



- A Note from Your Board of Directors

Dear Residents,

As we embrace the arrival of March, we're excited to share some wonderful news about the ongoing efforts to enhance our community living experience. The Board of Directors is diligently working on several initiatives to ensure our community remains a vibrant and enjoyable place for all residents.

Pool Maintenance with South Texas Pools:

In anticipation of the upcoming swim season, we are collaborating with South Texas Pools to perform comprehensive maintenance on our community pool. This includes the replacement of coping, pool tile, and the deck around the oak tree. Additionally, water features will be repainted, and any pool plaster that shows signs of cracking will be expertly repaired. These efforts aim to ensure the pool is not only aesthetically pleasing but also safe and enjoyable for all residents.

Landscape Beautification at Trails Entrance:

Our Landscape Committee is actively involved in enhancing the natural beauty of our community. In the coming weeks, you can expect to see new plants adorning the Trails entrance, complemented by fresh rock installations courtesy of our HOA's dedicated landscaper. This collaborative effort is geared towards creating a welcoming and visually appealing environment for everyone.

Exciting Community Events:

Get ready for an exciting month ahead! The Social Committee has been hard at work planning a series of community events that promise fun and connection for all. To elevate your experience, we are thrilled to announce the acquisition of a huge movie screen. This addition will enable us to host outdoor movie nights and various events, enhancing our sense of community spirit.

We encourage all residents to participate in these events and take advantage of the communal spaces that make our neighborhood special. Your feedback and involvement are essential as we strive to create an inclusive and enjoyable living environment for everyone.

Thank you for your continued support and cooperation. Here's to a fantastic March filled with community, connection, and enjoyment!

Warm regards,

The Board of Directors
The Preserve at Alamo Ranch HOA

NEWSLETTER

MARCH 2024 – VOLUME 7, ISSUE 3

HAPPY St. Patrick's
DAY!!
To all residents!!



Next Board of Directors' Meeting:
Wednesday, March 6th
7 PM via Zoom

What's Inside

THIS ISSUE:

Note From the Board	Page 1
Letter from the President	Page 2
2024 Social Committee Calander of Events	Page 4
Spring Craft Fair Flyer	Page 4
Movie Night Top-Gun Maverick Flyer	Page 5
March Spring Fling Community Festival Flyer	Page 6
New Homeowner Welcome.....	Page 7
Covenant Corner	Pages 8
Fiscal Forum	Page 9-10
Landscaping Committee Tips	Page 11-12
The Preserve EATS	Page 13
Calendar	Page 14
Contact Information.....	Page 15

VOLUNTEERS NEEDED!



**YOUR SOCIAL COMMITTEE
NEEDS YOUR HELP
FOR THE DAY!**

Your HOA Social Committee is looking for dedicated individuals to join us in our mission to make a successful impact in our community.

Contact us today to learn more about this exciting volunteer opportunity.

JOIN NOW

Please email
preservehoasocial@yahoo.com



Dear Preserve at Alamo Ranch Neighbors,

Get ready for an exhilarating March in our community! Brace yourselves for a series of fantastic events meticulously organized by our dynamic social committee. This month promises to be a whirlwind of excitement, featuring everything from vibrant craft fairs to delectable food trucks. Rumor has it that the Easter Bunny will be making a grand entrance at our much-anticipated Spring Fling event!

Behind the scenes, our dedicated social committee works tirelessly to transform our community into a vibrant and enjoyable place to live. But here's the catch – we need the enthusiasm and support of community members like YOU to turn these events into unforgettable successes! If you're eager to be part of the magic, reach out to our social committee and join us in creating unforgettable memories together. Let's make this March the most thrilling one yet!

Warm regards,

Ryan Haskins
President, The Preserve at Alamo Ranch, HOA



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



SPRING CRAFT FAIR



THE PRESERVE AT ALAMO RANCH

SATURDAY
MARCH 9TH
11AM TO 2PM

HANDMADE ITEMS • APPAREL
ART • JEWELRY • BAKED GOODS •
CRAFTS • REALTY SERVICES & MORE

COMMUNITY POOL PARKING LOT
12011 NEWTON TRAIL,
SA., TX. 78253

OVER 30 VENDORS ON SITE





This will be an outdoor event. Please dress appropriately for the weather.
(BYOC) Bring your own chairs OR blankets to sit on.

