



Newsletter

MAY 2023 – VOLUME 6, ISSUE 5

Dear Residents:



May is finally here! What is that old saying: April showers bring May flowers. Let's hope so after the amount of rain we had in April and the most recent "hurricane like" storm we had on April 20th. The storm produced pea and quarter size hail in our area, knocked down at least two perimeter fence areas in both the Pool and Coves sections, fallen trees and other damage to homeowners within our community.

Summer is around the corner and school year is coming to an end which means children will be outside playing more. Please remember to slow down and adhere to the 20 MPH speed limit within our community. It will also be getting busier with fellow neighbors out and about and children playing outside. Also, hotter weather is approaching, remember to stay hydrated while outside and wear some sort of sunscreen or head covering.

If you are planning any summer home improvement projects to exterior of your homes, please remember to seek ACC approval first.

April was busy with our annual Spring Fling, street sweeping, community yard sale and food truck events. A big thanks to our Social Committee for putting on our great Spring Fling event on April 1st. Fun was had by all. We hope you enjoyed the Spring Fling with family and friends! The next social event will be Saturday, May 13th, Mother's Medley Breakfast, in honor of all Mothers on Mother's Day then followed by the Memorial Day Ice Cream Social on May 29th.

The Board approved the installation and addition of two sun shade canopies along with the replacement of large umbrella in the community pool area. There will now be additional shade areas at the pool to enjoy. This project should be completed by end of May in time for our end of school splash party in June. We are awaiting confirmation from vendor for the installation of new playground in the Coves section sometime in June. We will let you all know in advance of when this will take place.

Our Annual Homeowners Meeting will be held on May 23rd, at 7 p.m. via Zoom. You will be receiving the annual meeting packet in the mail this week. We will once again be voting on amendments to our DCCRs as was done in years past with the added provision to allow the Board to enter into contracts for services. There will be two seats available on the Board of Directors this year. Deadline to submit your candidacy to DAMC to be placed on the ballot has expired, however, should you wish to be nominated, this can be accomplished from the floor at the meeting.

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

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

Best Regards,

Your Board of Directors for The Preserve at Alamo Ranch

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
HOA Committees – We Need You	Page 2
Special Announcements	Page 3
Fiscal Forum	Page 4
EATS On The Streets	Page 5
Covenant Corner/DCCR Amendments.....	Pages 6-8
Upcoming Events.....	Page 8
Around the Community.....	Page 9
For the Love of Paws	Page 10
Preserve Eats.....	Page 11
Calendar	Page 12
Contact Information.....	Page 13





The Preserve at Alamo Ranch New Resident Welcome

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

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

Please welcome our new neighbors to the community.

**THERE WERE NO NEW
HOMEOWNERS THIS MONTH.**

E-Mail Blast Communication Network



The Board of Directors, through DAMC, periodically sends out notifications via e-blast including newsletters, social events, repair work, safety issues, crime activity, lost pet information, or other issues that are time-sensitive. Our monthly newsletters are also posted on our website. If you or someone you know wish to be added to the email distribution list, please submit by e-mail the following information to our community manager, Eva Hecox at eva@damctx.com, the appropriate point of contact:

- Your name
- Your address
- Your phone number (day, evening, and cell phone numbers would be appreciated)
- Your email address (If your email address has changed, please submit both your old and your new email address)

You may submit more than one email address, for example, if you have a different email address than your spouse, you may submit both. The list will be comprised of members from our HOA alone.

Our Committees - We Need You!



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

Volunteering to serve on one of the associations committees is a great way to become involved and contribute to our community.

During our annual meeting on May 23rd, the Board will address the need for volunteers for committees and during this time, you can submit your name to volunteer on a committee.

The following committees are seeking volunteer members:

Let's *get* Social

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



Landscape
Committee



The Landscape and Enhancements

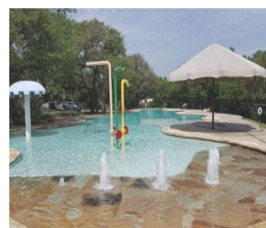
Committee will assist the Board with suggestions, recommendations, walk the communities (common areas) and pinpoint items that need attention such as landscape, roads, sidewalks, greenbelts, pool grounds, deterioration to home exterior, etc. This Committee will be, in essence, the Board's eyes and ears, so our communities and our homes are always aesthetically pleasing. Perhaps promote a Yard of the Month or provide new ideas on how to better utilize our common areas. Assist the Board and management agent with gathering proposals for landscape projects/purposes.



