



Newsletter

MAY 2022 – VOLUME 5, ISSUE 5

Dear Residents:



Sunny days are here! Everyone is out and about enjoying the weather. We had a strong dose of oak season recently. Did not like seeing all the pollen on our vehicles, sidewalks and driveways. Now, we pray for rain.

School session will be coming to an end for the 2021-2022 season. Neighbors and friends will be moving out and will be sorely missed. There will be a lot of activity at the pool and in our communities with children and families outside. Please remember to drive slow (speed limit is 20MPH throughout our community) and watch for children playing outside.

We hope you attended and enjoyed the annual Spring Fling sponsored by our Social Committee. Thank you, Alyssa Morales, Chair for the Social Committee, and her committee members for organizing this wonderful event. Our spring community yard sale was held on April 23rd. We hope you were successful in your sales and rid of unused items from your home. Our next community yard sale will take place in the Fall. Also, our Bulk Pick Up took place recently on the 30th. We hope you took advantage of clearing out your homes and garages of large unwanted items.

The Board approved the installation of park benches and dog poop stations in each of the three sections. You no longer have to carry around poop bags. The park benches add a nice feature to the green space areas. We hope you enjoy them while walking through the communities, perhaps bird watch. ☺

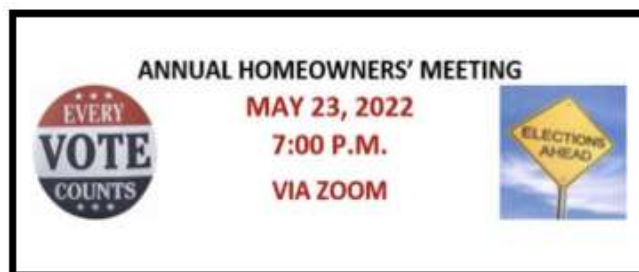
The Board approved pool monitors being on site on weekends and holidays only beginning Memorial Day weekend. Remember, the pool is now open 7 days a week.

Our Annual Homeowners Meeting will be held on Monday, May 23rd, via Zoom. You should have received in the mail by now the annual meeting information. We will once again be voting on amendments to our DCCRs specifically, Annual Assessments, Special Assessments, Short Term Rentals, basketball goals and landscape amendment (type of grass). There will be two seats available on the Board of Directors this year. Deadline to submit your candidacy to DAMC to be placed on the ballot has expired, however, should you wish to be nominated, this can be accomplished from the floor at the meeting.

We will need your participation to meet quorum requirements so the Annual Meeting can be held/proceed. Again, voting online will make this easier and quicker. Proxies will still be allowed for those who wish to submit their votes on paper form or do not have internet access.

Looking forward to seeing everyone at our annual homeowners meeting soon. Please remember to reach out to the Board of Directors if you have any community concerns at: PreserveHOAboard@yahoo.com or by reaching Eva Hecox at (210) 561-0606 or eva@damctx.com.

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



April Showers
BRING MAY FLOWERS

What's Inside

THIS ISSUE:

Note From the Board.....	Page 1
New Homeowners Welcome	Page 2
Special Announcements	Page 3
Covenant Corner	Page 4
DCCR Amendments	Pages 5-6
Committees and Fiscal Forum	Page 7
Upcoming Events.....	Page 8
Around the Community.....	Page 9
For the Love of Paws	Page 10
Preserve EATS.....	Page 11
Calendar	Page 12
Contact Information	Page 13





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:

Gregory and Laura Egan
Concho Cove

Damian Jimenez and Daniela Anghel
Carson Cove

Luis and Brenda Ramirez
Cameron Cove

Cisco and Jacqueline Iguaran
Coryell Cove

POOL SECTION

Oscar and Brenda Ortiz
Limestone Trail

Alfredo Gomez III & Jacquelyn DeLos Santos
Limestone Trail

TRAILS SECTION

Michael and Mary Medlin
Glasscock Trail

Justin and Crystal Markland
Galveston Trail



NOTICE OF INCREASE IN TRASH COLLECTION

Effective June 1, 2022, the new **monthly** rate will be \$25.75 or \$77.25 **quarterly** plus tax. The previous rate was \$22.99.

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.

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.

