



Newsletter

FEBRUARY 2022 – VOLUME 5, ISSUE 2



Dear Residents:

We have survived the 2021 holiday season and one month is now in the books for 2022! Now, we must prepare for any upcoming freezing weather. We ask everyone to be aware that the weather service has indicated freezing temperatures and possibly sleet and ice to hit San Antonio on Thursday, February 3rd.

As we witnessed last year, the freezing temperatures and accumulated snow and ice resulted in major problems with some of our utilities and dangerous conditions on our roads and highways. Please follow the updates from the weather service as the inclement weather gets closer. Stay warm and safe out there!

For the coming year The Board is discussing spring projects such as park benches, and dog waste stations for our community. Further, the Board approved project for the extension of the existing playground in the pool section will soon begin. The Board is also working on plans to add another playground area in the Trails section of the HOA. Be on the lookout for updates for these projects.

Soon you will also see the start of a long-term project to repair, re-stain, and re-seal the entire fence line of our HOA. This is in keeping with the HOA's Reserve Study recommendations and will prolong the life of our fences. This project will start with clearing the fence line of obstructions and debris. Next will be a review, inspection and evaluation of the fence.

After reviewing several bids, the Board approved Texas Hill Country Trees to clear a five feet space along our fence line of debris, underbrush, and thicket. They will also clear overhanging tree limbs along the fence line. The immediate impact of this first phase will be to improve the aesthetics of our HOA.

As a reminder, Tiger Sanitation is now only doing bi-weekly pick-up of recyclables. Trash service will remain on the weekly schedule. There will be no recycle pick up on Thursday, February 3rd, but will take place on February 10th.

Next month, be on the look-out for information about proposed amendments to the HOA's DCCRs. Over the last four years, various amendments to the DCCRs have been proposed but none have received the required number of votes to pass. If there is something that you wish to change about our main governing document, here is your chance to make it happen. The Board is looking at possible Townhall meetings to answer questions regarding proposed amendments.

As always, if you have any questions or concerns, please feel free to reach out to the Board at "PreserveHOAboard@yahoo.com".

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



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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

Fernando Hernandez & Claudia Nunez
Calhoun Cove

POOL SECTION

Teresita Chahin
Briscoe Trail



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 FEBRUARY

If you would like to recommend or see a particular vendor
or genre of food, please reach out to Social Committee
Chair, Alyssa Morales, at preservehoasocial@yahoo.com
with your request.

E-Mail Blast Communication Network



The Board of Directors, through DAMC, periodically sends out notifications via e-blast including newsletters, social events, repair work, safety issues, crime activity, lost pet information, or other issues that are time-sensitive. Our monthly newsletters are also posted on our website. If you or someone you know wish to be added to the email distribution list, please submit by e-mail the following information to our community manager, Eva Hecox at eva@damctx.com, the appropriate point of contact:

- Your name
- Your address
- Your phone number (day, evening, and cell phone numbers would be appreciated)
- Your email address (If your email address has changed, please submit both your old and your new email address)

You may submit more than one email address, for example, if you have a different email address than your spouse, you may submit both. The list will be comprised of members from The Preserve at Alamo Ranch communities.



HOMEOWNER PORTAL ACCESS -

We encourage you to utilize the Preserve at Alamo Ranch website, www.preserveatamoranch.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.preserveatamoranch.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.

HAPPY GROUNDHOG DAY!!



2/2/22 – Punxsutawney Phil saw his shadow, so, six more weeks of winter!

Our deepest condolences to Milltown Mel, the New Jersey counterpart of Punxsutawney Phil, who passed away a day before on 2/1/22.



EXCEPT YOU, TEXAS





FISCAL FORUM

Our HOA's Balance Sheet as of 12/30/21 is reflected below. The Board recently approved the rollover of one CDAR account coming up on maturity, for a 6-month term. The Board will revisit the interest return rates in 6 months. Since COVID started in 2020, interest rates have been low. There are a couple of other CD/CDAR coming up for maturity in March and will automatically roll over.

