



Volume 1, Issue 1

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## Presidents Report & Annual Assessments



Neighbors,

First let me wish you all a Merry Christmas and Happy New Year. Be safe this Holiday Season and enjoy your family and friends. Don't forget the Holiday Decorating Contest. There will be 4 winners each of \$50 for Most Festive, Best Religious, Best Theme and Best Traditional.

The Association has gone through a few changes this year, all of them very necessary. As you all know at this time, we have changed management companies.

Our new Management Company is Diamond Association Management & Consulting; DAMC. We made this change out of necessity. Our former company was no longer performing at an acceptable level. It is sometimes difficult to know if we are making the correct decision at the time the decision is made. I can tell you that based on DAMC's performance to date, and our former companies lack of cooperation in the transition, I can confidently tell you that the board made the correct decision in facilitating this change. As a reminder, please ensure that you update your records so your annual assessments and all communication goes to Preston Hollow c/o DAMC. See footer.

As you are probably personally aware, the Association has seen an increase in the services we pay for. Entrance Maintenance, Utilities, insurance and other services have all increased. To continue to stay up to date with our finances, we have to increase our annual dues. Starting in 2014, our dues will now go to \$120.00 a year. No one wants to increase our assessments, but it is required in order to balance our budget. We discussed all of this information at the annual meeting and encourage owners to continue to attend our annual meetings. Thank you for your cooperation and assistance in keeping Preston Hollow a beautiful community.

Kary Morawietz, President



## Maintaining Your Property

Maintaining your property can be put into two phases, the short term and the long term. The short term is the landscape, trash cans, and other items that are fluid issues. The long term is the painting, roof, and other deterioration that occurs

over time to your home. For the short term, we recommend you put task on a schedule, such as grass cut every 2 weeks, trash cans put out the night before and put away the day of pick up. For long term, pick 2 days a year and position

yourself outside your property and inspect it. How are the windows, paint, roof, trim, trees, bushes, etc., set a plan for repair. The HOA is all about beautification for now and the future. It benefits you and all owners.

### Inside this issue:

Trash and Recycle Receptacles	2
Sidewalks	2
Moving Violations	2
Notify City - 311	3
Tree Maintenance	3
City Council District 10	3
Holidays & Safety	4

### Preston Hollow ACC

Thinking of making a change to your property? Please get an ACC form from DAMC, fill it out, provide all supporting material and scan back to [damctx@aol.com](mailto:damctx@aol.com). The ACC needs 30 days to review and provide a response. Please plan accordingly. Do not start any work until you have received written approval. You don't need approval to maintain your property, just for changes.

## Trash and Recycle Receptacles



When the City came in and stated we had to change our trash cans and recycle bins, they did not do much in handling the system in which this would take place. We know that it is not convenient for all, but we also understand it was a necessity in dealing with the waste that we all create. We don't give a lot of thought to how much waste is produced and dealt with by our City, but it is a lot. To do our part in dealing with the waste we create, and to be compliant with the

Association, we simply need to do one thing. Keep our receptacles stored out of site. Preston Hollow would prefer that you store the trash can and recycle bin in your garage or your back yard. All trash must be stored in the bins provided by the City, per the Preston Hollow Declaration. It is acceptable to store your receptacles on the side of your property, in a sanitary fashion. No trash bags or other cans, only the receptacles provided by the City. In

the event that the cans are too large, you can request smaller receptacles from the City by calling 311. As stated, the goal is for the cans to be completely out of site in the garage or back yard, but the side is acceptable if concealed properly. The goal is a beautiful community and the appearance of these receptacles in the front of our homes is not appealing. Please do your part to make Preston Hollow look its best. Get more info at: <http://www.sanantonio.gov/swmd/Garbage.aspx>

## Sidewalks



When you maintain your property, take special care to ensure that your landscape does not impede the sidewalks in Preston Hollow. Trees, bushes and the like can often grown in to the sidewalks and we forget about the various people who may be using the sidewalks. 7 feet is a good dis-

tance to keep clear of all sidewalks. Everyone from walkers, joggers, to those with special needs may use the sidewalk. Make sure you do your part to keep the sidewalk clear. When you do not take care of this area, you push traffic into the street and this is more dangerous for all involved. With

this thought in mind, you also need to ensure that your vehicle is not blocking the sidewalk. Please put your vehicle in the garage, which is safer for you, or pull far enough forward to not block the sidewalk. Everyone using the sidewalk thanks you for your commitment to being a good neighbor.