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

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

NO COMMUNITY POOL MONITORS THIS YEAR



The Board has foregone the use of pool monitors this pool season resulting in cost savings. Please remember, just because there are no pool monitors present, should an occurrence such as horseplay resulting in injury, damage to pool area, etc., other patrons may still report you and the pool cameras are still recording.

The pool is open 7 days a week from 6 a.m. to 9 p.m. Get out and enjoy the outdoors!

SPECIAL ANNOUNCEMENTS:



"M - O - T - H - E - R"

"M" is for the million things she gave me,
"O" means only that she's growing old,
"T" is for the tears she shed to save me,
"H" is for her heart of purest gold,
"E" is for her eyes, with love-light shining,
"R" means right, and right she'll always be,

Put them all together, they spell "MOTHER,"
A word that means the world to me.

~ Howard Johnson

Wishing a very Happy Mother's Day to ALL the moms in our community. You are the ones who fill our lives with so much happiness and smiles.



Wishing all our teachers in The Preserve at Alamo Ranch a wonderful week! Thank you for all you do!

"It is the supreme art of the teacher to awaken joy in creative expression and knowledge."- Albert Einstein

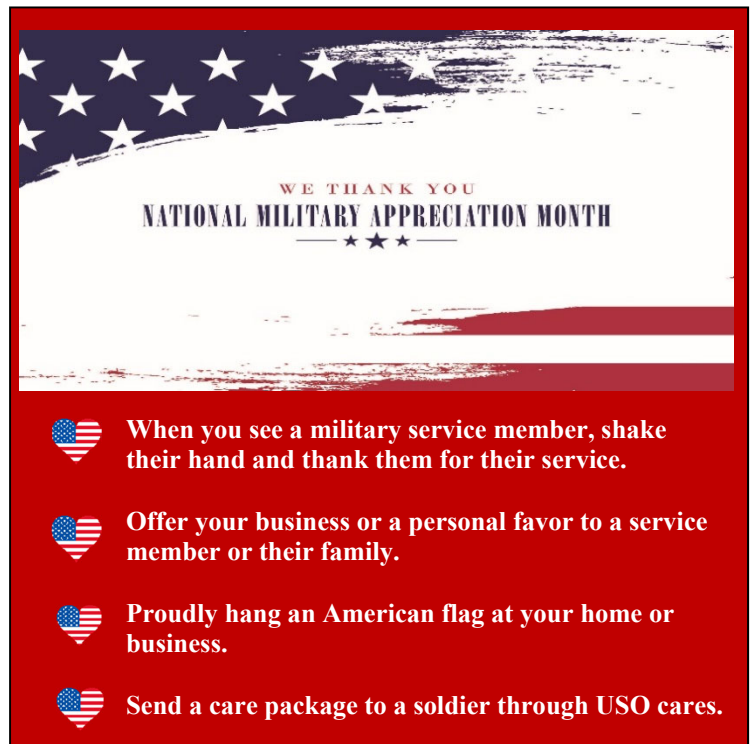
MAY 29TH



is a day of remembrance for those who have died in service of the United States of America.

National Moment of Remembrance

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



ALL 2023 graduates: High School, college, university, Military, etc., we wish you the best as you step ahead towards new challenges in life. Congrats and may all your dreams be fulfilled.



FINANCE COMMITTEE – FISCAL FORUM



Below is the Balance Sheet for the month of March with an operating account balance ending with \$138,977.18.

As you will see below, new reserve fund accounts have been established with FirstMark Credit Union as well as PenFed Credit Union. Both of these financial institutions provided excellent rates and a better return on our investment/HOA funds.

