



Newsletter

DECEMBER 2021 – VOLUME 4, ISSUE 12



Happy Holidays!!

It's now December! Where has the time gone? We've now come to the end of the year. The pandemic is still ongoing and among us but numbers have dwindled and businesses are opening back up.

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 17th, 2021, and ending January 3rd, 2022, 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. The deadline to enter is December 10th. Who wants bragging rights? Who will be the Grand Prize winner this year?

Also, on the last day of voting for the Holiday Lights Competition, December 17th, there will be a cookies and hot cocoa event in the pool patio from 6 p.m. to 7 p.m. Please stop by for some tasty treats!

During this year's Texas legislative session, several updates and new laws were put in place that affect HOAs. Our HOA attorney drafted up the documents with the new changes and were approved by the Board as well as the ACC, as a few of them pertained to them. Once they have been recorded in the property records of Bexar County, Texas, copies will be uploaded onto our website under Governing Docs. Please be on the look-out for e-blast notifying you when they have been uploaded.

We recently approved the FY2022 Annual Budget based upon the 2020 Reserve Study. The 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 for our annual budget purposes. With this said, there will be a small increase in our annual assessments for FY2022, beginning on January 1, 2022. Please refer to next page for more details.

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 ~ \$250.00 Effective January 1, 2022

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 your July statement, 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.

Please see page 2 for additional information.

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.



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.

TRAILS SECTION

John and Daisy Songco
Galveston Trail

COVES SECTION

Adam and Sarah Bredigan
Carson Cove

Ruben Solis, Jr.
Coryell Cove

Dylan and Marisela Patterson
Colorado Cove



FY2022 ASSESSMENT INCREASE

The Board of Directors (“Board”) has been focused over this past year on ensuring that our association meets the high aesthetically and financially sound expectations of our community. Our main goal, first and foremost, is addressing the importance of long-term financial health of our HOA, in ensuring we can address future community expenses, especially with the increased costs of business now and in the foreseeable future due to the ongoing COVID-19 pandemic.

As we know, in 2020, our Reserve Study was updated. Our last Reserve Study was conducted in 2017 by Reserve Advisors, an entity that specializes in these matters and assists HOAs in this process.

This most recent reserve study conducted by Reserve Advisors recommended yearly increases in funding into the HOA’s reserves during the next four years (FY2022-2025). This recommendation was based heavily on our HOA’s aging infrastructure. As such, the Board has approved an assessment increase for FY2022.

All homeowners can review the updated 2020 Reserve Study Report and its findings in the financial documents section when logged into your homeowner profile at www.preserveatalamoranch.com.

On November 17, 2021, after taking into consideration our financials as a whole and the need for repairs and/or replacement in the upcoming year, the Board voted in open session for an annual assessment increase of \$15 dollars per quarter, or a total of \$60 for FY2022, effective January 1, 2022. This was not an easy decision, but it was a unanimous one made by the Board to ensure the long-term financial strength of our association. Statements mailed out in December with payments due in January will reflect the new quarterly assessment of \$250.00.

As we all know, the cost of goods and services has steadily risen over the last two years, especially with the cost of business increases due in part to COVID-19. In fact, since 2020, the cumulative rate of inflation for 2021 was 6.9% according to www.usinflationcalculator.com.

To further address our HOA’s aging infrastructure and our amenities, the Board has approved the updating of our lone play structure in the pool section. We are also in discussions with vendors and contractors for adding a second playscape and other possible improvements in every section of our HOA.

These continued efforts to maintain our current infrastructure and to make improvements to our amenities will require investments of time and money. As the Board moves forward with each project, we work to balance financial responsibility with an eye towards strategic benefit for the entire HOA.

If there are any questions about this matter, please do not hesitate to contact the Board of Directors at PreserveHOAboard@yahoo.com or our Association Manager, Eva Hecox at eva@damctx.com or (210) 561-0606.



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.

Winter is coming



The Social Committee is excited to announce
The Preserves - Eats On The Streets
segment of our monthly newsletter.