## Moving Violations



Preston Hollow has public streets. With that, we must all abide by the City rules when using our streets. When driving through the community, take a conscience effort to slow down, fully stop at stop signs and make sure you are paying attention to your surroundings.

With the constant barrage of electronic devices, it is more important than ever to ensure we are focused on actually driving. The reminder goes for your kids and visitors to Preston Hollow. Take the time to discuss the importance of abiding by the vehicle parameters the City

has established. It only takes one mistake to negatively effect the lives of many. Take a few moments to discuss with family the importance of being a defensive driver, and also a cautious pedestrian. Together we can keep our streets safe for all.

## Notify The City - 311

Preston Hollow has governing documents that contain the Declaration of Covenant Conditions and Restrictions that all owners and tenants must abide by. In addition, being that we live in the City limits, we must also follow City ordinances. Sometimes the issues may overlap, but the City has the ability to enforce in a more stringent manner. If there is a violation, first rule of thumb is to discuss with your neighbor if you have a relationship and believe all will be civil. If

you cannot talk to them, or they refuse to comply, you can call the City's 311 service and report code violations anonymously. We encourage neighbors to communicate, but when this does not work, the City can help. 311 can help with everything from code violations, to trash cans, to connecting you to other City Services. They are an all in one service. If you believe you have road issues, or graffiti on City property, 311 can assist in all of these issues. In the

event that you need trash and or other rubbish picked up, the City offers the service of picking up for a cost. All of this can be handled through 311. This City service does a great job in reporting issues. We would also encourage you to get a confirmation number on the issue you are reporting so you can follow up to track the progress of the issue reporting. Please involve the City when appropriate, they do have the ability to assist.



## Tree Maintenance

As our community has matured, we also must deal with the trees that have grown. If you have trees that extend into the streets, you should keep the limbs 13 feet off the road to allow buses or other similar vehicles the ability for clear passage. If a tree originates on your property, you must also en-

sure that the limbs are not causing damage to your neighbors property. Talk to your neighbor about maintain your tree. Do not allow it to scrape your neighbor, or your own roof top. This will cause damage to your shingles. You also want to ensure that your trees have a 7 foot canopy off your drive-

way and sidewalks to ensure safe passage for residents walking. Sidewalks should be clear for all residents and guest to have clear passage. Make sure and consider the clear passage for the handicap as well. When seeking a tree vendor, take the time to find a reputable company in the community



## City Council District 10

Preston Hollow lies within District 10 of the City of San Antonio. Our councilman is Carlton Soules. You can obtain information from his website at: [www.carltonsoules.org](http://www.carltonsoules.org). Councilman Soules is in his 2nd term as our City Councilman and appears to be en-

caged in his responsibilities as our representative. He does not simply vote in line with the rest of council, and has made a reputation as being the official that is standing up to SAWS and insisting some accountability take place. If you are in the need of the councilman's

assistance, you can email him [CouncilDistrict10@sanantonio.gov](mailto:CouncilDistrict10@sanantonio.gov) or call his office at: 210-207-0999. In the event that you have issues that 311 is not taking care of, we encourage you to contact your councilman and seek assistance.



# Holidays and Safety

As we enter the greatest time of the year, we also have to deal with the reality of what this time of year brings. An increase in crime. At the annual meeting, we had our SAFFE Officer attend who provided information in regards to safety in our community. The condensed version is vigilance, light, and don't tempt thieves.

