



Newsletter

SEPTEMBER 2023 – VOLUME 6, ISSUE 9



Dear Residents:

Summer is nearly coming to an end. We wish we can say the same for this heat though. On Sunday August 27th, our beautiful City reached a milestone by breaking the record from 2009 with

having the most days with 100+ degree temperatures. As of Sunday, we surpassed the 2009 record of 59 days with 60 days (23 of these days were consecutive days of 100+ degree temps 😞)! This heat will not let up. Please remember to stay cool and drink lots of fluids if you are outside.

Our 2023-2024 school season has begun, and our children are back in school. As mentioned before, please be mindful of students and parents walking to school, crossing streets. Maintain 20 mph within our streets and always for school busses.

The Board has been discussing and meeting for budget work sessions and going over budget figures and proposed capital improvement projects for FY2024. We are hopeful to finalize soon and approve at our next scheduled Board meeting later this year.

The Social Committee will be hosting its 3rd craft fair on Saturday, September 23rd from 11 a.m. – 2 p.m. There will be over 40 vendors selling fall, Halloween, and Christmas items, and tasty good treats. There will also be three food trucks on hand. Be sure to stop by and browse around or shop!

By the time we know it, fall will be in full swing (hopefully with cooler temperatures, sooner rather than later) and we know what that means, our Fall Fest with chili and pie contests and in the evening our Halloween Trunk or Treat event and costume contest.

Labor Day Weekend is this weekend so if you are travelling out of town, please be careful on the roads. Please note, that our management company, DAMC, will be closed on Monday for the holiday. If it is an emergency, please call the on-call manager at 210-561-0606.

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

Best Regards,
Your Board of Directors



**HAPPY
LABOR
DAY**

SEPTEMBER 4th 2023



What's Inside

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The Preserve at Alamo Ranch New Resident Welcome

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

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

Please welcome our new neighbors to the community.

TRAILS SECTION

Steve and Alicia Parkhomov
Glasscock Trail

SPECIAL ANNOUNCEMENTS

Parking Patrol at Wise Trail Gate Entrance (Trails Section)

During the school season, the entrance gate in the Trails section, is blocked or impeded by vehicles of parents wanting to pick up their children after school is released at the end of the day. This has been happening for years. We have heard from you residents! We understand your frustrations and have seen firsthand, the havoc it is creating. The Board has now approved the services of our parking patrol enforcement company, Alamo Area Security Patrol (AASP), to provide parking, or rather no parking, enforcement, each and every day for the whole school season from 3:30 p.m. to 4:30 p.m.

It was difficult to see the car pile up and the dangers they posed with children and parents walking in between vehicles to reach the other side of sidewalk. We are extremely hopeful with an AASP service agent on site, it will deter vehicles or other parents who do not live in this section, from entering the area. They will be redirected out of the entrance areas.

Gate Codes and Remotes Now Fully Accessible to ALL Sections

We are please to announce that as of August 14, 2023, all entrance gate codes and remotes will now be able to access all five entrance gates. We are all homeowners who pay the same amount of dues and should be able to access all sections to visit friends, playscapes, etc. A new playscape will be coming in FY2024 to the Trails section. Discussions are now taking place among the Board members.



Please be on the lookout for more information, designs, and estimated dates of completion in early January.

E-Mail Blast Communication Network



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

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

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





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

FOOD TRUCK SCHEDULE



SEPTEMBER

Sept 2 nd	Bettie's Blendies	12 p.m. – 5 p.m.
Sept 6 th	Nun Chux Craft Eggrolls	4 p.m. – 8 p.m.
Sept 13 th	Espana's Pizza Pies	5:30 p.m. – 9 p.m.
Sept 20 th	Nun Chux Craft Eggrolls	4 p.m. – 8 p.m.
Sept 23 rd	FALL CRAFT & VENDOR FAIR - Espana's Pizza Pies - TBD - CoCo Leche Chocolatier (desserts, ice cream, chocolate and more chocolate)	11 a.m. – 2 p.m.
Sept 26 th	B-Daddy's BBQ	4 p.m. – 8 p.m. or sellout

