



THE PRESERVE

at Alamo Ranch



- A Note from Your Board of Directors

Dear Residents,

We hope this note finds you well and wrapped up in cozy blankets as we navigate through the chilly and rainy days of February. It's a new year, and your Board of Directors at The Preserve at Alamo Ranch HOA is diving headfirst into 2024 with excitement!

At our January Board meeting, we gathered to discuss the wonderful things in store for our community. We were thrilled to see so many familiar faces among our fantastic residents who attended the meeting. Your presence and feedback are truly appreciated by the Board!

Now, for the 2024 kickoff project - our beloved community pool is in for a splashy makeover! We've decided it's time to give it a little TLC, so we're draining it, replacing the coping, upgrading the tile, and bidding farewell to any worn-out areas of the pool plaster. Get ready for a pool that's going to sparkle and shine brighter than the Texas sun this swim season!

We're not just stopping at the pool. The Board is teaming up with our fantastic landscape committee members to work on some exciting enhancements for the Trail entrance. If residents are interested in helping with planting projects or finding decorative stones and boulders to place at the entrance to enhance this area, please let the Board know. We are looking to take advantage of the cool wet weather to improve this area as a community project over the next several weeks.

As we embark on these projects, we want to express our gratitude to each and every one of you. The resident's support and involvement in our community make The Preserve at Alamo Ranch truly exceptional.

Keep an eye out for updates on the progress of our pool and Trail entrance projects. We promise they'll be anything but dry – both literally and figuratively!

Here's to a year filled with fun, community spirit, and a poolside paradise that will be the envy of all neighborhoods this summer!

Warm regards,

The Board of Directors
The Preserve at Alamo Ranch HOA

NEWSLETTER

FEBRUARY 2024 – VOLUME 7, ISSUE 2

HAPPY VALENTINES
DAY!!
To all residents!!

Happy
Valentine's
Day

Next Board of Directors' Meeting:
TBD

What's Inside

THIS ISSUE:

Note From the Board.....	Page 1
Letter from the President.....	Page 2
Social Committee – Volunteers Needed.....	Page 3
2024 Social Committee Calander of Events.....	Page 4
New Homeowner Welcome	Page 5
Covenant Corner	Pages 6
Fiscal Forum	Page 7-8
Landscaping Committee Tips.....	Page 9
The Preserve EATS.....	Page 10
Calendar	Page 11
Contact Information	Page 12



Welcome Aboard, Amy Sullivan – Our New Social Committee Chairperson!

Dear Preserve at Alamo Ranch Neighbors,

I hope this message finds you all in good spirits and ready for some exciting news! The Board is thrilled to announce that Amy Sullivan has graciously accepted the appointment as our new Social Committee Chairperson for The Preserve at Alamo Ranch HOA during our last board meeting.

With her infectious enthusiasm and knack for turning even the simplest gathering into a memorable event, Amy stood out and was recommended by others on the social committee as the perfect candidate for the role. We are confident that she will bring her unique touch to our community events, making them more enjoyable and engaging for everyone.

Amy, we want to express our heartfelt gratitude for volunteering to take on this important role. Your willingness to contribute your time and energy to enhance our community is truly commendable. As the saying goes, "Volunteers do not necessarily have the time; they have the heart," and it's clear that your heart is in the right place.

Now, let's all get ready for an incredible year of social events! We are eagerly anticipating the magic that you and the Social Committee team will bring to our community in 2024. From food trucks to movie nights, and everything in between, we can't wait to come together and make lasting memories.

Thank you, Amy, for stepping up to the plate. We are confident that under your leadership, the Social Committee will thrive, and our community will become an even warmer and more vibrant place to call home.

Cheers to new beginnings and exciting times ahead!

Warm regards,

Ryan Haskins
President, The Preserve at Alamo Ranch, HOA

Volunteers needed

For our SPRING FLING & EASTER EVENT!

