



Newsletter

MARCH 2022 – VOLUME 5, ISSUE 3



Dear Residents:

Welcome to March everyone! Spring is around the corner (1st day is March 20th). We are so looking forward to warmer weather, days full of sunshine, birds chirping, and BBQs. San Antonio survived the winter season. You are probably getting your Spring To Do list ready with home

improvement projects, cleaning out closets, planning new flower beds, and perhaps new patio furniture.

The Board is gearing up for spring projects as well such as the street sweeping as well as the fence clearing project, which started the week of February 21st, however with the freezing temperatures and colder weather, the fence clearing project had to be delayed but will resume until the end of March. Also, the Board was notified recently that the delivery and installation of the playground extension equipment has been pushed back to late May or June. The Board had hoped to have completed by late March. We apologize in advance for any confusion and/or inconvenience this may have caused. We will keep everyone updated on these projects.

A lot of events are coming up in March such Mardi Gras (Fat Tuesday) on March 1st, followed by Texas' own Independence Day on the 2nd, and Lenten season also beginning on March 2nd (Ash Wednesday), Spring Break for NISD the week of March 14th, Spring Forward time change on March 13th please remember to set your clocks *forward*) and lastly, St. Patrick's Day on March 17th. Please share your photos for any of the events for inclusion in our newsletters!

In the next couple of months, the Board will be discussing and preparing for our upcoming Annual Homeowners Meeting to take place in May. Further information will be provided once a date has been set.

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



What's Inside

THIS ISSUE:

Note From the Board	Page 1
New Homeowners Welcome	Page 2
Homeowner Portal/New App Info	Page 2
Eats on the Streets	Page 2
Fiscal Forum	Page 3
Did You Know	Page 4
Covenant Corner	Page 5
Around the Community	Page 6
Upcoming Events	Page 6
Preserve EATS	Page 7
Calendar	Page 8
Contact Information.....	Page 9



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

Sasha Cora
Concho Cove

Alfredo Escovar
Collin Cove

Alfonso Mallen
Carson Cove

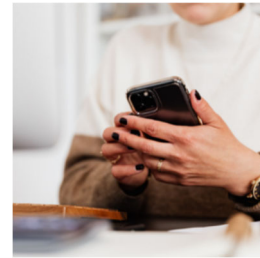


The Social Committee is excited to announce
The Preserves - Eats On The Streets
segment of our monthly newsletter.

**THERE WILL BE NO FOOD TRUCK EVENT FOR THE
MONTH OF MARCH**

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.

Your HOA At Your Fingertips



Homeowners can now download the app
“Community Link” and have to access your
account information and much more. This app is
only available through the AppStore or Google
Play store. Download it today!

With this app, everything is at your fingertips, such as:

- Your account information, including assessments
- Payment History
- ACC Requests/Status
- Community Documents
- Calendar



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.





FISCAL FORUM

Our HOA's Balance Sheet as of 1/31/22 is reflected below. The Board recently approved the cash out of the SSFCU CD account with a maturity date on March 16, 2022 and placed in the Reserves Alliance Bank Money Market account.

Balance Sheet

Preserve At Alamo Ranch Homeowners Association

As Of 1/31/2022



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	173,773.29
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,495.83
Total: Operating Funds	176,269.12
Reserve Funds	
1041 - Alliance MMKT	81,440.05
1042 - Alliance Res CDAR 02/03/22 .60%	51,081.37
1043 - Alliance Res CDAR 08/04/22 .60%	50,878.02
1046 - CD 7/31/2025 (1.00%) SSFCU0081	56,268.94
1047 - CD 3/16/2022 (.30%) SSFCU 0082	55,864.66
1048 - CD 9/2/2026 (1.00%)SSFCU 0083	55,198.60
1049 - Alliance Res CDAR 03/10/2022 .35%	122,795.96
1050 - Alliance Res CDAR 05/19/22 .60%	50,487.28
Total: Reserve Funds	524,014.88
Accounts Receivable	
1425 - Due from Reserves	18,625.00
Total: Accounts Receivable	18,625.00
Total: Current Assets	718,909.00
Total: Asset	718,909.00
Liability	
Liability	
2020 - Prepaid Assessments	15,956.79
2035 - Due to Operating	18,625.00
Total: Liability	34,581.79
Total: Liability	34,581.79
Equity	
Equity	
3000 - Operating Fund Equity	93,052.67
3040 - Reserve Fund Equity	424,471.77
3050 - Transfer to Reserves	97,500.00
Total: Equity	615,024.44
Total: Equity	615,024.44
Net Income	69,302.77
Total Liabilities and Equity	718,909.00

+++++

CALL TO SERVE: Our HOA is seeking volunteers to serve on the Finance Committee. Gene Nowak, fellow Board Member, is currently serving as a Board Liaison for the Finance Committee. The Finance Committee's role would be to provide oversight of the HOA's finances, track monthly expenses and annual budget planning. If you want to know how HOA funds are spent and allocated or love working with numbers, then please email the Board or reach out to our managing agent, Eva Hecox, if you are interested in serving on the Finance Committee.