MOVIE ETIQUETTE:

Outdoor movies are meant to be fun and for casual affair. Whether you're here to see the stars on the screen or those in the sky, a little courtesy can go a long way in making the evening picture perfect!

Parents, please take a few minutes to go over these basic etiquette guidelines with your child(ren). It is our hope that by following these guidelines, everyone's outdoor movie experience will be a spectacular one!

1. There will be ample time to purchase food and beverages or socializing prior to the start of the movie. Please ensure your are in your seat when the movie begins.
2. Please be courteous to others all around you while the movie is in progress. Please refrain from the following:
Using your cell phone as it will be a distraction. Cell phone calls should be made away from the viewing area.
Ringtones and screen glare can be distracting to those around you. Please refrain from talking during the movie.
Children are NOT allowed to run or horseplay in the parking lot.
3. NO pets please. Large crowds and loud sounds can make even the most well-behaved pup act up. Keep your furry friend at home to avoid barking, or worse yet, a sneezing fit from an allergic neighbor!
4. There will be two food trucks on-site (**Munchies & B-Daddy's**) Food trucks will be on-site from 4pm until 9pm.
5. ENJOY & HAVE FUN!!

Movie Premier-March 14th (Movie Begins at Dark)
TOP GUN:MAVERICK

Location: THE PRESERVE AT ALAMO RANCH HOA SWIMMING POOL PARKING LOT
12011 NEWTON TRAIL, SAN ANTONIO, TX. 78253



SPRING FLING Easter



March 30th-Saturday
1pm to 3pm

The Preserve at
Alamo Ranch

Location: HOA Swimming Pool Area



Fun for the
whole family!



Special Guest Appearance:
The Easter Bunny



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:

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.**

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 FISCAL FORUM



The HOA Financial Management Process

The Preserve At Alamo Ranch (PAAR) Homeowners Association (HOA) was organized to support the 449 single unit homes in this attractive community. The HOA's purpose is to manage non-personal services such as social events, landscaping of common areas, and maintenance of capital equipment/assets (e.g. pool, roads, gates, etc.). To meet these community needs, the HOA depends upon paid quarterly assessments as the primary revenue source. The HOA has partnered with our management company, Diamond Association Management & Consulting (DAMC), to ensure an effective and accurate financial management process for budget preparation, tracking of expenses/revenues, facilitator of HOA contracts and communicating with our community through email (i.e. electronic Eblasts, texts, etc.).

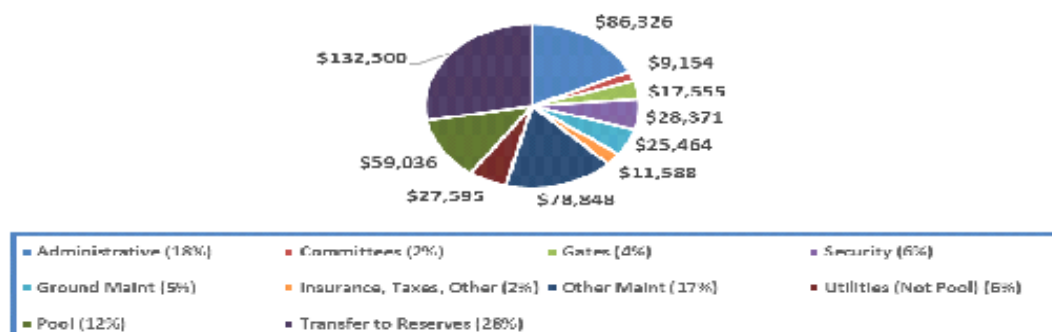
For situations like a home buyer seeking to purchase a home for their family, they develop various factors desired in a new home such as location, gated or not gated access, schools, community entrances, a welcome feeling, amenities (e.g. pool, play grounds, etc.), well kept common use areas, etc.

In the HOA financial management process, there are two major functions, operational and reserve funding. Like your personal checking account, you have a checking account (or something similar) for day-to-day (*operational*) expenses and a savings account (*reserve*) for large expenses (e.g. repairing your car transmission, new house windows, replacing appliances, etc.). When your planned savings (reserves) do not meet your future needs, then you manage the future cost by increasing your savings or delaying your repair/replacement.

