



Newsletter

APRIL 2023 – VOLUME 6, ISSUE 4

Dear Residents:



The first quarter is now behind us. Spring is here! We hope you enjoyed your time with family and friends during Spring Break. Now looking forward to warmer weather where we can all enjoy the outdoors in the community. In the blink of an eye, schools will be end its school year and close for the summer break.

The Social Committee had its first events in last month with their second Craft Fair Event as well as a family movie night during Spring Break week. We hope you all took part in all and enjoyed the events.

The next event will be the Spring Fling on April 1st from 1 – 4 p.m. in the pool parking lot. Lots of fun for the kiddos and egg hunts. Please be sure and bring their Easter baskets. There will also be two food truck events taking place in April, 6th and 19th, respectively, in the pool parking lot from 5:30 – 8:30 p.m. There will be fantastic food to be had. Come out with the family and socialize with your fellow neighbors.

A Board meeting was held on March 2nd and the Board approved new signage for all entrance gates, new playground system for the Coves section and new lighting for all entrance gate cameras to assist with the cameras capturing clear imagery of license plates at night after recent burglary and theft incidents. We are so excited to see a new playground come to fruition in the Coves section. We hope you are too!

The HOA Annual Homeowners Meeting is now scheduled for May 23rd at 7:00 p.m., via ZOOM. As in previous years, we've attempted to pass proposed changes to some of the portions of the DCCRs. This year, we have added another provision in the DCCRs for amendment that will be up for vote. This new proposed provision will provide authority to the Board and/or management company to negotiate an exclusive contract for trash collection services. All of the proposed DCCR amendments are available for your review on pages 5-7 of this newsletter. The Board encourages all homeowners to take part in this vote as it impacts all of us.

There will be two positions on the Board of Directors up for election at our annual homeowners meeting. Please ensure your Candidate Profile form is submitted in a timely fashion to be placed on the ballot.

We would like to wish everyone a safe and Happy Easter Sunday. If you are with family or friends or just at home, be blessed and safe.

Please remember to reach out to the Board of Directors if you have any community concerns at: PreserveHOAboard@yahoo.com.

Best Regards,

Your Board of Directors for
The Preserve at Alamo Ranch



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 April 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.



ANNUAL HOMEOWNERS' MEETING



MAY 23, 2023

7:00 P.M.

VIA ZOOM



What's Inside

THIS ISSUE:

Note From the Board	Page 1
New Homeowners Welcome	Page 2
Annual Homeowners Meeting	Page 2
Safety at Entrance Gates	Page 3
Fiscal Forum	Page 4
Preserve EATS	Page 5
Covenant Corner	Pages 6-8
New Playground/Spring Fling	Page 9
Around the Community	Page 10
Upcoming Events	Page 11
...BLANK	Page 12
Preserve Eats	Page 13
Calendar	Page 14
Contact Information	Page 15



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.

Please welcome our new neighbors to the community.

WE HAD NO NEW HOMEOWNERS DURING THE MONTH OF MARCH

ANNUAL HOMEOWNERS MEETING MAY 23RD, 2023

Dear neighbors,

It's that time of year again: our 2023 Annual HOA Meeting is just around the corner. We were exploring options for an in-person meeting this year to accommodate our 449 homeowners and reached out to our local school

Unfortunately, the school has not provided us with its availability for hosting our Annual Meeting, probably due to some pesky children using the school for their educational needs. But fear not! The Board plans to have an in-person Board Meeting and/or a Town Hall Meeting at the pool soon so we can all meet in person as neighbors.

As we have over the past few years, we will be holding our 2023 Annual HOA Meeting virtually through Zoom, and we're excited to invite you to join us from the comfort of your own home. Here are just a few of the benefits of using Zoom for our 2023 Annual Meeting:

Maximized participation: In the past, some residents may have been unable to attend the meeting due to scheduling conflicts or transportation issues. With Zoom, anyone can attend from anywhere if they have an internet connection.

Convenient and accessible: You don't have to worry about rushing out of work or finding a babysitter to attend the meeting. You can simply log on to Zoom from your computer or phone and participate from the comfort of your own home.

We understand that Zoom may not be everyone's cup of tea, but we hope you'll give it a chance and join us for what promises to be an informative and engaging meeting. Plus, you can wear your pajamas, and no one will judge you!

