



Newsletter

APRIL 2021 – VOLUME 4, ISSUE 4

Dear Residents:



The first quarter has now come and gone, and April is now upon us! April showers brings May flowers? Let's hope so after our extreme cold weather and snow in February. The Board will be reviewing and inspecting all landscape, flower beds, etc. at all gate entrances for replacement, if needed, in the next couple of weeks. This will be one of many pending projects for our HOA.

In January, the Board approved a test program for surveillance cameras at the Coves main entrance gates. Since then, we have worked with the contractor to ensure the cameras delivered the level of graphics, resolution, and coverage the Board was satisfied with. The Board is now preparing to move forward with installation of similar camera systems at the remaining entrances and the pool areas.

The SAWS pipeline project is well underway. The pipeline paths have been cleared of trees, shrubs, debris, etc. Next will come the machinery for excavation. We hope that the construction and excavation noise will not inconvenience our HOA members too much.

We are pleased to announce that the Board approved revisions to the Parking and Safety Policy. The newly recorded instrument can be found on our website under 'Documents,' as well as the online homeowner portal. If you would like a copy, please email Eva Hecox at eva@damctx.com for a copy. Under this newly revised policy, permit for street parking can be requested online through the homeowner portal.

During the Board meeting held on March 3rd, the Board approved opening of our community pool without pool monitors for Spring Break. Immediately after the Board meeting, a townhall meeting was held where the Board received a lot of feedback from homeowners regarding various concerns and issues. One outcome was the proposal of a new amendment to our DCCRs in regard to types of grass that can be planted by homeowners. This and several other amendments will be up for HOA member approval at this year's Annual Meeting on May 4th.

All of the proposed DCCR amendments are available for your review on pages 4-5 of this newsletter. In the past, no amendment has received enough votes to pass. The Board encourages all homeowners to take part in this vote as it impacts all of us.

One Director's position on the Board will come open at this year's annual homeowner meeting. Please ensure your Candidate Profile form is submitted by 5 p.m., March 31st per the instructions provided on next page.

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

Best Regards,

Your Board of Directors for
The Preserve at Alamo Ranch



HOA Dues – \$235.00

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.preserveatalamoranch.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.



ANNUAL HOMEOWNERS' MEETING

MAY 4TH
7:00 P.M.

TO BE HELD VIRTUALLY
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:

Kyle and Jennifer Boyles
Cherokee Cove
Jiegfred Ivan Mendoza and Bianca Lopez

Brent and Laurent Short
Coryell Cove

POOL SECTION

Ramiro and Sandra Ramos
Briscoe Trail



There is one (1) Board of Director position for a three (3) year term to be voted upon at our annual meeting on May 4th.

Homeowners who are interested in running for the Board, please fill out the Candidate Profile Form and return to Diamond Association Management & Consulting, at the location listed below. All Candidate Profile forms received by March 31, 2021 will be included in the formal annual meeting notice to be distributed prior to the annual meeting. The Candidate Profile form is available online by clicking: [2021 CALL TO SERVE AND CANDIDATE PROFILE FOR M.pdf](#)

Please Return to Diamond Association Management & Consulting (Email, Mail or Fax) by **5 pm, March 31, 2021** to be included on the Ballot.

14603 Huebner Road, Building 40, San Antonio, TX 78230 / Fax: (210) 690-1125 / Email: eva@damctx.com

CALL TO SERVE NOTICE: There is one (1) Board of Director position for a three (3) year term to be voted upon at the next annual meeting. Homeowners who are interested in running for the Board, please fill out the Candidate Profile Form below and return to Diamond Association Management & Consulting, at the location listed at the bottom of this form by 5:00 PM on March 31, 2021. All Candidate Profile forms received will be included in the formal annual meeting notice to be distributed prior to the annual meeting. If you have any questions, please call Diamond at (210) 561-0606.	Save the Date Annual Meeting Date: May 4, 2021 Where: Zoom Virtual Meeting (details to follow at a later date)
PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS - CANDIDATE PROFILE FORM	
NAME: _____	
ADDRESS: _____	
HOME PHONE: _____ WORK PHONE: _____	
1. FAMILY _____	
2. EMPLOYMENT: _____	
Brief Job Description: _____	
3. PREVIOUS VOLUNTEER INVOLVEMENT: _____	
4. OTHER PROFESSIONAL, CIVIC, OR SPECIAL INTEREST COMMITTEE OR GROUP INVOLVEMENT: _____	
5. WHAT IS YOUR BIGGEST CONCERN REGARDING OUR COMMUNITY: _____	
I acknowledge that if elected to serve on the Board of Directors I will accept those responsibilities as described in the Bylaws. Signed: _____ Date: _____	
Please Return to Diamond Association Management & Consulting (Email, Mail or Fax) by 5 pm, March 31, 2021 to be included on the Ballot.	
14603 Huebner Road, Building 40, San Antonio, TX 78230 / Fax: (210) 690-1125 / Email: <u>eva@damctx.com</u>	