In a FY2023 review of actual operational expenses paid (\$476,437), the 3 costly expense categories were Reserve Saving contributions (28%), administrative expenses (18%), and Other Maintenance (17%). The Transfer to Reserves reflected the compliance to the Reserve Study and supports future repairs/replacements of common areas. The review found the "Administrative" expenses were significant primarily due to quarterly assessments paid to the Alamo Ranch Property Owners Association (POA). The "Other Maintenance" expenses were due to playscape installation, repair of fences, and exterior lighting.

In summary, the review begins to highlight the various uses to enhance this community with a goal of making it the best place to live in San Antonio. Your timely payment of the assessment provides the offset for inflation, repairs, and future growth of this outstanding community.

FY2023 Actual Expenses By Category (as of 31 Dec 2023)



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



THE FISCAL FORUM



Balance Sheet

Preserve At Alamo Ranch Homeowners Association

As Of 1/31/2024



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	178,395.23
1004 - OPER CHKING PAR SSFCU0071	100.00
1007 - OPER SAVINGS PAR SSFCU0000	5.02
Total: Operating Funds	178,500.25
Reserve Funds	
1040 - RBFCU Reserve Checking Account 6495	20.00
1041 - Alliance Reserve MMKT	113,409.55
1051 - CD 06/15/25 (3.93%) SSFCU 0084	78,261.20
1052 - Firstmark Res CD 08/09/25 3.65%	25,813.38
1053 - PenFed Res CD 08/09/24 4.70%	78,223.94
1054 - RBFCU Reserve CD 07/05/2024 4.41%	46,154.24
1055 - Firstmark Savings Account	40.68
1056 - PenFed Res CD 09/08/24 4.70%	46,774.94
1057 - PenFed Savings 1014	20.08
1058 - CD 12/13/25 (3.93%) SSFCU 0085	57,842.39
1059 - CD 12/13/25 (3.93%) SSFCU 0086	56,787.16
1061 - PenFed Res CD 11/16/24 4.92%	52,908.57
1062 - RBFCU Savings Account	5.00
1063 - PenFed Savings 3011	2,428.71
1064 - PenFed MM CD 05/01/25 5.22%	57,312.55
Total: Reserve Funds	616,002.39
Total: Current Assets	794,502.64
Total: Asset	794,502.64
Liability	
Liability	
2020 - Prepaid Assessments	18,468.52
Total: Liability	18,468.52
Total: Liability	18,468.52
Equity	
Equity	
3000 - Operating Fund Equity	43,220.46
3040 - Reserve Fund Equity	367,739.88
3050 - Transfer to Reserves	345,000.00
Total: Equity	755,960.34
Total: Equity	755,960.34
Net Income	20,073.78
Total Liabilities and Equity	794,502.64



Landscape Committee Tips

March To Do List

<https://www.centraltexasgardener.org/resource/march-to-do-list/>

Plant: ornamental & wildlife

Annuals: It's a tricky month for annuals since we get hot days. But the soil is still cold and freezes could still arrive. Late: plant cosmos, sunflowers, morning glory, gomphrena but keep an eye on upcoming freezes. Avoid planting caladiums.

Wildflower transplants: early in month, you can still plant bluebonnet, larkspur, poppy and other transplants.

Perennials & vines

Ornamental (clumping) grasses like muhly and Mexican feather grass (late month)

Trees, shrubs, roses (as soon as possible before heat sets in)

Plant: herbs

Nasturtiums, chives, catnip, comfrey, fennel, horseradish, feverfew, oregano, thyme, rosemary, Mexican mint marigold, peppermint, lemongrass (after last freeze)

Plant: food crops

Chard, corn, cucumber, eggplant, endive, Malabar spinach, mustard, peppers, pumpkin, summer & winter squash, tomatillos (you need at least two!), tomatoes, beans, cantaloupe

Texas A&M AgriLife Extension Vegetable Planting Guides (Central Texas) <http://aggie-horticulture.tamu.edu/travis/home-landscape/edible-gardens/growing-vegetables/>

Prune

Roses (early)

Evergreen shrubs

Prune dormant perennials and ornamental (clumping) grasses.