We look forward to seeing you (virtually) on Zoom!

Sincerely,
Your Board of Directors



There are two (2) Board of Director positions for a three (3) year term to be voted upon at our annual meeting on May 23rd.

Homeowners who are interested in running for the Board, please fill out the Candidate Profile Form and return to Diamond Association Management & Consulting, at the location listed below. All Candidate Profile forms received by April 21, 2023, will be included in the formal annual meeting notice to be distributed prior to the annual meeting. Candidate nominations will also be taken from the floor at meeting.

Please Return the Candidate Profile form to Diamond Association Management & Consulting (Email, Mail or Fax below) by **5 pm, April 21, 2023** to be included on the Ballot.

14603 Huebner Road, Building 40, San Antonio, TX 78230

Fax: (210) 690-1125

Email: bibiana@damctx.com

Electronic voting will once again be available for this year's Annual Meeting. Voting information along with instructions will be mailed with Notice of Meeting packet.

CALL TO SERVE NOTICE:

There are two (2) Board of Director positions for a three (3) year term to be voted upon at the next annual meeting. Homeowners who are interested in running for the Board, please fill out the Candidate Profile Form below and return to Diamond Association Management & Consulting, at the location listed at the bottom of this form by **5:00 PM on April 21, 2023**. All Candidate Profile forms received will be included in the formal annual meeting notice to be distributed prior to the annual meeting. If you have any questions, please call Diamond at (210) 561-0606.

Save the Date
Annual Meeting

Date: May 23, 2023

Time: 7:00PM

Where: Zoom Virtual Meeting
(details to follow at a later date)

PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS - CANDIDATE PROFILE FORM

NAME: _____

ADDRESS: _____

HOME PHONE: _____ WORK PHONE: _____

1. FAMILY: _____

2. EMPLOYMENT: _____

Brief Job Description: _____

3. PREVIOUS VOLUNTEER INVOLVEMENT: _____

4. OTHER PROFESSIONAL, CIVIC, OR SPECIAL INTEREST COMMITTEE OR GROUP INVOLVEMENT: _____

5. WHAT IS YOUR BIGGEST CONCERN REGARDING OUR COMMUNITY: _____

I acknowledge that if elected to serve on the Board of Directors I will accept those responsibilities as described in the Bylaws.

Signed: _____ Date: _____

Please Return to Diamond Association Management & Consulting (Email, Mail or Fax) by **5 pm, April 21, 2023** to be included on the Ballot.

14603 Huebner Road, Building 40, San Antonio, TX 78230 / Fax: (210) 690-1125 / Email: bibiana@damctx.com

IMPORTANT MESSAGE REGARDING SAFETY AT ALL ENTRANCE GATES

Dear Residents of the HOA,



We are writing to address a recent incident that occurred at our community's entrance gate in the pool section on March 30, 2023, shortly after the middle school let out.

A child climbed over the gate and unfortunately fell, resulting in a broken leg. We want to take this opportunity to emphasize the importance of safety and remind everyone that climbing fences or gates is extremely dangerous and should not be attempted under any circumstances, as it can cause serious injury.

We would also like to remind all residents that our entrance gates are not intended for climbing or horseplay. We strongly advise against any such behavior. We ask all residents to cooperate with this request for your safety and the safety of others.

Finally, we would like to remind you that if you need access to the gate code, please contact our HOA Community Manager, Eva Hecox at Eva@DAMCTX.com or by phone at 210-561-0606. We are always happy to assist you and provide you with the necessary information to ensure the safety and security of our community.

We understand that accidents can happen, and we want to assure you that the safety and well-being of our residents are our top priority. We hope for a full recovery of the injured child involved in this incident.

Thank you everyone for your attention to this matter, and we appreciate your cooperation in keeping our community safe.

Sincerely,

The Board of Directors of the HOA





FISCAL FORUM



Below is the Balance Sheet for the month of February with an operating account ending at \$190,792.67. We apologize in advance for not publishing the January statement in our March newsletter. The information was not readily available when the newsletter went out. If you would like a copy of the January Balance Sheet, please feel free to email the Board for a copy or find it online in the homeowner portal under financials.