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





FISCAL FORUM



The Balance Sheet for period ending July 31, 2023:

Balance Sheet

Preserve At Alamo Ranch Homeowners Association

As Of 7/31/2023



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	136,774.14
1004 - OPER CHKING PAR SSFCU0071	1,000.00
1007 - OPER SAVINGS PAR SSFCU0000	1,497.74
Total: Operating Funds	139,271.88
Reserve Funds	
1041 - Alliance MMKT	85,619.87
1042 - Alliance Res CDAR 08/03/23 1.74%	51,821.05
1043 - Alliance Res CDAR 08/01/24 1.74%	51,870.18
1047 - CD 9/16/2023 (1.49%) SSFCU 0082	56,537.37
1051 - CD 06/15/25 (3.93%) SSFCU 0084	76,481.76
1052 - Firstmark Res CD 08/09/25 3.65%	25,276.53
1053 - PenFed Res CD 08/09/24 4.70%	75,559.71
1054 - RBFCU Reserve CD 07/05/2024 4.41%	45,000.00
1055 - Firstmark Savings Account	40.68
1056 - PenFed Res CD 09/08/24 4.70%	45,181.83
1057 - PenFed Savings	26.00
1058 - CD 12/13/25 (3.93%) SSFCU 0085	56,527.18
1059 - CD 12/13/25 (3.93%) SSFCU 0086	55,495.95
Total: Reserve Funds	625,438.11
Total: Current Assets	764,709.99
Total: Asset	764,709.99
Liability	
Liability	
2020 - Prepaid Assessments	14,919.26
Total: Liability	14,919.26
Total: Liability	14,919.26
Equity	
Equity	
3000 - Operating Fund Equity	56,155.97
3040 - Reserve Fund Equity	423,471.77
3050 - Transfer to Reserves	302,500.00
Total: Equity	782,127.74
Total: Equity	782,127.74
Net Income	(32,337.01)
Total Liabilities and Equity	764,709.99

=====

Total Monthly operating expenses for:

July - \$ 76,238.55

which includes the previously approved transfer of \$45,000.00 to the Reserves Account

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RESERVE FUND ACCOUNTS: Our reserve funds are GROWING! The Board approved, upon maturity date of a couple of CDAR accounts in August, of the closing, cashing out and then depositing to our HOA's other financial institutions at a higher interest rate, and a better return for our HOA!

A big THANKS to our Treasurer, Don Bocker, for establishing these new accounts at FirstMark Credit Union, PenFed Federal Credit Union and Randolph Brooks Federal Credit Union.



COVENANT CORNER:

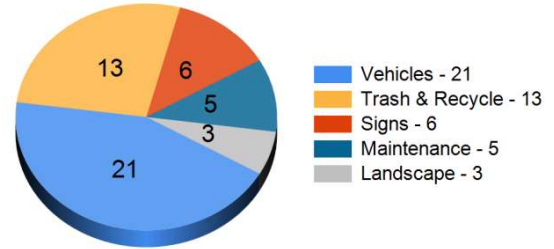
Reported violations for the month of July. The majority of violations were once again Trash & Recycle Bins and Vehicles Parked on Streets Overnight.

Violations

JULY 2023

Entered:

48	Type	Count
	Vehicles	21
	Trash & Recycle	13
	Signs	6
	Maintenance	5
	Landscape	3

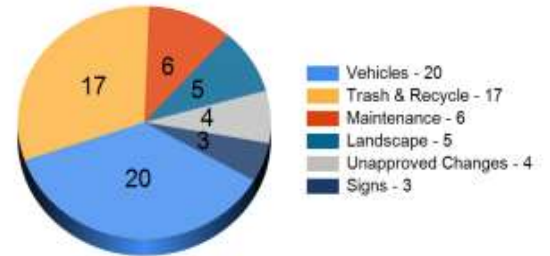


Violations

JUNE 2023

Entered:

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



PARKING ON STREETS OVERNIGHT



We all know during the summer, our family and friends come over and stay for a few days. Thank you in advance to those who requested temporary passes for such events. The Board also approved a one week reprieve for overnight parking for the July 4th holiday.

