



# Newsletter

AUGUST 2023 – VOLUME 6, ISSUE 8

Dear Residents:



We are only 6 weeks into the summer season, and it has been HOT HOT HOT! With the heat and humidity combined, we are sure it has been difficult to enjoy time with friends and family outdoors. Please stay cool and hydrated and also check on loved ones when you can.

After some challenges in July, our community pool has a new facelift. A new large umbrella has replaced the old one which was rusted and deteriorating and the installation of two new shade structures. There is now ample shade on both sides of the pool for all to enjoy. We do apologize in advance during the time the pool had to be shut down for construction efforts as well as maintenance matters earlier in the month.

The pool pump room, once again, took a beating from this excessive heat. The Board has authorized more additional ventilation in the pump room to prevent further damage to pool pump components and corrosion. This should not affect the use of the pool.

The Coves playground was completed in the latter part of July and we hope you have been enjoying this feature. For Coves residents, it's a little closer to home now. The next phase of the Coves playground is the installation of park bench(es), trash bin receptacles and of course, fencing for the playground. The Board is looking into the addition of a playground of some sort for the Trails section next fiscal year.

The Social Committee will be hosting a Back to School Dive-In Movie Night on August 19<sup>th</sup>. There will be a food truck selling neapolitan style pizza on this day from 5-8 p.m. or sell out. Movie start time will be at sunset (8 p.m. or so). Be sure to get there early and grab a good seat or lounge chair AND your favorite pizza. Please be on the lookout for the pizza flier with their menu.

Also, the Social Committee has put out a Call for Vendors for their Hello Fall Vendor & Craft Fair taking place on Saturday, September 23<sup>rd</sup> from 11 a.m. – 2 p.m. Please see the flier on page 5 of this newsletter.

Northside ISD will begin the school year on August 28, 2023. As a reminder, we kindly ask students and parents walking to school to be careful crossing the streets and for drivers to watch for students and parents who may be walking to school. Please remember our posted speed limit within our community is 20 MPH.

The Board would love to wish everyone a safe and successful 2023-2024 school year and enjoy the rest of your summer.

As always, please feel free to email the Board with any ideas, suggestions, or questions at [PreserveHOAboard@yahoo.com](mailto:PreserveHOAboard@yahoo.com)

Best Regards,  
Your Board of Directors



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## The Preserve at Alamo Ranch New Resident Welcome

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

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

Please welcome our new neighbors to the community.

### COVES SECTION

Michael & Lita Amrine  
Chambers Cove

Roger Flowers  
Carson Cove

### TRAILS SECTION

David and Veronica Jaime  
Glasscock Trail

## E-Mail Blast Communication Network



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

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

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

## COMMUNITY POOL REPAIRS

Dear Residents,

It seems as of late our community pool has been shut down for repairs, cleaning, maintenance and/or construction. This was not intentional by no means. We understand with the hot weather and temperatures we have been experiencing in July, the community pool is our go-to for cooling off and relaxation. We sincerely understood how you feel with these interruptions.

Regarding the pool deck surrounding the large oak tree, it was discovered it posed a serious trip hazard. For everyone's safety and wellbeing, the Board could not wait any longer in making these needed repairs. During the week of July 10<sup>th</sup>, the Board had a first-hand look of the extent of the trip hazard area. Please see photos below. The contractor found after several years of water under the deck area, there was corrosion, rotten boards and settling. The deck was able to be repaired quickly for now. In the fall, there will need to be reinforced components installed as a permanent fix.



The pool umbrellas project was to have begun in early Spring but as the Board found out, the manufacturing and shipping (supply chain issues) took its time, through no fault of the Board, as was the case with both playground structures last year and this year. During the digging of holes for these umbrellas, the contractors accidentally struck a plumbing line, thereby causing dirt and mud to seep into the pool. See photos below. This was frustrating to see and experience to say the least. It took time to get all the contractors lined up to make these repairs so the umbrellas can move forward with installation. Regretfully, it took almost a whole week and again, we sincerely apologize for these inconveniences. After the umbrella installation project was complete, the mud and dirt removed (about 90%), the pool was reopened.

These new umbrellas add more sophistication and much needed shade to our pool. We hope you have enjoyed them and continue to do so.



Again, we sincerely apologize for these project delays and we thank you for your continued support and patience.

