



OCTOBER 2022 – VOLUME 5, ISSUE 10



Dear Residents:

Can you feel it? The somewhat cooler weather at night and early in the morning. Ahhh...bliss! So looking forward to saying goodbye to hot and humid weather and starting on sweater weather.

October will be a busy month within our HOA as there are a number of events this month. Please review the Upcoming Events page for details.

There will be the community garage sale on Saturday, October 1st, 2022. The entrance gates will be open from 8 a.m. to 2 p.m. for this event. We wish you all a successful day of sales.

The vendor for the HOA's street sweeping services inadvertently forgot to add our HOA to their schedule in September as they have done in years past. We are now scheduled for October 4th. We apologize in advance for any inconvenience.

In regard to the pool playground expansion equipment, the Board is still waiting on a delivery date and installation. We apologize to everyone for this unnecessary delay. We all have been waiting patiently for the upgrade. We will keep everyone apprised once we receive confirmation.

The Social Committee is once again hosting the Fall Festival on October 29th in the pool parking lot. Not only will the Fall Fest take place on this day but the Preserve's first ever Trunk or Treat Event. There will be a Halloween costume contest as well as the best decorated vehicle at the Trunk or Treat event with prizes being awarded. So, start brainstorming some theme ideas. The chili and pie contest will be also back for our Fall Fest as in years past. May the best cook and baker win! Looking forward to seeing everyone at the Fall Fest. Who will take home first place for best chili and best pie? 😊

Before you know it, Halloween night will be upon us. Please be sure all trick or treaters have an early dinner and then set out for treats. Please use extreme caution if you will be driving a vehicle. There may be children, teens and adults walking on roadways and curbs. For more safety tips for Halloween night, please go to [Halloween Safety- National Safety Council \(nsc.org\)](https://www.nsc.org). Please have fun, and most importantly, have a safe Halloween!

As always, email the Board at PreserveHOAboard@yahoo.com should you have any questions or concerns you would like addressed.

Best Regards,

Your Board of Directors



It's officially "Wear a sweater in the morning and regret it in the afternoon."

~ Weather

What's Inside

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The Preserve at Alamo Ranch New Resident Welcome

Welcome to the Preserve at Alamo Ranch! We hope you will find this neighborhood just as friendly and enjoyable as we have.

Our neighborhood has 449 homes in the fastest growing area of San Antonio – Alamo Ranch, where neighbors enjoy a feeling of familiarity to one another and share a strong sense of community.

Please welcome our new neighbors to the community.

TRAILS SECTION:

Brian Hawkins
Ochiltree Trail



HOA Dues ~ \$250.00

It's that time of year again! The Preserve at Alamo Ranch dues are billed quarterly in January, April, July and October. If you did not receive your October statement, please call or stop by our Management Company, DAMC, for your balance information. Please note any payments received after the 30th are subject to late fees.

To make your payment online go to <http://www.preserveatalamoranch.com> or contact DAMC by phone at (210) 561-0606. For further questions, please do not hesitate to contact Eva Hecox at (210) 561-0606.

**PAYMENT
DUE**

Happy Halloween Trunk or Treat Event

The Preserve at Alamo Ranch is proud to announce our very first Trunk or Treat Event! Please reach out to the Social Committee via email at preservehoasocial@yahoo.com if you wish to participate.

Trunk-or-treating is becoming very popular among communities, churches, shopping centers, etc. This event entails decorated vehicles, and kids go trick-or-treating from car to car with neighbors passing out candy or other treats. We have a lot of crafty people in our community, so we hope to see lots of inspiration, mystique, and cheer. Here are some sample photos of vehicles. Be creative!



You will be able to set up and decorate your vehicle in the pool parking lot. Please be on the lookout for more details from the Social Committee. There will be a Halloween Costume Contest during this event and opportunity to win prizes for best costume, best decorated car, etc.