Balance Sheet	
Preserve At Alamo Ranch Homeowners Association	
As Of 3/31/2023	
Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	138,977.18
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,497.50
Total: Operating Funds	141,474.68
Reserve Funds	
1041 - Alliance MIMKT	96,237.32
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 9/16/2023 (1.49%) 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
1056 - PenFed Res CD 09/08/24 4.70%	45,000.00
1057 - PenFed Savings	10.00
Total: Reserve Funds	588,930.34
Accounts Receivable	
1425 - Due from Reserves	18,625.00
Total: Accounts Receivable	18,625.00
Total: Current Assets	749,030.02
Total: Asset	749,030.02
Liability	
Liability	
2020 - Prepaid Assessments	61,052.02
2035 - Due to Operating	18,625.00
Total: Liability	79,677.02
Total: Liability	79,677.02
Equity	
Equity	
3000 - Operating Fund Equity	56,155.97
3040 - Reserve Fund Equity	423,471.77
3050 - Transfer to Reserves	257,500.00
Total: Equity	737,127.74
Total: Equity	737,127.74
Net Income	(67,774.74)
Total Liabilities and Equity	749,030.02



As of May 1st, second-quarter assessments are considered past due and will incur late fees as well as interest charges. In order to meet its financial obligations, our association depends upon the timely receipt of our quarterly assessments from all homeowners.



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

PINCHES TACOS



STREET TACOS	
CARNE ASADA	11
BRISKET.....	11
BIRRIA.....	11
CHICKEN	9
AL PASTOR.....	10
5 Mini Tacos topped with Fresh Cilantro & Onion, Side of Grilled Onions & Jalapeño, Cucumber slices *brisket is topped with pico de gallo and cotija cheese	
QUESADILLAS (HALF AVAILABLE)	
CARNE ASADA	12
BRISKET.....	12
CHICKEN.....	10
GRINGA (PASTOR).....	11
2 large flour tortillas filled with your choice of meat and a side of sour cream	
QUESABIRRIA.....	12
3 corn quesadillas filled with Birria beef and a cup of broth	
LOADED FRIES (HALF AVAILABLE)	
CARNE ASADA	12
BRISKET.....	12
CHICKEN.....	11
French fries drizzled with nacho cheese, shredded cheese, avocado sauce, sour cream and cilantro	
NACHOS	
CARNE ASADA	10
BRISKET.....	11
CHICKEN.....	9
Classic Rice Nacho chips and cheese loaded with meat of choice, white Mexican cream and jalapenos	

EARLY CINCO DE MAYO!

PINCHES TACOS

THURSDAY MAY 4TH – 5:00 – 8:00 P.M.



Rescheduled Date:

NUNCHUX CRAFT EGGROLL BAR

MAY 10TH – 5:30 – 8:30 P.M.

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 Saucy 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. Dusted w/Powdered Sugar Raspberry Red Pepper Dipping Sauce!!
 Please.... for the love of God, don't put your pinky up when eating!!

Nun-Chux Saucy Noodle Bowls
 W/ Chicken and/or Avocado

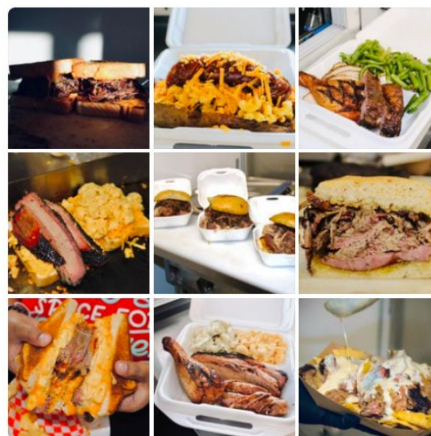
All of our Chucks come with their own flavor dipping sauce for the win!!
 Our menu is a rotating menu. Offerings will vary from week to week but it is ALL GOOD!!



