



- A Note from Your Board of Directors

Dear Residents,

We hope this letter finds you well and enjoying the onset of spring in our beautiful community. As your Board of Directors, we wanted to provide you with some updates and important information regarding recent developments and upcoming events.

Firstly, we are pleased to announce that our pool maintenance project is progressing as scheduled and is expected to be completed early in April. We understand the significance of the pool as a key amenity for our community, and we have been working diligently to ensure its timely restoration for your enjoyment well before Memorial Day. Thank you for everyone's cooperation and patience.

Additionally, we are excited to share that the Board has approved the installation of a new playground for the Trails section of our neighborhood. This new addition is part of our ongoing efforts to enhance recreational opportunities and promote community bonding. The playground is slated to be installed around June 2024, just in time for summer fun. In preparation, five trees will be removed within the project area during the first week of April.

Lastly, mark your calendars for our 2024 Annual Meeting, which will be held on May 1st, 2024, via Zoom. This meeting provides an excellent opportunity for residents to engage with the Board, voice concerns, and participate in discussions regarding the future of our community. Further details and instructions on how to join the virtual meeting will be provided closer to the date.

We encourage you to stay connected and involved in the community by attending meetings, participating in events, and contributing your ideas and feedback. Together, we can continue to make our neighborhood a vibrant and thriving place to call home. Please feel free to contact the Board at PreserveHOAboard@yahoo.com

Thank you for your continued cooperation and support.

Warm regards,
The Board of Directors
The Preserve at Alamo Ranch HOA

NEWSLETTER

APRIL 2024 – VOLUME 7, ISSUE 4

Total Eclipse on April 8th, 2024
Totality around 1:30 PM
Eclipse glasses can be found at HEB,
Lowes and Walmart



2024 Annual HOA Meeting:
Wednesday, May 1st, 2024
at 7 PM, via Zoom

What's Inside

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AN IMPORTANT MESSAGE FROM MR. T



Subject: Urgent Announcement from Your HOA President 🚨

Dear Residents,

I hope this email finds you in good spirits and ready for some mischief! As your trusty HOA President, I'm here to spread a little April Fools' cheer (and maybe a touch of chaos) to brighten your day.

Effective immediately, all lawn gnomes will be granted honorary HOA membership and will be entitled to attend our annual HOA meeting. Please ensure they're properly attired (tiny business suits are encouraged).

Additionally, our pedestrian gates will now feature a secret password: "Banana Split Sundae." If you say this password three times while doing the Macarena, you'll gain access. Don't worry, it's foolproof.

Lastly, we've decided to introduce "Taco Tuesdays" every day of the week in The Preserve at Alamo Ranch. That's right, tacos for breakfast, lunch, and dinner! Just kidding...but wouldn't that be delicious?

Remember, laughter is the best medicine, especially on April Fools' Day. Stay safe, stay silly, and don't believe everything you read! Even on the other 364 days of the year.

Warm regards,

Ryan Haskins
President, The Preserve at Alamo Ranch, HOA

Trails Playground Capital Improvement Project

MANHATTAN COMMERCIAL PLAYGROUND

Good news residents, the Board of Directors has approved the construction of a playground for the Trails section of our HOA. In preparation, our landscaping company will remove 5 trees around the first week of April from the Trails lots to clear space for the installation of the playground system. Once the trees are removed the installation portion should begin in about 8 to 12 weeks when the installing company receives the playground materials. The Board hopes to have the project completed by July of 2024.



Playground Information: With the Manhattan playset, you can scale vast heights and navigate through a dense urban jungle. Using the Net Climber, which is an attachment attached to two curved Overhead Swinging Rung Ladders and Vertical Ladders that are put up in a symmetrical arrangement, children will have a ball climbing up the ladder. Once on the elevated platform, children may cross the Arch Bridge to the next level, where they will undoubtedly come across a Snake Climber, a Bubble Panel, and a Straight Slide, among other things. When the children reach the top of the stairs, they will find another interactive section that includes a Ship's Wheel and Tic-Tac-Toe Panel, which will encourage theatrical and social interaction among them. If they choose to, they may race down a Triple Slide with two of their pals, only to be rewarded with additional inclusive recreational equipment at the bottom. The Manhattan features a variety of ADA-compliant activities on the ground floor, including a Drum Panel and a Store Panel, which are great for promoting creative play and musical discovery.



KUDOS Corner



KUDOS TO KRISTEN HESS FOR
ADDING EXTRA MULCH TO
THE COVES PLAYGROUND
SAVING OUR HOA FUNDS!

KUDOS to our Social Committee
Team for hosting an awesome
movie night for our community!



KUDOS to John and Janet Zoeller for
leading our Landscape Committee and
starting the Trails landscaping
improvement planting project, KODOS!