Your Board of Directors



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

# FOOD TRUCK SCHEDULE



## AUGUST

|                      |                                                             |                                |
|----------------------|-------------------------------------------------------------|--------------------------------|
| Aug 8 <sup>th</sup>  | Slider Provider                                             | 5 p.m. – 8 p.m.                |
| Aug 11 <sup>th</sup> | Pinches Tacos                                               | 5 p.m. – 9 p.m.                |
| Aug 16 <sup>th</sup> | B-Daddy's BBQ                                               | 4 p.m. – 8 p.m.<br>Or sellout  |
| Aug 19 <sup>th</sup> | Espana's Pizza Pies<br>**Back to School Dive-In Movie Night | 5 p.m. – 9 p.m.<br>or sell out |
| Aug 24 <sup>th</sup> | I Like Big Buns<br>**National Burger Day!!**                | 5 p.m. – 8 p.m.                |

**WHOLE PIZZA!**

**The Preserve at Alamo Ranch  
Pool Parking Lot**

## FOOD TRUCKS!



We have had various food truck vendors in our community. Who has been your favorite? Who would you like to see come out? Who was your least favorite? Your ideas and suggestions are always welcome. Please TELL US! What about a food truck event with multiple vendors on site? TELL US!

Please share your thoughts, ideas or suggestions with the Board at [preservehoaboard@yahoo.com](mailto:preservehoaboard@yahoo.com) and/or the Social Committee at [preservehoasocial@yahoo.com](mailto:preservehoasocial@yahoo.com).





# FINANCE COMMITTEE – FISCAL FORUM



## Balance Sheet

### Preserve At Alamo Ranch Homeowners Association

As Of 7/17/2023



| Name                                    | Total              |
|-----------------------------------------|--------------------|
| <b>Asset</b>                            |                    |
| <b>Current Assets</b>                   |                    |
| <b>Operating Funds</b>                  |                    |
| 1002 - Alliance Oper Checking           | 144,116.60         |
| 1004 - OPER CHKING PAR SSFCU0071        | 1,000.00           |
| 1007 - OPER SAVINGS PAR SSFCU0000       | 1,497.68           |
| <b>Total: Operating Funds</b>           | <b>146,614.28</b>  |
| <b>Reserve Funds</b>                    |                    |
| 1041 - Alliance MMKT                    | 90,948.73          |
| 1042 - Alliance Res CDAR 08/03/23 1.74% | 51,746.99          |
| 1043 - Alliance Res CDAR 08/01/24 1.74% | 51,796.05          |
| 1046 - CD 7/31/2025 (1.00%) SSFCU0081   | 57,069.73          |
| 1047 - CD 9/16/2023 (1.49%) SSFCU 0082  | 56,465.91          |
| 1048 - CD 9/2/2026 (1.00%)SSFCU 0083    | 55,984.15          |
| 1051 - CD 06/15/25 (3.93%) SSFCU 0084   | 76,227.33          |
| 1052 - Firstmark Res CD 08/09/25 3.65%  | 25,199.70          |
| 1053 - PenFed Res CD 08/09/24 4.70%     | 75,559.71          |
| 1054 - RBFCU Reserve CD 7934            | 45,000.00          |
| 1055 - Firstmark Savings Account        | 40.68              |
| 1056 - PenFed Res CD 09/08/24 4.70%     | 45,181.83          |
| 1057 - PenFed Savings                   | 6.00               |
| <b>Total: Reserve Funds</b>             | <b>631,226.81</b>  |
| <b>Total: Current Assets</b>            | <b>777,841.09</b>  |
| <b>Total: Asset</b>                     | <b>777,841.09</b>  |
| <b>Liability</b>                        |                    |
| <b>Liability</b>                        |                    |
| 2020 - Prepaid Assessments              | 13,042.29          |
| <b>Total: Liability</b>                 | <b>13,042.29</b>   |
| <b>Total: Liability</b>                 | <b>13,042.29</b>   |
| <b>Equity</b>                           |                    |
| <b>Equity</b>                           |                    |
| 3000 - Operating Fund Equity            | 56,155.97          |
| 3040 - Reserve Fund Equity              | 423,471.77         |
| 3050 - Transfer to Reserves             | 302,500.00         |
| <b>Total: Equity</b>                    | <b>782,127.74</b>  |
| <b>Total: Equity</b>                    | <b>782,127.74</b>  |
| <b>Net Income</b>                       | <b>(17,328.94)</b> |
| <b>Total Liabilities and Equity</b>     | <b>777,841.09</b>  |

Cash in the Operating account for monthly operating expenses was \$144,116.60 (as of 7/17/23).

Total Monthly operating expenses for:

June - \$30,470.53

=====

As of August 1<sup>st</sup>, third quarter assessments are now  
considered past due and interest and late charges have accrued

**PAST DUE**

In order to meet its financial obligations, our association depends upon the timely receipt of our monthly assessments from all homeowners. Our community depends entirely upon the monthly assessments to pay its bills (insurance, landscapers, water, electricity, gas, management, etc.). We can all take part in keeping our community's expenses down, and one of the best ways is to make sure that your monthly assessment check is sent on time.

