

FINESILVER RANCH NEWSLETTER



FINESILVER RANCH

August / September 2024



Community Event: FSR Celebrating America's Independence

What a spectacular day to live in Finesilver Ranch! Our volunteer neighborhood heroes truly knocked it out of the park, planning and executing a fantastically fun family event to celebrate our nation's independence. We truly have the BEST community. Heartfelt thanks to everyone for their hard work and dedication to making this the Best Little Neighborhood in Texas.

The Independence Day parade was a feast for the eyes. Vibrant floats adorned in red, white, and blue sailed down Finesilver, each one a dazzling display of creativity and patriotism. Children waved joyfully as they walked along the parade route, their laughter mingling with the cheers of families lining the streets. The local pooch brigade, tails wagging enthusiastically, marched proudly towards the clubhouse, eliciting delighted applause. A gleaming fire truck, spotless and grand, rolled by with firefighters waving, their presence a heartwarming highlight of the parade.

The day's events were meticulously planned, offering something for everyone. Brisket pitmasters, give yourselves a well-deserved pat on the back; the barbecue was mouth-wateringly delicious! And let's not forget our talented bakers, whose delectable desserts provided the perfect sweet complement to the savory feast. Over 300 residents attended and consumed fifty-five pounds of award-winning brisket. Mingled in were lots of sides, then completing the meal was delicious desserts and summer fruit.



Upcoming Community Events

See Community Portal for more information

August 6

Townhall Meeting for 2025 Budget

August 15

Regular Board Meeting

September 19

Regular Board Meeting

September 28

Community Cleanup Day

October 1

San Antonio Neighbor Together Night

October 17

Annual Board Meeting/Elections

October 19/20

Community Garage Sale

October 21

Bulky Items Pickup -tentative

Board of Directors

Mark Brown – President

Jeffrey Magee – Secretary

Ron Foster – Treasurer

George Chumillo – Member

George Priest – Member

Management Company

Lifetime HOA Management

18585 Sigma Rd, Suite 104

San Antonio, TX 78258

210-504-8484

contact@lifetimehoamanagement.com

Lifetimehoamanagement.com

Publisher

Neighborhood News, Inc.

3740 Colony Dr. Ste. LL100

San Antonio, TX 78230

210-558-3160

info@neighborhoodnews.com

www.NeighborhoodNews.com

Community Effort Shines Through in Neighborhood Cleanup

In a display of community spirit, seventeen dedicated individuals came together on a warm, muggy Saturday morning to enhance the beauty and safety of our neighborhood. The group started in the park trimming trees and bushes, ensuring that overgrown

branches were carefully pruned to promote healthy growth and improve visibility along our walkways. This meticulous work not only beautified our surroundings but also increased safety for pedestrians.

Next, they turned their attention to cutting and stacking wood from the fallen section of the Willow tree in the greenbelt and a dead Crape Murtle across Finesilver near the Pool. This task required both strength and coordination, and the volunteers worked tirelessly to ensure that the wood was neatly arranged and ready for collection by community members. Their efforts have left the area more organized and visually appealing.

Another critical task was the removal of ball moss falling from trees in the park. Although not harmful, ball moss can give trees an unkempt appearance. The volunteers diligently picked fallen moss off the ground, enhancing the aesthetic of our park and contributing to the overall tidiness of the neighborhood.

Trash and debris were also targets of this cleanup effort. Volunteers scoured the Braun and Finesilver area for litter, ensuring that every piece of trash was picked up and properly disposed of. Their dedication to cleanliness has made our community a more pleasant place to live and visit.



The team didn't stop there. They also gathered fallen limbs and branches, disposing of them in their own green bins designated for organic waste. This not only cleaned up the area but also contributed to environmentally friendly waste management practices.

Each volunteer brought enthusiasm and a sense of camaraderie to the project. Their collective efforts have not only improved the appearance of our neighborhood but have also strengthened the bonds within our community. These seventeen individuals exemplify the power of volunteerism and the positive change that can be achieved when people come together for a common cause.