Trees: DO NOT prune red oaks and live oaks unless damaged. Spray immediately with clear varnish.

No need to apply pruning paint to other trees

Avoid topping crape myrtles: simply remove sprouts or entire limbs at the trunk.

Divide/Move

Dormant perennials, roses, shrubs and trees. Still time, but don't wait!

Fertilize

Citrus with high nitrogen fertilizer like Citrus-tone. Fertilize every few weeks through growing season. Add compost to beds as you cut back dormant perennials. Fertilize with slow-release granular late in the month or as dormant perennials leaf out. Add compost around trees and fertilize. Be sure to dig out grass several feet from the trunk, ideally to the drip line of the tree canopy. Watch for powdery mildew. Apply a natural fungicide like Serenade.

Lawn

Mow weeds before they set seed. Do not fertilize at this time except with compost!
Plant native Habiturf seeds after soil prep
Plant other turf late in month once freezes aren't coming

Prep

Add compost to vegetable gardens along with organic fertilizer in prep for more summer crops
Soil test

Other tasks

Keep floating row cover available; avoid covering plants with plastic
Mulch, but avoid touching the base of trees and roses
Till in winter cover crops
WEED!

Tips

When planting, dig hole twice as wide as root ball but no deeper than where it sits in the pot.
Backfill and water until it sinks in.
Continue filling in.
Water again until it sinks in and pack the soil down.

John Zoeller, Landscape Committee, Chair

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

2/16/24, 2:50 PM

Lucky Charms Treats - FoodnService

YIELD: 12 BARS

Lucky Charms Treats

These Lucky Charms treats are loaded with marshmallows and flavor. They are fun to make and always a huge hit with the kids. They are crunchy, sweet, and extra gooey from the added marshmallows

PREP TIME	COOK TIME	TOTAL TIME
15 minutes	1 hour	1 hour 15 minutes

Ingredients

- 1 stick unsalted butter, melted
- ¼ teaspoon salt
- 10 ounce bag mini marshmallows
- 10 cups Lucky Charms cereal
- ½ cup Lucky Charms marshmallows for topping (optional)
- Rainbow sprinkles (optional)



Instructions

1. Lightly grease the bottom of a 9x13 baking pan with cooking spray and line it with parchment paper. Set aside.
2. Melt butter in a large pot over low heat and stir in the salt.
3. Add the marshmallows and stir constantly over low heat until it melts. It is ok if there are still small lumps of marshmallows.
4. Once the marshmallows have melted, remove the pot from the heat and add the cereal.
5. Fold it together with a wooden spoon until the cereal is evenly coated with the melted marshmallow mixture, being careful not to crush the cereal.
6. Gently spread the mixture into the prepared baking pan into an even layer. Do not press it in together too hard otherwise you will end up with hard treats.
7. Immediately top with extra Lucky Charms marshmallows and sprinkles for a fun touch.
8. Allow it to cool completely on the counter for 30 minutes to 1 hour before slicing into bars.

Notes

These Lucky Charms treats are best eaten the same day but you can store leftovers in an airtight container on the counter for up to 2 days. Any longer and they will start to get hard and stale. I do not recommend refrigerating as it will harden.



Did you make this recipe?

Please leave a comment on the blog or share a photo on [Pinterest](#)

© David Murphy

CUISINE: Dessert / CATEGORY: Recipes



2024

<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 HOA Gates Open 12 - 5 p.m.
03	04	05	06	07	08	09
						Craft Fair 11 AM - 2 PM Pool parking lot
10	11	12	13	14	15	16
				Movie Night Top Gun Maverick Pool parking lot		
17	18	19	20	21	22	23
ST. Patrick's Day						
24	25	26	27	28	29	30
					Good Friday	Spring Fling 1 PM - 3 PM Pool parking lot
31						
Easter Sunday						

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

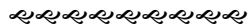
COMMITTEES

Amy Sullivan, Social Committee, Chair
Email: preservehoasocial@yahoo.com

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

Gene Nowak, Finance Committee Chair
Email: gnowakhwa@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

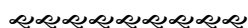
Please email bibiana@damctx.com. Please provide the intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

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