# FISCAL NOTE (\$\$) FROM YOUR TREASURER DON BROCKER

***"It is thrifty to prepare today for the wants of tomorrow" - Aesop***

Dear Homeowners,

The Preserve at Alamo Ranch Homeowners Association (HOA) is responsible for the care and maintenance of the HOA common property (i.e. roads, sidewalks, perimeter fencing, pools, etc.). In order to adequately maintain the common property, your annual assessment pays for the day-to-day (operational) expense and contributes to the Reserve savings needed for future capital property repair/replace.

HOA Reserve savings are essential to secure this community's ability to finance capital maintenance. As these savings accrue, it is important to maximize our dollars by establishing Certificates of Deposit (CDs). These CDs offer a higher Annual Percent Yield (APY) or rate of interest than a normal savings account (whose yield usually is 0.1% to 0.3%). The higher CD interest allows us to build current savings for two purposes. First, it grows our Reserve savings faster for the future. Secondly, the interest contributes to offsetting future Reserve assessment increases.

During the last year, your HOA Board has worked diligently to increase CD yields by seeking high CD interest rates (greater than 1.0%). Based upon the FDIC \$250,000 insurance cap, the Board approved new financial relationships with local financial institutions (credit unions/banks) to secure higher CD yields and ensure insurance coverage protecting our funds. As reported in previous newsletters, three new financial relationships were established with FirstMark Federal Credit Union, PenFed Federal Credit Union, and the Randolph-Brooks Federal Credit Union. This diversification ensures our funds/savings and achieves a higher Reserve fund growth to meet our Reserve Plan.

To understand the Reserve Plan, the Board convenes a Reserve Study every 3 years to assess the current Reserve Plan status and the future life cycle needs of the major capital/common property items. The Reserve Plan recommends the savings needed to fund such life cycle (repair/replace) activities. Over the last year, Reserve Funds have been used to maintain several projects such as washing and staining the perimeter fencing, the addition of- and replacement of pool umbrellas, the addition of the Cove Section Playscape, replacement of pool furniture, and more.

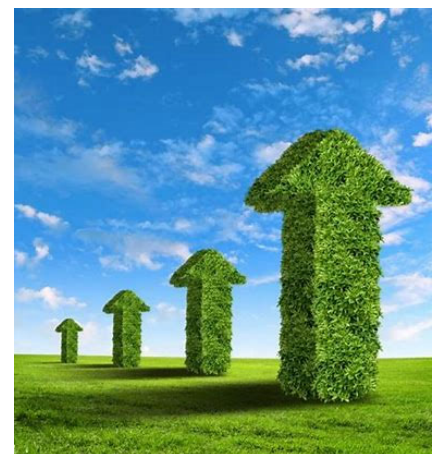
There are 3 Reserve Study Plans (2017, 2020, and 2023) available to you in the HOA Portal. If you have questions on the budgeted Reserve contributions, please feel free to send your questions to the Board ([preservehoaboard@yahoo.com](mailto:preservehoaboard@yahoo.com)) or to Ms. Eva Hecox (Eva@damctx.com). Your Reserve contributions will continue to support the HOA strategic goal to make the Preserve at Alamo Ranch the premier HOA for the San Antonio Community.

Thank you.

Don Brocker

Board Member and Treasurer

for The Preserve at Alamo Ranch





**1<sup>ST</sup> DAY OF SCHOOL ~ AUGUST 28<sup>TH</sup>**



### Texas Tax Free Weekend 2023 is scheduled for August 11th-13th, 2023

The Texas Comptroller encourages all taxpayers to support Texas businesses while saving money on tax-free purchases of most clothing, footwear, school supplies and backpacks (sold for less than \$100) during the annual Tax-Free weekend. Qualifying items can be purchased tax free from a Texas store or from an online or catalog seller doing business in Texas. In most cases, you do not need to give the seller an exemption certificate to buy qualifying items tax free.

**This year's sales tax holiday begins Friday, Aug. 11, and goes through midnight Sunday, Aug. 13.**

The sales tax exemption applies only to qualifying items you buy during the sales tax holiday. Items you buy before or after the sales tax holiday do not qualify for exemption, and there is no tax refund available.

### Online Purchases and Telephone Orders

During the Tax-Free Weekend, you can buy qualifying items online or by telephone, mail, custom order or any other means. The sale of the item must take place during the specific period. The purchase date is easy to determine when the purchase is made in-store but becomes more complicated with remote purchases. The purchaser must have given the consideration for the item during the period even if the item may not be delivered until after the period is over.

**DID YOU KNOW:** Cloth and disposable fabric face masks meet the definition of an article of clothing and are exempt from sales tax during the upcoming Sales Tax Holiday.