The Board approved at its Board Meeting on March 2, 2023, its first initial transfer to Reserves account in the amount of \$45,000.00 leaving a remainder balance of \$87,500. The total FY2023 Reserve Contributions is \$132,500.00. Another transfer will take place in the next few months and lastly in the fall.

Balance Sheet

Preserve At Alamo Ranch Homeowners Association

As Of 2/28/2023



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	188,295.17
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,497.50
Total: Operating Funds	190,792.67
Reserve Funds	
1041 - Alliance MMKT	97,536.32
1042 - Alliance Res CDAR 08/03/23 1.74%	51,520.55
1043 - Alliance Res CDAR 08/01/24 1.74%	51,569.39
1046 - CD 7/31/2025 (1.00%) SSFCU0081	56,926.12
1047 - CD 3/16/2023 (1.00%) SSFCU 0082	56,282.39
1048 - CD 9/2/2026 (1.00%)SSFCU 0083	55,847.86
1051 - CD 06/15/25 (3.93%) SSFCU 0084	75,501.51
1052 - Firstmark Res CD 08/09/25 3.65%	25,000.00
1053 - PenFed Res CD 08/09/24 4.70%	75,000.00
1055 - Firstmark Savings Account	35.20
1057 - PenFed Savings	10.00
Total: Reserve Funds	545,229.34
Accounts Receivable	
1210 - AR Other	(822.49)
1425 - Due from Reserves	18,625.00
Total: Accounts Receivable	17,802.51
Total: Current Assets	753,824.52
Total: Asset	753,824.52
Liability	
Liability	
2020 - Prepaid Assessments	21,345.77
2035 - Due to Operating	18,625.00
Total: Liability	39,970.77
Total: Liability	39,970.77
Equity	
Equity	
3000 - Operating Fund Equity	56,155.97
3040 - Reserve Fund Equity	423,471.77
3050 - Transfer to Reserves	212,500.00
Total: Equity	692,127.74
Total: Equity	692,127.74
Net Income	21,726.01
Total Liabilities and Equity	753,824.52



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

- APRIL 6TH - 5:30 – 8:30 P.M.

- APRIL 19TH - 5:30 – 8:30 P.M.



CATCH ON THE ROAD

LOUISIANA DAILY SPECIALS

LOUISIANA RED BEANS & RICE COMBO MEAL \$15

JUMBO SHRIMP BURGER OR CHEESY BURGER & CAJUN FRIES \$12

DEEP FRIED CAJUN RIBS BASKET *SERVED WITH CAJUN FRIES & TOAST \$15

(1) FRIED CATFISH SANDWICH ON TOAST BUN & CAJUN FRIES \$12

SEAFOOD PLATTERS

ALL SEAFOOD PLATTERS SERVED WITH FRIES & TOAST

3 PIECE CATFISH PLATTER \$15

8 PIECE JUMBO SHRIMP PLATTER \$15

COMBO PLATTER 2 CATFISH, 6 SHRIMP \$20

BEVERAGES

RASPBERRY SWEET TEA \$2.50

MARDI GRAS PUNCH \$2.50

BOTTLED WATER \$2.00

ETOUFFEE BOWLS

ALL ETOUFFEE BOWLS SERVED OVER DIRTY RICE (OR) WHITE RICE

SHRIMP ETOUFFEE \$15

CRAWFISH TAIL ETOUFFEE \$15

COMBINATION ETOUFFEE \$18

SHRIMP, CRAWFISH TAILS, CATFISH

SEAFOOD STUFFED POTATO

POTATOS WITH MEXICAN CHEESE, BACON BITS, GREEN ONIONS, JALAPENOS

CRAWFISH TAILS POTATO \$15

JUMBO SHRIMP POTATO \$15

THE WORKS POTATO \$20

7 PIECE CAJUN WINGS

ALL WING COMBO SERVED WITH LOADED (OR) REGULAR FRIES

WING FLAVORS

*NOLA HONEY HOT \$15

*GARLIC PARMESAN

*STICKY HONEY GARLIC

*HONEY BAR-B-Q

*CAJUN DRY RUB

*BUFFALO

DESSERTS

BUTTER PECAN CAKE \$3.00

STRAWBERRY CAKE \$3.00




All our eggrolls are unique and never boring!!
You're welcome.

All orders come in 3's. No mix and matching unless you order a Chuck Pack. All orders come with our Soucy Noodles and custom sauce for every Chuck!!!