March 30th from noon-3 pm

Email: PreserveHOASocial@yahoo.com





2024 SOCIAL COMMITTEE CALENDAR OF EVENTS

JANUARY

NO EVENTS SCHEDULED

FEBRUARY

NO EVENTS SCHEDULED

MARCH

3/09/24

Hello Spring Craft Fair 11 a.m. – 2 p.m.

3/14/24

Spring Break Movie in the Park 8 p.m.

3/30/24

Spring Fling & Easter Hunt 1 p.m. – 3 p.m.

APRIL

TBD

Community Garage Sale 8 a.m. – 2 p.m.

4/20/24

FIESTA at the Pool 5pm – 7pm

MAY

TBD

Annual Homeowners Meeting

5/18/24

Adult Happy Hour at the Pool 5 p.m. – 7 p.m.

JUNE

6/08/24

End of School Dive In Movie Night @ Pool 8pm

6/29/24

Pre 4th of July Celebration 11am – 1pm

JULY

7/20/24

Summer Dive In Movie Night @ Pool 8pm

AUGUST

8/06/24

National Night Out (US) Tuesday 6 p.m. – 8 p.m.

8/17/24

Back to School Celebration Dive In Movie Night @ Pool 8pm

SEPTEMBER

9/14/24

Hello Fall Craft Fair 11 a.m. – 2 p.m.

9/28/24

Movie Night in the Park @ Pool Parking Lot 8pm

OCTOBER

TBD

Community Garage Sale

10/26/24

Fall Festival & Chili Contest 10/26/24 11 a.m. – 1 p.m.

Trunk or Treat & Costume Contests 6 p.m. – 8 p.m.

NOVEMBER

NO EVENTS SCHEDULED

DECEMBER

12/07/24

Holiday Market and Craft Fair 11 a.m. – 2 p.m.

12/15/24

Holiday Lighting Contest WINNERS ANNOUNCED



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 with one another and share a strong sense of community.

Please welcome our new neighbors to the community.

TRAILS SECTION:

COVES SECTION:

3019 Colorado Cove - Raymond Mattes

POOL SECTION:

Emergency Valentine's Day Card (Print, Cut Out and Sign)



Call for Volunteers - Let's Make 2024 Remarkable Together!

Dear Residents of The Preserve at Alamo Ranch,

As we welcome the dawn of 2024, the Board of Directors for The Preserve at Alamo Ranch, HOA, is reaching out to you, our valued community members, with an exciting opportunity to make a meaningful impact within our neighborhood. We believe that the strength of our community lies in the collective efforts of passionate individuals, and we invite you to join us in shaping the future of The Preserve at Alamo Ranch.

Are you someone who loves bringing people together and creating memorable moments? Our Social Committee is seeking enthusiastic volunteers to help plan and manage our community events. From the much-anticipated Spring Fling to the festive Fall Festival, we are looking for creative minds to contribute to the success of these fun-filled activities that bring our community closer.

If you have a green thumb or a keen eye for landscaping, consider lending your skills to our Landscape Committee. We're on a mission to enhance the beauty of our community by brainstorming ideas and leading projects that will transform our entrance, vehicle entrances, and monuments. Let's work together to elevate the curb appeal of our community and create a welcoming environment for all.

In 2024, we also have open positions on the Board of Directors, offering you a chance to play a pivotal role in the decision-making process that shapes the future of our neighborhood. Your unique perspectives and talents can contribute significantly to the continued success of The Preserve at Alamo Ranch.

Have an innovative idea for a project or committee that could benefit our community? We want to hear from you! Reach out to the Board of Directors at PreserveHOABoard@yahoo.com, and let's collaborate to explore turning your community vision into a reality.

Your time and dedication are invaluable, and by volunteering, you become an integral part of the vibrant tapestry that is The Preserve at Alamo Ranch. Together, let's make 2024 a year of positive change and community growth.

