



MAGEE RANCH

Board of Directors

Christopher Cross
James Losi
Ron O'Dell
Andy Rodgers
Deirdre Woram

Meeting Information

The next Board meeting will be held:

November 1, 2023
6:00 PM

HOA Services Conf Room
2266 Camino Ramon

Management

Homeowner Association Services
2266 Camino Ramon
San Ramon, CA 94583
925.830.4848

Stacey Lint
Manager
slint@hoaservices.net

Cheryl Franklin
Assistant Manager
cheryl@hoaservices.net

Mychele White
Architectural Liaison
Architectural@hoaservices.net

Jennifer Bouchard
Accounting
Jennifer@hoaservices.net

New Management

As explained in recent correspondence, Homeowner Association Services has taken over management of our community. Contact information for anyone you may need to reach at HAS is provided in the side bar.

Homeowner Association Services is committed to reducing our Copies and Postage costs. Care to help? If you received this newsletter via USPS mail – do your part in saving the HOA money by scanning the QR Code to the right to automatically generate an email to Management signing up for electronic delivery of HOA correspondence! Just add your address!



New Architectural Contact

Thinking of making a change to the exterior of your home? Don't forget the application and remember that exterior modifications require approval by the Architectural Review Committee before any work begins!

We understand and appreciate homeowners making improvements to their home, and certainly encourage you to do so! That's why we've worked with Management to make the process as easy as possible. Applications and design plans can be emailed to Architectural@hoaservices.net for processing. Don't hesitate to direct questions to Mychele, the liaison at the above email, or to Stacey at slint@hoaservices.net.



New HOA Website

The new HOA website is up and running. You can visit it at www.MageeRanchHOA.com. A big thank you to our volunteer homeowner, Rong Du, who put time and effort into creating this space for HOA information. We appreciate your patience with this as we work to transition all of the Association information over!

Off-Street Parking

With new Management, we find it can be beneficial to remind homeowners of old rules that keep our community looking prestigious. Have you driven through old Danville recently and felt cramped by the small streets made even smaller with cluttered cars parked on the streets? Compare that to the relaxing cruise entering our neighborhood. The difference is parking. Magee Ranch HOA rules state that street parking is for guests only. Homeowners should park primarily in the garage with overflow vehicles on the driveway for less than 24 hours at a time.

Please help preserve the aesthetics of our community by making space in our garages to follow these rules! Realtors often note that communities with lots of cars on the street and in driveways detract from a neighborhood's aesthetics and reduce property values. Let's step up and get those cars protected inside and out of the hot sun!

GHAD & Hillside Update

Hopefully all homeowners read the July Newsletter with extensive details about the GHAD, functions of the GHAD and the ongoing work for hillside repairs. We all remember the significant rainfall in January that led to several large landslides throughout the hills of Magee Ranch. Some of these mudslides washed out into streets, some into yards, and others threatened multiple properties. These slides caused considerable damage to our hills and even some properties. Repairing these slides is imperative to preserve our neighborhood safety and property values.

At the last GHAD meeting, the GHAD Board reviewed the proposed contracts for repairs to the hillsides. Total costs for these repairs are now estimated at a Not-To-Exceed expense of \$1,249,483, including mitigation costs to date of \$70,483, engineering analysis, and repair design costs of \$93,000, and contractor field work and oversight costs of \$1,086,000.

This is not a sum the Association or GHAD take lightly. This work is required in order to properly repair our common area hillsides, to ensure the safety of the whole community, and protect the property values of all the homes in Magee Ranch. The Board has thoroughly examined possible options for funding these repairs.

The Board and previous Management did extensive research into a potential SBA Disaster Loan. After extensive discussions with legal counsel, the Board determined that taking out a loan via a Special Assessment is not in the best interest of the Association. It would cost homeowners more in the long run and impose legal and administrative burdens on Management and our membership that are not justifiable. Why? A Special Assessment to service a loan is still a lien and would require disclosure and paperwork for every new Magee Ranch homeowner.

As such, the Board is preparing with counsel to put forward a Special Assessment vote for the funds needed to complete repairs. In the meantime, ENGEO and BC McCosker, the geotechnical engineering firm and contractor selected, will be beginning early stage repairs that can be covered by the GHAD reserve funds. You may see trucks and equipment begin to arrive next week.

IMPORTANT: Please keep an eye on your mail next week as further information and ballots for the Special Assessment will be coming, along with an invitation to a Town Hall Meeting where homeowners get their questions answered.

New Mulch and Landscaping?

We've seen a few homeowners who have already taken steps to put down fresh mulch in their front yards this year, and wow does it make a difference! On a recent walk, the Board of Directors reached out to several homeowners asking for mulch to be laid down. If you received a letter on this, don't fret! You aren't being singled out. In fact, in most cases, the yard as a whole looks great; we're just hoping for that extra bit of pop to really make our homes stand out and improve property values.

Trash Can Reminders!

We always strive to maintain the beauty and harmony of our community and as such, we would like to remind all owners and residents about the timely relocation of your trash cans after Monday's garbage pick-up. We understand that life can get busy and it's easy to overlook minor tasks, but properly storing your trash cans behind your fence after pick-up is crucial. By doing so, we can collectively contribute to a cleaner and less cluttered neighborhood. And please round up any items that may have blown away so that our streets don't look like our freeways! Remember how nice the neighborhood looked when you were house hunting? Let's keep it that way.

Do YOU have Cellular Expertise?

The Board is looking for homeowner volunteers having experience with cell towers and the processes surrounding them to look into whether there is an opportunity for Magee Ranch HOA to improve our service levels. Please reach out to Management if you're interested or have any relevant experience.

Driving Reminders

It's time again for another reminder about something we all need to take to heart – safe driving in our lovely neighborhood. We know we sound like a broken record! HOA issues always seem to boil down to three things... people, pets, and parking! But there's no such thing as too much safety.

First and foremost, we must address the issue of speeding. It is imperative that we adhere to posted speed limits within our residential area. Speeding poses a significant risk to pedestrians, bicyclists, and other drivers, as well as the speeder. We kindly request that you remain vigilant and mindful of your speed, as it is our shared responsibility to ensure a secure environment for everyone.

In addition to obeying our 25mph speed limit, we must also emphasize the importance of STOPPING at stop signs. These signs have been strategically placed to regulate traffic flow and protect our community from accidents and potential harm. Let's all make a conscious effort to come to a full stop, look both ways, and then proceed. Many of us have seen cars blow through stop signs without even slowing! It might add a few seconds to your trip, but it's seconds that can save lives. So let's all do our part and make our neighborhood a little bit safer – one stop sign at a time!