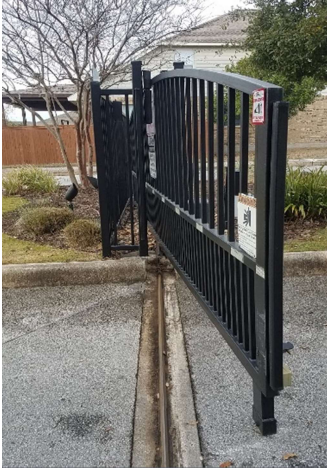
Wear red. Go red. Glow red.

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

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

IMPORTANT ANNOUNCEMENT!

~ USE CAUTION AT THE ENTRANCE GATES ~



PLEASE DO NOT TAILGATE AND IF YOU ARE PULLING A TRAILER THROUGH THE GATE, PLEASE BE MINDFUL OF THE GATE CLOSING, TO AVOID DAMAGE TO YOUR VEHICLE AND/OR GATE.

ON THURSDAY, JANUARY 21ST, AN INCIDENT OCCURRED IN THE POOL SECTIONS BACK ENTRANCE GATE (LIMESTONE TRAIL) WHEREIN THE GATE WAS PULLED OR DRAGGED OFF ITS TRACK BY A VEHICLE OR TRAILER OF SOME SORT. LUCKILY, THE GATE DID NOT SUSTAIN MAJOR DAMAGE OR REPLACEMENT, BUT A MINOR REPAIR NONETHELESS AND NEEDLESS EXPENSE.



COVES MAIN ENTRANCE GATES – SURVEILLANCE CAMERAS:

The new main entrance gate has been installed. As mentioned in our January newsletter, the Board of Directors have been actively pursuing bids/estimates from multiple vendors for installation of security/surveillance cameras at all entrance gates and pool area. With this said, the Board approved the estimate from INET Security and Surveillance for the installation of cameras for the Coves main entrance gate only for now. After a few weeks after installation, if the system has met the HOA's performance expectations, the Board will discuss assessment of the system and vote to proceed with the installation of additional cameras at all other remaining entrance gates as well as the community pool area.

The new surveillance camera system, from INET Security and Surveillance will provide high-quality imaging, cloud-based storage, that could assist law enforcement in any future investigations that may impact our HOA and all residents. Please feel free to reach out to your Board of Directors with any questions or concerns at preservehoaboard@yahoo.com.

An Acceptable Use Policy (AUP) for the Security/Surveillance Camera/Video Monitoring Equipment Use in HOA common areas has been drafted and is currently pending review with our HOA attorney. Once approved, filed, and recorded in property records of Bexar County, a copy will be distributed to all homeowners via e-blast, regular mail as well as placed in the HOA main website and homeowner portal under Documents.



Please remember that the HOA's parking enforcement agent, Alamo Area Security Patrol (AASP) 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.

UPCOMING EVENTS

BOARD OF DIRECTORS' MEETING

Wednesday, February 3, 2021

7 p.m. via WebEx

For WebEx info and copy of full agenda, please [click here](#).



GROUNDHOG DAY
FEBRUARY 2ND

WILL HE SEE HIS SHADOW
THIS YEAR?

STREET SWEEPING NOTICE MARCH 16, 2021



Please keep **ALL** vehicles off the streets for the day, to allow for street cleaning. If you have any questions, please contact our community manager, Eva Hecox at (210) 561-0606.

Preserve at Alamo Ranch HOA
April 17th 2021
Bulk Guidelines
Please have items out by 7am



TIGER
SANITATION

TigerSanitation.com

ACCEPTABLE VS NON ACCEPTABLE

BULK PICKUP FOR TIGER CUSTOMERS*

ACCEPTABLE ITEMS * ANY BULKY PILES MORE THAN LIMIT WILL BE LEFT*

Acceptable bulky items include standard residential sized stoves, water heaters, washing machines, refrigerators and other appliances (with all CFCs removed and tagged by a certified technician), furniture, and other similar household items. In addition, tree, brush or shrubbery waste that is cut and tied in bundles of not more than four feet in length and 35 pounds in weight.

When preparing yard debris for bulk collection, remember the three B's:

Bagged, Bundled or Boxed

- Grass, leaves and other small items should be bagged and ARE NOT to exceed 35 pounds per bag.
- Tree limbs and cuttings must be 12 inches in diameter or less and cannot be longer than four feet and must be bundled and tied with twine, string, duct tape or similar cord
- Century plants, all cacti and similar plants that are hazardous to our collection employees should be boxed to avoid injury.