Chicki-Yaki Chuck

Slightly Spicy garlic teriyaki, PIT SMOKED chicken sautéed with green and red peppers, peas, Yaki noodles, and carrots to add a nice crunchy crispiness!!

Patty Daddy Chuck

Smoked hamburger chunks, bacon, cheddar, colby, and american cheese came to the party. Finely minced dill relish for flavor, sweet potato fries and our Chuck Smack Sauce... all in one beautiful little package.

Chunky Chori Chuck

Smoked BBQ chicken, chorizo, mac and cheese

Monte Chuck

Ham, Chicken, Provolone, Cheddar and American Cheese. Cooked to crispy, gooey perfection. Dusting w/Powdered Sugar. Raspberry Red Pepper Dipping Sauce!!

Please... for the love of God, don't put your pinky up when eating!!

Nun-Chux Soucy Noodle Bowls

W/ Chicken and/or Avocado

All of our Chucks come with their own flavor dipping sauce for the win!!
Our menu is a rotating menu. Offerings will vary from week to week but it is ALL GOOD!!





COVENANT CORNER:

Since 2019, the Board has attempted to amend the DCCRs, to no avail, not because of lack of trying or will, but due to low voter participation. As mentioned previously, this year will be the Board's 5th attempt in trying to amend the DCCRs. These same proposed amendments were brought forward to you once again last month to provide ample opportunity and time to understand the need for these amendments listed below, as they will impact all homeowners financially.

In light of the trash collection expiring and no other vendors offering exclusive preferred contracts with HOAs, the Board has approved the addition of a new clause that would provide the Board and our management company the authority to negotiate with a vendor for exclusivity of services, namely trash collection. Please see the proposed language to Article V, Section 5.4 at end of these proposals.

As we have always stated, a full review and update to our DCCR's is long overdue and necessary. As these proposed changes will impact all homeowners, we all must vote. Legal input and language were sought from the attorney for our HOA on the proposed amendments.

The sections shaded in gray color reflect the HOA attorney's legal review and proposed language for each respective amendment.

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 DCCRs 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.

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 DCCRs 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.

3. Issuance of Special Assessments. What percentage of the membership should it take to approve a special assessment?

Currently, the DCCRs 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 DCCRs 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 DCCRs 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.

6. Exclusive Contracts –

Currently, the DCCRs state the following:

Article V, Section 5.4 of The Preserve at Alamo Ranch Subordinate Declaration of Covenants, Conditions and Restrictions, executed on June 29, 2007, recorded in Volume 12969, Page 227, Official Public Records of Real Property of Bexar County, Texas, to add a new subsection, numbered 5.4(P), which shall read as follows:

ATTORNEY'S PROPOSED NEW LANGUAGE:

(P) The right of the Association, acting through its Board of Directors, to designate one or more providers of services to residents in the subdivision, such as garbage collection, to be used exclusively by owners and residents in the subdivision for such service, at their expense.



MORE

COVENANT CORNER:



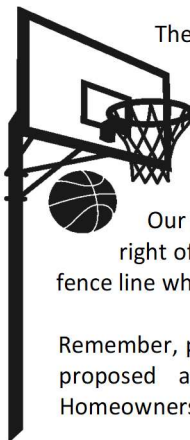
OVERNIGHT STREET PARKING

The Board is still seeing a large amount of overnight street parking violations. As a reminder, parking on streets overnight between the hours of 1 am. and 6 a.m. is prohibited, unless you have permission from DAMC and/or the Board of Directors, via a temporary pass or a long-term parking permit.



If you are needing a temporary parking permit for a few days or long term, please reach out to Eva Hecox at eva@damctx.com or you can now request one online by logging into your portal at <http://www.preserveatalamoranch.com>.

PORTABLE BASKETBALL GOALS



The Board has seen reports of many portable basketball goal violations along sidewalks, on driveways or not properly stored away behind your fences. **Basketball goals should not be stored on the sidewalk or street at any time!**

Our DCCRs prohibit anyone from blocking others from the right of ways. Basketball goals should be stored behind your fence line when not in use.

Remember, portable basketball goals is up for vote as one of the proposed amendments in our DCCRs during our Annual Homeowners Meeting in May. Please vote!