**KUDOS to Don Brocker for
working on fixing the
flagstone entry to the
pool. This saved our HOA
several thousands of
dollars in vendor fees!**

THANK YOU

*Alamo Ranch
Residents are invited*
**Town hall with NISD
School board President
Bobby Blount**

Hoffmann Elementary Cafeteria
● *April 17th, 2024 / 6:30pm*



Topics covered:

Property Taxes,
New school safety measures,
Volunteer committee
opportunities,
Recovery from pandemic and
Academic performances

Q & A



Hosted and refreshments provided by Alamo Ranch
Community Association. A 501c-4 organization



HAPPY

Fiesta

APRIL 20TH
5PM-7PM



MUSIC  FOOD  PINATA



12011 Newton Trail, SA., Tx. 78253

The Preserve at Alamo Ranch
HOA Swimming Pool





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:](#)

3514 Galveston Trail - Alonzo & Karina Richmond III

[COVES SECTION:](#)

[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.

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:

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.

CALL TO SERVE NOTICE:

There is one (1) Board of Director position for a three (3) year term to be voted upon at the next annual meeting. Homeowners who are interested in running for the Board, please fill out the Candidate Profile Form below and return to Diamond Association Management & Consulting, at the location listed at the bottom of this form by 5:00 PM on April 5, 2024. All Candidate Profile forms received will be included in the formal annual meeting notice to be distributed prior to the annual meeting. If you have any questions, please call Diamond at (210) 561-0606.

Save the Date
Annual Meeting

Date: May 1, 2024

Time: 7:00PM

Where: Zoom Virtual Meeting
(details to follow at a later date)

PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS - CANDIDATE PROFILE FORM

NAME: _____

ADDRESS: _____

HOME PHONE: _____ WORK PHONE: _____

1.FAMILY _____

2.EMPLOYMENT: _____

Brief Job Description: _____

3. PREVIOUS VOLUNTEER INVOLVEMENT: _____

4. OTHER PROFESSIONAL, CIVIC, OR SPECIAL INTEREST COMMITTEE OR GROUP INVOLVEMENT: _____

5. WHAT IS YOUR BIGGEST CONCERN REGARDING OUR COMMUNITY: _____

I acknowledge that if elected to serve on the Board of Directors I will accept those responsibilities as described in the Bylaws.

Signed: _____ Date: _____

**Please Return to Diamond Association Management & Consulting (Email, Mail or Fax)
by 5 pm, April 5, 2024 to be included on the Ballot.**

14603 Huebner Road, Building 40, San Antonio, TX 78230 / Fax: (210) 690-1125 /

Email: bibiana@damctx.com



THE FISCAL FORUM



Balance Sheet

Preserve At Alamo Ranch Homeowners Association

As Of 2/29/2024



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking	168,363.46
1004 - OPER CHKING PAR SSFCU0071	100.00
1007 - OPER SAVINGS PAR SSFCU0000	5.02
Total: Operating Funds	168,468.48
Reserve Funds	
1040 - RBFCU Reserve Checking Account 6495	20.00
1041 - Alliance Reserve MMKT	113,432.34
1051 - CD 06/15/25 (3.93%) SSFCU 0084	78,521.71
1052 - Firstmark Res CD 08/09/25 3.65%	25,892.09
1053 - PenFed Res CD 08/09/24 4.70%	78,529.29
1054 - RBFCU Reserve CD 07/05/2024 4.41%	46,315.96
1055 - Firstmark Savings Account	40.68
1056 - PenFed Res CD 09/08/24 4.70%	46,957.53
1057 - PenFed Savings 1014	20.08
1058 - CD 12/13/25 (3.93%) SSFCU 0085	58,034.93
1059 - CD 12/13/25 (3.93%) SSFCU 0086	56,976.19
1061 - PenFed Res CD 11/16/24 4.92%	53,124.10
1062 - RBFCU Savings Account	5.00
1063 - PenFed Savings 3011	2,434.84
1064 - PenFed MM CD 05/01/25 5.22%	57,566.49
Total: Reserve Funds	617,871.23
Total: Current Assets	786,339.71
Total: Asset	786,339.71
Liability	
Liability	
2020 - Prepaid Assessments	20,905.01
Total: Liability	20,905.01
Total: Liability	20,905.01
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	9,474.36
Total Liabilities and Equity	786,339.71

Landscape Committee Tips

Trails Entrance Landscaping Committee Project Pictures

Several plants and decorative rocks were installed this March by our Landscape Committee and volunteers to enhance and beautify our community at the Trails entrance.



April – Landscaping Committee To-Do List Recommendations

Plant: ornamental & wildlife

Annuals: seed or transplant zinnias, cosmos, sunflowers, Mexican sunflower—all good wildlife annuals. Transplant: *Salvia coccineas*, a native that butterflies and bees just love. Avoid planting caladiums.
Succulents (agave, yucca, other succulents)

Perennials & vines

Esperanza (*Tecoma stans*)

Ornamental (clumping) grasses like muhly and Mexican feather grass

Shrubs

Clean up and replant containers—annuals, perennials, herbs, hibiscus, vegetables in larger containers

Top new containers with a light layer of mulch to conserve water; use decomposed granite, pea gravel, or other grit for potted succulents

Trees if you keep them watered! Deeply to at least 3". Don't water if the soil is moist to 3".