We extend our heartfelt thanks to these volunteers. Their hard work and dedication are deeply appreciated and serve as an inspiring example for us all. Let's continue to support and participate in such initiatives to keep our community vibrant and welcoming. The June Cleanup Crew included Matthew & Kathy Downing, Monica Cavazos, Michele Alkahtani, Justin Contreras, David Adelman, Danette & Gabriel Guest, Mark, Katherine and Nicholas Brown, Marcia Perme, Tom Girvan, Randy Beadle, George Priest, Jeffrey Magee, and Ron Foster. Thanks everyone!

Community Champion: George Priest Works Tirelessly Behind the Scenes



Meet George, a dedicated community member who works day after day to improve Finesilver Ranch. George has cut down and processed many dead trees that didn't survive the drought. He has repaired community fences, gates, bathrooms and many other community resources saving the community countless expenses. But that's not all who George is – he is a man whose life is a testament to dedication, adventure, and community. George recently celebrated his retirement, marking the end of an illustrious career at Affordable Glass & Mirror, Inc. where he has been a pillar since 1979. Priest, known for his unwavering commitment to his work and family, has a story that spans oceans, service, and deep-rooted family ties.

Born and raised with a spirit of adventure, George Priest found his calling in the United States Navy, where he served with distinction on two prominent vessels: the USS L. Mendel Rivers (SSN-686), a sturgeon-class attack submarine, and the USS William V. Pratt (DLG-13/DDG-44), a Farragut-class destroyer. His naval career not only showcased his technical acumen and leadership but also his dedication to his country. Priest's expertise was further recognized through his role as an

Cont. on Page . 3

*Please Keep your Dogs on a Leash
Leash and pooper
scooper required.*

*(San Antonio City Ordinance – Section
5-19, FSR DCCR Article 5, Section 23)*



All dogs must always be controlled on a leash, even when under supervision, whenever the dog is on public or private community property. This includes all amenities related to parks, sidewalks, and streets. While your dog may be well behaved when not near other animals, this may change when another dog is nearby, causing someone to get injured. Allowing your pet to defecate on public/private or homeowner property and not clean it up is not only inconsiderate, but it can also be hazardous to the health of our children who play in the community and other pets. Thank you for your neighborly consideration. If you have a concern about an unleashed dog, please take a picture of the incident and send the picture and information to kelly@lifetimehoamanagement.com



SAWS Adjusts Water Use Rules for Stage 3 Drought

As of June 25, 2024, San Antonio entered Stage 3 drought restrictions. Meanwhile, San Antonio City Council unanimously approved new SAWS drought rules to increase water savings. The aim is to achieve a 10% reduction in irrigation water usage, equating to about 3.8 billion

gallons per year. The new rules and non-compliance charges became effective in July, 2024.

Watering Days

During drought restrictions, watering is allowed on your designated watering day as determined by the last number of your street address.

Areas without a street address, such as medians and neighborhood entryways, water on Wednesday.

New SAWS Irrigation Drought Rules:

Adjusted Watering Times:

- Stage 1: Before 10:00 a.m. and 9:00 p.m. to midnight.
- Stage 2 & 3: 5:00 a.m. to 10:00 a.m. and 9:00 p.m. to midnight.
- Users are exempt from these rules if using a hose.

Drip Irrigation Restrictions:

- Stage 1: Allowed four times per week.
- Stages 2 and 3: Allowed twice per week.
- Stage 4: Allowed once per week.

Non-Compliance Charges:

- Violations will now incur charges on water bills instead of municipal citations.
- Charges are \$137 for the first violation, \$225 for the second, and \$500 for the third.
- Higher charges apply to large irrigation customers.
- Residential customers using more than 20,000 gallons per month will pay an extra \$10.37 per 1,000 gallons over the limit.

Where to find HOA financial information

After logging in to the website at www.lifetimehoamanagement.com, click on documents on the left, then balance sheets-income statements. Within that directory you can find the income/expense of the neighborhood and account balance sheets.