READING THE BALANCE SHEET:

A balance sheet is a monthly snapshot of the cumulative financial standing of an association.

Though it may seem overwhelming or confusing, it's not something to be quickly gazed over. If members of the board don't understand how to read the balance sheet, you run the risk of accidentally spending more than is allotted for a specific budget period. It can also be a tool for examining your associations reserve funds and anticipating those needs. This basic guide will help you know how to effectively read your balance sheet so that you can gauge the overall financial health of your association.

Here are a few basic terms that will simplify how you view your balance sheet.

Assets = Liabilities + Owners Equity

Assets are the positives available to you in your account – the cash, all of the investments, including the reserve fund.

Liabilities are the negatives in your account – the money that your HOA paid in bills, taxes etc., including funds that are due, such as unpaid bills, money that you've paid that are not yet owed (prepaid), and other operating expenses.

Equity is a term used to loosely represent the monetary value of a business; it might show up on a balance sheet as retained earnings or losses, or as current year income or loss. It is essentially the residual interest in the assets after deducting all of the liabilities.

Simply put, a balance sheet should reflect positive equity and should balance. If an association has more in savings, cash, and funds to collect than it has to pay, it has a positive equity. If the community owes more money that it has and is able to collect, it has negative equity. A board should not be spending more than it is receiving. Furthermore, the board should avoid dipping into reserve funds unless absolutely necessary.

The balance sheet reflects the day-to-day-operations of your community. Understanding it will help you assess what is working and what is not working. If you don't like what you see, discuss the issue with your property manager and find out what expenses can be cut. Reduce what you are spending on vendors and supplies, or consider increasing assessments. In many cases, problems start when assessments are not being collected efficiently or quickly enough, so consider starting there.

Article Source: [Reading Your HOA Balance Sheet | HOA Board Member Guidance \(spectrumam.com\)](https://www.spectrumam.com/reading-your-hoa-balance-sheet/)

Balance Sheet

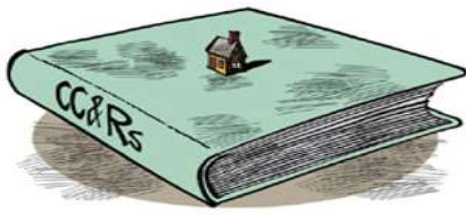
Preserve At Alamo Ranch Homeowners Association

As Of 2/28/2021



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	157,844.72
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,495.17
Total: Operating Funds	160,339.89
Reserve Funds	
1041 - Alliance MMKT	3,989.94
1042 - Alliance Res CDAR 02/04/21 1.61%	50,797.51
1043 - Alliance Res CDAR 08/04/22 .60%	50,599.46
1046 - CD 7/31/2025 (1.00%) SSFCU0081	55,756.60
1047 - CD 3/16/2021(2.2%)SSFCU 0082	55,556.65
1048 - CD 9/2/2021(1.95%)SSFCU 0083	54,358.81
1049 - Alliance Res CDAR 03/11/21 1.00%	122,290.00
1050 - Alliance Res CDAR 05/19/22 .60%	50,210.85
Total: Reserve Funds	443,559.82
Total: Current Assets	603,899.71
Total: Asset	603,899.71
Liability	
Liability	
2020 - Prepaid Assessments	13,711.73
Total: Liability	13,711.73
Total: Liability	13,711.73
Equity	
Equity	
3000 - Operating Fund Equity	101,722.63
3040 - Reserve Fund Equity	443,096.77
Total: Equity	544,819.40
Total: Equity	544,819.40
Net Income	45,368.58
Total Liabilities and Equity	603,899.71





COVENANT CORNER:

As we have had the two previous years at our Annual Meetings, we hope homeowner/voter turn-out will be successful at this year's Annual Meeting. As the Board has mentioned before, legal input and language was sought from the attorney for our HOA on the proposed amendments.

