



Newsletter

SEPTEMBER 2022 – VOLUME 5, ISSUE 9



Dear Residents:

We are now in September and still taking a beating with this heat. This summer was the hottest we've seen and with little to no rain, did not let up. Looking forward to cooler weather but then again, we are in Texas. We are still in Stage 2 Watering Restrictions and citations for watering restriction violations are now being issued.

Our 2022-2023 school season has begun, and our lovely children are back in school. This also means TRAFFIC! Yuck yuck yuck! As usual, please leave a little early to avoid the long lines at the Wiseman light intersection.

Labor Day Weekend is here so if you are travelling out of town, please be careful. With current gas prices, many of us will choose a "staycation" and relax at home. 😊 If you will be working on home improvements for exterior of your home, please remember to seek approval from the ACC committee. Backyard landscaping projects such as turf, flower beds, etc. that can not be seen from the road will not need ACC approval.

The Board received another update for the playground expansion install. It is now projected to start in mid-September (fingers crossed). Also, the Board approved the addition of a couple more Pet Waste Stands for the back entrances of the pool section and the Coves section. These stations will aid residents who walk along Cottonwood Way and Alamo Parkway.

The Social Committee hosted its first ever Dive-In Movie Night at our community pool on Saturday, August 27th. At least 75 or more residents (including children) were on hand to enjoy the late night swim, cool water, warm temps, and most of all the movie – Shark Tale. We hope you all were able to attend. The Social Committee is already planning our next Movie Nights for the fall. Details of all events will be forthcoming by the Social Committee.

As always, please feel free to email the Board with any ideas, suggestions, or questions at PreserveHOAboard@yahoo.com

Best Regards,
Your Board of Directors



HAPPY LABOR DAY

SEPTEMBER 5th 2022

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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.

NO NEW HOMEOWNERS DURING MONTH OF AUGUST

E-Mail Blast Communication Network



DAMC periodically sends out notifications via e-blast on behalf of the Board of Directors. These include our newsletter, social event notices, information about repair work, community safety issues, lost pet information, etc. This is a great way to keep our association members informed. Also, our monthly newsletters are posted on our website. If you, or someone you know, wishes to be added to the email distribution list, please submit the following information by e-mail to our community manager, Eva Hecox at eva@damctx.com:

- 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 can submit more than one email address, for example, if you have a different email address than your spouse. The list will be comprised of members from Preserve at Alamo Ranch Homeowners Association.



On December 18, 2001, U.S. Congress designated September 11th as **Patriot Day**. This day, we should give a moment of silence and let us reflect on the devastating attacks on U.S. soil that claimed nearly 3,000 lives.

Let's remember those we lost and give thanks to the valiant first responders who risked it all by putting their lives on the line.

Please take a moment if you will and observe moments of silence:

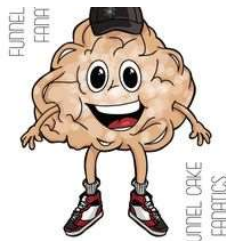
- 8:46 AM EDT – American Airlines Flight #11 collides into the World Trade Center North Tower
- 9:03 AM EDT – United Airlines Flight #175 collides into the World Trade Center South Tower
- 9:37 AM EDT – American Airlines Flight #77 crashes into the Pentagon
- 9:59 AM EDT – World Trade Center South Tower Collapses
- 10:03 AM EDT – United Airlines Flight #93 crashes in Shanksville, PA
- 10:28 AM EDT – World Trade Center North Tower Collapses





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

- SEPTEMBER FOOD TRUCK EVENT -



Funnel Cake Fanatics
Wednesday - September 21st
5:30 p.m. – 8:00 p.m. at pool parking lot



FISCAL FORUM

The Balance Sheet for period ending July 31, 2022:

Balance Sheet		
Preserve At Alamo Ranch Homeowners Association		
As Of 7/31/2022		
Name		Total
Asset		
Current Assets		
Operating Funds		
1002 - Alliance Oper Checking		188,356.37
1004 - OPER CHKING PAR SSFCU0071		1,000.00
1007 - OPER SAVINGS PAR SSFCU0000		1,496.19
Total: Operating Funds		190,852.56
Reserve Funds		
1041 - Alliance MMKT		135,549.19
1042 - Alliance Res CDAR 08/04/22 .35%		51,181.67
1043 - Alliance Res CDAR 08/04/22 .60%		51,029.61
1046 - CD 7/31/2025 (1.00%) SSFCU0081		56,548.55
1047 - CD 9/16/2022 (.50%) SSFCU 0082		55,976.48
1048 - CD 9/2/2026 (1.00%) SSFCU 0083		55,474.41
1049 - Alliance Res CDAR 09/08/2022 .35%		123,009.26
Total: Reserve Funds		528,769.17
Accounts Receivable		
1425 - Due from Reserves		18,625.00
Total: Accounts Receivable		18,625.00
Total: Current Assets		738,246.73
Liability		
2020 - Prepaid Assessments		17,135.75
2035 - Due to Operating		18,625.00
Total: Liability		35,760.75
Total: Liability		35,760.75
Equity		
3000 - Operating Fund Equity		93,052.67
3040 - Reserve Fund Equity		424,471.77
3050 - Transfer to Reserves		137,500.00
Total: Equity		655,024.44
Total: Equity		655,024.44
Net Income		47,461.54
Total Liabilities and Equity		738,246.73

Cash in the Operating Account for monthly operating expenses as of 7-31-22 was \$188,356.37.

Total Monthly operating expenses for:

July - \$ 58,498.86



RESERVE FUNDS:



The Board approved the transfer of the second installment in the amount of **\$40,000.00** from the Operating Account to Reserves Account for FY 2022. The last installment transfer of \$35,000.00 will take place later in the year and would complete the FY2022 Reserve Funds Allocation in accordance with our Reserve Study. There are two CD accounts maturing this month.

The Board will research other financial institutions for favorable market rates or roll them over with same institution.



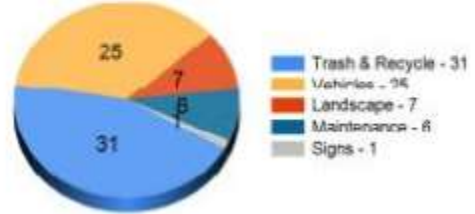
COVENANT CORNER:

Reported violations for the month of July. Majority of violations were Trash & Recycle Bins and Vehicles Parked on Streets Overnight.

Violations

Entered:

Type	Count
Trash & Recycle	31
Vehicles	25
Landscape	7
Maintenance	6
Signs	1



PARKING ON STREETS OVERNIGHT



We all know during the summer, our family and friends come over and stay for a few days. Thank you in advance to those who requested temporary passes for such events. For requests for long term parking on street overnight, you must first seek approval from the Board of Directors. Since we live in a gated community, our streets are private and not public. Our DCCRs prohibit parking on the street overnight.

In last month's newsletter, a link was provided as well as instructions on how to request a long-term pass online. As a reminder, if your vehicle is tagged for multiple violations of parking on street, it can lead to your vehicle being towed at your expense. Please refer to our Parking and Enforcement Policy which can be found online under Governing Docs at www.preserveatalamoranch.com.



TRASH/RECYCLE BINS

Please remember to bring in your garbage or recycle bins after they are picked up by Tiger Sanitation or other waste company. Also, these bins must be screened from street view.

CHANGE IN RECYCLE PICK UP DATES: Please see announcement from Tiger Sanitation on page 6 in regard to their recent change to recycling.



COMMUNITY POOL

It was brought to the attention of the Board of multiple events at the pool involving extreme horseplay, vandalism, alcohol and trespassing. The community pool is for enjoyment of all residents and we should all be respectful of other guests, pool furniture, and equipment. Please refrain from playing with the water hose, putting furniture in the pool or using the pool furniture in any other way than its intended use.

Alcohol use or consumption is not allowed at the pool unless it is during an HOA sanctioned function. This is for the safety and well-being of all residents in the pool area.