For fun and simple ideas, you can go to:

- [Super Simple Trunk-Or-Treat Ideas \(totallythebomb.com\)](http://totallythebomb.com)
- [19 Easy and Clever Trunk or Treat Ideas - Have the Best Trunk! \(howdoesshe.com\)](http://howdoesshe.com)
- [Trunk or Treat Ideas - The Nerd's Wife \(thenerdswife.com\)](http://thenerdswife.com)



FISCAL FORUM

The Balance Sheet for period ending August 31, 2022:

Balance Sheet

Preserve At Alamo Ranch Homeowners Association
As Of 8/31/2022



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	139,056.68
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,496.25
Total: Operating Funds	141,552.93
Reserve Funds	
1041 - Alliance MMT	175,572.22
1042 - Alliance Res CDAR 02/02/23 1.00%	51,196.89
1043 - Alliance Res CDAR 08/01/24 1.74%	51,055.62
1046 - CD 7/31/2025 (1.00%) SSFCU0081	56,596.58
1047 - CD 9/16/2022 (.50%) SSFCU 0082	55,999.49
1048 - CD 9/2/2026 (1.00%)SSFCU 0083	55,520.00
1049 - Alliance Res CDAR 09/08/2022 .35%	123,045.83
Total: Reserve Funds	568,986.63
Accounts Receivable	
1425 - Due from Reserves	18,625.00
Total: Accounts Receivable	18,625.00
Total: Current Assets	729,164.56
Total: Asset	729,164.56
Liability	
Liability	
2020 - Prepaid Assessments	19,246.89
2035 - Due to Operating	18,625.00
Total: Liability	37,871.89
Total: Liability	37,871.89
Equity	
Equity	
3000 - Operating Fund Equity	93,052.67
3040 - Reserve Fund Equity	424,471.77
3050 - Transfer to Reserves	177,500.00
Total: Equity	695,024.44
Total: Equity	695,024.44
Net Income	(3,731.77)
Total Liabilities and Equity	729,164.56

TOTAL MONTHLY OPERATING EXPENSES FOR:

August - \$ 64,855.63

(which includes the second FY2022 transfer of \$40,000.00 to the Reserves Account)

=====

In order to meet its financial obligations, our association depends upon the timely receipt of our quarterly assessments from all homeowners.

As of August 31, there was quarterly assessments totaling \$7,178.00 reflecting 120+ days past due.

SAFETY WITHIN OUR GATES



In light of recent events of vehicle break ins throughout the Alamo Ranch community, the Board has been asked to increase patrolling of our streets. We understand everyone's concerns regarding the safety and protection of their homes, vehicles and personal belongings and we take these instances very seriously. However, the responsibility falls on each homeowner to protect their personal property and utilize deterrents such as home alarm systems, vehicle alarm systems, etc. If you or a loved one ever feel unsafe, threatened or observe suspicious activities in our community, please call 9-1-1 immediately for law enforcement assistance.

There are common misconceptions about gated communities being more secure. Our vehicle entrance gates are in fact **vehicle controlled access gates** and not security gates. The vehicle access gates may provide deterrence and slow down possible thieves or other people who wish to do harm, but again, the security of our homes and vehicles, lies squarely on each homeowner. Surveillance cameras were placed at each entrance gate in 2021, however, they were put in place to protect our infrastructure as well as enhance and improve our property values. Our Acceptable Use Policy for surveillance cameras provides:

"...In the event that a crime occurs, property owners should report the incident to the police. If the police believe their Association recorded videos or images would assist in the investigation of the crime, recorded camera images would be reviewed, and video clip(s) of specified dates and times will be produced on permanent media and these materials will be made available to the law enforcement official(s) assigned to the case."

Alamo Area Security Patrols ("AASP") was contracted by the HOA for street parking enforcement. However, in their patrolling of our community if and when they see something or someone suspicious, they would make a note of it and depending on the nature or severity, may reach out to our property management and/or law enforcement for assistance. AASP is not to be confused with law enforcement or security patrols for our HOA. For concerns involving law enforcement matters, please contact the Bexar County Sheriff's Office for additional information or to request increased Deputy Sheriff patrolling of our community.



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

****NOTE** This event will be held in conjunction with the Social Committee's Fall Festival on October 29th.**



As mentioned above, if you feel you or your family are in danger or see something or someone suspicious, immediately call 9-1-1 for assistance from local law enforcement.



COVENANT CORNER:

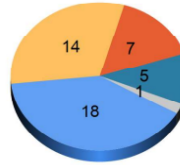
Reported violations for the month of August.

For two months in a row now, Trash & Recycle Bins and Vehicles Parked on Streets Overnight have the most violations.