A full review and update to our CC&R's is necessary and is overdue. Since everyone is impacted, all homeowners must be contacted multiple times and proposed amendments to the CC&R's must be voted upon.

The sections shaded in gray color reflect the HOA attorney's legal review and proposed language for each respective amendment in DRAFT form.

1. Short Term Rentals - Need to put a minimum term for a lease such as 1, 3, or 6 months, or whatever time frame we as a HOA can agree on, in our CCRs.

Currently, our CCRs state the following:

ARTICLE IV - USE RESTRICTIONS

4.1 General. The Property shall be improved and used solely for single-family residential use, except that the Common Areas, subject to Declarant's (or after the Control Period, the Board's) approval, may be improved or used for active and passive recreational purposes for the primary benefit of Owners and occupants of portions of the Property. As to any specific portion of the Common Area, Declarant (or after the Control Period, the Board) in its (or their) sole and absolute discretion, may permit other improvements and uses. No Lot, and no improvement erected or maintained on any Lot shall be used for manufacturing, industrial, business, commercial, institutional or other non-residential purposes. This prohibition shall not apply to "garage sales" conducted by Owners, provided that no Owner shall conduct more than one (1) garage sale during any six (6) month period and no garage sale may be of more than two (2) consecutive days' duration, or the use of any Improvement on a Lot by Declarant or any Homebuilder as a model home or sales office, or the use of any Lot as a site for a construction office trailer or sales office trailer by Declarant or any Homebuilder. Further, nothing in this Declaration shall prevent the rental of any entire Lot and the Improvements thereon by the Owner thereof for residential purposes.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

4.1 General. The Property shall be improved and used solely for single-family residential use, except that the Common Areas, subject to Declarant's (or after the Control Period, the Board's) approval, may be improved or used for active and passive recreational purposes for the primary benefit of Owners and occupants of portions of the Property. As to any specific portion of the Common Area, Declarant (or after the Control Period, the Board) in its (or their) sole and absolute discretion, may permit other improvements and uses. No Lot, and no Improvement erected or maintained on any Lot shall be used for manufacturing, industrial, business, commercial, institutional or other non-residential purposes. This prohibition shall not apply to "garage sales" conducted by Owners, provided that no Owner shall conduct more than one (1) garage sale during any six (6) month period and no garage sale may be of more than two (2) consecutive days' duration, or the use of any Improvement on a Lot by Declarant or any Homebuilder as a model home or sales office, or the use of any Lot as a site for a construction office trailer or sales office trailer by Declarant or any Homebuilder.

Further, nothing in this Declaration shall prevent the rental of any entire Lot and the Improvements thereon by the Owner thereof for residential purposes. No Lot may be leased or rented for any term of less than six months, except for leases between buyers and sellers incident to the sale of a dwelling, or individual temporary leases specifically approved by the Board in unusual circumstances, in its sole and absolute discretion, such as for job training, corporate housing of employees on temporary assignment, or brief military assignments.

2. Setting a cap on the percentage the Board can raise the Annual Assessments without homeowner approval.

Currently, the CCRs state the following:

ARTICLE VII – FUNDS AND ASSESSMENTS

7.3 Regular Annual Assessments. Prior to the beginning of each fiscal year, the Board shall estimate the expenses to be incurred by the Association during such year in performing its functions under the Restrictions, including but not limited to, the cost of all maintenance, the cost of providing street lighting, the cost of enforcing the Restrictions, and a reasonable provision for contingencies and appropriate replacement reserves less any expected income and any surplus from the prior year's fund. Assessments sufficient to pay such estimated net expenses shall then be levied as herein provided, and the level of Assessments set by the Board, shall be final and binding so long as it is made in good faith. If the sums collected prove inadequate for any reason, including nonpayment of any individual Assessment, the Association may at any time, and from time to time, levy further Assessments in the same manner as aforesaid. All such regular Assessments shall be due and payable to the Association at the beginning of the fiscal year or during the fiscal year in equal monthly installments on or before the first day of each month, or in such other manner as the Board may designate in its sole and absolute discretion.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