March 2nd 1836

During the Texas Revolution, a convention of American Texans meets at Washington-on-the-Brazos and declares the independence of Texas from Mexico. The delegates chose David Burnet as provisional president and confirmed Sam Houston as the commander in

chief of all Texan forces. The Texans also adopted a constitution that protected the free practice of slavery, which had been prohibited by Mexican law. Meanwhile, in San Antonio, Mexican General Antonio Lopez de Santa Anna's siege of the Alamo continued, and the fort's 185 or so American defenders waited for the final Mexican assault.

In 1820, Moses Austin, a U.S. citizen, asked the Spanish government in Mexico for permission to settle in sparsely populated Texas. Land was granted, but Austin died soon thereafter, so his son, Stephen F. Austin, took over the project. In 1821, Mexico gained independence from Spain, and Austin negotiated a contract with the new Mexican government that allowed him to lead some 300 families to the Brazos River. Under the terms of the agreement, the settlers were to be Catholics, but Austin mainly brought Protestants from the southern United States. Other U.S. settlers arrived in succeeding years, and the Americans soon outnumbered the resident Mexicans. In 1826, a conflict between Mexican and American settlers led to the Fredonia Rebellion, and in 1830 the Mexican government took measures to stop the influx of Americans. In 1833, Austin, who sought statehood for Texas in the Mexican federation, was imprisoned after calling on settlers to declare it without the consent of the Mexican congress. He was released in 1835.

In 1834, Santa Anna, a soldier and politician, became dictator of Mexico and sought to crush rebellions in Texas and other areas. In October 1835, Anglo residents of Gonzales, 50 miles east of San Antonio, responded to Santa Anna's demand that they return a cannon loaned for defense against Indian attack by discharging it against the Mexican troops sent to reclaim it. The Mexicans were routed in what is regarded as the first battle of the Texas Revolution. The American settlers set up a provisional state government, and a Texan army under Sam Houston won a series of minor battles in the fall of 1835.

In December, Texas volunteers commanded by Ben Milam drove Mexican troops out of San Antonio and settled in around the Alamo, a mission compound adapted to military purposes around 1800. In January 1836, Santa Anna concentrated a force of several thousand men south of the Rio Grande, and Sam Houston ordered the Alamo abandoned. Colonel James Bowie, who arrived at the Alamo on January 19, realized that the fort's captured cannons could not be removed before Santa Anna's arrival, so he remained entrenched with his men. By delaying Santa Anna's forces, he also reasoned, Houston would have more time to raise an army large enough to repulse the Mexicans. On February 2, Bowie and his 30 or so men were joined by a small cavalry company under Colonel William Travis, bringing the total number of Alamo defenders to about 140. One week later, the frontiersman Davy Crockett arrived in command of 14 Tennessee Mounted Volunteers.

On February 23, Santa Anna and some 3,000 Mexican troops besieged the Alamo, and the former mission was bombarded with cannon and rifle fire for 12 days. On February 24, in the chaos of the siege, Colonel Travis smuggled out a letter that read: "To the People of Texas and All Americans in the World.... I shall never surrender or retreat.... Victory

or Death!" On March 1, the last Texan reinforcements from nearby Gonzales broke through the enemy's lines and into the Alamo, bringing the total defenders to approximately 185. On March 2, Texas' revolutionary government formally declared its independence from Mexico.

In the early morning of March 6, Santa Anna ordered his troops to storm the Alamo. Travis' artillery decimated the first and then the second Mexican charge, but in just over an hour the Texans were overwhelmed, and the Alamo was taken. Santa Anna had ordered that no prisoners be taken, and all the Texan and American defenders were killed in brutal hand-to-hand fighting. The only survivors of the Alamo were a handful of civilians, mostly women and children. Several hundred of Santa Anna's men died during the siege and storming of the Alamo.

Six weeks later, a large Texan army under Sam Houston surprised Santa Anna's army at San Jacinto. Shouting "Remember the Alamo!" the Texans defeated the Mexicans and captured Santa Anna. The Mexican dictator was forced to recognize Texas' independence and withdrew his forces south of the Rio Grande.

Texas sought annexation by the United States, but both Mexico and antislavery forces in the United States opposed its admission into the Union. For nearly a decade, Texas existed as an independent republic, and Houston was Texas' first elected president. In 1845, Texas joined the Union as the 28th state, leading to the outbreak of the Mexican-American War.