Thank you for considering this call to action. We look forward to working hand-in-hand with residents to create a stronger, more vibrant community for all.



COVENANT CORNER:

Architectural Control Committee Process

The Architectural Control Committee, ACC, which must review all improvements and new construction within The Preserve at Alamo Ranch. Please submit plans **30 days prior** to the commencement of the project.

Be aware that any projects started or completed without the approval of the ACC may be subject to be removed at your expense and converted back to its original state of compliance.

****Please log into your portal to view updates on your submitted ACC application.**

ACC Process

1. Owners contact the office at DAMC and they will provide them an ACC application, or it can be downloaded.
2. The owner fills out the form and all supporting documentation and sends the request to acc@damctx.com.
3. DAMC will forward the request to the head of The Preserve at Alamo Ranch ACC.
4. The head of the ACC gets with their committee and makes a decision on the request.
5. When the decision is finalized, the head of the ACC informs DAMC of the decision by email; Approved, Denied, Conditional Approved, and any comments necessary.
6. DAMC will write the letter and mail it to the owner who submitted the request.
7. **Once the approved project is complete, please submit pictures of the project to acc@damctx.com your project will not be closed out until pictures are submitted.**

Preserve at Alamo Ranch Homeowners Association

New Parking Pass Request Process

Preserve at Alamo Ranch Homeowners.

We have amended the process for requesting an overnight parking pass. Previously, owners would call or email DAMC when they needed a parking pass; however, that process will be replaced with a digital request form that is located on the Owner Portal. Logging into the Owner Portal is easy. Owners can gain access to the Portal by navigating to the HOA website at www.preserveatalamoranch.com.

If this is your first time logging into the Owner Portal, then click on "Initial Login" and follow the prompts from there to create your profile. You will need your account number to complete the profile creation, and that number can be found on your account statement.



Once you have logged in successfully, you will land on your portal "Home Page". Below the account information you will see, "Requests". To request a parking pass simply click on "View and add resident requests".



Once in the resident request window, please click "Add New", and then use the dropdown box to select "Visitor Parking Pass".

Resident Requests

[Add New](#) [Home](#)

Q Search...

Id	Title	Status	Type	Description

From the dropdown menu, select "Visitor Parking Pass."

Lastly, your parking pass request form will be displayed. Please fill out this form and be sure not to skip any form fields, and click save.

Please be sure your email address is updated in your Owner Portal. We will use this email address when sending your parking pass. If you're submitting this request for a long-term parking pass, please allow at least 10 days for the board to approve your request. If you're submitting this request after 10:00 PM during the week, then your pass will not be submitted for approval until the following day. When you receive your parking pass, please print and display in the driver's side front window. The rules and regulations for vehicles which are subject to approval are located in the HOA rules and regulations. Please be sure to fill in all the required data before to complete this request. Thank you.

Using New Resident Parking Pass

Type:

Year:

Make:

Model:

Color:

License Plate Number:

Number of Storage Bays:

Use an vehicle information, including license plate number (optional):

Pass Start Date:

Pass End Date:

☐ Check this box to ensure you entered all the necessary information (required for this parking pass)

The disclaimer on the request form prefaces the importance of ensuring the correct email address is recorded on your Owner Profile. All parking passes are emailed to the email address which is reflected in our system, which is the same email address displayed in your Owner Profile.

Thank you



THE FISCAL FORUM



The Preserve at Alamo Ranch Reserve Study

The Preserve At Alamo Ranch (PAAR) Board of Directors (BOD) concluded their Fiscal Year (FY) 2023 Reserve Study. The BOD exercising their financial responsibilities to the community commissioned a Reserve Study analysis performed by an external agency – Reserve Advisors. The Reserve Advisors organization concluded its third reserve study joining published PAAR Reserve Studies for 2017 and 2020.