THERE WILL BE NO FOOD TRUCK EVENT FOR THE MONTH OF DECEMBER

However, in conjunction with the holiday lighting contest taking place, on the last day of voting, hot cocoa and cookies will be provided in the pool patio.

Please stop by for homemade treats and hot cocoa!



Prepare Your Home For Winter:

Let's not forget this year's SNOVID!

The chill of winter will soon be upon us. We've already had several days of winter like temperatures in the early mornings. Let's not be caught off guard in preparing our home for the winter season. The Farmers' Almanac is predicting a cold winter, but not as severe as earlier this year. Here are a few things you should do to get your home ready for the new season fast approaching.

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.

Food for thought: Stock up on essentials such as bottled water, flashlights and batteries, non-perishable foods such as canned meats, soups, vegetables and fruits, peanut butter, and pantry snacks such as granola or crackers.

December 17th –

Holiday Lighting Contest
Enter your home by emailing
preservehoasocial@yahoo.com
no later than December 10th.

Judging ends at 8 p.m. on
December 17th.

Paper Voting Ballots and Ballot Box
will be available at the
Cookies & Cocoa Event.



FISCAL FORUM

As mentioned above, on November 17, 2021, the Board of Directors approved a small increase in our annual assessments in accordance with our 2020 Updated Reserve Study. Effective January 1, 2022, the new quarterly payment due will be \$250.00, an increase of \$15.00 per quarter/\$60.00 per year. You should have received the announcement in your December invoice recently mailed out. With the new increase in place, the proposed FY2022 budget below was determined and approved at same meeting.

Please see below the approved budget which includes figures for FY2020 Actuals, FY2021 Budget, FY2021 Actuals through 9/30/21 and the FY2022 Budget. The budget will be posted to the online portal soon for your convenience and perusal, simply by logging into the homeowner portal and clicking on the Financial Documents link. A copy of the 2020 Reserve Study can be found on the portal as well.

Approved FY2022 Budget:

PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION 2022 APPROVED BUDGET					
GL#		2020 BUDGET ACTUALS	2021 APPROVED BUDGET	2021 BUDGET YTD 9-30-21	2022 APPROVED BUDGET
1	REVENUES				
2	2021 Maintenance Assessments	\$425,207.12	\$377,162.00	\$331,747.40	\$424,105.00
3	4000 Major Assessments	\$25,000.00	\$41,000.00	\$0.00	\$48,000.00
4	4000 Minor Assessments	\$25,000.00	\$0.00	\$1,200.00	\$0.00
5	4000 Total Income	\$475,207.12	\$418,162.00	\$332,947.40	\$472,105.00
6	2021 Other Income	\$0.00	\$0.00	\$0.00	\$0.00
7	2021 Land Lease Fee	\$0.00	\$1,000.00	\$0.00	\$1,000.00
8	2021 Reserve Study Fee	\$0.00	\$0.00	\$0.00	\$0.00
9	2021 Professional Fees	\$0.00	\$0.00	\$0.00	\$0.00
10	2021 Insurance	\$0.00	\$0.00	\$0.00	\$0.00
11	2021 Other Expenses	\$0.00	\$0.00	\$0.00	\$0.00
12	2021 Total Expenses	\$0.00	\$0.00	\$0.00	\$0.00
13	2021 Net Cash In (Out)	\$475,207.12	\$418,162.00	\$332,947.40	\$472,105.00
14	2021 Approved by the Board of Directors				
15	2021 This replaces all previously published budgets.				

Our HOA's Balance Sheet as of 10/31/21 is below and does not reflect the transfer of remaining allocated funds in the amount of \$37,500.00 into the reserves account. With this last transfer, we have met our budgeted reserve funds for FY2021.