Source: <https://www.history.com/this-day-in-history/texas-declares-independence>





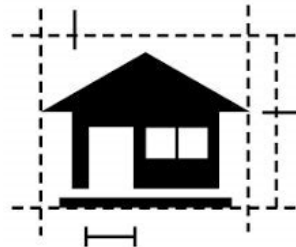
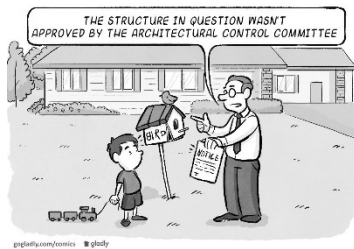
COVENANT CORNER:

ACC APPROVAL NEEDED PRIOR TO COMMENCEMENT OF HOME PROJECTS

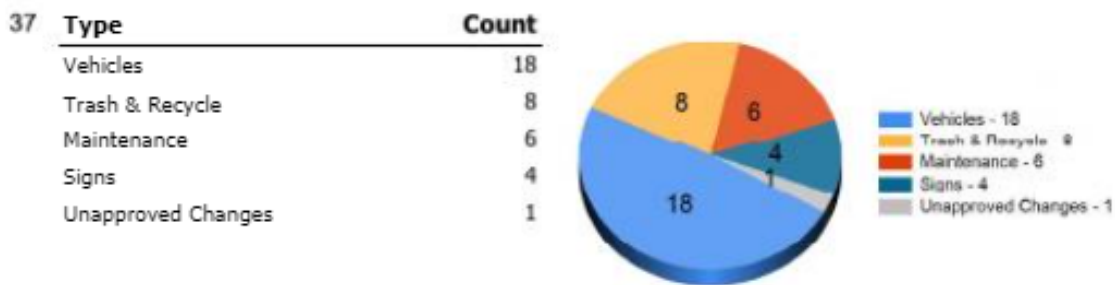
All homeowners must submit ACC application prior to beginning a home improvement project such as, but not limited to, landscaping, pools, patios, decks, fences, and roofing. To protect all property values within the HOA, all projects that change the exterior of your home require approval in advance from the ACC Committee.

Your project's description should be submitted using the ACC Application which can be found at [The Preserve at Alamo Ranch HOA \(eunify.net\)](https://damc6663.eunify.net/). All necessary drawings and specifications, to completely describe the plans, should be included. If you are using a contractor, they normally supply this information. Once complete, everything should be emailed to the ACC at acc@damctx.com.

If your project requires access to HOA controlled areas, approval must be sought from the Board of Directors in advance. The Board of Directors is the only body authorized to grant access permission. The Access Request form is also attached to the ACC form. More information regarding the process can be obtained from the website in the link above.



REPORTED VIOLATIONS DURING THE MONTH OF JANUARY 2022



PARKING ON STREETS OVERNIGHT

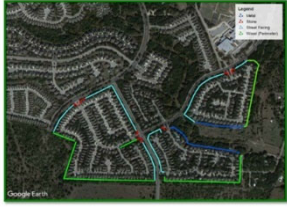
Violations of overnight street parking is still an ongoing issue. As a reminder, parking on streets overnight is prohibited per **DCCRs, Section 3.33 – Unsightly Articles; Vehicles**, unless you have permission from DAMC and/or the Board of Directors, via a temporary pass or a permanent parking permit. Certain criteria need to be met, in order to qualify for a permanent parking permit which is valid only for one year.

Please refer to our Parking Policy on how to request a temporary parking permit for guests visiting for a short period of time or a permanent parking permit (review and approval by the Board). Click on the link below for more info.

<https://damc6663.eunify.net/TemplateDisplay.asp?pkid=7702&tid=741&ams=2&ami=AccItem7>



AROUND THE COMMUNITY



PERIMETER FENCE CLEARING UPDATE:

The fence clearing project began on Monday, February 21, 2022, after a one week delay due to the winter weather. After further weather delays in same week and the contractors backed up schedule, the project will continue at the end of March. As mentioned before, the Board will examine the condition of the perimeter fences for repair or replacement.

Thank you for your patience while these projects are completed.

PLAYGROUND UPGRADE UPDATE:



It was previously reported the playground in the pool section was being upgraded with an additional extension to existing structure and would be complete by early Spring. Due to unforeseen circumstances by the vendor, the delivery and installation of the playground has been delayed until late May or June. We apologize for any inconvenience.

Thank you for your patience while these projects are completed.

UPCOMING EVENTS



How will you celebrate Mardi Gras? Share your photos for inclusion in our Newsletter.