Please remember, for requests for long term parking on street overnight, you must first seek approval from the Board of Directors. Since we live in a gated community, our streets are private and not public. Our DCCRs prohibit parking on the street overnight.



TRASH/RECYCLE BINS

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

It has been a year now since Tiger changed the pickup dates for recycle and at times, we still forget to bring in our trash cans. Please help us keep our community and each of our homes looking their best!

Upcoming EVENTS

SEPTEMBER:

STREET SWEEPING NOTICE SEPTEMBER 19TH



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.

THERE IS STILL TIME TO SIGN UP AS A VENDOR FOR OUR
UPCOMING CRAFT FAIR. DEADLINE IS SEPTEMBER 15TH

FALL CRAFT & VENDOR FAIR

SATURDAY, SEPTEMBER 23RD

CALL FOR VENDORS

Looking for a place to sell your crafts and homemade goodies for the fall season, Halloween, and Thanksgiving? Then look no further.

The Preserve at Alamo Ranch Social Committee will be holding its "Hello Fall" Craft & Vendor Fair on Saturday, September 23rd from 11 a.m. – 2 p.m. in the community pool parking lot areas.

If you would like to participate, please email the Social Committee at preservehoasocial@yahoo.com with your name, phone number, email address and product(s) to be sold. All participants must submit their entries no later than 5 p. m., September 15, 2023.

All participants must provide their own tables/chairs for set up.

More detailed information will be sent early August. Reserve your spot now.



OCTOBER:



OCTOBER 28TH – POOL PARKING LOT
MORE DETAILS TO COME

Fall Festival

food * music
* FUN *

OCTOBER
28TH

HALLOWEEN COSTUME CONTEST

FOR THE
WHOLE
FAMILY



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

MARK YOUR CALENDARS

On Saturday, September 23rd from 11 a.m. – 2 p.m., please come out and support local area artisans, crafters, bakers and more. Vendors include some of our own fellow residents. There will be three food trucks on site (2 food and one dessert truck)

VENDORS:

- ♦ Custom T-shirts
- ♦ Scentsy
- ♦ Jewelry
- ♦ Wood crafts
- ♦ Custom Tumblers
- ♦ Baked goods (cookies, cupcakes, cakes, bars and more)
- ♦ Wall Art
- ♦ Fall Décor/Crafts
- ♦ Halloween Décor/Crafts
- ♦ Christmas items
- ♦ Mary Kay Cosmetics
- ♦ Door Wreaths
- ♦ Candied Nuts
- ♦ Cards/Notecards
- ♦ Phone Accessories



Around the Community



The Back-to-School Dive-In Movie Night on Saturday, August 19th, was a BIG SPLASH and a success! The movie Monsters University was a perfectly themed movie as we all got ready for back to school! A BIG shout out to our Social Committee for making this event happen. The sweets table was just that....SWEET! Delicious wood fired pizza was served up by food truck Espana's Pizza Pies! The pizzas came out in less than 5 minutes, thanks to their 900-degree pizza oven. What a great way to end an evening, eating pizza and swimming, all while enjoying a movie on the big screen.

Looking forward to more movie nights.



MONSTERS UNIVERSITY



NEW FOUR-WAY STOP ON ALAMO PARKWAY

If you haven't noticed the new four-way stop at the base of La Villita Parkway and Alamo Parkway, you're not the only ones. Bexar County placed stop signs at this location possibly due to the risky site distance when turning left or right from every angle.

Please be aware of this new four-way stop intersection when driving through there.