Balance Sheet

Preserve At Alamo Ranch Homeowners Association
As Of 10/31/2021

Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	187,498.12
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,495.65
Total: Operating Funds	189,993.77
Reserve Funds	
1041 - Alliance MMKT	28,997.38
1042 - Alliance Res CDAR 02/03/22 .60%	51,004.18
1043 - Alliance Res CDAR 08/04/22 .60%	50,801.14
1046 - CD 7/31/2025 (1.00%) SSFCU0081	56,127.35
1047 - CD 3/16/2022 (.30%) SSFCU 0082	55,822.90
1048 - CD 9/2/2026 (1.00%) SSFCU 0083	55,061.21
1049 - Alliance Res CDAR 03/10/2022 .35%	122,687.67
1050 - Alliance Res CDAR 05/19/22 .60%	50,410.99
Total: Reserve Funds	470,912.82
Accounts Receivable	
1425 - Due from Reserves	18,625.00
Total: Accounts Receivable	18,625.00
Total: Current Assets	679,531.59
Liability	
2020 - Prepaid Assessments	11,213.07
2035 - Due to Operating	29,838.07
Total: Liability	29,838.07
Total: Liability	29,838.07
Equity	
3000 - Operating Fund Equity	101,722.63
3040 - Reserve Fund Equity	443,096.77
3050 - Transfer to Reserves	25,000.00
Total: Equity	569,819.40
Total: Equity	569,819.40
Net Income	79,874.12
Total Liabilities and Equity	679,531.59



HOA FINANCES



HOW HOMEOWNERS SEE THEM



HOW BOARD MEMBERS SEE THEM



HOW MANAGERS SEE THEM



HOW THEY REALLY ARE

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 Years' 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 Years' 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.



HOLIDAY SAFETY TIPS FOR YOUR PETS



The holiday season is upon us, and many pet parents plan to include their furry companions in the festivities. As you gear up for the holidays, it is important to try to keep your pet's eating and exercise habits as close to their normal routine as possible. Also, please be sure to steer pets clear of the following unhealthy treats, toxic plants and dangerous decorations.

Be Careful with Seasonal Plants and Decorations

- **Oh, Christmas Tree:** Securely anchor your Christmas tree so it doesn't tip and fall, causing possible injury to your pet. This will also prevent the tree water—which may contain fertilizers that can cause stomach upset—from spilling. Stagnant tree water is a breeding ground for bacteria, and your pet could end up with nausea or diarrhea should he imbibe.
- **Avoid Mistletoe & Holly:** Holly, when ingested, can cause pets to suffer nausea, vomiting and diarrhea. Mistletoe can cause gastrointestinal upset and cardiovascular problems. And many varieties of lilies can cause kidney failure in cats if ingested. Opt for just-as-jolly artificial plants made from silk or plastic or choose a pet-safe bouquet.
- **Tinsel-less Town:** Kitties love this sparkly, light-catching "toy" that's easy to bat around and carry in their mouths. But a nibble can lead to a swallow, which can lead to an obstructed digestive tract, severe vomiting, dehydration and possible surgery. It's best to brighten your boughs with something other than tinsel.
- **That Holiday Glow:** Don't leave lighted candles unattended. Pets may burn themselves or cause a fire if they knock candles over. Be sure to use appropriate candle holders, placed on a stable surface. And if you leave the room, put the candle out!
- **Wired Up:** Keep wires, batteries and glass or plastic ornaments out of paws' reach. A wire can deliver a potentially lethal electrical shock and a punctured battery can cause burns to the mouth and esophagus, while shards of breakable ornaments can damage your pet's mouth and digestive tract.

Avoid Holiday Food Dangers

- **Skip the Sweets:** By now you know not to feed your pets chocolate, and anything sweetened with xylitol, but do you know the lengths to which an enterprising pet will go to chomp on something yummy? Make sure to keep your pets away from the table and unattended plates of food and be sure to secure the lids on garbage cans.
- **Leave the Leftovers:** Fatty, spicy and no-no human foods, as well as bones, should not be fed to your furry friends. Pets can join the festivities in other fun ways that won't lead to costly medical bills.
- **Careful with Cocktails:** If your celebration includes adult holiday beverages, be sure to place your unattended alcoholic drinks where pets cannot get to them. If ingested, your pet could become weak, ill and may even go into a coma, possibly resulting in death from respiratory failure.
- **Selecting Special Treats:** Looking to stuff your pet's stockings? Stick with chew toys that are basically indestructible, Kongs that can be stuffed with healthy foods or chew treats that are designed to be safely digestible. Long, stringy things are a feline's dream, but the most risky toys for cats involve ribbon, yarn and loose little parts that can get stuck in the intestines, often necessitating surgery. Surprise kitty with a new ball that's too big to swallow, a stuffed catnip toy or the interactive cat dancer.