Please remember before starting any exterior modifications to your home, i.e., exterior painting, roofing, rain gutters, patio or walkway installation, brick work, porch or patio remodeling, tree removal, planter alterations, and major landscape modifications replacement, please remember to first submit an application to the Architectural Committee for review.

If you are unsure, ask. There is no charge to submit an application. Failure to obtain approval may require the unauthorized improvement to be removed at your expense.



NEW PLAYGROUND IN THE COVES SECTION COMING SOON



Photo: Conceptual plan and for illustrative purposes only.

As was previously announced, a new playground is coming for children, ages 2 to 12, to the Coves section! We are so excited for this addition! It will be located in the empty lot at the corner of Chambers Cove and Coryell Cove. It will feature a variety of equipment, including slides, climbing structures, and more, all designed to encourage physical activity, imaginative play, and socialization. It will also be designed with safety in mind, featuring a play pit with a soft playground woodchip surface to ensure that our children can play with peace of mind.

We believe that this playground will be a wonderful addition to our community, offering our children a place to play and learn, while fostering a sense of community and camaraderie among our residents. We are excited to see the joy and laughter that this new playground will bring to our community for years to come. The project is anticipated to start construction within the next few months and be completed just in time for summer fun.

With this project, there were questions regarding children safety. The Board is aware of the location of the new playground and the need for a perimeter fence to safeguard the children as it is close to a main street. The Board takes the safety of our children seriously. The Board is currently seeking bids for different fence designs. Rest assured, there will be fencing around this playground for all's peace of mind, safety and well-being.

SAVE THE DATE!

GET YOUR EASTER BASKETS READY!! READY FOR OUR UPCOMING

FUN for the whole family!

Spring Fling!

April 1st 1 p.m. ~ 4 p.m.
Pool Parking Lot

S P R I N G

- FOOD (hot dogs, chips and drinks)
- Obstacle Course Bounce House
- Regular Bounce House
- Easter Egg Hunts for all ages
- Face Painting
- Ice Cream Treats
- Fun & Games
- Photo Ops

SPECIAL GUEST:
The Easter Bunny

EASTER EGG HUNT

SCHEDULE

AGES	TIMES:
0-3 yrs	1:30 p.m. to 1:35 p.m.
4-6 yrs	1:45 p.m. to 1:50 p.m.
7-9 yrs	2:00 p.m. to 2:05 p.m.
10-12 yrs	2:15 p.m. to 2:20 p.m.
13+ yrs	2:30 p.m. to 2:35 p.m.

Bring your baskets and smiles!

AROUND THE COMMUNITY

Our hats off to the Social Committee for another successful vendor craft fair that took place on March 4th at the community pool. There were over 30 vendors who participated including our very own HOA resident entrepreneurs. Thank you to all who participated and the large turnout of shoppers. The food trucks were amazing. Shout out to Funnel Cake Fanatics and D.A.D.S. Smoking Barrel for their amazing food and hospitality. Looking forward to many more craft fair events in our HOA.

Special thanks to fellow homeowner and neighbor, Amanda Casanova with G Partners Realty for sponsoring hourly door prizes (fiesta themed) along with other door prizes from various vendors!



SPRING BREAK FAMILY MOVIE NIGHT WAS CHILLY... BUT A SUCCESS!



As was predicted, it was another chilly night on March 15th. There was a huge turnout for the 2 food trucks, Pinches Tacos and Fusion Haa Shaved Ice, prior to movie starting and families that stayed and weathered the movie watching. Thank you all who came out to enjoy a movie under the stars. Many thanks to the Social Committee for putting on this event. Fusion Haa will be back in June during the "hot" summer weather.

UPCOMING EVENTS



APRIL 1ST - Spring Fling Event

1 p.m. – 4 p.m. Please see flier in this newsletter. Bring the family and enjoy alongside your neighbors with some fun, food, games, egg hunts, and the Easter Bunny.

TASTE OF DA BOOT



APRIL 6TH – Food Truck Thursday. 5:30 – 8:30 P.M. Enjoy some delicious cajon cuisine by Taste of da Boot. Please see Eats on the Streets section of this newsletter for a sample of their menu. You will not regret one single bite! You haven't had cajun food til you've tried a Taste of da Boot.

THE PRESERVE AT ALAMO RANCH

Saturday, April 15th

8 a.m. – 2 p.m.