So why is a Reserve Study important? The Reserve Study provides critical information for future reserve savings needed to sustain/maintain our community's common capital assets. Our community with single-family homes and the Homeowners Association (HOA) BOD has responsibility for the upkeep of these capital assets in our common areas (e.g. pool, playscapes, etc.), equipment, roads, and gates. As with your home, repair and replacement of worn-out items occur over time, as such the care and maintenance for these common areas come from your HOA future reserve savings which are part of your quarterly/annual assessments.

What information does the Reserve Study contain? The Reserve Study provides a 30-year picture of the capital assets that require upkeep which will benefit our community and your home access. The reserve study projects the future cost and phased repair/replacement for all common capital assets based upon the various life cycle periods for each capital asset.

Where is the FY2023 PAAR HOA Reserve Study available? The FY2023 Reserve Study is posted on the homeowner portal under Documents ([Preserve at Alamo Ranch HOA portal - https://damc6663.eunify.net/](https://damc6663.eunify.net/)). The current Reserve Study reflects the annual economic and financial requirements necessary for the care and maintenance of our common areas. The reserve study provides a suggested timeline for the repair/replacement of our common assets. I invite you to read this interesting document which highlights the financial need to support our reserve funding.

Don Brocker, FACHE, CDFM
Director & Treasurer, Board of Directors



THE FISCAL FORUM



Balance Sheet

Preserve At Alamo Ranch Homeowners Association

As Of 12/31/2023



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	146,496.35
1004 - OPER CHKING PAR SSFCU0071	100.00
1007 - OPER SAVINGS PAR SSFCU0000	5.02
Total: Operating Funds	146,601.37
Reserve Funds	
1040 - RBFCU Reserve Checking Account 6495	20.00
1041 - Alliance Reserve MMKT	172,068.75
1051 - CD 06/15/25 (3.93%) SSFCU 0084	77,750.03
1052 - Firstmark Res CD 08/09/25 3.65%	25,659.20
1053 - PenFed Res CD 08/09/24 4.70%	77,625.14
1054 - RBFCU Reserve CD 07/05/2024 4.41%	45,810.44
1055 - Firstmark Savings Account	40.68
1056 - PenFed Res CD 09/08/24 4.70%	46,416.88
1057 - PenFed Savings 1014	20.08
1058 - CD 12/13/25 (3.93%) SSFCU 0085	57,464.55
1059 - CD 12/13/25 (3.93%) SSFCU 0086	57,464.55
1061 - PenFed Res CD 11/16/24 4.92%	52,486.02
1062 - RBFCU Savings Account	5.00
1063 - PenFed Savings 3011	2,416.67
1064 - PenFed MM CD 05/01/25 5.22%	56,814.96
Total: Reserve Funds	672,062.95
Total: Current Assets	818,664.32
Total: Asset	818,664.32
Liability	
Liability	
2020 - Prepaid Assessments	61,173.92
Total: Liability	61,173.92
Total: Liability	61,173.92
Equity	
Equity	
3000 - Operating Fund Equity	56,155.97
3040 - Reserve Fund Equity	423,471.77
3050 - Transfer to Reserves	345,000.00
Total: Equity	824,627.74
Total: Equity	824,627.74
Net Income	(67,137.34)
Total Liabilities and Equity	818,664.32



Landscape Committee Tips

Our HOA's newest committee is looking for volunteers who would like to assist with giving the Trails entrance a makeover by helping to add decorative rocks and install new plants to provide a more decorative appeal at this entrance for residents. If you are interested in assisting, please email the Board at PreserveHOABoard@yahoo.com

Here are some residential landscaping tips and recommendations for this season as provided by our Landscape Committee:

Landscaping: Too early to be planting new plants due to the possibility of a late freeze. The best time to plant for spring gardens is sometime between Feb 14 - March 14th. We usually get our last frost before March 1st.

I have my tomatoes growing in small containers, getting ready to plant in a few weeks. If you still have green tomatoes from last year, I put mine on a heating pad at low heat (in a plastic crate) and that seems to be getting them to finally ripen. I leave them on low heat.