If you are found to violate these rules or in relation to parties, again, it could lead to loss or suspension of pool privileges and access. Please do not hesitate to reach out to our management agent, Eva Hecox, at eva@damctx.com or (210) 561-0606 to schedule your pool party or if you have any questions regarding pool rules, please reach out to the Board of Directors at preservehoaboard@yahoo.com.

Upcoming EVENTS

SEPTEMBER:

STREET SWEEPING NOTICE

SEPTEMBER 20, 2022



Please keep **ALL** vehicles off the streets for the day, to allow for street cleaning. If you have any questions, please contact our community manager, Eva Hecox at (210) 561-0606.

OCTOBER:

THE PRESERVE AT ALAMO RANCH

YARD SALE

OCTOBER 1, 2022 8 a.m. – 2 p.m.



OCTOBER 29TH – POOL PARKING LOT

MORE DETAILS TO COME BY THE SOCIAL COMMITTEE



HALLOWEEN COSTUME CONTEST



FUNNEL CAKE FANATICS

FOOD TRUCK EVENT:

FUNNEL CAKE FANATICS

WEDNESDAY, SEPTEMBER 21ST

5:30 P.M. TO 8:00 P.M.

BRING YOUR SWEETH TOOTH!



SEPTEMBER
24TH

FAMILY
MOVIE NIGHT

MOVIE: HOCUS POCUS

(more details to follow)



MORE DETAILS AND FLIER WILL BE PROVIDED BY THE SOCIAL COMMITTEE SOON. GET YOUR DECORATING IDEAS "BREWING"

ANNOUNCEMENTS

SOCIAL COMMITTEE:

Let's *get* Social



We are pleased to announce fellow Board Member Mary Ling, as the new Interim Social Committee Chair / Board Liaison. The Board unanimously voted to approve her at Board meeting on August 17, 2022.

Also, please welcome new Social Committee Members:

Amy Sullivan
Domini Sepulveda-Olson

Thank you Amy and Domini for volunteering your time and assistance in bringing FUN to our community!

More Volunteers = More Fun we can have as a community! Please reach out to Mary Ling, Social Committee Interim Chair, at preservehoasocial@yahoo.com or Board of Directors at preservehoaboard@yahoo.com for more information.

reminder

POLITICAL YARD SIGNS ELECTION DAY: NOVEMBER 8TH



Mid-term elections is coming in November. This is just a friendly reminder that any political signs can be placed in your yards no more than 90 days before election day and be removed within 10 days after the election.

Although our DCCRs states 15 days, recent changes to laws/current law supersedes HOA restrictions/rules. For more information on the statute, please refer to Texas Election Code Section 259.002 is entitled "Regulation of Display of Political Signs by Property Owner's Association."

Also, please be courteous of your neighbors and not remove, steal or destroy a political candidate campaign sign in their yard, regardless of party affiliation. We are all neighbors.



UPDATE STATIC SHOCK ON MAIN ENTRANCE GATE CALL BOXES

The Board of Directors have been receiving additional notifications of shocking events at main entrance gates when entering codes to enter the communities. In the past, we had previous electrician examine the wiring and grounding of pedestal and call box and found no short or malfunctioning in the circuits. After receiving additional notifications, the Board authorized another inspection by current electrical contractor. They too confirmed all electrical wiring and components are grounded and operating as they should. The static shocks are caused by static electricity in the air, on your vehicle when you approach the call box.

We apologize for any inconveniences the shocking sensations may cause. All keypad and covers were replaced to help mitigate some of the shocking, however, one can not control static electricity. The Board will be placing warning signs at all call boxes informing all, including the public, of static electricity when entering codes at call boxes.



**First Off Day of Every Other Week
Recycling Service
09/08/22**

**First Service Day of Every Other
Week Recycling Service
09/15/22**

CHANGE TO RECYCLE SERVICE

In order to continue providing excellent service at a reasonable cost, we are changing your recycle collection to an every other week service schedule. We have found that our recycling program, although popular, is typically half utilized by most customers each week. By moving everyone to an every other week schedule, we are able to provide reliable recycle and waste collection services.