MAY 31ST – 4:00 P.M. to 8:00 P.M or sell out

B-DADDY'S BBQ

B-Daddy's BBQ Food Truck			
BBQ Plates	Signature	BBQ Sandwiches	Family Meals
1-Meat (App. 1/2 lb) and two small sides 2-Meat (App. 1/4 lb each) and two small sides 3-Meat (App. 1/4 lb each) and two small sides	Medium (App. 8 Oz).....4.00 Large (App. 14 Oz).....8.00 Quart (App. 32 Oz).....16.00	Choose a White Bun, Jalapeño Cheddar Bun, or Texas Toast	Pricing based on \$17.50 per person
1-Meat Plate Sliced Brisket.....18.50 Turkey.....14.00 Pulled Pork.....13.00 Sausage.....11.00 Pork Ribs (w/ 4 Ribs).....19.00	Mac n' Cheese Elbow noodles in our creamy cheese sauce Potato Salad Mayo and mustard based with pickles, red onion, and spices Green Beans Tongue beans, bacon, onion, garlic, and red onion beans Cream Corn Sweet and creamy corn mixture	Brisket.....12.00 Turkey.....10.00 Pulled Pork.....10.00 Sausage.....9.00 Make any entrée a combo! 2 small sides.....4.00 2 small sides and a drink.....7.00	The Company Food For 4 Adults/ 2lbs of meat, 2 Large sides and 4 drinks The Crowd Food For 6 Adults/ 3lbs of meat, 3 large sides and 6 drinks The Party Food For 8 Adults/ 4lbs of meat, 4 large sides and 8 drinks Additional Meals are available by the 1/2 lb
Food Truck Favorites!			
BBQ Grilled Cheese.....14.00 *Your choice of meat on Texas toast with melted cheddar cheese		Loaded Potato.....12.00 A 1/2 Pound Potato with Brisket or Pulled Pork, topped with your cream and shredded cheese	
The Mac Daddy! Our "Mac Daddy" Brisket Grilled Cheese with Mac n' Cheese in the middle	15.00	BBQ Nachos.....12.00 Tortilla chips topped with either brisket or Pulled Pork and smothered in white queso	
The Big Daddy! A massive sandwich with Pulled Pork, Brisket and Sausage!	14.00		



IF YOU LOVE BBQ, YOU GOTTA TRY B-DADDY'S.





COVENANT CORNER:



Electronic voting has begun for amendments to our HOA's DCCRs in the homeowner portal. You can still submit your vote by proxy if you wish. Your Board of Directors cannot express the importance of these amendments to you, as a homeowner. The Board has been asked what do

these amendments mean for a homeowner, why is this important, and to please explain in layman's terms. The Board has provided a brief explanation in layman's terms at the end of the proposed amendments (see page 8 – What Does It Mean?). As currently written, the Board can and may increase assessments or assess special assessments with no maximum limit whatsoever. With the proposed amendment, the Board will be limited to a 10% or less increment of annual assessment the previous year and must be approved by a majority vote by all homeowners. Approval by majority of homeowners will also apply to proposed amendment to Special Assessments. Again, these two amendments are the most important for homeowners as they impact you financially.

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 CCRs state the following:

ARTICLE IV - USE RESTRICTIONS

4.1 General. The Property shall be improved and used solely for single-family residential use, except that the Common Areas, subject to Declarant's (or after the Control Period, the Board's) approval, may be improved or used for active and passive recreational purposes for the primary benefit of Owners and occupants of portions of the Property. As to any specific portion of the Common Area, Declarant (or after the Control Period, the Board) in its (or their) sole and absolute discretion, may permit other improvements and uses. No Lot, and no improvement erected or maintained on any Lot shall be used for manufacturing, industrial, business, commercial, institutional or other non-residential purposes. This prohibition shall not apply to "garage sales" conducted by Owners, provided that no Owner shall conduct more than one (1) garage sale during any six (6) month period and no garage sale may be of more than two (2) consecutive days' duration, or the use of any Improvement on a Lot by Declarant or any Homebuilder as a model home or sales office, or the use of any Lot as a site for a construction office trailer or sales office trailer by Declarant or any Homebuilder. Further, nothing in this Declaration shall prevent the rental of any entire Lot and the Improvements thereon by the Owner thereof for residential purposes.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

4.1 General. The Property shall be improved and used solely for single-family residential use, except that the Common Areas, subject to Declarant's (or after the Control Period, the Board's) approval, may be improved or used for active and passive recreational purposes for the primary benefit of Owners and occupants of portions of the Property. As to any specific portion of the Common Area, Declarant (or after the Control Period, the Board) in its (or their) sole and absolute discretion, may permit other improvements and uses. No Lot, and no Improvement erected or maintained on any Lot shall be used

for manufacturing, industrial, business, commercial, institutional or other non-residential purposes. This prohibition shall not apply to "garage sales" conducted by Owners, provided that no Owner shall conduct more than one (1) garage sale during any six (6) month period and no garage sale may be of more than two (2) consecutive days' duration, or the use of any Improvement on a Lot by Declarant or any Homebuilder as a model home or sales office, or the use of any Lot as a site for a construction office trailer or sales office trailer by Declarant or any Homebuilder.