Violations

Entered:

45	Type	Count
	Vehicles	18
	Trash & Recycle	14
	Maintenance	7
	Landscape	5
	Signs	1



Vehicles - 18
Trash & Recycle - 14
Maintenance - 7
Landscape - 5
Signs - 1

PARKING ON STREETS OVERNIGHT



Since we live in a gated community, our streets are private and not public. Our DCCRs prohibit parking on the street overnight unless you have obtained from DAMC a temporary or long-term parking pass. If your vehicle is found to violate the overnight parking without approval, it could lead to towing of your vehicle at your expense.



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.

You can also construct an enclosure for your trash bins but first must seek ACC approval for same. See image on right as an example.

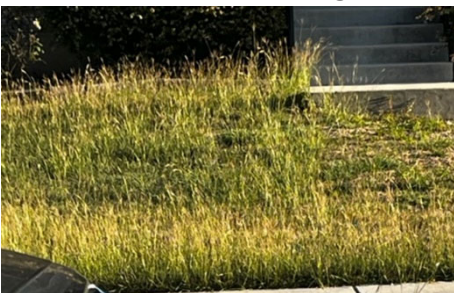


UNKEPT LANDSCAPE

The Board has received several complaints and have witnessed firsthand homes whose front lawns, landscape, flower beds, etc. are overgrown with weeds and not being maintained. Our DCCRs state:

3.26 Maintenance of Lawns and Planting. Each Owner shall keep all shrubs, trees, grass and plantings of every kind on such Owner's Lot (including any Greenbelt platted as a part of such Owner's Lot and any Greenbelt located between such Owner's Lot and a Private Roadway) cultivated, pruned, mowed, and free of trash and other unsightly material, shall install landscape irrigation systems where appropriate for the types of vegetation located on such Lot, and shall maintain all such landscape irrigation systems in good working order.

An unkept landscape is not only an eyesore and nuisance to fellow neighbors but can also affect our property values, curb appeal as well as deter prospective home buyers. Please do your part in maintaining your lawns in accordance with our DCCRs. Your neighbors will thank you.



REMEMBER:

Weeds & Their Relentless Seeds

If allowed to grow to maturity, weeds put out thousands more seeds to anchor in your ground and blow around the neighborhood. Before long, the weeds will overtake the turf, and the grass will face a mighty struggle to reconquer its territory.

Upcoming EVENTS



Around the Community

Family Movie Night on September 24th in the pool parking lot was a huge success! Families enjoyed the film Hocus Pocus to get us ready for Halloween later this month. There was lots of food and drinks. The Social Committee would like to thank each and every one who contributed to the potluck event.





FALL in love with Texas

If you want to see all the beautiful fall colors our great state of Texas has to offer, then read on and plan a day trip or two with the family.



14 Best Places to see Fall in Texas

Did you know that there are beautiful fall colors in Texas?

Many people think of New England and the Northeast USA when they think of vibrant colors of the autumn season.

Everyone who loves fall foliage wants to visit Vermont or New Hampshire to see the leaves change color.

However, Texas is one of the most underrated fall foliage destinations in the country.

The state may not be packed with fall foliage drives but it has its own share of fall colors and autumn festivals.



Hiking trails in fall at Lost Maples State Natural Area in Vanderpool Texas Hill Country

There are several wide-open spaces in the Lone Star State to take in the beautiful fall foliage. Here is an ultimate guide to the best fall colors in Texas.

Best time to Visit Texas for fall colors

Visiting Texas for fall colors? Plan your Texas road trip late during the season. You will find vibrant reds, yellows, and oranges throughout Texas during late October and November. This is when peak fall season occurs in Texas. Just a week before Thanksgiving is the perfect time to visit Uvalde County for fall splendor.

Best Places to see fall in Texas

[Texas has several national forests](#) full of oaks, maples, and cypress trees that change color in the autumn. The best areas in the state to see the fall colors are definitely the state parks and natural areas. Fall colors in Texas also vary a lot depending on the region.

For the most vibrant fall colors, we recommend Central Texas, especially [the Texas Hill Country](#). North Texas and East Texas also have a smattering of fall colors throughout the season. These are our favorite places to see the best fall foliage in Texas:

Garner State Park



Fall colors on the Frio River near Concan, Texas

[Garner State Park](#) is located in the Uvalde County of Texas Hill Country. The park comprises several acres along the banks of the Frio River with large, shady cypress, oaks, mesquites, and persimmon trees growing along the banks. The trees change color late October to early November resulting in one of the best fall colors in Texas. The state park also has several beautiful limestone bluffs along the river banks. Visitors can also see the fall colors reflected in the river.