Balance Sheet

Preserve At Alamo Ranch Homeowners Association

As Of 12/31/2021



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	152,343.89
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,495.77
Total: Operating Funds	154,839.66
Reserve Funds	
1041 - Alliance MMKT	81,430.60
1042 - Alliance Res CDAR 02/03/22 .60%	51,055.35
1043 - Alliance Res CDAR 08/04/22 .60%	50,852.10
1046 - CD 7/31/2025 (1.00%) SSFCU0081	56,221.19
1047 - CD 3/16/2022 (.30%) SSFCU 0082	55,850.89
1048 - CD 9/2/2026 (1.00%)SSFCU 0083	55,153.27
1049 - Alliance Res CDAR 03/10/2022 .35%	122,759.46
1050 - Alliance Res CDAR 05/19/22 .60%	50,461.56
Total: Reserve Funds	523,784.42
Accounts Receivable	
1425 - Due from Reserves	18,625.00
Total: Accounts Receivable	18,625.00
Total: Current Assets	697,249.08
Total: Asset	697,249.08
Liability	
Liability	
2020 - Prepaid Assessments	63,833.18
2035 - Due to Operating	18,625.00
Total: Liability	82,458.18
Total: Liability	82,458.18
Equity	
Equity	
3000 - Operating Fund Equity	101,722.63
3040 - Reserve Fund Equity	443,096.77
3050 - Transfer to Reserves	97,500.00
Total: Equity	642,319.40
Total: Equity	642,319.40
Net Income	(27,528.50)
Total Liabilities and Equity	697,249.08

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CALL TO SERVE: Our HOA is still seeking volunteers to serve on the Finance Committee. Board Member Gene Nowak as well as sole Finance Committee member, is currently serving as a Board Liaison for Finance Committee. He would love some help in managing and guiding our HOA's finances. Please email the Board or reach out to our managing agent, Eva Hecox, if you are interested in serving on the Finance Committee



COVENANT CORNER:

CATS AND DOGS – OH MY!



The Board has received complaints of homeowners' cats roaming the neighborhood and not on their own property. Please keep in mind that not all members of our community love cats or dogs. Some may have allergies to cats or dogs or a fear of them. Please be considerate of your fellow neighbors and do not allow your domesticated pets to roam the streets or your neighbor's property.

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The Board has received reports of more and more feral cats in the pool section. The Board asks that you please refrain from feeding any feral cats and help stop the population of feral cats within our communities.

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Also, if you are walking your dog, please be sure to always keep them on a leash, when not on their own property. Each person reacts to dogs differently, no matter the size of your dog.

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The Board has also received reports of several dogs barking for long periods of time during the day as well as night. Please remember we are all neighbors, who see each other on a daily basis. As mentioned above, not all are keen to dogs or the noises they may make. If your dog is constantly barking outside your home for long periods at a time and fellow neighbors can hear it, it can be quite unbearable at times as well as uncomfortable. Some residents work overnight and therefore sleep during the day. Please remember to be kind and respectful to your neighbors when it comes to dogs.

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Our DCCRs states:

3.35 Animals- Household Pets.

No animals, including pigs, hogs, swine, poultry, fowl, wild animals, horses, cattle, sheep, goats or any other type of animal not considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept, maintained or cared for on the Property. No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets will be allowed on any portion of the Property other than on the Lot of its Owner unless confined to a leash. No more than four (4) domestic pets, in the aggregate, shall be allowed on any Lot. No animal may be stabled, maintained, kept, cared for or boarded for hire or remuneration on the Property and no kennels or breeding operation will be allowed. No animal shall be allowed to run at large, and all animals shall be kept within enclosed areas which must be clean, sanitary and reasonably free of refuse, insects and waste at all time. Such enclosed area shall be constructed in accordance with plans approved by the ACC, shall be of reasonable design and construction to adequately contain such animals in accordance with the provisions hereof, and shall be screened so as not to be visible from any other portion of the Property.

AROUND THE COMMUNITY



To: Alamo Ranch POA members

The Alamo Ranch POA Board of Directors will be holding a Board of Directors meeting on February 7, 2022 at 3 pm.

Please see email sent from DAMC late January for Zoom meeting link info

REMINDER:

Election INFORMATION

JOINT PRIMARY ELECTION
MARCH 1, 2022

Early Vote Period: Monday, February 14, 2022 – Friday, February 25, 2022
Election Day: Tuesday, March 1, 2021

[CLICK HERE](#) for more information.

PERIMETER FENCE CLEARING:

After receiving multiple bids for perimeter fence clearing of underbrush, tree trimming, removal of scrub brush within 5 feet of fence, the Board approved the bid from Texas Hill Country Trees for this project. Beginning February 14th, they will begin work in all three sections as depicted below. Please do not be alarmed if you see or hear noise outside your fences. Once this project is complete, the Board will then proceed and have all fence lines examined and solicited for bids for any needed repairs, replacement and painting/staining, per our Reserve Study.

With these repairs, replacement and staining in place, our fences and fence lines will endure its longevity as well as maintain the aesthetic appeal.