Around the Community



The Preserve at Alamo Ranch first ever Dive-In Movie Night on Saturday, August 27th, was a BIG SPLASH and a success! A huge big thanks to our Social Committee for hosting this event. Over 75 people were in attendance to watch Shark Tale on a big screen while enjoying a swim in the pool or lounging on the deck with friends and family.

A concession stand was provided with ice cold soft drinks for all, snacks and homemade baked sweets to enjoy for free! Looking forward to our next one!

STAY TUNED!



DON'T ROCK YOUR LANDSCAPE

Rocks are fine as landscape accents, but gravel-gilded grounds aren't a good gamble in Texas' terrain.



Excessive heat and a severe lack of rain have taken a toll on many San Antonio landscapes, particularly those laden with lush lawns. So, it's no surprise that one of the most common questions we get is about a rebate for rocks. After all, they don't require any water.

When used strategically and effectively — as a border, around an A/C unit, in between a flagstone patio or walkway, or as a “dry creek” feature to correct drainage issues on your property — rocks rock!

But using them in place of foliage simply because they don't need any watering whatsoever isn't the solution. Let me tell you why.

ROCKS GENERATE HEAT.

River rock and decomposed granite absorb the sun's radiation and retain it far into the night. Compared to organic mulches, rock can reach 140-170 degrees in the summer while woodchips or pine bark is a relatively 80-85 degrees. I think we can all agree we don't need any additional heat during our south Texas summers.

THEY INCREASE STORMWATER RUNOFF.

The impact may not be as significant as a parking lot or street, but rocks are also an impermeable surface, and in large quantities will increase stormwater flow, thus increasing flooding. Likewise, smaller rocks, gravel, and decomposed granite will collect at drains and grates, blocking stormwater from entering the drainage sources.

THEY OFFER NO NUTRITIONAL VALUE.

River rock does not provide nutrition or carbon, the gasoline of the soil ecosystem. Without carbon, fungi, protozoa, and other microfauna and flora cannot survive, and plants will eventually suffer or die.

ROCKS ARE NOT MAINTENANCE-FREE.

One of the most frequent responses we hear concerning rock is that they're less maintenance. In the short-term perhaps, but rocks need to be blown or cleaned weekly to prevent debris from collecting. If debris accumulates, nature takes its course and plants begin spreading, even if there's a weed barrier.

THEY'RE NOT A MAIN COMPONENT OF XERISCAPE.

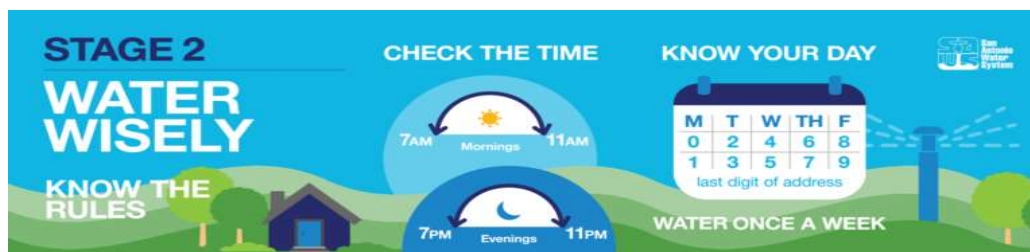
Rocks are never mentioned in the [7 principles of xeriscape](#). In fact, in its simplest form, a xeriscape is minimal lawn, native flowering perennials and shrubs, mulch and other soil amendments, and pervious patios or decks.

While flagstone and paver patios are good [components of an ideal landscape](#), entire yards or beds of river rock and gravel don't make sense. And they don't look so great either.

If less maintenance is what you're really after, use rocks in shady areas that will naturally suppress sun-loving weeds. For areas near the street, select larger sized stones that are less likely to wash away and clog up storm drains.

Source: [Don't rock your landscape - Garden Style San Antonio](#)

WE ARE STILL UNDER STAGE 2 WATERING RESTRICTIONS





The **2022 NFL season** will soon be upon us. Get your team flags out, your team jerseys ready, invite your friends and neighbors over for some tailgating share the joy of pigskin.

