



MAGEE RANCH

Board of Directors

Christopher Cross
Kent Rezowalli
Andy Rodgers

Meeting Information

The next Board meeting will be held:

May 8, 2024
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

Erika Vieler and
Mychele White
Architectural Liaison
Architectural@hoaservices.net

HOA Emergency Line:
925-831-2309

Danville PD Non-Emergency:
925-314-3700

Animal Services
Main Desk: 925-608-8400
Emergency: 925-646-2441

Meeting Highlights

We know homeowners can't always take the time to attend Board meetings, so here are some things the Board has been tackling recently.

- ◇ **There are still two open seats on the Board.** Please volunteer – process is simple!
- ◇ Reviewed the Year End Financials and determined they're ready to send to the CPA.
- ◇ Contracted to update the CC&Rs / Bylaws – **Submit your feedback, see below!**
- ◇ Approved the contract for the yearly weed abatement.
- ◇ Discussed landscaping details, mulch, rodent issues, cell towers, and more.

Tree Maintenance

Our community has many mature beautiful trees. Throughout the community homeowners have planted picturesque shade trees in their back yard and of course the hills are dotted spectacularly with Oak trees. Trees have many benefits; they provide privacy blocking out neighboring homes, they frame yards, some bear fruit to help feed our families!



But with great trees come great responsibilities.

Trees on your property should be trimmed regularly, using a professional arborist to control for health, size, and crown density. This is especially the case when trees have overgrown their space in your backyard and are encroaching on your neighbor's property. Remember, you are responsible for your tree, even if it's growing across property lines. So please, for the health of the trees and as a neighborly "tree-ty", trim your trees when they're "Knockin' on Heaven's Door"... or your neighbor's house.

Specialists Needed!

The Magee Ranch Geologic Hazard Abatement District is looking to distinguish itself from the Magee Ranch HOA. We are incredibly grateful to the homeowners and Board members who have committed countless hours and energy into the establishment and operation of the GHAD. Currently, the Board of Directors for the GHAD is the same as the Board of Directors for the HOA. While this lends itself an ease of meeting scheduling, the GHAD is looking for new Board members to make decisions for the District going forward.

Recently, the GHAD Board hired ENGEO as its manager and will look to run Board of Director Elections, budgets, and more separately from the HOA. We recognize the value of Magee Ranch HOA is YOU, the people of Magee Ranch. We are not turning a blind eye to the expertise that exists in the HOA. Please contact Management at the sidebar address if you'd be interested in serving on the GHAD Board.



V-Ditch Cleaning Reminder

Throughout many homes that back up to open space, portions of the v-ditches cross into private parcels. In some areas, backyard fencing extends down into the v-ditch, likely for the purpose of keeping animals out of yards. However, this can also allow debris to accumulate against the fence within the ditch. This could block the flow of water and proper drainage of

the hillsides. The GHAD recommends any such barriers be removed or at least cleaned periodically to restore functionality to the ditches.

This is your friendly end-of-season reminder to clean out the ditches within your property. Doing so now, again in August before the rainy season and periodically throughout the winter will keep the work light and easy and keep the drainage functioning properly.

CC&R Feedback – Your Input is Important!

As noted above, the Board has contracted with Hughes Gill to update the new draft CC&Rs and wants to get member feedback on some of the hot button topics – like pets, parking, and sporting equipment! Management has created an online survey based on legal counsel’s questionnaire for those topics and it is included in the email where this newsletter was attached! Did you get this via USPS? Don’t worry, the link to the survey is also online at www.MageeRanchHOA.com! But please note, you can save the HOA money and receive your HOA information more timely if you sign up for email versions of HOA correspondence. Do so by reaching out to Management at slint@hoaservices.net.

Please respond to the survey to share your preference on where parking will be allowed, whether there should be limits on pets, or if basketball hoops can remain on driveways or need to be pulled out of sight when they’re not being used. The Board will collate responses and make decisions based off of member feedback, legality, and enforceability.

Emergency Assessment Update

We’re happy to announce that the emergency hillside repair work was completed on time before the rainy season began. BC McCosker completed physical repairs in late October and ENGEO completed final reports and as-built plans of the repairs in late January. You’ll recall these contracts were negotiated on a time and materials rate with a Not to Exceed total. All told, the project came in at 73% of the Not to Exceed budget. The remainder is added to the GHAD reserves for future needs.

Community Lighting

In late 2023, the Board of Directors decided to contract with Blue Streak Lighting & Electric for monthly “light patrols” to look for lighting outages in the Common Area and Landscaping Easements. In December, Blue Streak made a map of all the lighting: ground lights, wall lights, tree lights, etc. Now monthly, they perform inspections in the late evening or early morning hours to look for lights that are out, blinking, broken or otherwise in need of repair. This inspection is typically done the first week of the month and you may see a van driving through the community at slow speeds during that week. We wanted to make you aware of the activity because we always encourage you to call the Danville Police if you believe something is amiss, and our vendor would prefer it not be on them!

Currently, Blue Streak is working on a few outages including tracing the intersection wide outage at Magee Ranch Road and Sunhaven Road/Crownridge Dr, ground lights out at Magee Ranch Road and Windover, and replacement of a broken ground light at Magee Ranch Road and Brightwood Circle. If you are aware of others, please take a photo and note the location and send to Management at slint@hoaservices.net



Enforcement Policy – Feedback Heard!

In early February, we shared the draft Enforcement Policy that the Board was considering adopting at the March meeting. We heard some feedback from homeowners about the policy and appreciate all the homeowners who reached out with comments, concerns, and feedback. The Board listened and is working on making some changes with Counsel to clearly outline what avenues of dispute homeowners have against fines, to highlight that fine amounts are not set in stone (and in some cases fines may be lower than with the existing policy which has hard-coded fine amounts no matter the violation), and to remove or define unclear terms.

At the May meeting, the Board will review a re-drafted policy and may consider approving it. After approval, it will again be sent to the community for comment prior to consideration for adoption at the July meeting.