Acceptable bulky item collection is limited to two (2) cubic yards of all items in total volume per customer per collection event. Acceptable bulky items do not include construction or demolition debris.

UNACCEPTABLE ITEMS (EXCLUDED MATERIALS)

- No fencing
- No Large brush Piles
- No Construction Debris
- No computers monitors, batteries, or hazardous materials

Other unacceptable items include but are not limited to any radioactive, volatile, corrosive, flammable, explosive, bio-medical, infectious, bio hazardous, regulated waste, toxic substance or material, as defined by characterized or listed under applicable federal, state, or local laws or regulations, or special waste as defined by the Texas Commission on Environmental Quality, (collectively, "Excluded Materials"). Special waste includes but is not limited to all liquids, tires,

SIZING *****ANYONE OVER THE LIMIT WILL NOT HAVE THEIR BULK PICKED UP*****

- 2 cubic yards approximately equals 36" wide x 72" long x 36" high.
- 2 cubic yard equals fifteen 30-gallon trash bags or four 95-gallon trash carts.

*You must be a Tiger customer to be eligible for the bulk pickup. Please have your items out before date of pickup
Tiger Sanitation, Inc. * P O Box 200143 * San Antonio, TX 78220 * 6315 Hwy 87 E San Antonio, TX 78222 * 210-333-4287

THE PRESERVE AT ALAMO RANCH

Saturday – April 10th

8 a.m. – 2 p.m.

NEIGHBORHOOD

YARD SALE



COVENANT CORNER:

BASKETBALL GOALS



We have seen many portable basketball goals in driveways or on streets. When not in use, please remember to put them away, behind your fence and out of street view.

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

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

PARKING ON STREETS



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

PROCESS:

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

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

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

Top Deed Restrictions Violations for month of January 2021:

1. Trashcan left on street / front of house
2. Vehicles parked overnight on street
3. Basketball goals
4. Fence repair/replacement/stain
5. Holiday decorations

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.

Thank you

The Board would like to once again thank all homeowners who continue to follow our CC&R's, rules, and regulations. Our property values are maintained as a result of the diligence of each of you.



FINANCE COMMITTEE – FISCAL FORUM



Answering the Age-Old Question: “How Are My HOA Funds Spent?”

Homeowners may not always understand how HOA funds are spent. Often, they pay their monthly, quarterly, or annual assessments, and when they look around, they don’t see any noticeable improvements in the community. This lack of obvious upgrades leads to frustration and confusion . . . and maybe even some suspicion. After all, where is the money going if there are so many homes in the community and no obvious improvements?

To remedy this lack of communication, encourage homeowners to pay special attention to board meetings (where the annual budget is discussed and ratified) and annual meetings. By attending these two meetings, homeowners can more easily get the explanations they need concerning where and how funds in the HOA are distributed and why those funds are going to specific budget categories.

If you, like many boards, choose to hold a special meeting by teleconference to approve the budget, homeowners can dial in and listen to the discussion from wherever is most convenient for them. While the annual meeting may not be as convenient to attend, it provides homeowners with a more comprehensive breakdown of the HOA budget and also gives homeowners the opportunity to ask questions.

At either of these meetings, consider presenting your homeowners with a general overview of how the HOA typically spends its funds:

Landscape upkeep will almost always be the largest single line-item cost in an association’s budget.

From watering greenery and cutting grass to trimming trees and shrubbery, this substantial cost is a necessary expense for a well-maintained community.

General maintenance is the second-highest cost in a homeowners association’s budget.

Pest control, sign maintenance, holiday decorating, fence maintenance, and irrigation repairs are all costs that must be regularly addressed in order to maintain and uphold the aesthetic of a community. Amenity service represents another large portion of an association’s budget.

If you live in an association with amenities, your association must pay for the utilities and general maintenance of those facilities. If your HOA has amenities that residents use often, such as the association’s pool, then boards must make necessary repairs to damages incurred by heavy use virtually every year, in addition to regular cleanings and the mandatory inspections that prove the facilities are safe for continued use.

Insurance and savings are often the fourth largest portion of the budget.

This is also the portion of the budget that is most likely to be underfunded. Providing for future unexpected costs is usually an area associations skimp on, which could result in long-term financial setbacks.