The natural beauty of this park makes it one of the best Texas State Parks for fall colors. On the hiking trails, you will find riots of red, orange, and yellow colors.

Camping at Garner State Park in the fall is also great fun.

Lost Maples State Natural Area

Most people think Texas is hot year-round and looks pretty much the same through different seasons.

That's why so many tourists are surprised to visit Lost Maples State Natural Area and see the beautiful deep orange fall colors of the Uvalde Big tooth Maples.

Located on the Sabinal River, the Lost Maples State Park looks photogenic and amazing when the red maples trees change colors. Lost Maples State Park also has plenty of other outdoor attractions like fishing, camping, hiking, mountain biking, and kayaking.

This is definitely one of the best places to experience fall in Texas.



To continue reading this article, please go to: [14 Best Places to see Fall in Texas - Enchanting Texas](#)



Autumn Safety Tips

There's nothing like the crisp, cool air and luscious foliage to get you excited for the changing seasons. Your pet, too, is probably welcoming a break from summer's hot, sticky weather. But fall is also a time of lurking dangers for our furry friends. From household poisons to cold weather hazards, there are important safety issues to consider.

Below are some tips to keep your pet happy and healthy during the autumn months.

Be Cautious of Rodenticides and Cold Weather Poisons

The use of rat and mouse poisons increase in the fall as rodents seek shelter from the cooler temperatures by attempting to move indoors. Rodenticides are highly toxic to pets and, if ingested, the results could be fatal. If you must use these products, please do so with extreme caution and put them in places inaccessible to your pets.

Many people choose fall as the time to change their car's engine coolant. Ethylene glycol-based coolants are highly toxic, so spills should be cleaned up immediately. Consider switching to propylene glycol-based coolants—though they aren't completely nontoxic, they are much less toxic than other engine coolants.

Keep School Supplies Out of Paws' Reach

Fall is back-to-school time, and those of you with young children know that means stocking up on items like glue sticks, pencils and magic markers. Although these items are considered low toxicity to pets, gastrointestinal upset and blockages can occur if ingested. Be sure your children keep their school supplies out of your pet's reach.

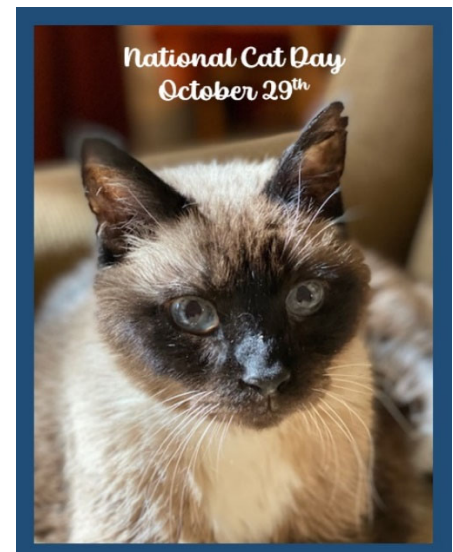
Steer Clear of Mushrooms

Fall and spring are mushroom seasons. While 99% of mushrooms have little or no toxicity, the 1% that are highly toxic can cause life-threatening problems in pets. Since most toxic mushrooms are difficult to distinguish from nontoxic ones, the best way to prevent pets from ingesting these poisonous plants is to keep them away from areas where any mushrooms are growing. Please visit our [Poisonous Plants](#) page for more information. **Contact your veterinarian or the [ASPCA Animal Poison Control Center](#) at (888) 426-4435 immediately if you witness your pet eating a wild mushroom.**

Watch Out for Wildlife

Autumn is the season when snakes are preparing for hibernation, increasing the possibility of bites to those unlucky pets who find themselves in the wrong place at the wrong time. Pet parents should know what kinds of venomous snakes may be lurking in their environment—and where those snakes are most likely to be found—so pets can be kept out of those areas.

Source: [Autumn Safety Tips | ASPCA](#)



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

Recipe Section

Why, Pumpkin of course!