7.3 Regular Annual Assessments. Prior to the beginning of each fiscal year, the Board shall estimate the expenses to be incurred by the Association during such year in performing its functions under the Restrictions, including but not limited to, the cost of all maintenance, the cost of providing street lighting, the cost of enforcing the Restrictions, and a reasonable provision for contingencies and appropriate replacement reserves less any expected income and any surplus from the prior year's fund. Assessments sufficient to pay such estimated net expenses shall then be levied as herein provided. The Board of Directors shall fix the annual assessment for each year in advance of the due date in such amount as the Board deems appropriate, provided, however, that annual assessment for any calendar year may not be increased more than ten percent above the annual assessment for the year before without the approval of a majority of votes of Members voting at a meeting duly called for that purpose. All such regular Assessments shall be due and payable to the Association at the beginning of the fiscal year or during the fiscal year in equal monthly installments on or before the first day of each month, or in such other manner as the Board may designate in its sole and absolute discretion.

Additional proposed amendments on next page....



3. Issuance of Special Assessments. What percentage of the membership should it take to approve a special assessment?

Currently, the CCRs state the following:

7.4 Special Assessments. In addition to the regular annual Assessments provided for above, the Board may levy special Assessments whenever in the Board's opinion such special Assessments are necessary to enable the Board to carry out the mandatory functions of the Association under the Restrictions. The amount of any special Assessments shall be at the reasonable discretion of the Board.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

7.4 Special Assessments. In addition to the regular annual Assessment provided for above, the Board may levy special Assessments whenever in the Board's opinion such special Assessments are necessary to enable the Board to carry out the mandatory functions of the Association under the Restrictions, with the amount of which shall first have obtained the approval of a majority of the votes of Members voting at a meeting called for that purpose. Any funds received for a Special Assessment shall be used for that purpose only and in the year, they are assessed.

4. Basketball goals -

Currently, the CCRs state the following:

1.15 Improvement. "Improvement" shall mean every structure and all appurtenances thereto of every type and kind located on the Property, including but not limited to buildings, outbuildings, storage sheds, patios, tennis courts, swimming pools, basketball goals, playscapes, garages, storage buildings, fences, trash enclosures, screening walls, retaining walls, stairs, decks, landscaping, poles, signs, exterior air conditioning units, water softener fixtures or equipment, and poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers and other facilities used in connection with water, sewer, gas, electric, telephone, internet, television and other utilities.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

1.15 Improvement. "Improvement" shall mean every structure and all appurtenances thereto of every type and kind located on the Property, including but not limited to buildings, outbuildings, storage sheds, patios, tennis courts, swimming pools, basketball goals (of either a temporary or permanent nature), playscapes, garages, storage buildings, fences, trash enclosures, screening walls, retaining walls, stairs, decks, landscaping, poles, signs, exterior air conditioning units, water softener fixtures or equipment, and poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers and other facilities used in connection with water, sewer, gas, electric, telephone, internet, television, and other utilities.

3.7 Swimming Pools, Tennis Courts, Sports Courts, Playscapes and **Basketball Goals**. The location and plans and specifications for any swimming pool, tennis court, sport court, playscape or basketball goal, and its screening or fencing, shall be subject to the approval and requirements of the ACC. Above ground swimming pools are prohibited. **Basketball goals in the front or side of any residence are prohibited.** The materials, design and construction of all pools, courts, playscapes, and basketball goals shall meet standards generally accepted by the industry, shall comply with regulations of all applicable governmental entities, and shall meet all fence and setback criteria established by this Declaration and other applicable governmental regulations.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

3.7 Swimming Pools, Tennis Courts, Sports Courts, Playscapes and Basketball Goals. The location and plans and specifications for any swimming pool, tennis court, sport court, playscape or basketball goal, and its screening or fencing, shall be subject to the approval and requirements of the ACC. Above ground swimming pools are prohibited. The materials, design and construction of all pools, courts, playscapes and basketball goals shall meet standards generally accepted by the industry, shall comply with regulations of all applicable entities, and shall meet all fence and setback criteria established by this Declaration and other applicable governmental regulations.

Basketball goals located in the front or side of the property cannot be affixed in any way to the home or the property, nor may they be placed must be on the side in the section of the property in front of the main body of the home, but yard or driveway. Basketball goals are not to be placed on the streets, but may, with ACC approval, be placed along a driveway or side yard at least fifteen feet from the street.