RETAIL SHOPPING CENTER COMING TO OUR AREA

Aside from an apartment complex across from Brennan High School, we now know there will be a retail shopping center that will be built at the intersection of Wiseman Blvd. and Cottonwood Way. Please see the proposed plans below. Another apartment complex is currently underway near our local HEB, not to mention a VIA Transit Center to be built in the heart of Alamo Ranch. Needless to say, Alamo Ranch and surrounding areas are growing and so will the traffic. Please be patient.



Pet Safety Tips: How to Keep Your Pet Safe in Fall



Goodbye, hot, sticky weather! Hello, crisp, cool air! Fall is here and our pets are likely more excited for the change of seasons than we are. But as the leaves change and the apple cider gets stocked on shelves, the ASPCA Animal Poison Control Center (APCC) wants to remind you of the hazards that come along with the cooler weather.

Below are some tips to ensure your pet is happy, safe and healthy this fall!

Keep School Supplies Out of Paws' Reach

School is back in session, which means there will be plenty of school supplies in the home. Those with young children likely have drawers filled with glue sticks, pencils and magic markers! Although these items are considered low toxicity to pets, gastrointestinal upset and blockages can occur if ingested. Be sure to keep school supplies out of paws' reach.

Beware of Rodenticides and Cold Weather Poisons

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

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

Watch Out for Wildlife

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

Steer Clear of Mushrooms

With Fall comes mushroom season. While 99% of mushrooms have little or no toxicity, the 1% that are highly toxic can cause life-threatening problems in pets. Since most toxic mushrooms are difficult to distinguish from nontoxic ones, the best way to prevent pets from ingesting these poisonous plants is to keep them away from areas where any mushrooms are growing. Please visit our [Poisonous Plants page](#) for more information.

If you suspect your pet may have ingested something toxic or has been bitten by a snake, please contact your veterinarian or the ASPCA Animal Poison Control Center at (888) 426-4435 immediately.

Source: [How to Keep Your Pet Safe in Fall | ASPCA](#)

FALL BUCKET LIST: 6 Dog-Friendly Dog Activities

Visit a dog-friendly pumpkin patch.

This should be a quintessential autumn tradition for every family. Just make sure the farm is dog-friendly before you head out. After your trip, get your pumpkin-carving tools ready to go! You can carve out their paw, face, name, etc.

Bake Pumpkin Doggie Treats

Did you know pumpkins are great for your dog? It's true! We have plenty of pumpkin dog-friendly treat recipes on our website. Find one that your pet will love!

Play Pile Of Leaves

Raking up a gigantic pile of leaves is a great way to spend some outdoor time with your pup. Place your dog's favorite toys in the pile to encourage them and prove it's safe, and don't be afraid to jump in yourself!

Fall Photoshoot

Take your dog outside around the leaves, pumpkins, and decorations to get the perfect fall photos. Share the pictures with your friends, family, and fellow dog lovers. Who knows, your furry family member may become internet famous!



A Hike

Since the temperature is cooling down, it's the perfect time to go hiking with your best friend. Enjoy the crisp autumn air as you view the beautiful fall colors.

Football Watch Party

We undeniably associate football with fall. To get in the football spirit, host a tailgate or watch party on game day and invite your friends and their pups over so both you and your dog can get some social time during the game.

Source: [6 Dog-Friendly Dog Activities](#)



LET'S NOT FORGET OUR FELINE COMPANIONS

SEPTEMBER IS ALSO HAPPY CAT MONTH

[7 Tips For Having A Happy Cat In September](#)

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

Recipe Section

“Fall” in love with these delicious recipes



Spicy Beef Noodle Bowl

Prep Time: 20 mins

Ingredients

- 1 pound boneless beef sirloin steak, cut in thin strips
- 1 tablespoon cooking oil
- 2 14 ounce can reduced sodium beef broth
- 1/3 cup bottled peanut sauce
- 1 1/2 cup medium egg noodles (3 oz.)
- 2 cup broccoli florets
- 1/4 cup bias-sliced green onions (optional)

