



- A Note from Your Board of Directors

Dear Residents of The Preserve at Alamo Ranch,

As we dive into the summer season, we're thrilled to announce that the pool is now open for everyone's enjoyment! Following some necessary maintenance work, we're delighted to welcome you back to soak up the sun and make a splash. We hope everyone had a fantastic time at the pool over the Memorial Day weekend that just passed.

At the heart of our community, the Board has been diligently working on various maintenance projects to ensure that The Preserve remains a vibrant and welcoming place to call home. Recently, we replaced the fencing by the Cove's main entrance, enhancing both safety and aesthetics. Additionally, we're in the process of removing a few dead trees in The Preserve to maintain the natural beauty of our surroundings and to ensure the safety of all residents.

Excitingly, our playscape project is progressing well, with anticipation building as we await the arrival of the playground from the factory. Once it's here, we'll swiftly move forward to complete the final playground project for the Trails section. We appreciate your patience and enthusiasm as we work to enhance our community spaces.

Your feedback and concerns are invaluable to us. Please don't hesitate to reach out to the Board with any questions or suggestions at **PreserveHOABoard@yahoo.com**. Your input helps us shape a community we can all take pride in.

Here's to a summer filled with laughter, relaxation, and cherished memories at The Preserve!

Warm regards,

The Preserve at Alamo Ranch HOA Board of Directors

P.S. Happy Father's Day to all dads!

NEWSLETTER

JUNE 2024 – VOLUME 7, ISSUE 6

*First Day of Summer!
Thursday, June 20, 2024*



**Next Board Meeting:
Wednesday, July 3rd**

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Join us for

POOL

& MOVIE TIME!

Sandlot

FOODTRUCK 5PM-8PM

Saturday, June 8th 7pm
12011 Newton Trail



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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

Our Money and Board at Work May 2024 HOA Projects

Coves Fence Work



HOA Landscaping Mulched



Minor pool area repairs



HOA Streets Serviced



Pool pavilion cleaned for May opening
(Free Board project - saved HOA \$3000)





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:

POOL SECTION:

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





COVENANT CORNER:

NO Dumping Allowed!

Attention Residents,

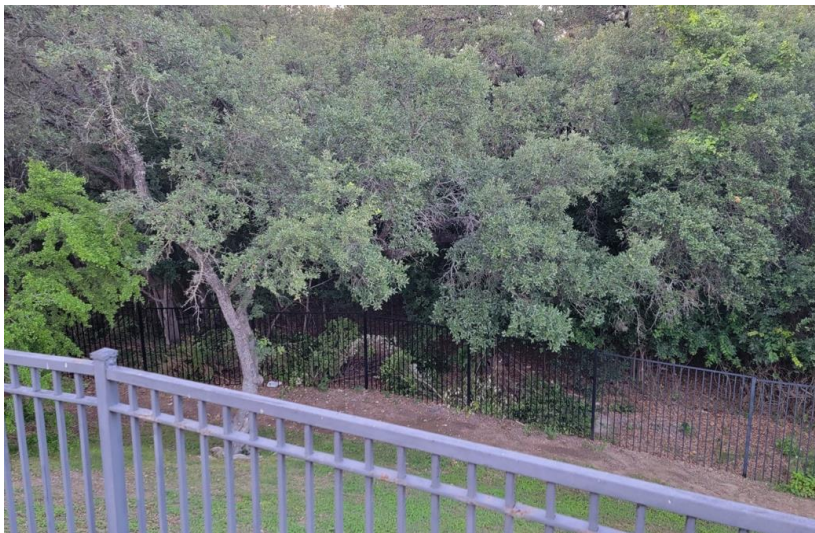
It has come to our attention that there has been an unfortunate incident of dumping in the green areas of our HOA. Recently, a significant amount of yard waste was discovered behind the pool area. Not only does this irresponsible action create an eyesore, but it also poses a hazard to our community and creates a habitat for wildlife such as snakes.

Dumping in our green spaces not only detracts from the beauty of our neighborhood but also imposes unnecessary costs on all residents for cleanup and disposal. As stewards of our community, it's essential that we work together to preserve and protect our shared spaces.

We want to emphasize that dumping of any kind is strictly prohibited within The Preserve at Alamo Ranch. To those responsible, we urge you to cease this behavior immediately. Be advised that if you are found dumping, the authorities will be contacted, and appropriate action will be taken.

We kindly ask all residents to remain vigilant and report any suspicious activity or instances of dumping to the HOA Board. Together, we can ensure that The Preserve remains a safe, clean, and beautiful place for all to enjoy.

Thank you for your cooperation and commitment to our community.





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.