The statute specifically excludes special clothing or footwear that is primarily designed for athletic activity or protective use and that is not normally worn except when used for the activity. Industrial or medical grade masks (e.g. N95 or other masks designed as personal protective equipment) or other similar personal protection equipment are not exempt during the sales tax holiday.

If a cloth or disposable fabric face mask is sold with a filter, the mask is exempt during the holiday; however, replacement filters are taxable.

For additional information about the upcoming sales tax holiday see [Rule 3.365, Sales Tax Holiday – Clothing, Shoes and School Supplies](#).

For more information and list of qualifying items, please go to: <https://comptroller.texas.gov/taxes/publications/98-490/>

**Elementary School Supply Lists can be found by accessing the below links:**

Hoffman Elementary - [2023-2024 School Supply Lists | All Grades](#)

Cole Elementary – [2023-2024 School Supply Lists | All Grades](#)

## 2023-2024 NORTHSIDE ISD

### Academic Calendar

**'23 August**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    |    |    | 1  | 2  | 3  | 4  |
| 5  | 6  | 7  | 8  | 9  | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 |    |

Aug 21-25 Student Holiday/Staff Dev.

**September**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    |    |    |    |    | 1  | 2  |
| 3  | 4  | 5  | 6  | 7  | 8  | 9  |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

Sept 4 Holiday

**October**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
| 1  | 2  | 3  | 4  | 5  | 6  | 7  |
| 8  | 9  | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 |    |    |    |    |

Oct 9 Student Holiday/Work Day

**November**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    |    |    |    |    | 1  | 2  |
| 3  | 4  | 5  | 6  | 7  | 8  | 9  |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

Nov 7 Student Holiday/Staff Dev.  
Nov 20-22 Student Holiday/Teacher Choice  
Nov 23-24 Thanksgiving Break

**December**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    |    |    |    |    | 1  | 2  |
| 3  | 4  | 5  | 6  | 7  | 8  | 9  |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

Dec 18-Jan 1 Winter Break

**'24 January**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    | 1  | 2  | 3  | 4  | 5  | 6  |
| 7  | 8  | 9  | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 |    |    |    |

Jan 2 Student Holiday/Work Day  
Jan 15 Holiday

**February**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    |    |    |    |    | 1  | 2  |
| 3  | 4  | 5  | 6  | 7  | 8  | 9  |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 |    |

Feb 19 Student Holiday/Staff Dev.  
/Bad Weather Makeup Day

**March**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    |    |    |    |    | 1  | 2  |
| 3  | 4  | 5  | 6  | 7  | 8  | 9  |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

Mar 11-15 Spring Break  
Mar 29 Holiday

**April**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    | 1  | 2  | 3  | 4  | 5  | 6  |
| 7  | 8  | 9  | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 |    |    |    |    |

Apr 26 Holiday

**May**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    |    |    |    |    | 1  | 2  |
| 3  | 4  | 5  | 6  | 7  | 8  | 9  |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

May 27 Holiday

**June**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    |    |    |    |    | 1  | 2  |
| 3  | 4  | 5  | 6  | 7  | 8  | 9  |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

June 7 Student Holiday/Work Day  
June 19 Holiday

**July**

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| S  | M  | T  | W  | T  | F  | S  |
|    |    |    |    |    | 1  | 2  |
| 3  | 4  | 5  | 6  | 7  | 8  | 9  |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

July 4 Holiday

**Calendar Key**

- Holiday
- Student Holiday/Staff Development
- Student Holiday/Staff Work Day
- Student Holiday/Teacher Choice
- Early Release
- First & Last Days of School
- Grading Period Start/End
- Bad Weather Makeup Day

**Grading Periods**

- 1ST GRADING PERIOD**  
Aug 28 - Oct 13
- 2ND GRADING PERIOD**  
Oct 16 - Dec 15
- 3RD GRADING PERIOD**  
Jan 3 - Mar 8
- 4TH GRADING PERIOD**  
Mar 18 - June 6

**FIRST DAY OF SCHOOL**  
August 28, 2023

**LAST DAY OF SCHOOL**  
June 6, 2024

**FIRST SEMESTER**  
August 28 - December 15

**SECOND SEMESTER**  
January 3 - June 6

5900 Evers Road, San Antonio, Texas 78238 | Northside ISD | 210.397.8500 • [www.nisd.net](http://www.nisd.net) • [info@nisd.net](mailto:info@nisd.net)

## 20 Things Moms Can Do While Children Are In School

For list of ideas, please go to:

**[20 Things Mom Can Do Now That Her Kid  
Started School \(moms.com\)](https://moms.com)**



# COVENANT CORNER:

## DCCR AMENDMENT VOTES

The deadline date to vote on the DCCR Amendments for this year's Annual Homeowners Meeting ended July 21st. After the counting of votes, by proxy, electronically or by ballot, the end result was the proposed amendments did not garner the number of votes required to pass, therefore, all proposals, failed. Please see the numbers tally on the right.