Basketball goals within sight from the street shall be properly maintained and fully operational. Proper maintenance includes no broken bases, hoops, poles, no broken or cracked backboards, and have proper netting that is not torn or damaged. Portable basketball goal bases will be installed per the manufacturer's recommendations, with water or sand inside the base itself. No landscape rocks, stones, bricks, etc. shall be left lying on top of the base causing unsightly view.

Basketball goals may not be placed on any front or side yard unless the Owner of the Lot submits a request form to the ACC, noting the type of goal and specific location of the goal on the Lot, and only if the request is approved by the ACC. Portable basketball goals are not to be left lying in front yards or driveways when not in use. If they are approved in a certain location, they must be kept in that location.

3.24 Repair of Building. All Improvements upon any of the Property shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Owner thereof.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

3.24 Repair of Improvements. All Improvements upon any of the Property shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Owner.

5. Landscaping –

Currently, the CCRs state the following:

3.8 Landscaping. All landscape improvements visible from a Private Roadway are subject to review by the ACC prior to installation. Landscaping of each Lot shall be completed within sixty (60) days (subject to extension for delays caused by inclement weather, restrictions or delays caused by governmental regulations prohibiting new planting or watering due to restricted water use) after the home construction is completed, and shall include grassed and landscaped front and side yards (in front of fences). Back yards shall be fully sodded within ninety (90) days after issuance of a certificate of occupancy for the residence. Grasses shall be limited to Tiff419 Bermuda unless otherwise approved by the ACC. Use of St. Augustine grass is prohibited.

BOARD RECOMMENDATION: Remove only the last two lines underlined above. This way, there will be NO restriction whatsoever of which type of grass can be planted.





EASTER 2021
APRIL 4TH

Creative, Kid-Friendly Easter Egg Hunt Ideas

Looking to add a little something egg-xtra special to your classic Easter egg hunt festivities this year, especially if your family is social distancing due to the coronavirus crisis? If you're going a little stir crazy with the extra time on your hands, or fighting off some (understandably) anxious thoughts, you can start to tap into your creativity by gearing up for an epic family Easter egg hunt—for adults and for toddlers—that can even take place inside if need be.

CUSTOM EGG HUNT BUNNY BAGS

To make, grab a stack of white paper bags from your nearest dollar store. Then, simply draw on a bunny's face with a permanent marker or print out a template online and glue them onto the bags. Add a pink or blue bow and a cute carrot-shaped name tag to each.

BLOOMING EGG HUNT



Glue faux flowers onto the top of a few of your Easter eggs to make them extra festive and to better disguise them amongst your spring flower beds. On the big day, place them like a flower in your garden and encourage the little ones to pick them when they find them.

EGG HUNT MARKERS



Cut or trace Easter shapes out of construction paper and glue the backs of them to Popsicle sticks. Write clues on them to help the kids find their egg treasures.

INDOOR EASTER SCAVENGER HUNT

Leave written clues in clever places around the house that will lead kids to their chocolate-filled baskets and brightly colored eggs. Fun spots include the fridge or the kid's pajama drawer.

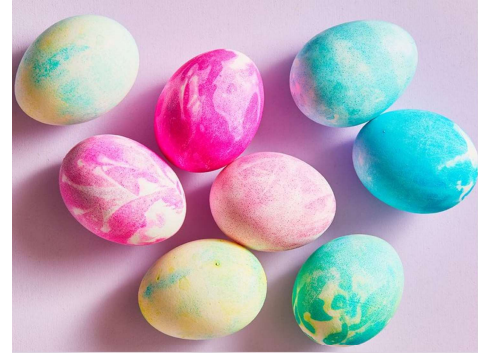
GLOW IN THE DARK EGG HUNT



Place a small glow stick or another glowing device inside multiple plastic eggs. Scatter around your backyard and wait till night falls to give the older kids a real treat.

For the full article and additional great egg hunt ideas, please go to [25 Easter Egg Hunt Ideas—Easter Egg Hunt Ideas for Toddlers, Adults \(parade.com\)](https://parade.com/25-Easter-Egg-Hunt-Ideas-Easter-Egg-Hunt-Ideas-for-Toddlers-Adults)

How to Tie-Dye Easter Eggs



1. Wearing rubber gloves, wrap an egg with a coffee filter and use a twist tie to secure the filter.
2. Drop a few drops of food coloring randomly on the outside of the filter and let it soak in for a minute or two.
3. Drop a few drops of another color in the same way without overlapping dyes. Continue this process with as many colors as you'd like.
4. Using your spray bottle, wet the entire coffee filter. Squeeze the filter gently to make sure it's wrapped snugly around the egg.
5. Let sit for about 10-15 minutes. Remove the filter and rinse the egg with cold water. Let it dry completely.



