



- A Note from Your Board of Directors

Dear Residents of The Preserve at Alamo Ranch,

We are thrilled to share some exciting updates with you this month! First and foremost, our Trails Playground project has officially been completed. The new playground now features a trash can and two park benches, making it a perfect spot for families to enjoy. We want to extend a heartfelt thank you to everyone who came out to help spread mulch in and around the playground. Your hard work and community spirit have truly made this project a success.

In other news, we recently sent out an e-blast regarding our updated reserve study for 2024. This study provides valuable insights into how our HOA funds are managed and allocated to maintain and improve our community. If you're interested in learning more, please take a moment to review the information provided in the e-blast.

We're also excited to announce some fantastic social events coming up this month! Join us for a Fall Craft Fair on September 14th—an excellent opportunity to meet your neighbors and explore local handmade goods. Later in the month, on September 28th, we'll be hosting a Movie Night under the stars. These awesome Social Committee events are a great way to connect with your community, so mark your calendars and bring the whole family!

Lastly, we want to remind everyone that the next Board meeting will be held on September 4th via Zoom. We encourage all residents to attend if possible. Your participation and input are vital to the continued success of our community.

Thank you for being a part of The Preserve, and we look forward to seeing you at our upcoming events!

Warm regards,
The Preserve at Alamo Ranch HOA Board

NEWSLETTER September 2024 VOLUME 7, ISSUE 9



Next Board Meeting:
Wednesday, September 4th

What's Inside

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Sept 14th is our Fall Craft Fair! Gates will be open from 830am-2 pm for vendors to set up. Monster Treatz & Nunchux will be our food trucks for the event.

The Preserve at Alamo Ranch HOA

CALL FOR VENDORS



Looking to sell your crafts, homemade goodies, & more for Fall & the upcoming holidays? Its time for our Fall Craft Fair!!

No fee for vendors; if you'd like to participate please email the below address.

LIMITED SPOTS AVAILABLE

Email: PreserveHOASocial@yahoo.com

Sept 14th
Fall Craft Fair
11am - 2pm

Vendors to supply their own set up

Made with PosterMyWall.com



MONSTER TREATZ



snowcones

mangonada

Chango

strawberry-nada

picadilly

snowcone floats

Frito-pie

Fried oreos

Nachos

corn in a cup

Pickle treatz

lemonade

Cotton candy



Monster Treatz LLC
MAY 12, 2023

water

soda



We are Nunchux. A grand champion food truck who has set out to excite the soul and change the game...one eggroll at a time.
we make CRAFT, NOT Regular eggrolls. Drop a follow.

@nunchuxog on ig

Nunchux Original Craft Eggroll Bar on FB

Meet the ChUX (Chux are eggrolls)

-All combos are served with 3 Chux and a side of "Saucy Noodles"
Make it a Chux Pack to mix and match-

The Chicki-Yaki Chuck-15

• A staple of ours! This eggroll is great for those dipping the toe for the first time. This masterpiece has smoked teriyaki chicken, snow peas, carrots, red peppers, yaki noodles and a few of our signature sauces to give it a unique flavor all rolled up for you!

The MacDaddy Chuck -15

• This is a limited edition luxury! Show smoke grills brisket, with gooey Mac and Cheese, three cheese blend and some of our sauces that enhance the flavor profiles for a creamy, creamy and meltly flavor bomb!

The Cowabunga Chuck-15

• We had to make a pizza Chuck. This simple yet comforting eggroll pleases all ages and tastes. Thick cut pepperoni slices, three cheese blend, red sauce and seasonings all come together to make a cheesy pizza package that you'll not forget.

The Picky Kyah (Kye-uh) 15

• Based after our "Picky" daughter Kyah. This one is a brick and one tooth. Intensely smother the ones who crave authenticity. It is full of her go-to foods. Don't mistake chicken, turkey, and beef and cheese sauce. Served in an unorthodox form. Must try!

*Chux Pack Fam Deal*29

• If you're looking to feed 2-3 this is what you want. Comes with 6 Chux and you can pick up to three flavors, and a large shareable saucy noodle bowl!!! A solid deal....



Saucy Noodle-Bowls

Starting @ \$12

All of our saucy noodle bowls are entree sized and come with a choice of protein. Smoked Chicken, Fried Chicken, smoked sausage

• Try adding avocado or sweet surprise bell peppers or make it a loaded bowl and do both...