Plan a Pet-Safe Holiday Gathering

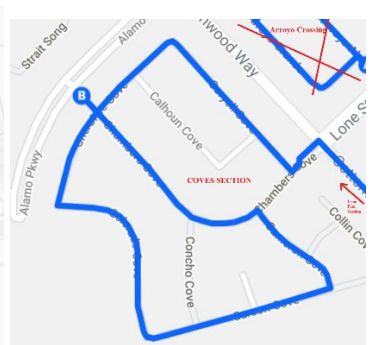
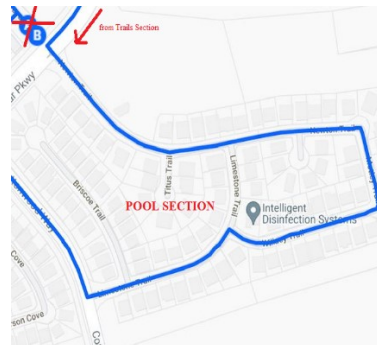
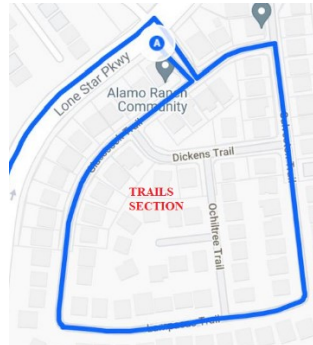
- **House Rules:** If your animal-loving guests would like to give your pets a little extra attention and exercise while you're busy tending to the party, ask them to feel free to start a nice play or petting session.
- **Put the Meds Away:** Make sure all of your medications are locked behind secure doors and be sure to tell your guests to keep their meds zipped up and packed away, too.
- **A Room of Their Own:** Give your pet his own quiet space to retreat to—complete with fresh water and a place to snuggle. Shy pups and cats might want to hide out under a piece of furniture, in their carrying case or in a separate room away from the hubbub.
- **New Year's Noise:** As you count down to the new year, please keep in mind that strings of thrown confetti can get lodged in a cat's intestines, if ingested, perhaps necessitating surgery. Noisy poppers can terrify pets and cause possible damage to sensitive ears. And remember that many pets are also scared of fireworks, so be sure to secure them in a safe, escape-proof area as midnight approaches.

UPCOMING EVENTS



BEXAR COUNTY ESD #2 SANTA RUN MONDAY, DECEMBER 6TH

Starting in Trails Section, then Pool Section and lastly, Coves Section. See routes below.



****ESD recommends if route is not on your street, that you go to nearest intersection on the route map. Grab your neighbors and let's welcome Santa!!**

HOLIDAY LIGHTING CONTEST

2021 HOLIDAY LIGHTING CONTEST
 ENTRY DEADLINE — DECEMBER 10TH AT 6PM
 VOTING WINDOW — DECEMBER 13TH — 17TH AT 8PM

The Social Committee is excited to host the 2021 Annual Holiday Lighting contest! Bring out your best holiday cheer and get ready to rate your neighbors!

To enter your home, please send your name and address to preservehoasocial@yahoo.com no later than December 10th by 6pm.

Grand Prize	- \$150
1 st Place	- \$125
2 nd Place	- \$100
3 rd Place	- \$75
1 Honorable Mention in each section	- \$25

Voting will be available by paper or digital forms for your convenience, which will be emailed once voting officially begins. Winners will be announced the week of Christmas and receive their prizes in the form of gift cards, along with official bragging rights, and yard signs will be placed for the winning homes.