Further, nothing in this Declaration shall prevent the rental of any entire Lot and the Improvements thereon by the Owner thereof for residential purposes. No Lot may be leased or rented for any term of less than six months, except for leases between buyers and sellers incident to the sale of a dwelling, or individual temporary leases specifically approved by the Board in unusual circumstances, in its sole and absolute discretion, such as for job training, corporate housing of employees on temporary assignment, or brief military assignments.

2. Setting a cap on the percentage, the Board can raise the Annual Assessments without homeowner approval.

Currently, the CCRs state the following:

ARTICLE VII – FUNDS AND ASSESSMENTS

7.3 Regular Annual Assessments. Prior to the beginning of each fiscal year, the Board shall estimate the expenses to be incurred by the Association during such year in performing its functions under the Restrictions, including but not limited to, the cost of all maintenance, the cost of providing street lighting, the cost of enforcing the Restrictions, and a reasonable provision for contingencies and appropriate replacement reserves less any expected income and any surplus from the prior year's fund. Assessments sufficient to pay such estimated net expenses shall then be levied as herein provided, and the level of Assessments set by the Board, shall be final and binding so long as it is made in good faith. If the sums collected prove inadequate for any reason, including nonpayment of any individual Assessment, the Association may at any time, and from time to time, levy further Assessments in the same manner as aforesaid. All such regular Assessments shall be due and payable to the Association at the beginning of the fiscal year or during the fiscal year in equal monthly installments on or before the first day of each month, or in such other manner as the Board may designate in its sole and absolute discretion.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

7.3 Regular Annual Assessments. Prior to the beginning of each fiscal year, the Board shall estimate the expenses to be incurred by the Association during such year in performing its functions under the Restrictions, including but not limited to, the cost of all maintenance, the cost of providing street lighting, the cost of enforcing the Restrictions, and a reasonable provision for contingencies and appropriate replacement reserves less any expected income and any surplus from the prior year's fund. Assessments sufficient to pay such estimated net expenses shall then be levied as herein provided. The Board of Directors shall fix the annual assessment for each year in advance of the due date in such amount as the Board deems appropriate, provided, however, that annual assessment for any calendar year may not be increased more than ten percent above the annual assessment for the year before without the approval of a majority of votes of Members voting at a meeting duly called for that purpose. All such regular

Assessments shall be due and payable to the Association at the beginning of the fiscal year or during the fiscal year in equal monthly installments on or before the first day of each month, or in such other manner as the Board may designate in its sole and absolute discretion.

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

Currently, the CCRs state the following:

7.4 Special Assessments. In addition to the regular annual Assessments provided for above, the Board may levy special Assessments whenever in the Board's opinion such special Assessments are necessary to enable the Board to carry out the mandatory functions of the Association under the Restrictions. The amount of any special Assessments shall be at the reasonable discretion of the Board.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

7.4 Special Assessments. In addition to the regular annual Assessment provided for above, the Board may levy special Assessments whenever in the Board's opinion such special Assessments are necessary to enable the Board to carry out the mandatory functions of the Association under the Restrictions, with the amount of which shall first have obtained the approval of a majority of the votes of Members voting at a meeting called for that purpose. Any funds received for a Special Assessment shall be used for that purpose only and in the year, they are assessed.

4. Basketball goals -

Currently, the CCRs state the following:

1.15 Improvement. "Improvement" shall mean every structure and all appurtenances thereto of every type and kind located on the Property, including but not limited to buildings, outbuildings, storage sheds, patios, tennis courts, swimming pools, basketball goals, playscapes, garages, storage buildings, fences, trash enclosures, screening walls, retaining walls, stairs, decks, landscaping, poles, signs, exterior air conditioning units, water softener fixtures or equipment, and poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers and other facilities used in connection with water, sewer, gas, electric, telephone, internet, television and other utilities.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

1.15 Improvement. "Improvement" shall mean every structure and all appurtenances thereto of every type and kind located on the Property, including but not limited to buildings, outbuildings, storage sheds, patios, tennis courts, swimming pools, basketball goals (of either a temporary or permanent nature), playscapes, garages, storage buildings, fences, trash enclosures, screening walls, retaining walls, stairs, decks, landscaping, poles, signs, exterior air conditioning units, water softener fixtures or equipment, and poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers and other facilities used in connection with water, sewer, gas, electric, telephone, internet, television, and other utilities.