Class of
2022

A graphic with a black background and a white decorative border. In the center, the text "the PRESERVES" is written in a mix of lowercase and uppercase serif fonts. Below it, a silver fork, a silver knife, and a silver spoon are arranged horizontally. Underneath the cutlery, the words "EATS ON THE STREETS" are written in a bold, uppercase serif font.

* * * * *

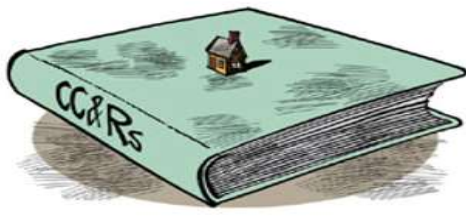
& GRAVY



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.

MAY 30TH

The **"National Moment of Remembrance"** resolution was passed in December 2000 which asks that at 3 p.m. local time, for all Americans "To voluntarily and informally observe in their own way a moment of remembrance and respect, pausing from whatever they are doing for a moment of silence or listening to 'Taps.'"



COVENANT CORNER:



ARE YOU RENTING OUT YOUR HOME? If you are leasing out your home, please be sure and provide your tenants with a copy of the Associations rules and regulations. It is your responsibility as the homeowner to ensure that your tenants are abiding by all rules and regulations. A tenant's failure to comply with the rules and regulations can lead to fines for you, as the homeowner. The rules and regulations for the community can be found on our website- www.preserveatalamoranch.com under Governing Documents.

Also, if you are renting out your home, kindly provide your tenants contact information in addition to the start and end date of lease to our management agent, Eva Hecox at DAMC. Per Senate Bill 1588 that was passed by Legislation last year, you do not have to provide a copy of the lease agreement but only tenant's contact information and lease dates.

SELLING YOUR HOME?



If you will be selling your home, please reach out to Diamond Association Management & Consulting ("DAMC") for a Resale Certificate. A resale package contains vital information to those purchasing your home in our HOA association. The fee is \$175.00. Please keep in mind it will take three business days to process. For more information, please contact Eva Hecox at DAMC by phone at (210) 561-0606 or email at eva@damctx.com.



Also, if you currently have your home listed and is sitting vacant for some time, please be sure and remember to maintain the landscape (grass, shrubs, flower beds, etc.) and avoid receiving landscape violation notices from DAMC.

We have seen several vacant properties currently for sale where the front yards are overgrown with weeds, needs mowing, shrubbery needs trimming. Curb appeal plays a major role in selling your home as well as our DCCRs in terms of landscape maintenance.

GARBAGE CAN STORAGE / VIOLATIONS DURING THE MONTH OF MARCH:

Type	Count
Trash & Recycle	19



The Board has reviewed recent violation reports from the management company, and the most common violation they found are garbage cans being left on streets day after pick-up or being placed in areas within view from streets. Trash pick-up is every Monday and recycle pick-up is every Thursday. Any items not picked up must be removed from curb and stored out of street view until the next scheduled collection day.

Please refer to Section 3.22 of our DCCRs:

Rubbish and Debris. No rubbish or debris of any kind shall be placed or permitted to accumulate upon the Property and no odors shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or to its occupants. Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or ***appropriately screened from view***.

Please be sure to store all garbage cans, debris and miscellaneous items out of street view by placing them behind the fence, gate or in the garage.

THANK YOU IN ADVANCE FOR YOUR COOPERATION.

AMENDMENTS TO THE PRESERVE AT ALAMO RANCH DECLARATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS (DCCRs)

Electronic voting has begun for amendments to our HOA's DCCRs in the homeowner portal. You can still submit your vote by proxy if you wish. Your Board of Directors cannot express the importance of these amendments to you, as a homeowner. As currently written, the Board can and may increase assessments or assess special assessments with no maximum limit whatsoever. With the proposed amendment, the Board will be limited to only 10% of annual assessment the previous year and must be approved by a majority vote by all homeowners. Approval by majority of homeowners will also apply to proposed amendment to Special Assessments. These two amendments are the most important for homeowners as they impact you financially. As previously stated, legal input and language was sought from our HOA attorney on the proposed amendments.

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.

Our Committees - We Need You!



The success of our association depends upon getting our members involved in the various committees that the Board of Directors depends upon for support and guidance.