For a list of various HOLIDAY events to do in San Antonio during the month of December, please go to:
[Celebrate the holidays in San Antonio at these December events \(ksat.com\)](http://ksat.com)

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

Merry Christmas



Happy Holidays

ANNOUNCEMENTS

REMINDER:

**OVERNIGHT STREET PARKING
RESTRICTIONS WAIVED
DECEMBER 17, 2021 – JANUARY 3, 2022**

We know how important your time is with family and friends when they visit and/or stay with you during the holidays and the need for additional parking. Therefore, the Board has approved, once again, as was done in previous years, the waiving of "overnight" street parking enforcement for the dates specified above only.

Welcome

We would like to welcome the newest members of the Architectural Control Committee (ACC).

Alec Everts (Trails Section)
Noel Mendoza (Pool Section)
Henry Torres (Coves Section)

Thank you for your dedication, service and commitment to our HOA.



Christmas 2021 and New Year's Day 2022

Residential Twice Weekly Trash:

Regular Service Day	Holiday Service Day
Monday & Thursday	Monday & Thursday
Tuesday & Friday	Tuesday & Friday

Residential Once Weekly Trash:

Regular Service Day	Holiday Service Day
Monday	Monday
Tuesday	Tuesday
Wednesday	Wednesday
Thursday	Thursday
Friday	Friday
Saturday	Wednesday, December 22nd, December 29th

Residential Recycle

Regular Service Day	Holiday Service Day
Monday	Monday
Tuesday	Tuesday
Wednesday	Wednesday
Thursday	Thursday
Friday	Friday

NEW HOA POLICIES

The 2021 Texas legislative session saw changes made to several state laws which directly impact how HOA's operate. In response, our HOA's attorney drafted documents which enacted the required policy changes driven by the new state laws. Following subsequent discussions with the HOA's attorney, the Board voted to approve these new policies during our open meeting on November 17, 2021. Once recorded in the Property Records of Bexar County, Texas, these policies will be uploaded onto the HOA's website under our Governing Documents section.

The new HOA policies are in the areas of:

Assessment Collections and Payment Plan,
Enforcement,
Architectural Review,
Religious Display,
Swimming Pool Enclosures, and
Security Measures.



Governing Documents

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

Recipe Section

Yum!

LET'S GET IN THE HOLIDAY SPIRIT!!

Orange Cranberry Bread



Prep Time 10 mins
Cook Time 1 hr. 10 mins
Total Time 1 hr. 20 mins
Servings 12 Slices
Calories 255

Ingredients:

- 1 C. Granulated sugar
- 2 tsp orange zest or zest of 1 large orange
- 1 tsp vanilla extract
- 1-1/2 C. all-purpose flour
- 1/2 tsp salt
- 1 tsp baking powder
- 1/2 C. canola or vegetable oil
- 2 large eggs, slightly beaten
- 3/4 C. buttermilk
- 1 tbsp fresh orange juice
- 1 C. fresh cranberries (roughly chopped)

Orange Glaze:

- 1 C. powdered sugar
- 1-1/2 tbsp. orange juice (preferably freshly squeezed)
- 1 tsp orange zest

Directions:

1. Preheat oven to 350° F. Spray a 8 1/2 x 4 1/2 loaf pan with cooking spray and set aside.
2. In a large bowl, whisk together the flour, salt, and baking powder. In a small bowl, combine sugar and orange zest. Rub together with your fingers until fragrant. Whisk into the flour mixture. Set aside.
3. In a separate medium bowl, combine the buttermilk, oil, eggs, orange juice, and vanilla.
4. Slowly add the wet ingredients to the dry ingredients. Stir until just combined. Fold in the cranberries. Pour batter into prepared loaf pan.
5. Bake for 70-75 minutes, or until toothpick comes out clean. If your loaf starts to get too brown drape a piece of foil over the top to finish baking. I did this during the last 10 minutes of the baking time.
6. Remove bread from oven and place on a cooling rack and cool for 15 minutes. Loosen the sides of the bread with a knife. Carefully remove loaf from pan. Let cool completely on wire rack.
7. While the bread is cooling, make the orange glaze. In a small bowl, combine powdered sugar, orange juice, and orange zest. Whisk until smooth. Drizzle the glaze over the bread. Cut and serve.