3.7 Swimming Pools, Tennis Courts, Sports Courts, Playscapes and **Basketball Goals**. The location and plans and specifications for any swimming pool, tennis court, sport court, playscape or basketball goal, and its screening or fencing, shall be subject to the approval and requirements of the ACC. Above ground swimming pools are prohibited. **Basketball goals in the front or side of any residence are prohibited.** The materials, design and construction of all pools, courts, playscapes, and basketball goals shall meet standards generally accepted by the industry, shall comply with regulations of all applicable governmental entities, and shall meet all fence and setback

criteria established by this Declaration and other applicable governmental regulations.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

3.7 Swimming Pools, Tennis Courts, Sports Courts, Playscapes and Basketball Goals. The location and plans and specifications for any swimming pool, tennis court, sport court, playscape or basketball goal, and its screening or fencing, shall be subject to the approval and requirements of the ACC. Above ground swimming pools are prohibited. The materials, design and construction of all pools, courts, playscapes and basketball goals shall meet standards generally accepted by the industry, shall comply with regulations of all applicable entities, and shall meet all fence and setback criteria established by this Declaration and other applicable governmental regulations.

Basketball goals located in the front or side of the property cannot be affixed in any way to the home or the property, nor may they be placed must be on the side in the section of the property in front of the main body of the home, but yard or driveway. Basketball goals are not to be placed on the streets, but may, with ACC approval, be placed along a driveway or side yard at least fifteen feet from the street.

Basketball goals within sight from the street shall be properly maintained and fully operational. Proper maintenance includes no broken bases, hoops, poles, no broken or cracked backboards, and have proper netting that is not torn or damaged. Portable basketball goal bases will be installed per the manufacturer's recommendations, with water or sand inside the base itself. No landscape rocks, stones, bricks, etc. shall be left lying on top of the base causing unsightly view.

Basketball goals may not be placed on any front or side yard unless the Owner of the Lot submits a request form to the ACC, noting the type of goal and specific location of the goal on the Lot, and only if the request is approved by the ACC. Portable basketball goals are not to be left lying in front yards or driveways when not in use. If they are approved in a certain location, they must be kept in that location.

3.24 Repair of Building. All Improvements upon any of the Property shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Owner thereof.

ATTORNEY'S PROPOSED AMENDED LANGUAGE:

3.24 Repair of Improvements. All Improvements upon any of the Property shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Owner.

5. Landscaping –

Currently, the CCRs state the following:

3.8 Landscaping. All landscape improvements visible from a Private Roadway are subject to review by the ACC prior to installation. Landscaping of each Lot shall be completed within sixty (60) days (subject to extension for delays caused by inclement weather, restrictions or delays caused by governmental regulations prohibiting new planting or watering due to restricted water use) after the home construction is completed, and shall include grassed and landscaped front and side yards (in front of fences). Back yards shall be fully sodded within ninety (90) days after issuance of a certificate of occupancy for the residence. Grasses shall be limited to Tiff419 Bermuda unless otherwise approved by the ACC. Use of St. Augustine grass is prohibited.

BOARD RECOMMENDATION: Remove only the last two lines underlined above. This way, there will be NO restriction whatsoever of which type of grass can be planted.

NEW Additional proposed amendment on next page....

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.



ARTICLE IV-USE RESTRICTIONS

What does it mean? "Short Term Rentals"

The Board proposes this DCCR amendment in order to prevent a rental situation in which persons use Airbnb to create a weekend vacation house rental or party house in our community. If you have seen the movie "Neighbors" that is the reason for this proposed amendment, as living next to a wild weekend party house is no fun! Vote "YES" for this amendment, if you agree that weekend party house rentals should not be allowed in our community.

ARTICLE VII – FUNDS AND ASSESSMENTS

What does it mean? Setting a cap on the percentage the Board can raise the Annual Assessments"

The second amendment for a vote would cap the percentage the Board can raise the annual assessment to 10% over the previous year without a vote of the membership. As this article is now currently written, the Board could at any time raise homeowners' dues 5,000% and build a waterpark. As cool as a waterpark would be, raising dues 5,000% would not be cool, nor would 150%! So, the Board wants to have a cap of 10% in place to ensure that homeowners are not made to pay a wild annual due increase in the future, without homeowner input on the matter. Vote "YES" and tell the Board "No way Jose" to a possible 5,000%, annual dues increase!