April does not only bring rain showers and bunny rabbits, but did you know there are lots to celebrate or do during the month of April? Below are some events to take part in with your family!

- 4/01 – April Fools' Day
- National Burrito Day
- 4/03 - National Find A Rainbow Day
- 4/06 – National Siamese Cat Day
- 4/07 – National Beer Day
- National No Housework Day
- National Walking Day
- 4/10 - National Siblings Day
- 4/11 - National Pet Day
- 4/16 - Wear Pajamas to Work Day
- 4/17 - Husband Appreciation Day
- 4/21 - National Tea Day
- 4/22 - Earth Day
- 4/23 - National Picnic Day



REMINDER:

BULK PICK UP GUIDELINES FOR APRIL 17TH

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





Community

YARD SALE

APRIL 10, 2021

8 a.m. – 2 p.m.

COVID-19 SAFETY TIPS *for* THE PRESERVE AT ALAMO RANCH

If you will be hosting a garage sale, please keep these safety tips in mind:

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.

SPRING IS IN THE AIR



ANNOUNCEMENTS



STREET SWEEPING NOTICE APRIL 6, 2021



We apologize in advance for any inconvenience the previous street sweep may have caused. As a reminder, 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.



HOA Dues ~ \$235.00

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.preserveatalamoranch.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.

**PAYMENT
DUE**

**NEW
AND
REVISED!**

Amended Interim Pool Rules
and Amended Parking Policy
can be found on website at
www.preserveatalamoranch.com or
emailing Eva Hecox at DAMC for a copy.



VIDEO SURVEILLANCE POLICY

Preserve at Alamo Ranch HOA
April 17th 2021

BULK PICK UP



TIGER
SANITATION

ANNUAL HOMEOWNERS' MEETING



**MAY 4TH
7:00 P.M.
VIA ZOOM**



VANGUARD
VETERINARY ASSOCIATES

LOW COST PET VACCINATIONS.

APRIL 1ST, 2021

**H.E.B. @ ALAMO RANCH
6 P.M. – 8 P.M.**

For more dates and times in April, please go to
[Calendar - San Antonio - Vanguard Vet](#)

NATIONAL PET DAY
April 11th



National Pet Day is a day to commemorate everything our pets do for us on a daily basis. If you are a proud parent of a pet, let's do something special for them on this day.

Here are 5 things you can do for your pets:

1. Take them for a long walk.
2. Buy them a special treat or new toy.
3. Spend a little bit of extra time with them.
4. Give them a back scratch or tummy rub.
5. Take them to the groomer and give them a bath or haircut.

THEY DESERVE IT!



Around the Community

SAWS Pipeline Project has begun

As we all know, our communities will be greatly impacted by the upcoming SAWS pipeline project. They have already begun clearing the areas of trees, shrubs, etc. Residents along Galveston Trail will be most impacted by this project as contractors and the pipeline itself will be closer to their rear fence lines. Residents in pool section as well as the Coves nearest the greenbelts that runs parallel to Wiseman Blvd. will be impacted as well but the project and pipeline will sit back at least 50 feet from their fence lines. Please see photos of couple of the clearings below.



Community Pool ReOpening 2021

On March 06, 2021, the community pool was open as schools, colleges, and universities let out for the Spring Break period. The Board has approved not having Pool Monitors on hand for this time period. Please also note that pool hours have change. Our pool will be open from 6 a.m. to 8 p.m. each day, except for Wednesdays. We will keep everyone apprised of any additional changes to pool operations. Pool Monitors will be on hand beginning Memorial Day Holiday weekend. Please be sure to adhere to all posted signs regarding COVID safety precautions. These include staying at least 6 feet apart from anyone who is not part of your household. The Board is currently providing hand sanitizer at the pool entrance gate as a courtesy. Also, please remember to rinse yourself using the shower adjacent to pool before entering the pool.