**TOGETHER WE CAN
MAKE A DIFFERENCE!**

**A friendly reminder
from our
Association Manager,
Eva Hecox
with DAMC**

Walking your pets

It has been reported that some homeowners, when out walking their pets, do not have them on a leash. In accordance with the DCCR's, Article 3.35 "...no domestic pets will be allowed on any portion of the Property other than on the Lot of its Owner unless confined to a leash....."





THE FISCAL FORUM



Balance Sheet Preserve At Alamo Ranch Homeowners Association As Of 4/30/2024



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking 2138	88,399.41
1003 - Alliance Petty Cash 9790	1,500.05
1004 - SSFCU Oper Checking 0071 / Self Managed	100.00
1007 - SSFCU Oper Savings 0000 / Self Managed	5.02
Total: Operating Funds	90,004.48
Reserve Funds	
1040 - RBFCU Reserve Checking 6495 / Self Managed	21.21
1041 - Alliance Reserve Money Market 0423	71,079.20
1051 - SSFCU Res CD 0084 06/15/25 3.93% / Self Managed	79,028.41
1052 - Firstmark Res CD 40 08/09/25 3.65% / Self Managed	26,045.11
1053 - PenFed Res CD 9562 08/09/24 4.70% / Self Managed	79,123.68
1054 - RBFCU Res CD 7934 07/05/2024 4.41% / Self Managed	46,657.95
1055 - Firstmark Savings 01 / Self Managed	40.68
1056 - PenFed Res CD 3569 09/08/24 4.70% / Self Managed	47,312.95
1057 - PenFed Savings 1014 / Self Managed	20.08
1058 - SSFCU Res CD 0085 12/13/25 3.93% / Self Managed	58,409.43
1059 - SSFCU Res CD 0086 12/13/25 3.93% / Self Managed	57,343.86
1061 - PenFed Res CD 7560 11/16/24 4.92% / Self Managed	53,543.75
1062 - RBFCU Savings 1994 / Self Managed	5.00
1063 - PenFed Savings 3011 / Self Managed	2,446.75
1064 - PenFed MM CD 9563 05/01/25 5.22% / Self Managed	58,061.19
1065 - RBFCU Reserve CD 4479 03/02/26 4.84% / Self Managed	50,192.27
Total: Reserve Funds	629,331.52
Total: Current Assets	719,336.00
Total: Asset	719,336.00
Liability	
Liability	
2020 - Prepaid Assessments	17,522.24
Total: Liability	17,522.24
Total: Liability	17,522.24
Equity	
Equity	
3000 - Operating Fund Equity	43,220.46
3040 - Reserve Fund Equity	367,739.88
3050 - Transfer to Reserves	435,000.00
Total: Equity	845,960.34
Total: Equity	845,960.34
Net Income	(144,146.58)
Total Liabilities and Equity	719,336.00

Landscape Committee Tips

Texas Pavers



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

5/28/24, 8:39 PM

Baked Salsa Chicken - FoodnService

YIELD: 4 SERVINGS

Baked Salsa Chicken

Baked Salsa Chicken is a flavor-rich complete meal made with inexpensive ingredients and the ease of assembling everything in one dish!

PREP TIME	COOK TIME	TOTAL TIME
10 minutes	50 minutes	1 hour

Ingredients

- 1 cup long grain rice, uncooked
- 2 cups chicken broth (16.23 fl.oz)
- 1 cup kidney beans (canned)
- 1 teaspoon chopped cilantro, more to garnish
- ½ cup sweet corn (frozen or canned)
- 2 large chicken breast, halved lengthwise
- ¼ teaspoon sea salt
- ½ teaspoon black pepper
- 1 cup salsa, store bought
- 1 cup grated cheddar

Instructions

1. Preheat the oven to 350°F | 180°C.
2. In a 9x13 inch baking dish, add rice, chicken broth, kidney beans, cilantro and sweet corn. Stir all together. Season chicken breasts with salt and pepper. Lay chicken on top of the rice. Cover and bake in the oven for 40 minutes.
3. Open the oven, remove the foil. Add salsa and cheese on the 4 chicken breasts. Put back in the oven and bake until the cheese melts. About 5-8 minutes.
4. Remove and season with chopped cilantro.
5. Serve hot.





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	01
						Open House HOA Gates Open 12 - 5 p.m.
02	03	04	05	06	07	08
		Nat'l Cheese Day		D-Day Anniversary		Pool Movie Night 7 PM
09	10	11	12	13	14	15
					Flag Day	
16	17	18	19	20	21	22
Father's Day			June Tenth	First Day of Summer!	Take your Dog to Work Day	
23	24	25	26	27	28	29

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

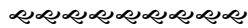
COMMITTEES

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

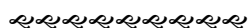
Please email jennifer@damctx.com. Please provide the intersection or address light is in front of. We will contact CPS and please note, it may take up to 10 business days for the light to be fixed.

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