Yards: You can get down a pre-emergent still to keep the spring weeds suppressed. Might also think about core-aerating your yard. Wait until the spring green-up, then core-aerate, and if possible, put down some composted manure or compost. Wait until at least April 1st for fertilizing with a 19-5-9, or 18-6-8. (4:1:2 ratio). You can put down an organic fertilizer before that such as Medina Hasta-grow lawn.

I recommend that you DO NOT put down a Weed'n'Feed. The chemical used in most of them is atrazine, which can be harmful to our waterways and can damage tree roots. Plus, the time to put down a fertilizer is not the same time to put down any herbicide.

John Zoeller, Landscape Committee, Chair

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



Here's a delicious snack recipe for the Super Bowl featuring flavors inspired by the Ravens and Chiefs:

Purple and Red Nachos with Spicy Guacamole

Ingredients:

For the Purple Nachos (Ravens):

Blue corn tortilla chips
1 cup black beans, drained and rinsed
1 cup purple cabbage, shredded
1 cup black olives, sliced
1 cup purple onion, diced
2 cups shredded purple cheese (use a mix of cheddar and Monterey Jack)

For the Red Nachos (Chiefs):

Red corn tortilla chips
1 cup kidney beans, drained and rinsed
1 cup red bell pepper, diced
1 cup cherry tomatoes, halved
1 cup red onion, diced
2 cups shredded red cheese (use a mix of cheddar and Monterey Jack)

For the Spicy Guacamole:

3 ripe avocados, mashed
1/2 cup red onion, finely diced
1/4 cup fresh cilantro, chopped
1-2 jalapeños, finely chopped (adjust to taste)
Juice of 2 limes
Salt and pepper to taste

Instructions:

Preheat the oven to 350°F (175°C).
Arrange the blue and red corn tortilla chips on separate baking sheets.
In two separate bowls, mix the black beans, purple cabbage, black olives, purple onion, kidney beans, red bell pepper, cherry tomatoes, and red onion.
Sprinkle the shredded purple cheese over the blue corn chips and the shredded red cheese over the red corn chips.
Distribute the mixed toppings evenly over each color of chips.
Bake in the preheated oven for about 10-15 minutes or until the cheese is melted and bubbly.
While the nachos are baking, prepare the spicy guacamole. In a bowl, combine mashed avocados, red onion, cilantro, jalapeños, lime juice, salt, and pepper. Mix well.
Once the nachos are done, remove them from the oven and let them cool slightly.
Serve the purple and red nachos on separate platters, with a bowl of spicy guacamole in the center for dipping.

Enjoy these vibrant and tasty nachos while cheering for your favorite team during the Super Bowl!



2024

<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
				01	02	03
					Groundhog Day	Open House HOA Gates Open 12 - 5 p.m.
04	05	06	07	08	09	10
11	12	13	14	15	16	17
Super Bowl Sunday Chief vs 49ers			Ash Wednesday and Valentine's Day		Do a Grouch a Favor Day	
18	19	20	21	22	23	24
	President's Day			National Chili Day		
25	26	27	28	29		
				Leap Day		

CONTACT INFORMATION

The Preserve at Alamo Ranch, HOA

BOARD OF DIRECTORS

Ryan Haskins, President
Kristen Hess, Vice President
Secretary (VACANT)
Donald Bocker, Treasurer
Vipul Gupta, Member at Large
preservehoaboard@yahoo.com

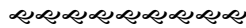
COMMITTEES

Amy Sullivan, 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

John Zoeller, Landscaping Committee, Chair



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 callback number.

STREET LIGHT OUT

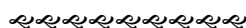
Please email bibiana@damctx.com. Please provide the intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

IRRIGATION

If you see irrigation running in common areas, please report them to eva@damctx.com with the location of the issue, such as "the island where the 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 callback 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 the 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