The Board of Directors would like to thank all homeowners who participated and most importantly the homeowners who volunteered in having voting drives, lemonade stands to collect more ballots, and going door to door.

If at first you don't succeed, try, try, try again.

— William Edward Hickson —

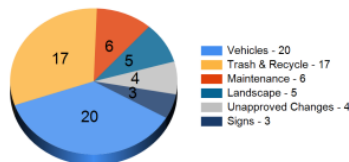
| PROPOSED AMENDMENT                                                                         | YES | NO |
|--------------------------------------------------------------------------------------------|-----|----|
| Ballot Item 1: Article IV- Use Restrictions<br>Vacation Rentals, Air BnB, VRBO not allowed | 105 | 18 |
| Ballot Item 2: Article VII- Funds and Assessments<br>Cap Annual Assessments                | 131 | 3  |
| Ballot Item 3: Article VII- Funds and Assessments<br>Homeowners approve all assessments    | 131 | 3  |
| Ballot Item 4: Article I- DEFINITIONS<br>Basketball goals (If allowed)                     | 103 | 31 |
| Ballot Item 5: Article III- RESTRICTIONS<br>Basketball goals with ACC Approval             | 104 | 30 |
| Ballot Item 6: Article III- RESTRICTIONS<br>Improvements                                   | 126 | 8  |
| Ballot Item 7: Article III- RESTRICTIONS<br>Landscaping - Grass                            | 113 | 21 |
| Ballot Item 8: Article V- Section 5.4<br>HOA to enter into contracts                       | 106 | 28 |

## Reported violations during the month of June

### Violations

Entered:

| Type               | Count |
|--------------------|-------|
| Vehicles           | 20    |
| Trash & Recycle    | 17    |
| Maintenance        | 6     |
| Landscape          | 5     |
| Unapproved Changes | 4     |
| Signs              | 3     |



### Q: How can I report a violation in our community?

Please contact Eva Hecox at DAMC at (210) 561-0606, or send her an email to [eva@damctx.com](mailto:eva@damctx.com) or email the Board directly at [preservehoaboard@yahoo.com](mailto:preservehoaboard@yahoo.com).

### Q: What kinds of things count as a violation?

Tall or creeping weeds and grass (obvious landscaping neglect), trash/recycle cans visible from the road, fence in need of repair or replacement, portable basketball goals in front of home, rubbish/debris/unsightly items in yard or driveway, commercial vehicle, trailer, or recreational vehicle on property, window AC unit installed, exterior paint needing to be refreshed or wrong color, etc.

### Q: What happens if I commit a violation?

DAMC conducts inspections of the community twice a month. When a violation is noted, you will receive notices (first, second, or final) if not remedied within the time prescribed by law.

The Enforcement Process can be found on our website at [www.preserveatalamoranch.com](http://www.preserveatalamoranch.com) under Governing Documents. You can access this document by clicking below:

### [PAAR - Enforcement Policy 12-02-2021](#)

### Q: How can I pay my fine(s)?

#### To Pay by Check:

The Preserve at Alamo Ranch  
c/o DAMC  
14603 Huebner Road, Bldg. 40  
San Antonio, Texas 78230

#### To Pay Online:

Log on to your homeowner portal account for any assessed charges and click on Pay Now Button.



# Upcoming COMMUNITY EVENTS

**AUGUST FOOD TRUCKS** - SEE FOOD TRUCK SCHEDULE ON PAGE 3 OF THIS NEWSLETTER FOR DATES AND TIMES.



LAST MINUTE  
ATTRACTIONS  
BEFORE

BACK TO SCHOOL

With time still left to have fun in the summer before school starts, below are some events and attractions to visit.

**San Antonio Zoo:** The final Jungle Boogie Latin Nights of the summer is Saturday, with live music from Mike and the Iconiczz and La Calma. 6-10 p.m. Saturday, 3903 N St Mary's St. \$31.99 standard admission, [sazoo.org](http://sazoo.org).

**Morgan's Wonderland:** Enjoy the final days of summer at this accessibility-first theme park at both the main park and Inspiration Island splash park attraction. After Aug. 14, both parks will only be open Friday-Sunday and during holidays. The Inspiration Island attraction will close Sept. 24. 10:30 a.m.-6 p.m. Monday-Friday, 11 a.m.-6 p.m. Saturday and Sunday until Aug. 14. 5223 David Edwards Drive. Check park calendar for holiday hours, [morganswonderland.com](http://morganswonderland.com).