ARTICLE VII – FUNDS AND ASSESSMENTS

What does it mean? Special Assessments - What percentage of the membership should it take to approve a special assessment"

This would require that the membership hold a meeting that achieves quorum, and 51% of homeowners present vote in favor of the Board passing a special financial assessment to pay for a project need in the Association. An example could be the pool cracks in half one night due to Godzilla stepping on it and will cost the HOA \$200,000 to replace the pool. With the HOA not expecting this to occur to obtain the funds needed to rebuild the pool, the Board would ask the homeowners to vote at a meeting to approve the \$200,000 needed to rebuild the pool Godzilla destroyed. Vote "YES" and this ensures homeowners have the opportunity to vote on major unplanned expenses in the HOA.

Upcoming COMMUNITY EVENTS

May 4th
5 pm – 8 pm



FOOD TRUCK NIGHT

May 10th
5:30 pm – 8:30 pm



FOOD TRUCK NIGHT

May 13th
9 am – 10:30 am



Pool Pavilion

May 14th



May 23rd
7 p.m. via ZOOM



May 29th



May 29th
1 pm – 3 pm



May 31st
4 pm – 8 pm or
sellout



FOOD TRUCK NIGHT

June 3rd
12 pm – 5 pm



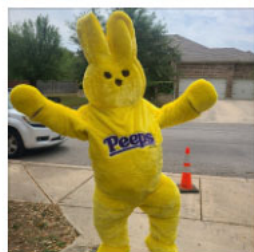
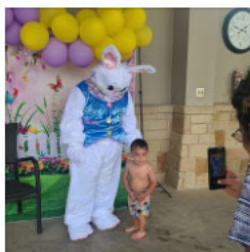
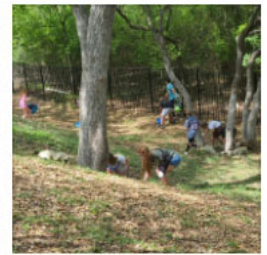
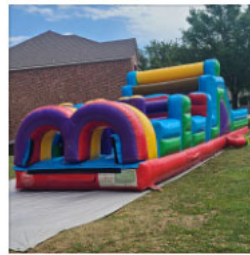
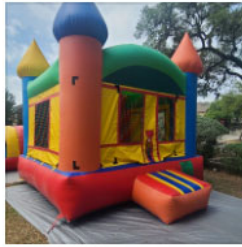
Shaved Ice Food Truck

Around the Community



Spring Fling Was a Success!!

A shout out to our Social Committee for putting on a great Spring Fling Event. All kids enjoyed the Easter Egg hunts, face painting, bounce houses, ice cream treats and let's not forget, photos with the Easter Bunny and Peeps!



REMINDER:



With the recent uptick in car burglaries throughout the City and in Alamo Ranch, we must all pay close attention to our surroundings, make sure to lock our vehicles if parked outside, if at home or out and about, remove all valuables from your vehicles, and if you will be going out of town, let one of your neighbors know and ask if they can keep an eye out.

Make sure your garage doors are completely closed. The Board has received reports from the parking enforcement company they have witnessed garage doors left open during the middle of the night. **DON'T BE A VICTIM!** If you see something or someone suspicious, please do NOT hesitate to call 911. Don't take matters into your own hands.

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



GET OUTSIDE AND ENJOY THE RIDE!

SHOUT OUT TO OUR BRISCOE TRAIL RESIDENTS (POOL SECTION) ON THEIR ANNUAL BLOCK EASTER EGG HUNT ON APRIL 9TH





10 Ways To Celebrate National Pet Month



1. GIVE YOUR PET A MUCH NEEDED “PHOTOSHOOT” THIS NATIONAL PET MONTH.

We live in a photo sharing generation. Well, not just a photo sharing generation, a share *everything* general. We pretty much put our whole life on social media. If you’re a pet owner, I’m sure you have pictures of your pets all over your social media accounts. Let’s be honest, though. Most of the pictures we take are when our pets are caught in the “act”. How about mixing it up a little? Give your pet the photoshoot they deserve.

2. ENJOY A DAY TRIP WITH YOUR PET.

Now, not every pet is the queen or king of traveling. But, if you have a pet who is, definitely take the time out during National Pet Month for a quick trip. Even if it’s just a drive around town.