\$15 Yass Vegans too

we all deserve options. Our Veg-Bowl doesn't disappoint with its all vegan sauces, pan fried tempeh fries, grilled peppers, and seasoned avocado all displayed on a bowl of our yaki noodles.

sides and extras

\$4 - STICKY TOTS

\$2.50 - Add a chux



For a complete menu please visit our website
@nunchuxog on Instagram, Facebook, and Twitter
nunchuxoriginal.com
www.nunchuxoriginal.com





BETTERJUICE!

MOVIE NIGHT

SEPTEMBER 28TH, 8PM

IN THE POOL | PG MOVIE | FOODTRUCK ON SITE

BROUGHT TO YOU by THE SOCIAL COMMITTEE



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:

3035 Colorado Cove - Nathan Bumbarger

23260 Carson Cove - Rocky Elizondo

POOL SECTION:

3210 Briscoe Trail - Marcellus & Bethany Robinson

3231 Briscoe Trail - Raul Chapa

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



**OUR COMMUNITY POOL IS
OPEN DAILY
FROM 6 AM TO 9 PM**

**HAVE FUN! BE SAFE! AND HELP
KEEP OUR POOL AREA CLEAN
FOR EVERYONE'S ENJOYMENT!**



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



Hello Neighbors!

The Preserve at Alamo Ranch, Board of Directors (the board) just received the latest update on our community's Reserve Study (see attached), and while that might sound a bit dry, it's actually really important—and we promise to make it interesting! This study is all about making sure our beautiful neighborhood stays in tip-top shape without hitting us with any surprise expenses down the road.

What's the Reserve Study?

Think of it like a financial health check-up for The Preserve at Alamo Ranch. It looks at all the big, shared items in our community—like roads, fences, and the pool—and figures out when they might need some TLC (Tender Loving Care) or a complete makeover. The goal? To make sure we've got enough money saved up to cover these costs without needing to pass the hat around later.

Where We Stand

As of now, our reserve fund has a healthy balance of \$591,072. That's our savings account for big-ticket repairs and replacements. This year, we're contributing \$158,000 to keep it growing. But as time goes on, we'll need to kick in a bit more to keep up with the wear and tear that comes with an aging community.

What's Coming Up?

Over the next 30 years, we're looking at some significant projects. The biggest one on the horizon? **In 2036, we'll need to repave our asphalt roads**—a project that's estimated to cost around **\$1.27 million**. This isn't just about keeping things looking nice; it's about keeping our wheels rolling smoothly and safely. That's why it's so important we start planning (and saving) now.

But before we get to that, there are a few other things we'll need to tackle in the next five years:

- Asphalt Repairs in 2026:** We'll be fixing cracks and patches to keep our roads in good shape.

- Fence Fixes:** We'll continue staining and repairing the wood fences that face the streets. Gotta keep that curb appeal up!

- Gate System Update:** Our entry gates are due for a replacement in 2026 to keep them functioning and looking sharp.

- Pool Area Spruce-Up:** The pool fence will get a fresh coat of paint, and we'll be checking and repairing the masonry walls around the pool.

What Does This Mean for You?

To ensure we're ready for these upcoming expenses—especially the big repaving project in 2036—we'll gradually increase our annual reserve contributions according to the recommendations from our reserve study. As these contribution needs grow, the Board will need to adjust our HOA dues to keep up. For 2025, the Board doesn't plan on any increase, but starting the following year, we'll review our financial position to determine if a small increase per quarter is necessary.

Keeping It Smooth

The Reserve Study folks recommend we keep updating this plan every year or two to make sure it stays accurate. It's like adjusting your budget when prices go up—smart and necessary.

In a Nutshell

This study is our roadmap to keeping The Preserve at Alamo Ranch looking great and running smoothly for years to come. By planning ahead and making small adjustments now, we can avoid big financial headaches later. The biggest chunk of this planning is making sure we're ready to tackle the \$1.27 million repaving project in 2036 without breaking a sweat. So, here's to a well-maintained, beautiful community—and peace of mind for all of us!

If you have any questions or just want to chat about what's coming up, feel free to reach out to the board

at: preserveHOAboard@yahoo.com. We're all in this together, making sure our neighborhood remains a place we're proud to call home.