**Pearsall Park:** Use the last few days of summer to learn all about biking at this end of summer party. Children will learn about biking and bike safety at this gathering with learn-to-ride classes, traffic simulations, trail rides and more. 9 a.m.-Noon Sunday, 4700 Old Pearsall Road. Free, [Facebook: @Pearsall Park](https://www.facebook.com/PearsallPark).

**SeaWorld:** It's the final days of this aquatic theme park's Summer Spectacular event series. Whether you're enjoying the black-light "ImaginOcean" puppet show, or the thrills of the "HydroPower: Xtreme FX" high powered water ski stunt show, there's still plenty to do. 10:30 a.m.-9 p.m. daily through Sunday, 10500 SeaWorld Dr. Single-day tickets \$49.99, [seaworld.com](http://seaworld.com).

**Legacy Park:** The final Summer Night City party of 2023 will start with a dog friendly happy hour before a prog-rock concert featuring the bands Mary Maria and Roshii. 5-9:30 p.m. Thursday, 103 W. Houston St. Free, [Facebook: @Legacy Park](https://www.facebook.com/LegacyPark).

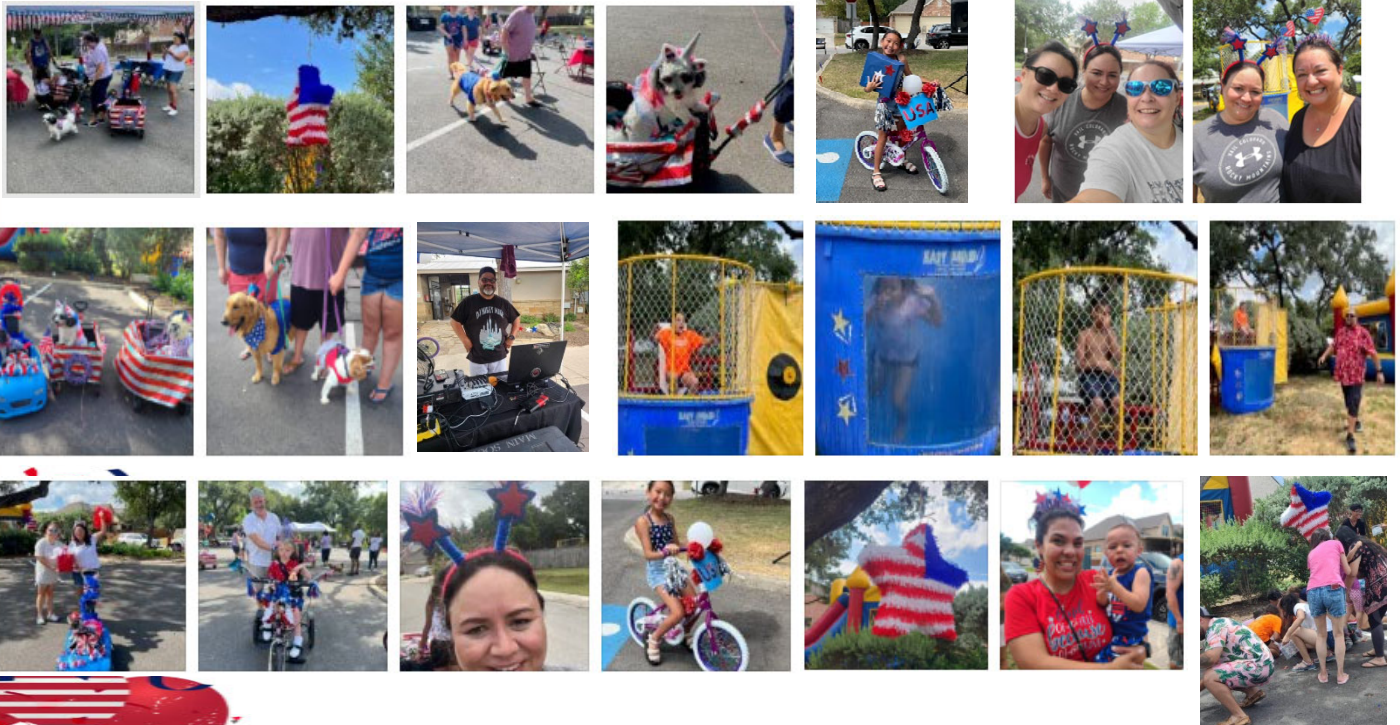
**Six Flags Fiesta Texas:** The Summer Vibes Festival is still going strong at Six Flags, with three weekends left to enjoy the evening "Oh What A Night: Summer Drone & Fireworks Celebration" before the final performance on Aug. 12. The park's Hurricane Harbor water park will only be open on weekends after Aug. 13 and will close for the season on Sept. 4. 17000 Interstate 10 West. \$40-\$90 for daily park admission, [sixflags.com](http://sixflags.com).