The season will begin on Thursday, September 8, 2022. The NFL Kickoff Game will be with the Buffalo Bills hosting the Los Angeles Rams.

The first Monday Night football game will be September 12th when the Seattle Seahawks host the Denver Broncos. The season will conclude with Super Bowl LVII, the league's championship game, scheduled for February 12, 2023, at State Farm Stadium in Glendale, Arizona.

So, get your garages, patios, decks, man caves, she-sheds ready because it's GAME TIME! Good luck to all your teams!

Let's not forget



Texas high school football is a yearly phenomenon that knits together cheering fans of every age, neighborhood, and demographic.

Best of luck to our high school area football teams-

Taft Raiders
Brennan Bears
Harlan Hawks

A TEAM ABOVE ALL.
ABOVE ALL, A TEAM.



FOOTBALL SEASON IS UPON US!!



If you can't make it to a live game to tailgate, what about "homegating?" Round up your close neighbors and tailgate, rather "homegate" from your own driveway.

Here are three tips for your tailgating/homegating fun this season:

- **Set ground rules.** "Tailgate with like-minded people." Make sure ahead of time that everyone agrees to whatever protocols you set (especially important if you're celebrating with guests outside your household), from maintaining social distancing to staying outside and wearing masks when serving food. Keep gatherings small so people have enough space to social distance.
- **Practice strict kitchen hygiene.** Wear a mask and gloves, and wash hands frequently, when preparing and setting out food for others. Potlucks still can work, as long as you know each other and everyone adheres to the same game plan.
- **No double-dipping.** A buffet-style spread is still OK, as long as people are careful about personal hygiene. Folks will wear masks when they prepare their plates. We won't be refilling used cups from pitchers. People will grab clean plates and cutlery for second helpings.

Source:

<https://parade.com/1080611/alisonashton/how-to-tailgate-amid-covid-19/>



Slow Cooker Chili Queso Dip

Prep: 10 mins

Cook: 4 hrs 5 mins

Total: 4 hrs 15 mins

Servings: 20

Yield: 2 1/2 quarts

Ingredients

- 1 tablespoon salted butter
- 1 onion, chopped
- 2 cloves garlic, minced
- 2 (15 ounce) cans chili without beans
- 3 (8 ounce) packages cream cheese, cubed
- 1 (16 ounce) jar medium salsa
- 2 tablespoons minced jalapeno peppers, or to taste (Optional)

Directions

- **Step 1**
Heat butter in a skillet over medium heat; cook and stir onion and garlic until tender, 5 to 10 minutes. Transfer onion mixture to a slow cooker.
- **Step 2**
Mix chili, cream cheese, salsa, and jalapeno peppers with onion mixture in the slow cooker.
- **Step 3**
Cook on Low, stirring occasionally, for 4 hours.

Serve with tortilla chips.



Happy Cat Month: 7 Tips For Having A Happy Cat

September is **Happy Cat Month!**

While we love making our kitties happy every month of the year, it's a great time to try some new things to treat our cats like the royalty they are.

Here are a few ways you can celebrate Happy Cat Month with your feline companion.

1. Learn A New Trick

Some people are surprised to learn that cats can actually do tricks. In fact, with some simple clicker training and patience, your kitty will probably enjoy the extra mental stimulation from learning and working for food.

It's all based on positive reinforcement. You can [learn more about clicker training tricks here!](#)

2. Try Letting Your Cat Hunt

Your kitty probably eats out of a bowl, but that doesn't really let them use their natural hunting instincts.

Now might be a good time to try using a toy that lets you hide your cat's dry food so they can track it down and "hunt" for it. This can help fight boredom and the destructive behaviors that come with it, along with giving your cat some exercise to help keep off the extra pounds.

3. You Can't Go Wrong With Boxes

Your cat probably loves hiding in boxes. It's a cat thing.

Cats absolutely love a good box because it gives them a place to feel safe and at ease. In fact, a study suggests that boxes actually reduce stress and aid in recovery with shelter cats who aren't acclimated yet.