Best regards to all,

Board of Directors

The Preserve at Alamo Ranch, HOA



THE FISCAL FORUM



Balance Sheet

Preserve At Alamo Ranch Homeowners Association

As Of 7/31/2024



Name	Total
Asset	
Current Assets	
Operating Funds	
1002 - Alliance Oper Checking 2138	108,913.52
1003 - Alliance Petty Cash 9790	790.80
1004 - SSFCU Oper Checking 0071 / Self Managed	100.00
1007 - SSFCU Oper Savings 0000 / Self Managed	5.02
Total: Operating Funds	109,809.34
Reserve Funds	
1040 - RBFCU Reserve Checking 6495 / Self Managed	21.21
1041 - Alliance Reserve Money Market 0423	26,661.43
1051 - SSFCU Res CD 0084 06/15/25 3.93% / Self Managed	79,803.14
1052 - Firstmark Res CD 40 08/09/25 3.65% / Self Managed	26,278.92
1053 - PenFed Res CD 9562 08/09/24 4.70% / Self Managed	80,033.77
1054 - RBFCU Res CD 7934 07/05/2025 4.59% / Self Managed	47,184.85
1055 - Firstmark Savings 01 / Self Managed	40.68
1056 - PenFed Res CD 3569 09/08/24 4.70% / Self Managed	47,857.15
1057 - PenFed Savings 1014 / Self Managed	20.09
1058 - SSFCU Res CD 0085 12/13/25 3.93% / Self Managed	58,982.02
1059 - SSFCU Res CD 0086 12/13/25 3.93% / Self Managed	57,906.01
1061 - PenFed Res CD 7560 11/16/24 4.92% / Self Managed	54,186.55
1062 - RBFCU Savings 1994 / Self Managed	5.00
1063 - PenFed Savings 3011 / Self Managed	2,464.93
1064 - PenFed MM CD 9563 05/01/25 5.22% / Self Managed	58,819.60
1065 - RBFCU Reserve CD 4479 03/02/26 4.84% / Self Managed	50,807.08
Total: Reserve Funds	591,072.43
Accounts Receivable	
1210 - AR Other	350.02
Total: Accounts Receivable	350.02
Total: Current Assets	701,231.79
Total: Asset	701,231.79
Liability	
Liability	
2020 - Prepaid Assessments	16,593.33
Total: Liability	16,593.33
Total: Liability	16,593.33
Equity	
Equity	
3000 - Operating Fund Equity	43,220.46
3040 - Reserve Fund Equity	367,739.88
3050 - Transfer to Reserves	450,000.00
Total: Equity	860,960.34
Total: Equity	860,960.34
Net Income	(176,321.88)
Total Liabilities and Equity	701,231.79

Landscape Committee Tips

September – The rain is back!

**WHEN IT FINALLY DECIDES TO
RAIN**



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

9/2/24, 6:38 PM

One Pot Taco Spaghetti - FoodnService

YIELD: 6 SERVINGS

One Pot Taco Spaghetti

If you've never tried One-Pot Taco Spaghetti, you're in for a treat! This surprising dish will have your family excited for dinnertime. Is it tacos? Is it spaghetti? Yes!

PREP TIME	COOK TIME	ADDITIONAL TIME
10 minutes	15 minutes	5 minutes
TOTAL TIME		
5 minutes		



Ingredients

- 1 tablespoon olive oil
- 1 lb ground beef
- ½ cup yellow onion, diced
- 4 ½ tablespoons taco seasoning, or 1 package
- 1 tablespoon tomato paste
- 10 oz tomato, diced, 1 can
- 8 oz spaghetti
- 3 cups water
- ½ cup cheddar cheese, shredded
- ½ cup mozzarella cheese, shredded
- 1 roma tomato, diced
- 2 tablespoons fresh cilantro, chopped

Instructions

1. Heat olive oil in a large stockpot over medium-high heat. Add ground beef, yellow onions, and taco seasoning. Cook until beef has browned, about 3-5 minutes, making sure to crumble the beef as it cooks.
2. Stir in tomato paste and diced tomatoes, then stir.
3. Add spaghetti and water. Bring to a boil; cover, reduce heat, and simmer until pasta is cooked through, about 15 minutes.
4. Remove from heat and top with cheddar cheese, mozzarella cheese, Roma tomato, and cilantro. Mix until cheese is melted.
5. Serve immediately. Garnish with additional tomato and cilantro, if desired.



2024

SUN

MON

TUE

WED

THU

FRI

SAT

01

02

03

04

05

06

07

Labor Day

Open House
HOA Gates
Open
12 - 5 p.m.

08

09

10

11

12

13

14

FALL Craft Fair
11 AM - 2 PM

15

16

17

18

19

20

21

22

23

24

25

26

27

28

Movie Night
Beetlejuice
8 PM

29

30

CONTACT INFORMATION

The Preserve at Alamo Ranch, HOA

BOARD OF DIRECTORS

Ryan Haskins, President
Kristen Hess, Vice President
Donald Bocker, Treasurer
David Jaime, Secretary
Vacant, Member at Large
preservehoaboard@yahoo.com

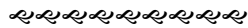
COMMITTEES

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