# Around the Community

The July 4<sup>th</sup> Celebration held on Saturday, July 1<sup>st</sup> was a huge success! A **BIG** thanks to our Social Committee for hosting this event. It was a scorcher that day! Luckily, the dunking booth was a sight to see with fellow residents taking part in this activity. Board members, committee members, along with young ones from our community participated in being “dunked”. We can all agree that the young ones made the adults look bad with the dunking booth! We saw a lot of patriotic decorated strollers, bikes and wagons. All were winners in our books. We saw the cutest fur babies wearing the patriotic colors as well as families and children dressed and decorated in patriotic colors and decorations. Residents were able to participate in the parade with patriotic music playing in the background. It was a hot day, so we had to move fast! 😊 Music entertainment provided by DJ Mikey Mike! FUN was had by all, that is for sure!

## The Preserve at Alamo Ranch Independence Day CELEBRATION



### PROJECT COOL (BOX FANS)

Would like to thank our fellow homeowner Amanda Casanova and her partner Benjamin Godina, both with G Partners & Realty for their hard-earned efforts in giving back to the community, namely senior citizens, in collecting box fans.



Ben and Amanda pictured in center (matching red tops). 😊

They were able to collect 181 box fans and delivered to Good Samaritan Community Services for distribution. ❤️

Seniors living in homes without air conditioning or circulating air face a greater risk of heat-related injuries and fatalities during the summer.



With this heat, each box fan recipient was extremely grateful. So good to have fellow neighbors giving back to the community. Thank you, Ben and Amanda!

### COVES SECTION PLAYGROUND IS NOW OPEN!



The installation of the new children's playground for the Coves section was completed the last week of July! An e-blast announcement was sent out shortly after its completion so that residents could now enjoy.

In the next phase of this project, the Board of Directors are finalizing the details for installation of park bench(s), trash can and fencing around the perimeter of the new playground. We hope you enjoy this new amenity in the Coves section. It has been a joy to finally see this project come to fruition.





**Back to school: How it affects your pets**

It's that time of year, when the hustle and bustle of getting children ready to go back to school has started. We're all darting out for last minute school supplies, arranging travel schedules, and managing after school activities. During these hectic times, it's extra important to make time to consider how this new schedule will affect your pets!

Both dogs and cats can experience separation anxiety/depression, especially after spending the entire summer with kids in the household, and suddenly being left without their playmates. Some signs to be aware of for separation anxiety in dogs could be excessive whining, barking, and/or howling, destructive behavior, a setback in potty training, as well as an overall mood change. Whereas cats may withdrawal, either by hiding or trying to escape, have a decrease in their appetite, and an overall mood change.

You can help your pets adjust by easing them into this transition. Slowly increase the amount of time your pet is home alone until the first day of school. You can also consider slowly introduce crate training if destructive behavior or potty accidents are occurring and/or worsening during this time.

Using toys while you are away could help make your pet more comfortable – treats can be hidden in toys for your dog or cat to keep him/her occupied. If you don't already have a place set aside for your furry kids, providing an area to sunbathe by the window for your kitties to watch wildlife, or a particular cat tree or dog bed in a secluded portion of your home may also be preferential for those solitary pets.

Exercise is also a very important part of transitioning your pet(s) to these back-to-school days, which will burn off extra energy enabling them to better relax during the day while you are away. And of course, when you return be sure to give your pet a lot of extra attention and love to reassure them that they are not forgotten, this is a tough time for the whole family!

If your pet is experiencing a severe case of separation anxiety while you are away and none of the above tricks are working, don't hesitate to reach out to your family veterinarian about additional medical interventions that may be beneficial during this transition. Here at MVA we also have a board-certified behaviorist that you could schedule an appointment with should that be warranted and remember – you're not going through this alone – we're here for you & your pets 24/7/365.

Source: [Back to school: How it affects your pets](#)

**AUGUST IS NATIONAL DOG MONTH**



Scientific studies have proven our awesome canine companions make us happier, less stressed, and more optimistic.

While we are in the middle of the dog days of summer, let's show our appreciation of Fido, by taking them on an extra walk, giving them an extra treat, purchasing a favorite toy they've been wanting, a spa day, or a day at a doggy park.