Thank you for your continued support and patience while these projects are completed.



Teal color = Street perimeter
Green color = HOA (inside)
Blue color = Residents (inside)

UPCOMING EVENTS



MARCH 15TH Street Sweeping is scheduled for this day. Further information will be provided in the future.

THE PRESERVE AT ALAMO RANCH

Saturday – April __
8 a.m. – 2 p.m.

NEIGHBORHOOD
YARD SALE

APRIL – The Neighborhood Garage Sale will take place in April. A date certain will be provided by the Social Committee in the near future.

Preserve at Alamo Ranch HOA
BULK PICK UP

APRIL 30, 2022



APRIL 30TH – Tiger Sanitation Bulk Pick up

DID YOU KNOW? FEBRUARY IS NATIONAL CAT HEALTH

5 CAT FACTS THAT WILL BLOW YOUR MIND

- Some Greens are Toxic**
Keep lilies, azaleas, mistletoe, holly, and more out of the house - they are all toxic to cats.
- Could Your Cat be Lactose-Intolerant?**
Surprisingly, milk isn't always great for cats. If your cat is lactose-intolerant, they'll get awful diarrhea from milk. They'll also have a greater chance of obesity if they continue to be given milk.
- Make Sure She's Happy**
Cats can, in fact, become depressed. Watch out for changes in vocalization, appetite, or any other abnormal behavior.
- Cats Often Hide Illnesses**
These tricky pets often hide when sick or injured - it's a natural survival instinct. If you notice odd behavior or hiding, take your cat into the vet.
- Dangerous Declawing**
Declawing your cat is cruel and viewed as dangerous to their health and safety. Luckily, there are many other ways to get your cat to stop scratching - look around online or ask your vet.

ACTIVITIES

- Take your kitty in for a check-up**
How long has it been since Muffin has been to the vet? Sometimes, life gets busy and those checkups get pushed back. Use National Cat Health Month as the reason to prioritize your cat's health - you have a whole month to get it done, and Muffins will certainly thank you.
- Spread the word on social media**
What better excuse to blanket social media with #NationalCatHealthMonth than posting a picture of your kitty? You were going to do it anyway, so use this opportunity to spread the word on National Cat Health Month to other cat owners.
- Get your cat a new toy**
A good pet owner knows that emotional health can be just as important as physical health for your kitty. Investing in a new toy can improve your cat's mood, give them a bit of exercise, and even strengthen your bond. Cats deserve a little relaxation, too!

Source: [NATIONAL CAT HEALTH MONTH -February 2022 - National Today](#)



Homeless / Feral Cats

Helping homeless cats through the winter. For more info, please go to:

[Helping Homeless Cats Through the Winter | PetMD](#)



COMMUNITY LOCATION:

H-E-B @ Alamo Ranch
12125 Alamo Ranch Parkway

2/03/22 from 6 – 8 pm
2/06/22 from 12:30 – 2:30 pm
2/10/22 from 6 – 8 pm
2/13/22 from 12:30 – 2:30 pm
2/17/22 from 6 – 8 pm
2/20/22 from 12:30 – 2:30 pm
2/24/22 from 6 – 8 pm
2/27/22 from 12:30 – 2:30 pm

MOBILE CLINICS – FEBRUARY 2022

Low-Cost Vaccinations for your four-legged friends.

DOG PACKAGES			
Package – A	Package – B	Package – C	Package – D
Rabies 1 Year Discounted Cash Price: \$15	Rabies 1 Year, DHPPV Discounted Cash Price: \$33	Rabies 1 Year, DHPPV, Intranasal Bordetella Discounted Cash Price: \$49	Rabies 1 Year, DHPPV, Intranasal Bordetella, Canine Influenza Discounted Cash Price: \$83
Credit/Debit Price \$15.46	Credit/Debit Price \$34.02	Credit/Debit Price \$50.51	Credit/Debit Price \$85.56
CAT PACKAGES			
Package – A	Package – B	Package – C	
Rabies 1 Year Discounted Cash Price: \$15	Rabies 1 Year, FVRCP Discounted Cash Price: \$32	Rabies 1 Year, FVRCP, FeLV Discounted Cash Price: \$53	
Credit/Debit Price \$15.46	Credit/Debit Price \$32.99	Credit/Debit Price \$54.64	

**Please go to [Mobile - Services - Vanguard Vet](#) for additional services.

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

Recipe Section

Yum!