Explain to homeowners that the above categories are all items that associations must cover before boards can organize anything else—whether it be road improvements, amenity upgrades, or association-funded community events. Unfortunately, these costs are often invisible, and homeowners don’t always realize how much of their association dues are applied to expenses like these.

By explaining how assessments cover the various necessary costs of an association, you can put homeowners’ minds at ease. No one likes to give away hard-earned money without getting something in return. Assure homeowners that, while they may not see tangible improvements, their assessments are being used to maintain the aesthetic of their community and ensure that they enjoy living in their HOA for years to come.

WHAT YOUR DUES PAYS FOR: A look at FY2020 expenditures by general subject. For example, Administrative category entails Management Fees, Master Associations Fees, Postage, Accounting and Legal Fees, Printing, Office Supplies, etc. For a complete detail report of expenses, please reach out to Eva Hecox at DAMC.



6200 - Gates	(5.85%)	\$26,943.01	104 Transactions
6500 - Other Expenses	(0.62%)	\$2,844.68	2 Transactions
6600 - Other Maintenance	(13.66%)	\$62,964.74	37 Transactions
6900 - Pool	(17.84%)	\$82,225.83	101 Transactions
9100 - Reserve Funding	(19.53%)	\$90,000.00	2 Transactions
6700 - Taxes	(0.34%)	\$1,548.13	32 Transactions
6400 - Insurance	(2.48%)	\$11,446.90	4 Transactions
6300 - Grounds	(8.20%)	\$37,784.25	36 Transactions
6800 - Utilities	(9.73%)	\$44,841.90	249 Transactions
6160 - Committees	(0.05%)	\$275.65	4 Transactions
6100 - Administrative	(18.48%)	\$85,193.08	70 Transactions
6250 - Security	(3.22%)	\$14,860.43	29 Transactions

AROUND THE COMMUNITY

Coves Section Vacant Lot

The Board approved stone edging for the vacant lot just inside the Coves section. The stone edging separates and prevents further grass and weeds from encroaching from adjacent home into the vacant and mulched lot.



Trails Section Xeriscape

The Board approved metal edging in the xeriscape areas nearest the sidewalks on Lonestar Parkway. The metal edging will keep the adjacent grass from growing into the xeriscape areas which was added in 2019.



Tree Canopy Trimming

Our communities have a lot of beautiful oak trees throughout. To keep them beautiful, it takes a lot of work to keep them healthy and growing strong. The Board has approved the estimate of Texas Hill Country Trees to trim and raise the canopies (compliance trimming) of all trees in all common areas (sidewalks, entrances, pool parking lot, pool enclosure area). It is important to trim trees during the winter months prior to oak wilt season.

Texas Hill Country Trees will be present in all three sections. The tree trimming project will begin Friday, February 5th, in the morning. They will also be removing a dead tree in pool parking lot nearest the playground. They will have a woodchipper on hand on this day for easy removal and transport, therefore expect to hear some noise from this machine. They should be done in one or two days.



VALENTINE'S DAY Fun & Games

Valentine's Day Jokes

Q: What flower gives the most kisses on Valentine's Day?

A: Tulips.

Q: What did one cat say to the other cat on Valentine's Day?

A: You are purr-fect for me.

Q: What did the tree say to the houseplant?

A: Do you beleaf in love?

Q: What did one Jedi say to the other?

A: Yoda one for me!

Q: What do you call two birds in love?

A: Tweethearts.

Q: What did the farmers for Valentine's Day?

A: Hogs and kisses.

Q: Why are flowers popular on Valentine's Day?

A: Because they are scent-imental.

Q: How did the telephone propose to his girlfriend?

A: He gave her a ring.

Q: What did one light bulb say to the other on Valentine's Day?

A: I love you watts and watts.

Coloring Pages for Kids:



** For more coloring pages, please go to [Free, Printable Valentine's Day Coloring Pages \(thesprucecrafts.com\)](https://thesprucecrafts.com)

VALENTINE'S DAY



The words appear UP, DOWN, BACKWARDS, and DIAGONALLY. Find and circle each word.