Volunteering to serve on one of the associations committees is a

great way to become involved and contribute to our community. An attractive feature of living in a community association is that it eliminates much of the responsibility of home ownership, but the price of that convenience is sometimes the creation of an atmosphere of apathy.

As owners in community associations, we tend to allow that elite group known as "them" or "they" to operate the association, attend related meetings and make important community decisions. However, we need to realize that "them" and "they" are always made up of "I", "We", "You" and "Us".

The Board of Directors is looking for homeowners who are interested in volunteering to serve on our committees.

The following committees are seeking volunteer members:

Let's *get* Social

The Social Committee is seeking volunteers. This committee plans all social events for our HOA, including Spring Fling, Fall Festival and so much more. If you like party planning and bringing smiles to our families, then please consider joining the Social Committee.

Planning and ideas are taking place now for summer and fall events, such as our 4th of July parade, summer events, adult socials, back to school event, etc.



Do you like working with numbers, budgets, financial planning for future capital expenses? The Finance Committee is seeking volunteers to assist with Budget, Reserve Study, as well as other financial planning for community improvements and infrastructure.

If you would like to volunteer for any of the above, please reach out to the Board directly at preservehoaboard@yahoo.com or our Association Manager, Eva Hecox at eva@damctx.com, for more information.



FINANCE COMMITTEE – FISCAL FORUM



As of March 31st:

- \$6,819.93 in outstanding assessments 120 days past due
- 13 accounts pending initial collections with DAMC
- 4 accounts pending with HOA attorney for collections.

Balance Sheet

Preserve At Alamo Ranch Homeowners Association
As Of 3/31/2022



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	210,521.20
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,495.95
Total: Operating Funds	213,017.15
Reserve Funds	
1041 - Alliance MMKT	62,833.11
1042 - Alliance Res CDAR 08/04/22 .35%	51,121.83
1043 - Alliance Res CDAR 08/04/22 .60%	50,927.38
1046 - CD 7/31/2025 (1.00%) SSFCU0081	56,359.93
1047 - CD 9/16/2022 (.50%) SSFCU 0082	55,893.13
1048 - CD 9/2/2026 (1.00%) SSFCU 0083	55,292.40
1049 - Alliance Res CDAR 09/08/2022 .35%	122,865.45
1050 - Alliance Res CDAR 05/19/2022 .60%	50,536.26
Total: Reserve Funds	505,829.49
Accounts Receivable	
1425 - Due from Reserves	18,625.00
Total: Accounts Receivable	18,625.00
Total: Current Assets	737,471.64
Liability	
Liability	
2020 - Prepaid Assessments	57,014.92
2035 - Due to Operating	18,625.00
Total: Liability	75,639.92
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	46,807.28
Total Liabilities and Equity	737,471.64

As of May 1st, second quarter assessments will be considered past due and will incur late fees.



Did You Know?



May 1 is **May Day**. Mark the return of spring by bringing in branches of forsythia, lilacs, or other flowering shrubs from your region.

May 1 is **Lei Day** in Hawaii. Leis are garlands or wreaths that are often made with native Hawaiian flowers and leaves. Nowadays, they are given as a symbol of greeting, farewell, affection, celebration, or honor, in the spirit of aloha. Lei Day originated in 1927, when poet Don Blanding proposed a holiday to recognize the lei's role in Hawaiian culture. The first Lei Day observance occurred on May 1, 1928. The following year, it was made an official holiday in the territory. (Hawaii did not become a state until 1959.)

May 5 is **Cinco de Mayo** ("The Fifth of May"). This day celebrates the victory of the Mexican army over the French army at The Battle of Puebla in 1862.

May 8 is **Mother's Day** - don't forget! Do you have something planned to show appreciation for your mother?

May 16 is **Armed Forces Day**, which honors those who serve in all branches of the United States military.

May 22 is **National Maritime Day**. Created in commemoration of the first transoceanic voyage via steamboat (completed by the U.S.S. Savannah in 1819), this holiday recognizes the efforts of the U.S. merchant marine during both war and peace.

May 24 is **Victoria Day** in Canada. This holiday celebrates the birthday of Queen Victoria, who was born on May 24, 1819. The holiday is observed on the penultimate Monday in May.

May 31 is **Memorial Day**—a poignant reminder of the tenacity of life. It's tradition to raise the flag on this day; [know how to fly your American flag properly](#).