Pumpkin Cream Cheese Muffins

Level: Easy
Total: 1 hr 10 min
Active: 30 min
Yield: 12 muffins

Ingredients

Cream Cheese Filling:

8 oz cream cheese, room temperature
1/3 Cup granulated sugar
2 tablespoons sour cream
1 large egg

Crumb Topping:

1/2 Cup packed light brown sugar
3/4 teaspoon ground cinnamon
Pinch kosher salt
4 tablespoons unsalted butter, melted

Pumpkin Batter:

1 1/2 cups all-purpose flour
1/2 teaspoon baking soda
1/2 teaspoon ground cinnamon
1/2 teaspoon kosher salt
1/4 teaspoon baking powder
1 cup pure pumpkin puree
3/4 cup granulated sugar
1/3 cup vegetable oil
1 teaspoon pure vanilla extract
1 large egg

Directions

1. Preheat the oven to 350 degrees F and line a 12-cup muffin tin with paper liners.
2. For the cream cheese filling: Beat the cream cheese, granulated sugar and sour cream in a large bowl with an electric mixer on medium-high speed until smooth and combined, scraping down the sides of the bowl with a rubber spatula as needed, 1 to 2 minutes. Add the egg, then continue to beat until fully incorporated, about 1 minute more. Transfer to a resealable bag or small pastry bag, then set aside at room temperature.
3. For the crumb topping: Stir together the brown sugar, cinnamon and salt in a medium bowl until combined. Drizzle in the melted butter and mix with a fork until just combined. Add the flour and mix with the fork until evenly distributed and small, pea-size clumps form. Do not overmix or it will turn into a paste. Set aside at room temperature.
4. For the pumpkin batter: Whisk together the flour, baking soda, cinnamon, salt and baking powder in a medium bowl until combined.
5. Whisk together the pumpkin, granulated sugar, oil, vanilla and egg in a large bowl until smooth, then add the flour mixture and stir until just combined.
6. Divide the pumpkin batter evenly among the prepared muffin tin cups, filling each about three-quarters of the way up. Snip the end of the resealable bag or pastry bag, then insert the tip into the center of each cup about three-quarters of the way down and squeeze about 2 tablespoons of the cream cheese filling into the center of each muffin. The muffin cups should be filled almost to the top after piping in the cream cheese filling. Evenly sprinkle the muffins with the crumb topping, pressing gently into the batter to adhere.
7. Bake until the muffins puff, the crumb topping is golden brown and a toothpick inserted into the muffin comes out clean (avoid the cream cheese filling when testing with a toothpick), about 30 minutes. Let the muffins cool in the pan for 10 minutes, then carefully remove to a wire rack to cool completely



Pumpkin Cream Pie

Prep: 15 mins
Total: 30 mins
Servings: 1 pie

Ingredients

- 3/4 cup sugar
- 1 1/2 cups unsweetened coconut milk
- 1 1/2 cups whole milk
- 1/4 cup cornstarch
- 5 egg yolks
- 1/4 teaspoon salt
- 1 tsp. cinnamon
- 1 (9-inch) baked pie crust (I used [this](#) easy recipe)
- 3 heaping TBS. pumpkin butter
- Whipped cream, for garnish

Instructions

1. In a saucepan, combine 1 1/2 cups coconut milk, 1 cup milk, and 3/4 cup sugar and scald.
2. In a small bowl, add the remaining 1/2 cup of milk and 1/4 cup cornstarch and whisk together.
3. In a medium-sized bowl, add the egg yolks and salt and whisk together.
4. Temper the eggs by adding about half of the scalded milk mixture, whisking vigorously while doing so.
5. Add the tempered eggs and cornstarch mixture back into the saucepan and heat over a medium heat for about 2 minutes or until the mixture thickens.
6. Remove from heat and add the pumpkin butter and cinnamon, whisking well to combine.
7. Pour the mixture into your pre-made crust and place in the fridge for 2 hours.
8. Keep in the fridge until ready to serve, and top with whipped cream!

SOURCE: [HTTP://WWW.THEBLONDCHIEF.COM/PUMPKIN-CREAM-PIE](http://www.theblondchef.com/pumpkin-cream-pie)

Source: [Pumpkin Cream Cheese Muffins Recipe | Food Network Kitchen](#)
[| Food Network](#)



October 2022

SUN

MON

TUE

WED

THU

FRI

SAT

01

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



02

03

04

05

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Street Sweeping
In All 3 Sections



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22

National Dog
Fetch Day

23

24

25

26

27

28

29

National Cat Day



1 p.m. – 4 p.m



30

31



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

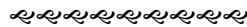
COMMITTEES



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")
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

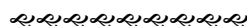
Please email camryn@damctx.com. Please provide intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

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