Thieves know that the holiday's means hiding gifts in cars. Don't keep valuables in your car. Thieves walk areas when there are not a lot of people around, it can be during the day when you are at work, or when it is dark. They check for cars that are open and rummage through your vehicle for easy items to steal and sell quickly.

They will also be looking for the larger pay day items; laptops, lpads, and other electronic devises. They can quickly break into your vehicle if you leave these items in view for anyone to walk by and see. Your best option is to keep your vehicles in your garage, and do not leave valuables in your car.

Don't be a target, be aware of your surroundings and your vulnerabilities. When you are shopping and you take a large amount of packages to your car, lock them in your trunk and go back in, be aware that there could be bad people staking out the parking lot. You are better off putting the bags in the trunk and driving to a different location, even if you are staying at the same mall.

When it comes to your home, adding lights at night, motion sensors and other lights help in keeping the casual crook away. You still don't want to tempt the thieves or make it easier, but if you cannot keep your car in the garage, don't keep a dark house. It provides cover for the crooks. Some owners are using lights in conjunction with cameras and alarms. This is all personal preference. Safety and Security is a personal situation. As homeowners you have to decide what is best for your situation. When we hear of the various crimes that occurs in neighborhoods we hear that vulnerable areas are the front door, the garage, and back windows. If it is within your means, review your security needs with a professional company who can assist in advising on your best course of action. You can also check with the San Antonio Police Department on the services they offer in checking your home for vulnerabilities. Your insurance company may also offer assistance. Check to see what advise they can provide.

**Your Front Door** - You don't have to answer the door simply because someone knocks. You want to let your visitor know someone is home, but you don't have to answer. Crooks can kick your front door in, but they don't want to have anyone home to confront them. Let them know you are home, but don't answer the door. To protect against your front door from being kicked in, install larger screws that go past your door molding, and into the actual frame of the door. If you add another deadbolt to your door, this will also strengthen the door. You can even add a place that goes further into the frame for strength. These devises are sold at your neighborhood hardware store.

**Your Garage Door** - With most garage doors having a garage door opener, garage doors are not truly locked any more. Have you noticed the red string with a handle hanging from the rail when the door is closed? This is a quick release in case your power goes out. You pull this handle and the rail disengages and you can push the garage door up. Thieves are pushing in the top panel of your garage door, grabbing this quick release with a hanger of sorts, pushing up the garage door and entering your garage. They close the garage behind themselves and no one notices what is taking place. An easy way to combat this is to take the handle off this quick release. This will prevent the thieves from hooking the quick release. Another thing you can do is alarming your garage door. This is not a standard practice, but should be. Alarming the garage doors will not allow the criminal easy access to your home. Lastly, does your car have the garage door opener sitting on the visor and you keep it parked in the driveway? This is easy access to your house. They can steal the remote and come back at a later date. Don't make it easy for the criminal.

**Back Windows** - Alarms with glass breakage and motion sensors should be a part of your home security. Depending on the windows they may break them, or pry them open, either way, between opening sensors, glass breakage, and motion sensors, you alarm should go off and provide you with an opportunity to protect yourself.

There are many other items to review, this is simply a few items to consider. Get with your security company and SAPD to get a full security plan implemented. We certainly don't want anyone living in fear, but we do encourage you all to be aware this holiday season.

As always, thank you for doing your part in making Preston Hollow a great community.

Preston Hollow  
Professionally Managed by:  
Diamond Association Management & Consulting

Primary Business Address  
6391 De Zavala Rd., Suite 223 D  
San Antonio, Texas 78249

Phone: 210-561-0606  
Fax: 210-690-1125  
Email: [damctx@aol.com](mailto:damctx@aol.com)

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Preston Hollow is on the Web.  
[www.PrestonHollowHOA.org](http://www.PrestonHollowHOA.org)

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