Source: <https://www.almanac.com/content/month-may-holidays-fun-facts-folklore>



HOW WILL YOU CELEBRATE MAY?

REMINDER:



School is almost over and families will be taking summer vacations, planning road trips or just a weekend get-away. There has been an increase in car burglaries, car thefts, car parts stolen, or random doorbell ringing at early hours in the morning throughout Alamo Ranch and shopping areas throughout the city.



Please remember to lock your vehicles and make sure your garage doors are completely closed. **DON'T BE A VICTIM!** If you see something or someone suspicious, please do NOT hesitate to call 911. Don't take matters into your own hands.

Although, we have security cameras at all gate entrances, it will always be up to you, as homeowners, to secure your home, vehicles and belongings. Again, **DON'T BE A VICTIM!**

Upcoming COMMUNITY EVENTS



**May 23rd – Annual
Homeowner's Meeting
7 p.m. – via Zoom**



**May 28th – Ice Cream Social
1- 3 p.m. at Community Pool**



**June 2nd
Food Truck Event
at Pool Parking lot
5:30 p.m. – 8:30 p.m.**

Around the Community

Spring Fling

Spring Fling Was a Success!!

A shout out to our Social Committee Chair Alyssa Morales for putting on a great Spring Fling Event. All kids enjoyed the Easter Egg Hunts, the balloon artist, the bounce house and especially CoriJean's Ice Cream!



Community Pool Monitors Starting Memorial Day Weekend



Beginning May 28th, pool monitors will be on hand to check in residents. Like last year, pool monitors will be present on weekends and holidays only, beginning with Memorial Day weekend through Labor Day weekend. As the Board previously approved and amended the pool hours, the pool is now open 7 days a week from 6 a.m. to 8 p.m. Get out and enjoy the outdoors!

PARK BENCHES AND DOG POOP STATIONS

After considering all comments and suggestions from our community projects survey earlier this year, the Board approved park benches and dog poop stations in all three sections of our HOA. This project was completed on or about April 20th.



SHOUT OUT TO OUR BRISCOE TRAIL RESIDENTS (POOL SECTION) ON THEIR BLOCK EASTER EGG HUNT



School Bond 2022 Northside ISD

EARLY VOTING – APRIL 25 THRU MAY 3

.....

ELECTION DAY – SATURDAY, MAY 7

For more detailed information on what is on the \$992 million proposed bond as well as voting locations, please go to: [NISD Bond 2022](https://www.nisd.org/bond) | [Northside Independent School District](https://www.nisd.org/)





How To Celebrate Your Pet During National Pet Month

Celebrate the Joys of Pet Ownership During National Pet Month



These six ideas can help you honor the special pets in your life.

Spend the Day with Your Pet

Most pets thrive on attention and would like nothing better than to spend a little extra time with you. When life becomes chaotic, pets often become an afterthought. Although you may make sure that your dog, cat, or guinea pig has plenty of food and water, you might be too distracted or busy to really spend any quality time with your pet.

Devoting an entire day, or at least a few hours, to your pet offers benefits for both of you. People who have pets in their lives often have lower stress, blood pressure, and cholesterol levels, according to the Centers for Disease Control and Prevention. Spending time with you can improve socialization skills for pets, reduce anxiety and help your pet stay fit and healthy.

Teach the Young People in Your Life About Responsible Pet Care

Teaching children to properly care for pets is one of the most important things you can do to ensure that the next generation values animals just as much as you do. Involve your children, grandchildren or other young people in the care of your pets. Explain the importance of good nutrition, grooming, socialization, and physical activity for pets, and discuss the importance of treating animals kindly.

Spay or Neuter Your Pet

Spaying (for females) and neutering (for males) are surgical procedures that prevent your pets from reproducing. Although puppies and kittens are certainly cute, animal shelters are full of unwanted animals that have been surrendered because some owners believe they have outgrown the cute stage. The surgeries also reduce aggressive behavior and spraying in cats, lower the risk of mammary (breast) cancer, and prevent your female pets from developing serious uterine infections or your male pets from developing testicular cancer.

Puppies and kittens can safely be spayed or neutered as young as eight weeks, according to the ASPCA. Your pet's veterinarian can advise you on the ideal time for the surgery.