COMMUNITY
YARD SALE

APRIL 15th – Neighborhood Garage Sale will take place from 8 a.m. – 2 p.m. All gates will be locked open. Food for Thought: All Pulte communities in Alamo Ranch will be having their community yard sales on this day as well.

STREET SWEEPING NOTICE RESCHEDULED FOR APRIL 18, 2023



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.

APRIL 18TH – Due to the weather in March, the street sweeping of all our streets had to be rescheduled and will now take place on April 18th. Please remember to remove any vehicles off the street so that street sweepers can collect all debris along the streets and curbs.

NunChux Craft Eggroll Bar



APRIL 19TH – Food Truck Wednesday. 5:30 – 8:30 P.M. These are NOT your typical eggrolls. Nunchux Craft Eggroll Bar are....CRAFTY!! The menu changes weekly but imagine homemade frito-pie eggrolls, enchilada eggrolls, monte cristo eggrolls, chicken fried steak eggrolls, pork belly eggrolls, just to name a few. Menu changes weekly and we will eblast out the menu that week of. These are DELICIOUS! Bring your family and friends!



Easter Safety & Activities for Dogs

As you're getting ready for the arrival of the Easter Bunny, don't forget to plan for how your dog will be involved in the holiday. Many of our favorite Easter treats and traditions can be dangerous for our dogs, but with some preparation, you'll be able to enjoy your family traditions and keep your dog safe at the same time. You can even find ways to safely involve your pet in the day's festivities.

Don't Share Your Meal

Unfortunately, most of our favorite Easter treats are dangerous for our dogs. Some of these foods, like chocolate bunnies, are toxic for dogs. Other Easter foods may be dangerous because they are usually prepared with ingredients that are toxic for dogs, like onions, garlic, or xylitol. Other Easter snacks have high levels of salt or sugar, which can upset your dog's stomach and aren't healthy for them to eat. Some common Easter foods which should be **kept away** from dogs include:

- Deviled eggs
- Ham
- Cookies
- Cakes
- Chocolate eggs
- Candy
- Mashed/twice-baked potatoes
- Carrot cake
- Green beans plain
green beans are safe to share with your dog

If you are going to have guests over for Easter brunch or dinner, be sure to keep an eye on your dog, as well as where people put plates to make sure they aren't left unaccompanied in a location where your dog can reach.

Egg Hunt Dangers

Easter egg hunts are fun for kids and families, but it's a good idea to prevent your dog from getting involved. The energy of children running, laughing, yelling, and racing to grab eggs can be overstimulating for many dogs, who could begin to chase Easter egg hunters. Dogs may also grab eggs themselves. The excitement of the hunt could trigger resource guarding from dogs that might not want to relinquish the eggs they find.

The primary safety issue of Easter egg hunts for dogs is the plastic eggs, and everything put inside them. Dogs can grab and open the eggs, possibly chewing or swallowing the plastic, which could cut their mouth or cause an obstruction. Hidden chocolate and candy in Easter eggs can be especially harmful. Easter eggs also often come with small plastic and rubber toys which, if ingested, could be hazardous to your dog. It is best to keep your dog away from any egg hunts by keeping them on a leash or in another area of your home.

If you're hosting an Easter egg hunt, keep track of all the places where the eggs are hidden. Once the event is over, be sure to double-check that all the eggs have been found and that none have been left where your dog can find them. Confirm that no eggs have been dropped by Easter egg hunters or left sitting out at a level where your dog can reach. Before letting out your dog, check your yard for any candy wrappers that may have accidentally been discarded on the ground. Foil from around chocolate bunnies and plastic candy wrappers may be attractive to dogs, but it is not digestible.

Supervise Easter Baskets

If you're going to be creating and gifting Easter baskets, keep the baskets in a location where your dog cannot reach them. Easter baskets may contain plastic grass, which, if eaten by dogs, can lead to an obstruction and require emergency veterinary care. A safer alternative is to purchase decorative Easter basket grass made from recycled paper. Consider making your dog their own festive dog-friendly Easter basket!

Dog Easter Baskets



Although many Easter traditions and gifts can be dangerous for our dogs, there are safe and enjoyable ways to involve your dog in the Easter festivities. You can make your dog their own Easter basket to open on Easter morning (with help and supervision). Easter basket treats perfect for dogs include festive toys and treats, as well as bandanas or outfits for the day (if you enjoy dressing your dog up, and your dog is comfortable wearing outfits).