Pool Information

All Pool cards were reset in February for 2024. This is an annual event to ensure all residents have reviewed and accepted the latest Finesilver Pool Rules. Once activated, access cards will remain active until the next reset in early February 2025. To reactivate cards, log into the Lifetime portal via web or app and submit Pool Request Agreement.

New pool access cards are \$25. If assistance is needed with your card or to order a new pool access card, please contact Lifetime HOA management at 210-504-8484 or access@lifetimehoamanagement.com

The 2024 pool schedule and all event schedules is posted to www.lifetimehoamanagement.com website. The pool is open daily from 5AM to 10PM. Access cards only work between these hours.

remember this is a neighborhood pool that is shared with all neighbors. Be mindful of your language around other people. Horseplay and running on the pool deck is dangerous and is not allowed.

Cameras are in place at the pool that can be used to identify individuals if behavior, including staying at the pool past closing time, becomes an issue.

All pool access times are logged through the pool access card system. If pool rules are not followed, the FSR Board may impose fines or revoke access card accounts.

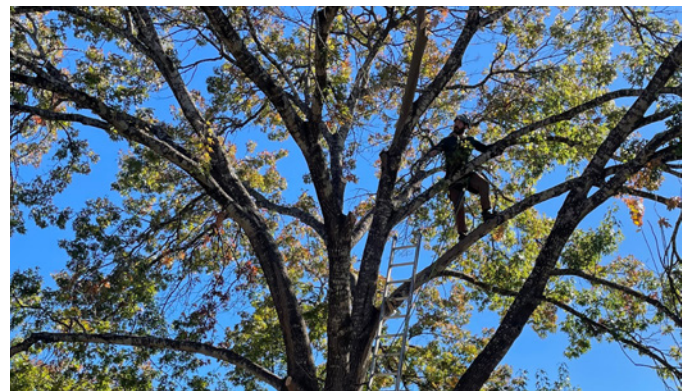
Cont. from Page 2

instructor at the Naval Reactors Facility near Idaho Falls, Idaho, where he imparted critical knowledge to the next generation of naval personnel.

After his service in the Navy, George transitioned to civilian life with the same vigor and dedication. In 1979, he started Affordable Glass & Mirror, Inc. His leadership and vision over the decades transformed the company into a trusted name in the community, reflecting his values of hard work and integrity.

Beyond his professional achievements, George Priest is a family man, having celebrated fifty-two years of marriage with his beloved spouse, Janet. Together, they have raised three grown children who have blessed them with seven grandchildren. Family is the cornerstone of George's life, and he cherishes every moment spent with his grandchildren, imparting to them his love for the outdoors and the values of kindness and helping others.

An avid outdoorsman, George finds solace and joy in hiking and fishing, activities that allow him to connect with nature and unwind. His passion for outdoor activities is more than a hobby; it's a way of life that he enthusiastically shares with his family and friends. In his retirement, George Priest looks forward to more adventures and cherished moments with his loved ones. His life, marked by service, leadership, and a profound sense of community, serves as an inspiration to all who know him. As he steps into this new chapter, his legacy of dedication and love continues to shine brightly, illuminating the path for others to follow. George's selfless dedication reminds us of the impact one person can make when working for the common good. Let's express our gratitude to him for this remarkable endeavor, a true testament to the strength of our community.



Talk to us. Get an estimate. Get it done!

- tree trimming
- tree removal
- stump grinding
- maintenance



SCAN ME



Fence Replacements and Repairs

All fence replacements, installations, changes, or improvements must have prior ACC approval. This includes refuse enclosures. The Architectural Control Committee (ACC) Improvement Application can be located at www.lifetimehoamanagement.com. Fence requirements are defined in the Covenants, Conditions & Restrictions (CCRs) to protect, preserve, and enhance the property value of the neighborhood. Please see www.lifetimehoamanagement.com for a copy of CCRs.