**COMMUNITY LOCATION:**

**H-E-B @ Alamo Ranch  
12125 Alamo Ranch Parkway**

|                              |
|------------------------------|
| 8/03/23 from 6 – 8 pm        |
| 8/05/23 from 12:30 – 2:30 pm |
| 8/10/23 from 6 – 8 pm        |
| 8/17/23 from 6 – 8 pm        |
| 8/19/23 from 12:30 – 2:30 pm |
| 8/25/23 from 6 – 8 pm        |
| 8/26/22 from 12:30 – 2:30 pm |
| 8/31/23 from 6 -8 pm         |

**MOBILE CLINICS – AUGUST 2023**

Low-Cost Vaccinations for your four-legged friends.

| DOG PACKAGES                                 |                                                                 |                                                                            |                                                                                               |
|----------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Package – A                                  | Package – B                                                     | Package – C                                                                | Package – D                                                                                   |
| Rabies 1 Year<br>Discounted Cash Price: \$18 | Rabies 1 Year, DHPPV, Intranasal<br>Discounted Cash Price: \$42 | Rabies 1 Year, DHPPV, Intranasal Bordetella<br>Discounted Cash Price: \$61 | Rabies 1 Year, DHPPV, Intranasal Bordetella, Canine Influenza<br>Discounted Cash Price: \$113 |
| Credit/Debit Price \$18.55                   | Credit/Debit Price \$43.29<br>DHHP with leptospirosis extra     | Credit/Debit Price \$62.87<br>DHHP with leptospirosis extra                | Credit/Debit Price \$116.48<br>DHHP with leptospirosis extra                                  |
| CAT PACKAGES                                 |                                                                 |                                                                            |                                                                                               |
| Package – A                                  | Package – B                                                     | Package – C                                                                |                                                                                               |
| Rabies 1 Year<br>Discounted Cash Price: \$18 | Rabies 1 Year, FVRCP, FeLV<br>Discounted Cash Price: \$39       | Rabies 1 Year, FVRCP, FeLV<br>Discounted Cash Price: \$68                  |                                                                                               |
| Credit/Debit Price \$18.55                   | Credit/Debit Price \$40.20                                      | Credit/Debit Price \$70.09                                                 |                                                                                               |

**DISCLAIMER NOTICE:** The Preserve at Alamo Ranch HOA or its Board of Directors do not endorse this business. We endorse taking care of your pets that include vaccinations. Each resident is free to choose an appropriate veterinarian to care for your fur baby.



[illegible]

Source: [BLUEBERRY FROZEN YOGURT RECIPE - COOKIE AND KATE](#)





# AUGUST 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                                                                                                                                       |
|            |                                                                                     |                                                                                                 |                                                                                                  |                                                                                                   |                                                                                                   | Open House<br>Gates Open<br>12 p.m. – 5 p.m.                                                                                             |
| 06         | 07                                                                                  | 08                                                                                              | 09                                                                                               | 10                                                                                                | 11                                                                                                | 12                                                                                                                                       |
|            |                                                                                     | <br>FOODTRUCK |                                                                                                  |                                                                                                   | <br>FOODTRUCK |                                                                                                                                          |
| 13         | 14                                                                                  | 15                                                                                              | 16                                                                                               | 17                                                                                                | 18                                                                                                | 19                                                                                                                                       |
|            |                                                                                     |                                                                                                 | <br>FOODTRUCK |                                                                                                   |                                                                                                   | Dive In Movie<br>Night at the Pool<br><br>FOODTRUCK |
| 20         | 21                                                                                  | 22                                                                                              | 23                                                                                               | 24                                                                                                | 25                                                                                                | 26                                                                                                                                       |
|            |                                                                                     |                                                                                                 |                                                                                                  | <br>FOODTRUCK |                                                                                                   |                                                                                                                                          |
| 27         | 28                                                                                  | 29                                                                                              | 30                                                                                               | 31                                                                                                |                                                                                                   |                                                                                                                                          |
|            |  |                                                                                                 |                                                                                                  |                                                                                                   |                                                                                                   |                                                                                                                                          |

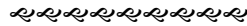
# CONTACT INFORMATION

## The Preserve at Alamo Ranch

### BOARD OF DIRECTORS

Ryan Haskins, President  
Kristen Hess, Vice President  
Mary Ling, Secretary  
Donald Bocker, Treasurer  
Vipul Gupta, Member at Large  
[preservehoaboard@yahoo.com](mailto:preservehoaboard@yahoo.com)

### COMMITTEES



Mary Ling, Social Committee, Chair  
Email: [preservehoasocial@yahoo.com](mailto:preservehoasocial@yahoo.com)

Edward Arroyo, ACC, Chair  
Email: [edward.arroyo@live.com](mailto:edward.arroyo@live.com)

Gene Nowak, Finance Committee Chair  
Email: [gnowakhoa@yahoo.com](mailto: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](mailto: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](mailto: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**

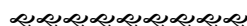
Please email [bibiana@damctx.com](mailto:bibiana@damctx.com). Please provide intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

#### **IRRIGATION**

If you see irrigation running on common areas, please report them to [eva@damctx.com](mailto: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](mailto: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](mailto:bkill@ccmcnet.com)  
Phone: 210-740-4976