Train Your Dog

Training your dog not only improves your pet's behavior but also helps keep him or her safe. If your dog suddenly takes off after a squirrel during a walk, a quick "come" or "sit/stay" command may prevent him or her from sprinting into traffic.

During obedience classes, both you and your dog will learn common commands, plus your dog will learn how to interact appropriately with other dogs and people.

Adopt a Pet

Have you been thinking about adding a new pet to your family? The local animal shelter offers plenty of dogs, cats, and small animals that desperately need new homes. Although kittens and puppies are always in demand, older pets need homes too and have a lot of love to offer.

Let Your Pet Pick Out a Toy

If you want them to enjoy a special gift from you, take your pet to a pet store in your local area and allow them to pick out a toy that they really like. Pets love receiving toys and what better time to purchase them a new one than during National Pet Month!

Schedule a Visit with the Veterinarian

Regular checkups are just as important for your pet's health as they are for yours. Unfortunately, health problems aren't always obvious in pets. During annual visits, your pet's veterinarian conducts a thorough examination, in addition to performing blood or other tests that help him or her diagnose common ailments.

If your pet is diagnosed with a disease or condition, the veterinarian can offer helpful treatments and recommendations. Checkups also include vaccinations and medications that protect your pet from contracting serious, potentially fatal diseases. The visit is also the perfect time to discuss weight, diet, health and behavioral concerns with the veterinarian.

Monitor your pet's health so you can celebrate them for as long as possible.

Source: [How To Celebrate Your Pet During National Pet Month - Callaghan Road Animal Hospital](#)

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

Enjoy your Memorial Day Weekend!

Mom's Salad



Level: Easy
Total: 5 min
Active: 5 min
Yield: 4 servings

Ingredients:

- 2 heads romaine lettuce, thinly sliced
- 2 tomatoes, large diced
- 1 cucumber, large diced
- 1 red onion, thinly sliced
- 1/2 cup extra-virgin olive oil
- 1/4 cup red wine vinegar
- 2 tablespoons sour cream
- 1 teaspoon fresh oregano, chopped
- 1 clove garlic, minced
- Kosher salt and freshly cracked black pepper

Directions:

1. Combine the romaine, tomatoes, cucumber and onions in a large bowl.
2. Whisk the olive oil, vinegar, sour cream, oregano and garlic in a small bowl to make the vinaigrette.
3. Pour the vinaigrette over the salad, season with salt and pepper and toss to combine. Serve with more freshly cracked black pepper over the top.

Recipe Courtesy of Renowned Chef Michael Symon –
Source: [Mom's Salad Recipe](#) | [Michael Symon](#) | [Food Network](#)

Spanish Potato Chip Frittata

Potato chips instead of potato slices for fantastic flavor and texture YUM!



Level: Easy
Total: 40 min
Active: 10 min
Yield: 4-6 servings

Ingredients:

- 10 large eggs
- 1/4 cup milk
- Kosher salt and freshly ground black pepper
- 2 cups plain, salted potato chips
- 1/2 cup chopped roasted red peppers
- 3 tablespoons chopped fresh flat-leaf parsley
- 1/2 teaspoon smoked sweet paprika
- 1 tablespoon extra-virgin olive oil

Directions:

1. Preheat oven to 400 degrees F.
2. Whisk together the eggs, milk, 3/4 teaspoon salt and a couple turns of black pepper in a large bowl. Add the potato chips, red peppers, parsley and smoked paprika; stir to combine.
3. Heat the oil in a medium oven safe nonstick skillet over medium-high heat. Add the egg mixture and cook until the edges start to set, about 2 minutes. Transfer to the oven and bake until the center is set, 15 to 20 minutes. Let stand for 5 minutes before sliding carefully onto a serving plate and cutting into wedges.

Source: [Spanish Potato Chip Frittata Recipe | Food Network Kitchen | Food Network](#)



2022

SUN

MON

TUE

WED

THU

FRI

SAT

01

02

03

04

05

06

07

Open House
Gates Open
12 p.m. – 5 p.m.

08

09

10

11

12

13

14



15

16

17

18

19

20

21

22

23

24

25

26

27

28

Annual
Homeowners'
Meeting @ 7 p.m.
Via Zoom



1 p.m. – 3 p.m. @
Pool Pavillion

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

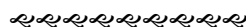
Please email camryn@damctx.com. Please provide intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

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