- All wooden fences and gates that can be seen from a street, including corner lot sides and "wing walls" from side of house to side lot line, must be constructed of cedar. Backyard sections of the fence may be cedar or spruce. Fences may also be constructed of combinations of wrought iron/masonry and wood/masonry.
- Pine wood aka "pressure-treated wood" fences are not allowed per the CCRs.
- All fences visible from the street shall be constructed facing the street and without any framing visible to the street.
- Any stain color must be approved in advance.
- Fences along Braun, Finesilver, and Silverbrook roads shall have a horizontal top cap to match the neighboring fences.
- Fences may not be built forward of the front wall line of the main structure.
- Vinyl/polyresin, lattice, white pickets, and horizontal wood are not allowed per the CCRs.
- All fences shall be no more than 6 feet tall with vertical planks no greater than 6 inches wide without gaps between, tops level or notched "dog-ear" style.

Community Clubhouse and Swimming Pool Reservation Information

Residents who are current on their HOA dues can use the Community Clubhouse and Swimming Pool. These amenities can also be reserved in half-day blocks:

- Morning Block:** 9 AM to 3 PM

- Evening Block:** 4 PM to 10 PM

(pool reservations end at 9 PM)

Rental Fees:

- Clubhouse:

** \$50 + \$150 deposit per half-day

- Pool:

** \$150 + \$150 deposit per half-day

- Both Clubhouse and Pool:

** \$175 + \$250 deposit per half-day

How to Reserve:

- Rental agreements and forms are available on the Lifetime HOA website: [www.lifetimehoamanagement.com] on the left navigation column

- For questions, please email: [reservations@lifetimehoamanagement.com] Thank you for helping us maintain and enjoy our community amenities!

Home Improvement Requests

Please request approval from the ACC for external home improvement projects and changes.

An ACC request must be submitted for all fence replacements, street visible equipment additions (solar, mini-split AC, water softeners, etc.), house paint color changes, pools, sheds, roofs, walkway/sidewalk additions, and landscaping overhauls. Please submit your home improvement request to ACC for approval prior to beginning your project.

The ACC has 30 days to approve a request, but most are handled in a few days. The purpose of the ACC is to maintain the community's aesthetic appeal by ensuring each property is following the rules set forth with the original neighborhood CC&R documents.

The ACC plays a critical role as these are volunteer residents who ensure the community retains its appeal, uniformity, and overall property value which ultimately benefits all the homeowners.

You can file an ACC request and review the CC&R documents on www.lifetimehoamanagement.com.



Phone/Tablet app Information

A free app is available for your tablet or smartphone that allows you to access monthly vendor codes, HOA event calendar, review documents, and pay your quarterly assessments.

It is called Community Link by eUnify. To get started, download and install Community Link app, then use the same login credentials you normally use to access the Lifetime HOA Management Portal at www.lifetimehoamanagement.com

•SA Parks App – With SAParks, the City of San Antonio has paired its rich history of cutting-edge park technology.

•Inspection Scheduler – Schedule inspections at any time. Inspections will be scheduled for the next day. First time users will need to set up an account. City of San Antonio Mobile Apps - <https://www.sa.gov/Directory/Mobile-Apps> Stay Connected with services, events, and announcements with a selection of SA Mobile Apps

•Library Apps – Access account information, browse recent arrivals, check out the New York Times best seller list, search the catalog, place hold, and so much more!

•Ready South Texas Apps - An all-hazards overview of disaster information to help you prepare, plan and respond to disasters in your area. It's never too early to be prepared.

Plastic Bags No Longer Accepted in City's Blue Carts

Living in a close-knit community comes with its own set of joys and responsibilities. One responsibility we all share is taking care of our trash and recyclables for waste management pickup and removal.

Beginning August 1, the San Antonio Solid Waste Management Department (SWMD) will no longer accept single-use plastic bags in the blue recycling cart, even if they are bundled. This change is crucial to address the issues caused by processing plastic bags in the mixed recycling system.

What FSR Residents Need to Know: -Do Not Place Plastic Bags in the Blue Cart: Plastic bags should not be placed in the blue recycling cart as they can become entangled with other recyclable materials, rendering them non-recyclable.

-Use Retailer Drop-Off Kiosks: Many retailers offer recycling drop-off kiosks specifically for plastic bags. This ensures the bags are collected separately and can be properly processed into new products.