**GET YOUR GAME ON!! IT'S GAME TIME!!
SUPERBOWL POT LUCK IDEAS**



BUFFALO CHICKEN DIP

PREP TIME: 10 mins

COOK TIME: 20 mins



SPICY TOUCHDOWN CHILI

PREP TIME: 30 min.

COOK TIME: 4 hours

Ingredients

- 3 1/2 cups of rotisserie chicken chopped
- 16 oz Cream cheese
- 3/4 cup Chunky blue cheese dressing
- 1/2 cup Crumbled blue cheese
- 1/2 cup Pepper Jack cheese shredded
- 1 tsp Old Bay Seasoning
- 1/2 Jalapeno pepper fresh, sliced
- 1/2 cup Colby Jack cheese shredded
- 10 Saltine Crackers Unsalted

Directions

1. Preheat oven to 400 degrees F.
2. Place chopped chicken in a mixing bowl
3. Add cream cheese, blue cheese crumbles, shredded pepper Jack, and Colby.
4. Pour your spicy secret sauce whatever this be a franks hot sauce or sauce of your choice. Pour chunky blue cheese dressing. Use your hands and crush the saltine crackers into the mix. Add Old bay seasoning. Mix everything together until it becomes a firm paste-like consistency.
5. Transfer into an ovenproof baking dish, and bake at 400 degrees F for 20 minutes. Depending on your oven you may need to set the oven to broil and bake for additional five minutes to get that perfect baked shell on top.

Source: [Buffalo Chicken Dip Recipe for Super Bowl Party - Food Flavorz](#)

LA RAMS vs. CINCINNATI BENGALS



February 13th @ 5:30 p.m.

Ingredients

- 1 pound ground beef
- 1 pound bulk pork sausage
- 2 cans (16 ounces each) kidney beans, rinsed and drained
- 2 cans (15 ounces each) pinto beans, rinsed and drained
- 2 cans (14-1/2 ounces each) diced tomatoes with mild green chiles, undrained
- 1 can (14-1/2 ounces) diced tomatoes with onions, undrained
- 1 can (12 ounces) beer
- 6 bacon strips, cooked and crumbled
- 1 small onion, chopped
- 1/4 cup chili powder
- 1/4 cup chopped pickled jalapeno slices
- 2 teaspoons ground cumin
- 2 garlic cloves, minced
- 1 teaspoon dried basil
- 3/4 teaspoon cayenne pepper

Optional: Shredded cheddar cheese, sour cream and chopped green onions

Directions

1. In a large skillet, cook beef over medium heat until no longer pink, 6-8 minutes; crumble beef; drain. Transfer to a 6-qt. slow cooker. Repeat with sausage.
2. Stir in the next 13 ingredients. Cook, covered, on low 4-5 hours or until heated through. If desired, top individual servings with shredded cheddar cheese, sour cream and chopped green onions when serving.

Source: [Spicy Touchdown Chili Recipe: How to Make It \(tasteofhome.com\)](#)



February 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
			 Ground Hog Day	NO RECYCLE DAY		Open House Gates Open 12 – 5 p.m.
6	7	8	9	10	11	12
	Trash Pick Up <i>Alamo Ranch</i> POA Board Meeting at 6 p.m.			Recycle Day		
13	14	15	16	17	18	19
 5:30 P.M.	Trash Pick Up 			NO RECYCLE DAY		
20	21	22	23	24	25	26
	Trash Pick Up 			Recycle Day		
27	28					
	Trash Pick Up					



CONTACT INFORMATION

The Preserve at Alamo Ranch

BOARD OF DIRECTORS

Ryan Haskins, President
Steven Hovsepian, Vice President
Mary Ling, Secretary
Kristen Hess, Treasurer
Gene Nowak, Member at Large
preservehoaboard@yahoo.com

COMMITTEES



Alyssa Morales, Social Committee, Chair
Email: preservehoasocial@yahoo.com

Edward Arroyo, ACC, Chair
Email: edward.arroyo@live.com

Gene Nowak, Finance Committee Board Liaison
Email: gnowakhoa@yahoo.com



MANAGED BY:

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

WHEN REPORTING ISSUES OR NEEDING ACC APPROVAL ON HOME PROJECTS

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 camryn@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.

ACC SUBMITTALS

You can find the request form on the website under RESIDENT RESOURCES then ACC INFORMATION. Once you complete the request form and have all required information for the request, email all documents to acc@damctx.com.



MASTER ASSOCIATION:



Barbara Kill

Community Manager, CCMC

17806 IH-10W, Suite 300, San Antonio, TX 78257
Phone: 210-468-9187 / Email: bkill@ccmcnet.com
Phone: 210-740-4976