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KALLISON RANCH *Review*

Holiday Season also means Budget and Annual Billing Season

Now that the pumpkin pie is gone and the holiday decorating contest deadline is fast approaching, you can also expect to receive your 2019 annual billing statement. The budget process is an important time and it is also time consuming. The board members and manager work closely to review contracts with vendors, evaluate areas like the pool, gates, monuments, landscaping, and playground equipment to help determine the funds needed to operate the Association.

The good news is that the board members agreed not to increase the annual assessment for 2019. The annual assessment will remain at \$480 per year and is due January 1, 2019. Fortunately, the board members recognize that January is a challenging time for all of us with Christmas bills, taxes, and all the other expenses for families like yours. . Your board opts to bill assessments on a quarterly basis (January, April, July and October) to provide a more reasonable amount. This also makes it critical that members pay their \$120.00 quarterly assessment so that funds are available throughout the year to maintain your community and improve the value of your home.

When you receive your assessment notice, be sure to look at the balance due to make sure your account is in good standing. If you owe more than \$120.00, you may have missed a payment or your payment may not have been applied correctly. Technically, you are delinquent so act quickly before the collection process lands you at the attorney's office.

We all experience financial challenges at one time or another. If you need to make arrangements for a payment plan, please call your Community Manager, Yvonne Podufaly at 210-582-6019. Both the board members and management will work with you so you can get your account back to good standing.

Remember that the purpose of the Association is to preserve, protect and maintain the common areas (pool, pond, playground, etc) so that the value of your biggest investment, your home increases.

We appreciate your ongoing support of the Kallison Ranch community. Enjoy your holidays and best wishes for a great year in 2019.



Sunday Dec. 23

Christmas light/house decor judging.

Sat. Dec 29th

Neighborhood Holiday event

(more information to come).



ATTENTION: Pool is now closed for the season and will reopen in March.

IMPORTANT NUMBERS

FIRSTSERVICE RESIDENTIAL SAN ANTONIO

3424 Paesanos Parkway, Ste. 100, Shavano Park, TX 78231

24-Hour Customer Care Center:210.829.7202, Opt. 0

Main Office Phone:.....210.829.7202

Office Hours:8:00 am – 5:00 pm Monday-Friday

Email:.....info.sa@fsresidential.com

Community Manager | Yvonne Podufaly

Email:.....Yvonne.podufaly@fsresidential.com

Phone:..... 210.582.6019

DEPARTMENT EMAILS

ACC accsatx@fsresidential.com

Resales resalessatx@fsresidential.com

Gates (Pool) gatessatx@fsresidential.com

ACCOUNTING EMAILS

Accounts Receivable arsatx@fsresidential.com

Accounts Payable apsatx@fsresidential.com

Collections collectionssatx@fsresidential.com

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Gardening To Do List December in the Garden

By Marie Iannotti

Many of us do more shopping and planning for our gardens during the winter months than actual gardening but that doesn't mean there's nothing to do. In the warmer zones, December is the start of pleasant weather and a chance to enjoy planting cool season vegetables and flowers that don't tolerate your summers. Northern gardeners should use this period without leaves to scout for egg masses and other signs of trouble on trees and shrubs. Here are some more regional gardening tips for the beginning of winter.

In General

- Keep watering your holiday plants and give them plenty of light.
- Check houseplants and any plants you brought indoors for the winter, for insects that may have hitched a ride. With the heat on, they can multiply quickly.
- Also check any bulbs, corms, tubers and bare root plants for dessication or rot.
- Start eating those stored vegetables and think about planting more winter squash next year.
- Feed the birds.

In Southwest

- Be prepared for sudden swings in temperature and protect tender plants with row covers, newspaper or blankets.
- Start seeds of cool season vegetables and flowers.
- Cut back asparagus, as soon as it dies back or the ground freezes.



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4 WAYS TO HELP PREPARE YOUR HOME FOR WINTER

Winter is on its way and for much of the country that means freezing temperatures, wind, snow, ice and heavy jackets.

Preparing your home now for the colder months ahead is vital. The following tips are designed to help get you and your home ready for what winter has in store.

Invest in Weather Stripping

If you can run your hand around the edges of an outside-facing door on a cold day and feel the flow of cool air, you have an airflow problem, one that could cost you a lot of money over the course of the winter.

Weather stripping is a good way to help seal warm air in and cold air out of your home. Available in almost any hardware store, weather stripping installs quickly around windows and doors and can help prevent air leaks.

Before winter arrives, check your windows, doors, vents and fans, plumbing areas, air conditioners and any electrical/gas lines for leaks or drafts to save yourself energy and heating costs.

Evaluate Your Roof to Prevent Ice Dams

"Your roof is one of the most vital protections standing between you and the harsh outside elements. Excess snow, ice and other environmental hazards can cause significant damage," said Chala Sampers, Top Dog Roofing. "The objective is to get as much of the water away from your house as possible."

In cold weather, heat escaping your home can melt and refreeze ice and snow on your roof, leading to ice dams. Evaluate your roof in advance of harsh winter weather to prevent ice damming. An ice dam in your gutter can cause water to seep into and saturate an interior wall. These block off drains, and let water and ice continually build up on your roof – and possibly under it – weakening your roof and putting your home at risk. If you're unsure of what to look for, see if a roofing professional can evaluate your roof for ice dams while cleaning your gutters.

To help prevent ice dams make sure your attic is well insulated and ventilated. Insulate the attic floor well to minimize the amount of heat rising through the attic from within the house. If your attic wasn't built with a ventilation system, contact a trusted local professional or contractor about ventilating your attic before winter.

Buy a Roof Rake to Keep Snow from Building up

If you expect a lot of snow this winter, invest in a roof rake. As snow packs down from multiple storms it could cause a roof collapse – a roof rake can help you easily clear snow off your roof and protect your home during those blizzard months.

"Understanding the importance of checking your roof and knowing the basics of winter roof maintenance and damage can help homeowners avoid unnecessary stress and surprise costs," added Chala Sampers, Top Dog Roofing (<https://www.topdogroof.com/>).

What's even more surprising is that a new, national survey by Owens Corning Roofing found that although 70% of Austin

homeowners said that damage to their roof would be stressful or very stressful, only 3% say they always check or have their roofs checked before the start of a season that typically brings bad weather. So be prepared this season and make sure to conduct a thorough roof check before, during and after harsh winter months.

Protect Pipes from Freezing

A frozen water pipe can burst and flood your house or basement.

Help protect your pipes from freezing in bitter cold weather by making sure you don't turn the heat down too much when you're out of the house. You may not be there to enjoy it, but your pipes need the heat to prevent freezing.

Give your home a once over for any exposed or vulnerable piping and wrap them with insulation. Hardware stores usually carry foam rubber or fiberglass sleeves for pipes, which are easy to install.

If your pipes do freeze, and water stops flowing from faucets, call a plumber immediately.

Please keep personal safety in mind when checking items off this list and connect with a trusted professional or contractor for help with anything you are unable to do yourself. For more info visit <https://www.owenscorning.com/roofing>.

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