Top o' the morning to you! March 17th is just around the corner.

Don't forget to wear **GREEN!**



MARCH 14TH – 18TH (NISD) There will be lots to do during the Spring Break periods, fun for the whole family as well as college students. If you are travelling, please be safe and have a great time.



MARCH 15TH Street Sweeping is scheduled for this day. Please be sure to keep all vehicles and trash cans off the street.



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



APRIL 30TH – Tiger Sanitation Bulk Pick up. More information will be provided in next month's newsletter.

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

Recipe Section

Yum!

ST. PATRICK'S DAY AND MARDIS GRAS

Steak and Irish Stout Pie



Prep: 30 mins
Cook: 3 hrs
Total: 3 hrs 30 mins
Servings: 8
Yield: 1 9-inch pie

Ingredients

- 2 pounds round steak, cut into 1/2-inch cubes
- 1 tablespoon all-purpose flour
- 3 ounces lard
- 8 slices bacon, finely chopped
- 5 onions, minced
- 1/4 pound fresh mushrooms, sliced (Optional)
- 1 (12 fluid ounce) bottle Irish stout beer (such as Guinness®)
- 1 tablespoon chopped fresh parsley
- 1 tablespoon raisins (Optional)
- 1 teaspoon brown sugar
- 1 (15 ounce) package double-crust pie pastry, thawed

Directions:

1. Preheat oven to 325 degrees.
2. Place steak cubes onto a plate and sprinkle with flour.
3. Place lard and bacon into a large skillet over medium heat; heat until lard melts and bacon begins to sizzle. Stir floured steak cubes into bacon and hot lard and cook, stirring frequently, until steak and bacon are browned, 10 to 15 minutes.
4. Transfer steak mixture to a large casserole dish.
5. Cook and stir onion and mushrooms in the same skillet over medium heat until onions are lightly browned and mushrooms are tender, about 10 minutes. Transfer to casserole dish with steak mixture.
6. Stir Irish stout beer, parsley, raisins, and brown sugar into steak mixture. Cover dish tightly with aluminum foil.
7. Bake in the preheated oven, stirring occasionally, until gravy has thickened and steak is tender, about 2 1/2 hours.
8. Remove casserole dish from oven and increase temperature to 400 degrees.
9. Line a deep-dish 9-inch pie plate with a pie crust and bake in the preheated oven until crust is partially cooked and lightly browned, about 10 minutes.
10. Spoon cooked steak filling into the partially-baked pie crust.
11. Cover steak filling with second pie crust; pinch the top crust against the bottom crust to seal tightly.
12. Bake pie until top crust is golden brown, 10 to 15 minutes.

Best Ever Shrimp Etouffee



Prep Time: 15 min.
Cook Time: 55 mins
Servings: 4

Ingredients

- 2 tbsp. butter
- 2 tbsp. vegetable oil
- 1/4 c. all-purpose flour
- 1 medium yellow onion, chopped
- 1 green bell pepper, chopped
- 2 celery ribs, chopped
- 3 cloves garlic, minced
- 2 green onions, thinly sliced, plus more for garnish
- 2 tsp. freshly chopped thyme
- 1 tbsp. cajun seasoning
- 1 tsp. sweet paprika
- Kosher salt
- Freshly ground black pepper
- 4 c. shrimp or seafood stock
- 1 bay leaf
- 1 1/2 lb. shrimp, shelled and deveined
- White rice, for serving

Directions:

1. In a medium or large Dutch oven over medium heat, combine butter and oil. When butter is melted and foaming, add flour and whisk until smooth. Cook, stirring frequently, until roux is golden in color, 5 to 6 minutes.
2. Add onion, pepper, and celery and cook, stirring frequently, until softened, 4 to 5 minutes. Stir in garlic, green onions, and thyme and cook until fragrant, 1 minute more.
3. Stir in Cajun seasoning and paprika and season with salt and pepper. Add stock 1 cup at a time, whisking well after each addition. Bring to a low simmer and add bay leaf. Cover and cook, stirring occasionally, until sauce has reduced by 1/3 and vegetables are soft, 10 to 12 minutes.
4. Stir in shrimp and simmer until shrimp are opaque and cooked through, 4 to 6 minutes. Remove bay leaf.
5. Season with salt and pepper if needed, and spoon over rice. Garnish with green onions before serving.

MARCH 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
		Mardi Gras 	 HAPPY TEXAS INDEPENDENCE DAY			Open House Gates Open 12 – 5 p.m.
6	7	8	9	10	11	12
13	14	15	16	17	18	19
						
20	21	22	23	24	25	26
						
27	28	29	30	31		



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

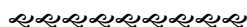
Please email camryn@damctx.com. Please provide intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

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