Plant: herbs

Basil, catnip/catmint, comfrey, fennel, horseradish, feverfew, oregano, thyme, rosemary, Mexican mint marigold, peppermint, lemongrass, lemon balm, lemon verbena, bay laurel

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

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. Dead head flowering plants. Prune spring bulbs only when the foliage is brown.

Bougainvillea's if not already pruned for overwintering.



Landscape Committee Tips

Fertilize

Lawns. Use an 8-2-4 or other similar ratio. Do not use Weed and Feed products!

Add compost to beds if not already. Mulch 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.

Citrus with high nitrogen fertilizer like Citrus-tone. Fertilize every few weeks through the growing season.

Insects

Watch for aphids and spider mites. It's easy to spray them off with a hard blast of water. Be sure to get the undersides of the leaves.

Ladybugs and green lacewings will be chomping down those aphids, so watch for them and their larvae.

Aphids and other insects can create sooty mold on plants, a fungus that develops from their secretions (honeydew). Wash off the culprits and the leaves. Remove damaged leaves to the trash (not the compost pile).

Watch for tomato hornworms on tomatoes: squish or spray the plants with Bt (*Bacillus thuringiensis*), a natural caterpillar control that won't harm you or pets—only caterpillars!

To fend off squash vine borers, keep row cover on and hand pollinate. Or take your chances with natural bee pollinators!

Walk the garden in the early morning to pick off stink bugs and largus bugs from tomatoes. Check under the leaves for eggs.

Deploy grasshoppers while young. If you wait, you won't be able to deal with them. Effective baits include Nolo Bait or Semaphore. Both contain a protozoa called *Nosema locustae* which is impregnated in bran flakes sweetened with sugar. Apply by hand or with a rotary spreader, early in the morning, when grasshoppers are feeding.

Lawn

Plant new lawn. Keep watered until established.

Mow weeds before they set seed.

Fertilize with an 8-2-4 or another similar ratio. Do not use Weed and Feed products!

Mow to keep weeds from going to seed. Leave clippings on the lawn unless you have weed seeds.

Prep

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

Soil test

Other tasks

Watch for powdery mildew. Apply a natural fungicide like Serenade if necessary. Generally, it goes away naturally. Avoid watering leaves at night.

Mulch, but avoid touching the base of trees and roses.

WEED! Do not let weeds go to seed. Do not apply chemicals: pull them up or mow down before they set seed.

When moving plants back outside, do it gradually. Prune and lightly fertilize. Lightly mulch.

Tips

When planting, dig a hole twice as wide as the 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 packs the soil down.

Mulch.

Plant flowers in your vegetable garden to encourage bee pollinators.

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

3/22/24, 9:23 PM

Slow Cooker Cajun Chicken Pasta - FoodnService

YIELD: 6 SERVINGS

Slow Cooker Cajun Chicken Pasta

Slow Cooker Cajun Chicken Pasta is a comforting one-pot meal consisting of juicy chicken, sweet peppers, fire-roasted tomatoes, al dente penne pasta, and a thick and creamy Cajun-infused Parmesan sauce.

PREP TIME	COOK TIME	TOTAL TIME
10 minutes	3 hours	3 hours 10 minutes

Ingredients

- 1 lb boneless skinless chicken breast (cut into bite sized pieces)
- 1 1/2 tbsp Cajun seasoning
- 1 red pepper (cut into strips)
- 1 yellow pepper (cut into strips)
- 1 red onion (sliced)
- 2 garlic cloves (minced)
- 2 cans of chicken broth
- 1 can fire roasted tomatoes
- 3/4 cup heavy cream
- 12 oz penne pasta
- 2 tsp cornstarch
- 1 tbsp water
- 3/4 cup shredded Parmesan cheese
- Salt and pepper to taste
- A sprinkle of parsley



Instructions

1. Add diced chicken breast to an 8 quart slow cooker, add 1/2 tbsp of cajun. Add all the peppers, onions and garlic on top and add the remaining Cajun.
2. Add in the chicken broth, tomatoes and 1/2 cup heavy cream. Cook on high for 3 hours or until the chicken is cooked.
3. About 30-40 minutes before done, add in the uncooked pasta and stir. Add the cornstarch and water mixture and stir again, put the lid back on and stir every 10 minutes until pasta is cooked.
4. Once done add in the 1/4 cup heavy cream, Parmesan cheese, salt and pepper. Stir and serve with topped parsley (optional)

Notes

You can change the timing to cook on LOW heat for 4 -5 hours



2024

<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
	1	2	3	4	5	6
	April Fools Day					Open House HOA Gates Open 12 - 5 p.m.
07	08	09	10	11	12	13
	Total Eclipse Totality around 1:30 PM					
14	15	16	17	18	19	20
	TAX DAY	TOWN HALL - NISD School Board President Hoffmann Elementary at 6:30				Social Event Fiesta at the Pool 5pm - 7pm
21	22	23	24	25	26	27
	Earth Day				Arbor Day	
28	29	30				

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

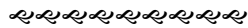
COMMITTEES

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

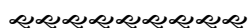
Please email bibiana@damctx.com. Please provide the intersection or address that the light is in front of. We will contact CPS and please note, that it may take up to 10 business days for the light to be fixed.

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