-Choose Reusable Bags: Consider reducing your use of single-use plastic bags by shopping with personal reusable bags.

-Dispose of Plastic Bags in the Brown Trash Cart: If you cannot recycle plastic bags at a retailer, place them in the brown trash cart.

Why the Change? When plastic bags are placed together with other recyclables in the blue cart, they can become entangled with those other items, making them difficult to recycle. Additionally, plastic bags and other plastic films can stick to recycling sorting equipment, causing machinery malfunctions and inefficiencies. Plastic bags collected from retailer kiosks do not face these issues since they are kept separate from other materials, allowing them to be recycled effectively.

For more information, please visit SARecycles.org.

Community Service Committee

Are you interested in community involvement? Whether you're a student needing service credit, a neighborhood enthusiast, or simply want to help improve our community, consider joining the Finesilver Ranch Community Service Committee. In recent years, community participation has declined, and we're seeking volunteers to revitalize the neighborhood.

The committee's activities will be driven by volunteers' interests and may include trash pickups, clubhouse and pool maintenance checks, or assisting neighbors in need. Your involvement can save HOA assessment dollars and contribute to essential neighborhood improvements. Whether you can lead a committee or have limited time to spare, we welcome your participation. Everyone, regardless of age or skill level, can find a place in the Finesilver Ranch Community Service Committee. Join us today!

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Board Updates

Board of Directors :

Mark Brown – President
Jeffrey Magee – Secretary
Ron Foster – Treasurer
George Chumillo – Member
George Priest – Member

Board Meetings :

Two meetings were held in the community during the last two months. Those meetings took place on May 23 & June 20, 2024. Both were regular Board Meetings and were held in the FSR Clubhouse.

- During the May 23 regular session beginning at 6:02 PM, the Board:

- Heard from the Community SAFTE Officer who provided an update concerning crime prevention and safety in the community
- Heard from SA District 7 City Representative who provided updates on city projects including the proposed light at Finesilver & Braun and the proposed sidewalk on Braun
- Received a committee report from
 - the Social Committee who voiced a concern for a need for volunteers for the July 4 Community Event.
- Approved the prior meeting's minutes.
- Reviewed Board decision ratifications that occurred before this meeting including
 - Irrigation System Repairs -approved
 - Front Gate Repairs -approved
 - Pool Entry Panic Bar -approved
 - Thirty Year Reserve Study -approved
- Discussed and approved new business including:
 - Pool Reservation Agreement that removed lifeguard requirements for parties approved.
 - Maintenance and removal of dead tree at entry approved.
 - Delinquent HOA Dues Accounts approved for delinquency process and collection.
 - Newly assigned Reserve Fund Budget Categories for the 2024 budget year approved.
 - Volunteer Initiatives – Board approved the next Community Cleanup Day.

-Discussed without approving the following

- Drainage Culvert Repair – tabled for the future.
- Assessment Increase - Board discussed possible increases for the 2025 calendar year (no action at this time).

An Executive Session was held at the end of the Board Meeting to consider actions involving enforcement action, correspondence with the HOA attorney, and litigation action.

-During the June 20 regular session beginning at 6:01 PM, the Board:

- Heard from SA District 7 City Representative who provided a District 7 handout that outlines services available to the community.
- Received a committee report from the Social Committee on the status of the July 4 Community Event and the number of community members who volunteered to help.

- Approved the prior meeting's minutes.
- Reviewed Board decision ratifications that occurred before this meeting including
 - Holiday decorations – the vendor will decorate the front monument area during the week of Nov 4-10th.
- Discussed and approved new business including:
 - Replacing the ladder in the Clubhouse.
 - Standardizing Clubhouse/Swimming Pool rental fees to include a \$25 discount for the combo. Half day rentals for each amenity is as follows: \$50 for the Clubhouse, \$150 for the Pool, and \$175 for the rental of both the pool and the Clubhouse for the same event.
 - Pool filter sand change approved for late October or early November.
 - Townhall Budget Meeting approved and scheduled for Aug. 6 at the Clubhouse.
 - Next Community Cleanup Day approved and scheduled for Sept. 28.
 - Next Community Garage Sale approved and scheduled for Oct. 19/20.
- Discussed without approving the following:
 - Drainage Raceway Cleanout – tabled for the future to provide time for more quotes on the project.
 - Pool Restroom repairs were tabled – will revisit at the end of the swim season.
 - Basketball Court refresh discussed. The board will pursue quotes for a new court to replace the existing pad, plus the installation of an 8 ft. fence around the court.