C U P R E V O L I
C D S D E U R T E
H S A M R O S E S
E E E R I P S N I
R T A C L L O D M
I E U R N I E E O
S L T C T A N R R
H T R O R E M G P
I N V I T K E O E
S E N A M R A W R
D G D N R A E Y S

Valentine's Word Search

CHERISH
CUTE
DARLING
DATE
DEVOTION

GENTLE
HEART
INSPIRE
LOVER
PROMISE

ROMANCE
RING
ROSES
SMILE
SWEET

TENDER
TRUE
WARM
YEARN

WHO NEEDS THE HASSLE AND HEADACHE OF RESTAURANT RESERVATIONS, WHEN YOU CAN ENJOY VALENTINE'S DAY DINNER AT HOME WITH FAMILY.

A close-up photograph of a dark-colored plate containing a meal. Sliced pork tenderloin is arranged in a fan shape at the top. Below it are several roasted potatoes, some whole and some cut into halves, and a portion of green beans. The food is presented on a dark, possibly ceramic or enameled, plate.

- 2 (1 pound) pork tenderloins
- 1 tablespoon lemon zest
- 1/2 cup freshly squeezed lemon juice of 2-4 lemons
- 2 tablespoons olive oil
- 4 cloves garlic minced
- 1 teaspoon dried rosemary
- 1 teaspoon dried thyme
- 1 tablespoon Dijon mustard
- 1/2 teaspoon salt
- 1/2 teaspoon black pepper

1. Place all ingredients in a large gallon sized baggie.
2. Close and make sure the marinade has fully coated the pork.
3. Place in the fridge and let marinate overnight, or at least 3 hours.
4. Place your cast iron skillet (or other oven friendly pan) on the middle rack of your oven and preheat the oven to 450 degrees F.
5. Let the skillet heat up for 10 minutes in the oven.*
6. Carefully remove the hot pan from the oven using oven mitts and drizzle 1 tablespoon of olive oil on the pan. Swirl to coat the bottom.
7. Set the pork in the skillet. Be VERY careful, as the oil may splatter.
8. Immediately return the skillet to the oven. Roast for 10 minutes.
9. Using tongs, flip the pork to the other side.
10. Reduce the oven temperature to 400 degrees F and continue cooking another 10 to 15 minutes. The pork is done when its internal temperature is 140 degrees F in the thickest part of the meat.
11. Remove the skillet from the oven.
12. Place the pork on a cutting board, cover loosely with foil, and let it rest for 10 minutes.

Total Time
Prep: 30 min. + chilling
Bake: 25 min. + cooling
Makes 12 servings



1 package devil's food cake mix (regular size)
1 cup sour cream
3/4 cup water
3 large eggs, room temperature
1/3 cup canola oil
1 teaspoon vanilla extract
1 cup miniature semisweet chocolate chips

1 cup semisweet chocolate chips

Fresh raspberries, mint and
confectioners' sugar, optional

1. In a large bowl, combine the cake mix, sour cream, water, eggs, oil and vanilla; beat on low speed for 30 seconds. Beat on medium for 2 minutes. Fold in miniature chips.
2. Pour into three greased and floured 9-in. round baking pans. Bake at 350° for 25-30 minutes or until a toothpick inserted in the center comes out clean. Cool for 10 minutes before removing from pans to wire racks to cool completely.
3. For ganache, place chocolate chips in a small bowl. In a small saucepan, bring cream just to a boil. Pour over chocolate; whisk until smooth. Whisk in butter. Chill until mixture reaches spreading consistency, stirring occasionally.
4. For raspberry cream, mash and strain raspberries, reserving juice; discard seeds. In a small saucepan, combine sugar and cornstarch; stir in raspberry juice. Bring to a boil, cook and stir over low heat for 1-2 minutes or until thickened. Place in a bowl; chill for 30 minutes. Fold in whipped cream.
5. Place 1 cake layer on a serving plate; spread with half of the ganache. Top with second cake layer and the raspberry cream. Top with remaining cake layer; spread with remaining ganache. Store in the refrigerator. If desired, top with raspberries, mint and confectioners' sugar.



FEBRUARY 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Groundhog Day 	3	4	5	6 Open House Gates Open 12 - 5
7 Superbowl Sunday 	8 Trash Pick Up	9	10	11 Recycle Pick Up	12	13
14 	15 Trash Pick Up	16	17	18 Recycle Pick Up	19	20
21	22 Trash Pick Up 	23	24	25 Recycle Pick Up	26	27
28 Trash Pick Up				Recycle Pick Up		



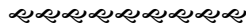
CONTACT INFORMATION

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
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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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