Note- can be stored, wrapped, on the counter for 2-3 days.

Source: [Orange Cranberry Bread Recipe \(twopeasandtheirpod.com\)](http://twopeasandtheirpod.com)

Perfect Sugar Cookies



Prep Time 15 mins
Total Time 1 hr. 45 mins
Yields 2 dozen cookies

Ingredients:

FOR THE COOKIE DOUGH

- 3 C. all-purpose flour, plus more for surface
- 1 tsp baking powder
- 1/2 tsp. kosher salt
- 1 C. (2 sticks) butter, softened
- 1 C. granulated sugar
- 1 large egg
- 1 tsp. pure vanilla extract
- 1 tbsp. milk

FOR THE BUTTERCREAM FROSTING

- 1 C. (2 sticks) butter, softened
- 5 C. powdered sugar
- 1/4 C. heavy cream
- 1/2 tsp. pure almond extract
- 1/4 tsp. kosher salt
- Food coloring

Directions:

1. In a large bowl, whisk together flour, baking powder, and salt and set aside.
2. In another large bowl, beat butter and sugar until fluffy and pale in color. Add egg, milk, and vanilla and beat until combined, then add flour mixture gradually until totally combined.
3. Shape into a disk and wrap in plastic. Refrigerate 1 hour.
4. When ready to roll, preheat oven to 350° and line two baking sheets with parchment paper. Lightly flour a clean work surface and roll out dough until 1/8" thick. Cut out shapes and transfer to prepared baking sheets. Freeze 10 minutes (so your shapes hold while baking!).
5. Meanwhile, make frosting: In a large bowl using a hand mixer, beat butter until smooth, then add powdered sugar and beat until no lumps remain. Add cream, almond extract, and salt and beat until combined.
6. Bake cookies until edges are lightly golden, 8 to 10 minutes.
7. Let cool, then frost and decorate as desired.

Source: [Best Sugar Cookies Recipe - How to Make Homemade Sugar Cookies \(delish.com\)](http://delish.com)

December 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11/28	11/29	11/30	1	2	3	4
 Hanukkah Begins (11/28 – 12/06)	Trash Pick Up			Recycle Day		Open House Gates Open 12 – 5 p.m.
5	6	7	8	9	10	11
	Trash Pick Up			Recycle Day	DEADLINE!  Holiday Lighting Contest. Submit your entry by 6 p.m!	
12	13	14	15	16	17	18
	Trash Pick Up			Recycle Day	 Pool Patio/6 – 7 pm.  Holiday Lighting Contest Voting Closes @ 8 P.M.	
19	20	21	22	23	24	25
	Trash Pick Up					 CHRISTMAS DAY!
26	27	28	29	30	31	
 Kwanzaa begins (26 th – 1 st)	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:

Eva Hecox
Diamond Association Management & Consulting ("DAMC")
14603 Huebner Rd., Building 40
San Antonio, TX 78230
Phone: 210-561-0606
Fax: 210 -690-1125
Eva@damctx.com

WHEN REPORTING ISSUES

GATES: If your remote or code does not work or if the gates are not opening during normal business hours, 8:30 am to 5:00 pm Monday thru Friday, call DAMC at 210-561-0606 or email accesscontrol@damctx.com.

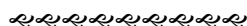
If it is after hours or on the weekend, please call DAMC at 210-561-0606 and press 5. The on-call manager will receive the message. When leaving a message, please leave a call back number.

STREET LIGHT OUT

Please email alyssa@damctx.com. Please provide intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

IRRIGATION

If you see irrigation running on common areas, please report them to eva@damctx.com with the location of the issue, such as "the island where keypad is at Newton Trail." If it is after hours or on the weekend, please call DAMC at 210-561-0606 and press 5. The on-call manager will receive the call. When leaving a message, please leave a call back number.



MASTER ASSOCIATION:



Barbara Kill

Community Manager, CCMC

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