An Executive Session was held at the end of the Board Meeting to consider actions involving enforcement action.

Board of Directors

HOA board members aka Board of Directors (BOD) are residents in the neighborhood that volunteer and are elected at the annual meetings to make decisions for the neighborhood. The board works with the management company to ensure FSR common areas and finances are maintained. Board members duties include writing the newsletter, making the annual budget, interviewing/selecting contractors, deciding which projects need to be done this year for the common areas, deciding method/approving repair issues that arise on property, and responding to residents' issues and complaints that escalate beyond the management company. The board also currently helps with keeping an eye on the clubhouse, gate, cameras, and working on the social events.

Board Meetings

The Board of Directors' regular meetings are scheduled periodically with dates chosen by the Board. The main purpose of these meetings is for the Board to conduct business. These meetings are open to the public to see and hear the business happening. The board has a homeowner forum section on the agenda to provide homeowners time to ask questions or make comments. We kindly ask that you refrain from questions or interruptions except during the Homeowner Forum portion of the meeting. The Executive Session portion of the meeting to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board. is not open to the public and all non-board member residents will be asked to leave.

Notice of all Board Member meetings will be emailed to all residents with a valid email on file with the management company. Notice of all Annual Meetings will be sent by standard mail and e-mail. Please have your correct up to date email/ mailing information on file with the management company to ensure you are receiving all important HOA information. All meetings are posted on the event calendar available via app or www.lifetimehoamanagement.com.

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Front Entry Gate Codes

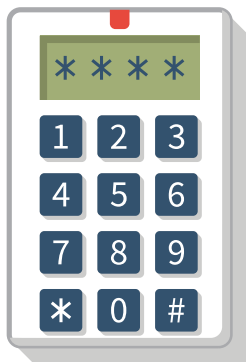
Front entry gate codes require a # sign in front of your personal gate code. If you forget to use the # sign before the code and accidentally call someone, you can reset it by pressing the "CALL" button and start again with #.

If the gate malfunctions and opens partly, it is likely from one of the many safety sensors. Re-entering the code or using your remote should close the gate, and then repeat your code or remote press again and the gate should open. Remember that the antenna and receiver for the gate remotes is located at the keypad area.

The monthly vendor gate codes are e-mailed from Lifetime HOA Management and listed on the homeowner portal at www.lifetimehoamanagement.com. Please use the monthly code for your vendors/deliveries and do not provide your personal gate code. Please do not advertise or list these codes on a social media outlets. Pedestrian gate code is 351 to enter, no code is needed to exit. Motorcycle exit gate keypad code is 1964.

Gate remotes can be purchased from Lifetime HOA Management for \$35. If you have any issues with your gate code or want to purchase a remote, contact Lifetime at Access@lifetimehoamanagement.com.

Please be aware that the front gates will be locked in the open position during severe weather with high wind gusts. This is done to ensure the gate is not blown off the tracks and damaged.



Finesilver Ranch

Youth Services

Name	Phone	Services
René Labbé, Jr	210-875-1204	19 Available for cutting grass, dog sitting, picking up mail, and helping with other things around the house
Victoria Richards	817-705-3817	21 Babysitting, dog sitting, dog walking
Nicholas Gaeta	757-879-1702	15 Pet sitting, dog walking, getting mail
Josiah Labbé	210-875-1204	13 Mowing yards, dog sitting, mail pickup, and helping with other odd jobs around the house (with parent supervision)

If your teen would like to place their ad, please send your information to kelly@lifetimehoamanagement.com.

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