4. Catnip And Other Plants

Catnip has an effect on about two thirds of cats who try it, and most feel a sense of euphoria and happiness. But there are other plants that have similar effects to catnip that you may be unfamiliar with.

Tartarian Honeysuckle Sawdust, Cat Thyme, and Silver Vine are a few.

5. Stay Healthy

It's Happy Cat Month, so you may be thinking extra treats might make your kitty happy. And that may be the case, but don't overdo it.

Extra cat treats are fine once in a while, but feline obesity is a major problem. Your cat will be much happier overall if they're fit and healthy. Remember, if your cat is fat, it's your fault, not your cat's.

6. Respect The Territory

Most cats need to have a space that they can think of as their own. If they don't, many resort to [marking their territory](#), and that's not good for keeping your home smelling decent.

Try providing your cat with an area they can have to themselves, and make sure their litter box is nearby. Many cats would like a cat tower or perch to watch over their domain.

A happy kitty is less likely to go marking their territory.

7. Warm Spots Are The Best

The days are still pretty long in September, which means there are probably plenty of sunny spots for your kitty to rest and feel the heat.

Make sure that your cat isn't getting too much sun, though. If your cat has fair skin or burns easily, you may want to limit sunny spot time and instead provide your kitty with a warming blanket to nap on, or better yet, a warm lap to snuggle up on!

Source: [Happy Cat Month: 7 Tips For Having A Happy Cat In September - CatTime](#)

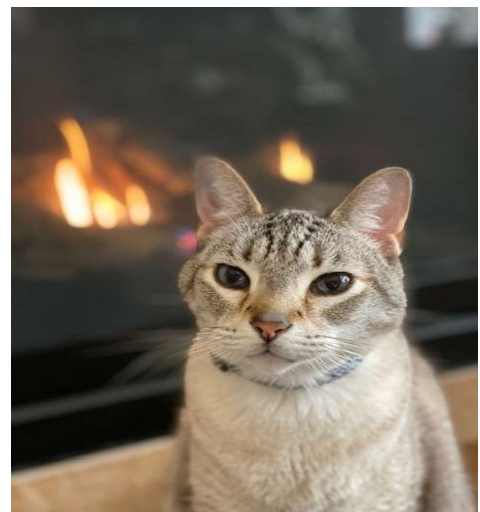
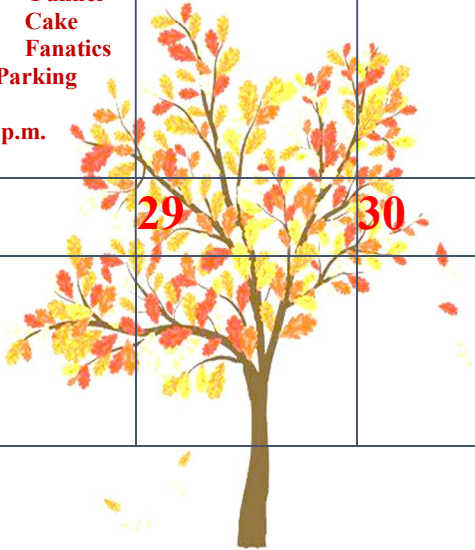


Photo: Courtesy of Mary Ling. Her cat Pierre

“Fall” in love with these delicious recipes



September 2022

<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
				01	02	03
						Open House Gates Open 12 p.m. – 5 p.m.
04	05	06	07	08	09	10
	HAPPY LABOR DAY					
11	12	13	14	15	16	17
						
18	19	20	21	22	23	24
		Street Sweeping Day 	Food Truck Event:  Funnel Cake Fanatics @ Pool Parking Lot 5:30 – 8 p.m.			 Family Movie Night @ Pool Parking Lot Movie: Hocus Pocus
25	26	27	28	29	30	

CONTACT INFORMATION

The Preserve at Alamo Ranch

BOARD OF DIRECTORS

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

COMMITTEES



Mary Ling, Social Committee, Interim Chair / Board Liaison
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")
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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

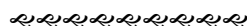
Please email camryn@damctx.com. Please provide intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

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 HOA 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
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