Dog-Safe Easter Egg Hunt

Creating your dog's own Easter egg hunt is a fun way to include them in the holiday. Hide small pieces of your dog's favorite treats or toys around a room in your house, or in a fenced yard. Once you've hidden toys and treats, encourage them to start searching, then praise your dog as they find each hidden treat or toy. You can also use plastic Easter eggs to hide treats or scents (if you train in the sport of scent work) that your dog will search for.

If you're going to hide treats or scents in plastic eggs, keep track of where all the eggs are hidden. Closely monitor your dog while they are searching. Once they find the egg, you can open the eggs and give them the treats inside or reward them if they find the scent inside. If you have multiple dogs, it's best to set up separate Easter "egg" hunts for each dog.

Create Space & Supervise

If you're having guests over for a celebration, it's important to supervise your dog to make sure they are comfortable, especially around children. If your dog gets overwhelmed with people in the house, it's a good idea to have them leashed so you can support your dog in making good decisions.

Alternately, you can give your dog a treat-stuffed toy or dog-safe chew in their crate, or a quiet area of the house behind a door or dog/baby gate. This can help dogs to relax while visitors are in the house, or while you're occupied with Easter festivities and can't pay attention to them.

To read the full article, please go to: [Easter Safety & Activities for Dogs](#)

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



Recipe Section

Yum!



Pasta Primavera

Yields: 2 •
Cook Time: 50 mins •
Total Time: 1 hr

Ingredients

- 1/2 (8.8-oz) bag pappardelle
- 1 (8 to 9-oz) bunch red radishes, with tops
- 1 medium leek
- 2 **tb**sp. extra-virgin olive oil, divided, plus more as needed
- 2 **oz.** maitake mushrooms, torn into bite-sized pieces
- 4 **oz.** (about 1 heaping cup) sugar snap peas, trimmed and cut into thirds on the bias
- 2 cloves garlic, thinly sliced
- 1/4 **c.** white wine
- 3/4 **c.** heavy cream or half & half
- 1/2 **c.** freshly grated parmesan, plus more for serving
- Freshly ground black pepper
- Lemon zest, for serving

Directions

1. Boil pappardelle in salted water according to directions on bag, reserving 1 cup pasta water.
2. Meanwhile, prep vegetables: separate radish tops from radishes and rinse and dry both. Quarter radishes, and roughly chop their greens. Transfer each to separate bowls. Halve leek lengthwise and rinse thoroughly. Remove root and slice into 1/4" pieces, keeping dark green parts separate from light green and white parts.
3. Heat 1 tablespoon olive oil in a large skillet over medium heat. Add radishes and shake pan so that all radishes are cut-side down. Cook undisturbed for 3 minutes, or until undersides are golden. Stir, and cook 3 minutes more, stirring occasionally. Transfer radishes to a medium bowl, add more oil if necessary, and add mushrooms. Cook, stirring occasionally, until mushrooms are golden and tender, 4 to 6 minutes. Transfer mushrooms to bowl with radishes.
4. Return skillet to medium heat and add remaining oil. Add dark green leeks and cook for 2 minutes, until bright green and slightly tender. Add light green leeks and snap peas, season with salt, and cook 2 minutes more. Add garlic and radish greens and cook 1 minute more, until garlic is fragrant and greens are wilted.
5. Add radishes and mushrooms back to skillet, stir to combine, then add wine. Cook, stirring occasionally, until wine has evaporated, 1 to 2 minutes. Add cream, bring up to a simmer, and cook until thickened slightly, 30 seconds to 1 minute. Remove from heat, add pasta, toss, then add parmesan and toss gently until everything is well combined and cheese is melted. If sauce is too thick, add pasta water little by little, stirring after each addition, until sauce is smooth and velvety.
6. Once plated, zest pasta with lemon and season with black pepper. Serve with additional parmesan on the side.