Let your pet enjoy the sights and sounds around them. If possible, this would be the perfect time to let them dip their toes in the water. That is, of course, that they are a fan of water.

3. SPOIL YOUR PET WITH A HOMEMADE MEAL.

With day to day life, it’s hard to even spoil yourself with a nice homemade meal. But, I bet anything different from the norm will leave you with a tail wag or sweet purr. Plus, it only takes a few ingredients to make a great homemade meal for your pet.

Keep in mind, everything we eat isn’t safe for our pets. In fact, the ASPCA lists quite a few human foods that are dangerous to our pets.

4. INTRODUCE A NEW ACTIVITY TO YOUR PET.

Most dogs enjoy a stroll with their owner. Even some cats like taking a nice walk on a leash from time to time. Why not mix your pet’s activity up some? Who knows, you may find something new that you like, too.

What you decide to do doesn’t have to be “extreme”. I’m not exactly suggesting “doggie yoga”. Although that does sound like great bonding. You could even do something as simple as switching up where you talk to your dog for a walk. Try a new trail. Visit a new store or restaurant that allows pets.

5. VOLUNTEER YOUR TIME AT A LOCAL ANIMAL SHELTER.

Animal shelter staff carries quite the load every single day. That’s why they are so welcoming to volunteers. I know what you’re thinking. With life as busy as it is, how can you really find time to volunteer?! Even just taking an hour of the month of May will make a huge statement for many shelter pets you interact with. As far as you know that interaction may be the most they receive the whole time they are at the shelter.

6. LET YOUR CAT EXPLORE HIS OR HER NATURAL INSTINCTS.

Cat owners know how frustrating it can be to come home and your favorite chair’s arms are shredded. This doesn’t just cause mental stress. It also causes financial stress, too. Sometimes the only thing you can do is replace what was destroyed. Scratching is a natural instinct for a cat, though. In short, that’s what they do in the wild. Cats who scratch aren’t doing it for “revenge”. Even if some do have that evil look in their eyes. They actually do this to stretch their claws and groom them down. It’s somewhat like an exercise plan with a little play added.

7. PROMOTE RESPONSIBLE PET OWNERSHIP WHEREVER YOU ARE.

It’s up to us to be the voice for pets everywhere. That is, of course, because they don’t have their own voice to speak. Make your pet proud and speak to others about responsible pet ownership. There are many valuable resources online that explain responsible pet ownership. If you aren’t much of a public speaker, make sure to find these and print them out. You can share them with other pet, or soon-to-be, owners.

8. FIND A SUPER DOG FRIENDLY CITY NEAR YOU.

There are a ton of cities that are considered to be super dog friendly. Then even have restaurants that love your dog just as much as YOU do! As well as fun things for you and your dog to do together. There are a lot of cities out there you and your pooch can go celebrate National Dog Month in. Plus, it will be a nice little get away for you as well.

9. SPOIL YOUR DOG WITH A MEMORY FOAM DOG BED.

I can’t stress how AWESOME memory foam dog beds are. Well, honestly, I can’t stress how awesome memory foam is in general. Memory foam cushions joints and muscles. It also promotes energy and overall good health.

10. GET CRAFTY AND CHERISH YOUR PET’S PAW PRINTS FOREVER.

Getting a copy of your pet’s paw print is a great way to have them near you until the end of time. Having a copy of your pet’s paw print is also a great way to always remember those who left paw prints in our hearts over the years.



For the full article, please go to:

[National Pet Month: 10 Ways to Celebrate the Joy Pets Bring Us](#)



2023

<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
	01	02	03	04	05	06
				 Pinches Tacos 5 pm – 8 pm @ Pool		Open House Gates Open 12 p.m. – 5 p.m.
07	08	09	10	11	12	13
			 NunChux Eggroll 5:30 pm – 8:30 pm @ Pool			Mother's Day Medley Breakfast 9 – 10:30 a.m. Pool Pavilion
14	15	16	17	18	19	20
						
21	22	23	24	25	26	27
		Annual Homeowners' Meeting @ 7 p.m. Via Zoom				
28	29	30	31			
 			 B-Daddy's BBQ 4 pm – 8 pm or sell out @ Pool			



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

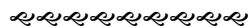
Please email bibiana@damctx.com. Please provide intersection or address that light pole is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

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