ALL COMMON AREA TREES TRIMMED AND CANOPIES RAISED

The Board approved the trimming and raising of canopies to trees within our common areas such as pool parking lot, all main entrances and back entrances, open space areas in the Trails section as well as the vacant lot area inside the Coves main gate. This project was completed in February.



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

Recipe Section

Here are a couple some tasty recipes for Spring!

BLUEBERRY LEMON UPSIDE DOWN CAKE



INGREDIENTS FOR THE BLUEBERRY TOPPING

2 c. blueberries
1 tbsp. granulated sugar
2 tbsp. lemon juice

FOR THE CAKE

Cooking spray
1 3/4 c. all-purpose flour
3/4 tsp. baking powder
1 tsp. kosher salt
1/2 c. (1 stick) butter, softened
1 c. granulated sugar
1/2 c. lightly packed brown sugar
2 large eggs
2 tsp. lemon zest
1 tsp. pure vanilla extract
3/4 c. whole milk

FOR GARNISH

1 c. cold heavy cream
2 tbsp. powdered sugar
1/4 c. fresh blueberries
3 slices lemon, cut into quarters

DIRECTIONS

1. Preheat oven to 350° and grease an 9" round cake pan with cooking spray. Make blueberry topping: In a small bowl, combine blueberries with sugar and lemon juice and toss to coat. Pour mixture into prepared baking pan and arrange into an even layer.
2. Make cake: In a medium bowl, whisk together flour, baking powder, and salt.
3. In a large bowl using a hand mixer, beat together butter and sugars until light and fluffy, 3 to 4 minutes. Add eggs one at a time, then add lemon zest and vanilla and beat until combined. Add half of the dry ingredients to wet ingredients, beating until just combined. Pour in milk and mix until fully incorporated. Add remaining dry ingredients and stir until just combined.
4. Pour cake batter over blueberries and smooth with a spatula. Bake until a toothpick inserted into the center comes out clean, 1 hour. Let cool in pan 15 minutes then invert onto a cooling rack.

Meanwhile, make topping: In a large bowl using a hand mixer, beat heavy cream with powdered sugar until stiff peaks form. Top cake with whipped cream and garnish with blueberries and lemon slices and serve immediately..

SCALLOPED POTATOES AND HAM



INGREDIENTS

1 tbsp. butter, softened
1 medium shallot, quartered
2 cloves garlic
1 1/4 c. heavy cream
1 tbsp. fresh thyme leaves
2 lb. russet potatoes, peeled and sliced very thinly
Kosher salt
Freshly ground black pepper
12 oz. baked ham, sliced 1/4" thick
2 oz. Gruyère, finely grated
2 tbsp. Freshly grated Parmesan
Freshly chopped parsley, for garnish

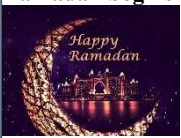
DIRECTIONS

1. Preheat oven to 325°. Grease a 2-qt. shallow oval baking dish with butter. In a small saucepan over medium-low heat, bring shallots, garlic, cream, and thyme to a simmer. Cook until shallots and garlic are very tender, about 15 minutes. Remove from heat and let cool slightly. Scrape into a blender and blend until smooth.
2. Spread 1/3 of cream sauce in bottom of baking dish and top with half of the potatoes. Season with salt and pepper. Top with half the ham, and another third of the sauce. Repeat with remaining potatoes, ham, and sauce. Cover dish tightly with foil.
3. Bake until bubbly and potatoes are tender, about 45 minutes.
4. Remove foil and top with Gruyère and Parmesan. Broil until cheese is bubbly and golden, about 4 minutes.
5. Top with parsley and serve warm.

YUM YUM



April 2021

<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
				01	02	03
	Trash Pick Up			Recycle Day 	Good Friday 	Open House Gates Open 12 p.m. – 5 p.m.
04	05	06	07	08	09	10
	Trash Pick Up			Recycle Day		 Community Yard Sale 8 a.m. – 2 p.m.
11	12	13	14	15	16	17
	Trash Pick Up	Ramadan begins 		Recycle Day		 TIGER SANITATION Tiger Sanitation Bulk Pick Up
18	19	20	21	22	23	24
	Trash Pick Up		Rama Navami celebration 	Recycle Day		
25	26	27	28	29	30	
	Trash Pick Up			Recycle Day		



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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COMMITTEES



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Email: preservehoasocial@yahoo.com

Edward Arroyo, ACC, Chair
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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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