Pina Colada Pie

Active Time: 40 mins
Servings: 8
Chill Time: 6 hrs

Ingredients

- 7 tablespoons unsalted butter (3 1/2 ounces), divided
- 2 cups pure butter shortbread cookie crumbs (such as Walker's) (8 ounces) (about 16 cookies)
- 3/4 cup plus 1/4 cup packed light brown sugar, divided
- 1 teaspoon kosher salt, divided
- Cooking spray
- 1 large fresh pineapple (about 4 pounds)
- 3 1/2 tablespoons cornstarch, divided
- 3 tablespoons (1 1/2 ounces) gold rum
- 1 (13.5-ounce) can unsweetened coconut milk (unshaken), chilled
- 2 large egg yolks
- 2 cups heavy cream, divided
- 1 cup sweetened shredded coconut (about 4 1/2 ounces)
- 2 teaspoons vanilla extract
- Shaved coconut, brandied or fresh cherries, and fresh mint leaves, for garnish (optional)

Directions:

1. Preheat oven to 350°F. Microwave 5 tablespoons butter in a medium-size microwavable bowl on high until melted, about 45 seconds. Stir in cookie crumbs, 2 tablespoons brown sugar, and 1/2 teaspoon salt. Press mixture evenly into bottom and up sides of a lightly greased (with cooking spray) 9-inch pie plate. Bake in preheated oven until golden brown and crisp, 8 to 12 minutes. Transfer to a wire rack, and let cool completely, about 30 minutes.
2. While crust bakes, cut a 1/4-inch-thick round of pineapple; cut round into wedges. Place wedges in a zip lock plastic bag; seal bag, and reserve wedges in refrigerator for garnish. Peel remaining pineapple. Working over a medium bowl, grate peeled pineapple using largest holes of a box grater, avoiding the core, to yield 2 cups combined pulp and juice. Stir together grated pineapple pulp and juice, 1 1/2 tablespoons cornstarch, 1/3 cup brown sugar, and 1/4 teaspoon salt in a small saucepan. Cook over medium, stirring often, until very thick and light golden, 18 to 22 minutes. Remove from heat; stir in rum. Let cool slightly, about 15 minutes. Spread cooled pineapple mixture evenly in cooled crust. Refrigerate, uncovered, until ready to use.
3. Open chilled coconut milk can. Spoon off 1/3 cup hardened coconut cream from the top, and transfer to a small bowl; cover and place in refrigerator. Place remaining coconut milk in a medium saucepan; whisk in egg yolks, 1/2 cup heavy cream, 1/3 cup brown sugar, remaining 2 tablespoons cornstarch, and remaining 1/4 teaspoon salt. Cook over medium, whisking constantly, until mixture is very thick and bubbly, 6 to 8 minutes. Remove from heat; stir in shredded coconut, vanilla, and remaining 2 tablespoons butter. Let cool slightly, about 15 minutes, stirring occasionally. Spread evenly over pineapple mixture in piecrust. Press plastic wrap directly onto surface; chill until cold and set, about 6 hours.
4. Beat reserved coconut cream, remaining 2 tablespoons brown sugar, and remaining 1 1/2 cups heavy cream with a stand mixer fitted with the whisk attachment on medium-high speed until stiff peaks form, 1 to 2 minutes. Spread evenly over pie. Garnish with pineapple wedges, shaved coconut, cherries, and mint leaves as desired.

Source: [Piña Colada Pie \(foodandwine.com\)](http://Piña Colada Pie (foodandwine.com))

Source: [Best Pasta Primavera Recipe \(delish.com\)](http://Best Pasta Primavera Recipe (delish.com))

April 2023

SUN	MON	TUE	WED	THU	FRI	SAT
						01
						 1-4 p.m. Open House Gates Open 12 p.m. – 5 p.m.
02	03	04	05	06	07	08
				Food Truck Event Pool Parking Lot A Taste of DaBoot 5:30 – 8:30 pm.	Good Friday 	
09	10	11	12	13	14	15
						 Community Yard Sale 8 a.m. – 2 p.m.
16	17	18	19	20	21	22
			Food Truck Event Pool Parking Lot NunChux Craft Eggrolls 5:30 – 8:30 pm.	From March 22 Ramadan ends 		
23	24	25	26	27	28	29
30						



CONTACT INFORMATION

The Preserve at Alamo Ranch

BOARD OF DIRECTORS

Ryan Haskins, President
Donald Brocker, 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

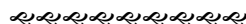
Please email camryn@damctx.com. Please provide intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

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