Directions

1. In Dutch oven brown beef strips in hot oil over medium-high heat. Add beef broth and peanut sauce; bring to boiling.
2. Stir in noodles; reduce heat. Simmer, uncovered, 4 minutes, stirring occasionally to separate noodles. Add broccoli; return to boiling. Reduce heat. Simmer, uncovered, for 3 to 4 minutes more or just until noodles are tender, stirring occasionally.
3. Divide beef and noodle mixture among four bowls. If desired, sprinkle servings with green onions. Serves 4.

Source: [Spicy Beef-Noodle Bowl \(bhg.com\)](http://bhg.com)



Chicken Enchilada Soup

Prep/Total Time: 10 min.

Makes 7 servings

Ingredients

- 1 can (10-3/4 ounces) condensed nacho cheese soup, undiluted
- 1 can (10-1/2 ounces) condensed cream of chicken soup, undiluted
- 2-2/3 cups whole milk
- 1 can (10 ounces) chunk white chicken, drained
- 1 can (10 ounces) enchilada sauce
- 1 can (4 ounces) chopped green chiles
- Sour cream

Directions

1. In a large saucepan, combine the soups, milk, chicken, enchilada sauce and chiles. Cook and stir over medium heat until heated through. Serve with sour cream.

Source: [Enchilada Chicken Soup Recipe \(tasteofhome.com\)](http://tasteofhome.com)

For more delicious Fall recipes, please go to:
[75 Easy Fall Recipes We Crave | Taste of Home](http://tasteofhome.com)

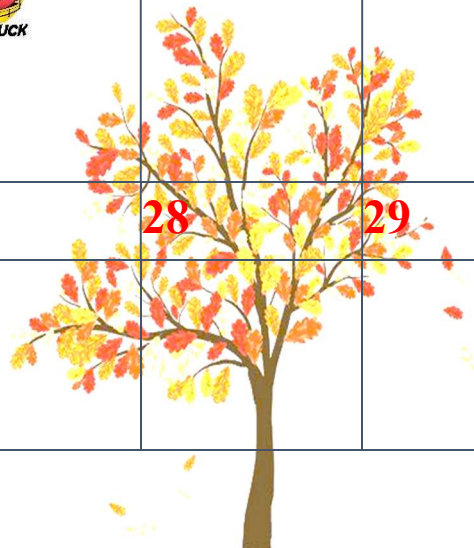
Do your kiddos love to help in the kitchen? How about some fall snacks they can make and enjoy?



Please go to: <https://www.pinterest.com/pin/275564070929561549>

September 2023

<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
					01	02
						Open House Gates Open 12 p.m. – 5 p.m. 
03	04	05	06	07	08	09
	HAPPY LABOR DAY					
10	11	12	13	14	15	16
						
17	18	19	20	21	22	23
		Street Sweeping Day 				 
24	25	26	27	28	29	30
						



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

COMMITTEES



Mary Ling, Social Committee, Chair
Email: preservehoasocial@yahoo.com

Edward Arroyo, ACC, Chair
Email: edward.arroyo@live.com

Gene Nowak, Finance Committee Chair
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

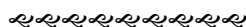
Please email bibiana@damctx.com. Please provide intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

IRRIGATION

If you see irrigation running on common areas, please report them to eva@damctx.com with the location of the issue, such as "the island where keypad is at Newton Trail." If it is after hours or on the weekend, please call DAMC at 210-561-0606 and press 5. The on-call manager will receive the call. When leaving a message, please leave a call back number.

ACC SUBMITTALS

You can find the request form on the HOA website under RESIDENT RESOURCES then ACC INFORMATION. Once you complete the request form and have all required information for the request, email all documents to acc@damctx.com.



MASTER ASSOCIATION:



Barbara Kill

Community Manager, CCMC

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