



MAGEE RANCH

Board of Directors

Christopher Cross
Joe Falvey
Kent Rezowalli
Andy Rodgers
Joe Tartoni

Meeting Information

The next Board meeting will be held:

November 6, 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.

- ◇ Don't forget you can find loads of HOA Information on the HOA website: www.MageeRanchHOA.com
- ◇ Reviewed a draft budget for 2025.
- ◇ Discussed trimming of the pear trees throughout the community.
- ◇ Held a Town Hall meeting with Danville PD – see below for details!

Police Town Hall

On Wednesday, July 24, Magee Ranch hosted a Town Hall meeting with the Danville Police Department. Chief Allan Shields and team were there to discuss several items that are important to the community and noted that Magee Ranch is one of very few neighborhoods to actively reach out with the goal of establishing communications with the Police Department. Below we share some details on the discussions that took place.

Crimes involving property (“Danville is a shopping mall for crooks”)

There has been a mild increase in property crimes over the past few years. Many of the crimes are “crimes of opportunity” which the recent HOA newsletter addressed. Chief Shields recommended some specific actions for homeowners to help minimize the opportunity that your home or property present.

- Don't leave any door unlocked, including your cars and outside gates.
- Don't leave items visible inside your car, especially garage door openers, which can encourage break-ins.
 - Visible garage door openers can invite a break-in to the garage.
- Cameras, motion detectors, and sufficient lighting can be helpful and is encouraged.
 - Many companies sell this equipment. Ring is a common, effective brand.
- Our HOA Flock license plate reader can be helpful in solving crimes and is encouraged by the PD.

Leaving the home for an extended period of time such as a week-long vacation can also present an opportunity for thieves. Some recommended prep actions by the DPD echo recent comments from the last HOA newsletter:

- Notify the Danville PD of your vacation. Volunteers are used to check on houses periodically while you're away. <https://www.danville.ca.gov/FormCenter/Police-Department-Vacation-House-Checks-5/Vacation-House-Checks-44>
- Alert your neighbors so they can help watch for unusual activity, open doors, etc.
- Using motion detectors in the house and cameras can be useful if a break-in occurs.

E-bikes, scooters, golf carts, etc.:

These vehicles are becoming a big safety problem in the Town. The laws are complex and the classification is also complex – please refer to the specific article on the website and hand out from SRVUSD linked [here](#) and on the HOA website: www.MageeRanchHOA.com.

Generally:

- Class 1 and 2 E-bikes—pedal or throttle assisted with a top speed of 20 MPH—a helmet is required if you're under 18; rider must follow the rules of the road and the same

rules as bicycles.

- Class 3 E-bike—pedal assisted with top speed of 28 MPH— a helmet is required for all ages; rider must follow the rules of the road and the same rules as bicycles.
- Motorized E-scooter—throttle assisted with a top speed of 25 MPH – rider must have driver’s license or permit; a helmet is required if you’re under 18; rider must follow the rules of the road and riding on the sidewalk is not allowed.
- Golf Carts—while street legal if properly registered, they may not be driven on roads with speed limit 35 and above. The driver must have a valid driver’s license.

Contractor parking at entrance to Magee Ranch:

Recently there have been increased complaints about the amount of vehicles parking along Magee Ranch Road, especially early in the morning. According to the PD, there isn’t much they can do as Magee Ranch streets are not private, unlike Blackhawk including Hidden Oaks. However, if parked vehicles are presenting a safety concern, homeowners are encouraged to report them to the PD.

Not stopping at stop signs:

Magee Ranch residents present at meeting emphasized this as a major problem. In general, policing works off of data; the DPD uses data to establish hot spots where there are vehicle crashes that involve injury and prioritizes policing to reduce illegal habits that contribute to those incidents. In Danville, this is typically seen in the Downtown corridor, along Sycamore Road and Camino Tassajara, and in the Blackhawk shopping corridor. However, DPD proposed increasing their patrols in our community to help combat what we’re seeing as a major problem.

Not stopping for school buses:

Did you know it is illegal to drive past a stopped school bus with its red lights flashing and stop sign out? This is true no matter what side of the road you are on – behind the bus or coming from the other direction of traffic. Driving past a school bus with stop signs on can even lead to tickets and fines.

GHAD Board Members **STILL** Needed

The Magee Ranch GHAD is looking to hold formal elections in line with this year’s election cycle as administrated by the County Registrar of Voters. The GHAD Board will have 5 open seats and is looking for Magee Ranch homeowners who are interested in volunteering time to help manage and make decisions for the GHAD. So far we have one interested homeowner and we are excited to get a full team on “board!”

During the first term on the GHAD Board, the Board members will be responsible for appointing a treasurer to manage funds for the GHAD and a Clerk to manage minutes, meetings, and records of the GHAD. GHAD Board responsibility will also include making decisions about annual hillside monitoring, needed maintenance to retention basins, storm drains, rock walls, and other hillside assets, and hillside inspection during heavy rainfall events. All this will be done with the guidance of ENGEIO to determine what is typical, necessary, or optional.

Please reach out to [Management](#) if you're interested in joining or learning more.

Town of Danville Noise Ordinance

With the rolling hills close by, it can sometimes be easy to forget we live in a residential subdivision. But we do, so please remember the Town Noise Ordinance when scheduling your gardener’s hours, playing music outdoors, or leaving your pets outside.

Town Ordinance:

It is unlawful to use a speaker audible at 50 feet distance between 10:00 pm – 8:00 am.

It is unlawful to create construction noise from 7:00 pm – 7:30 am Monday through Friday and between 7:00 pm – 9:00 am Saturday and Sunday.

It is unlawful to operate machinery... lawn mower, or leaf blower ... between the hours of 10:00 pm and 8:00 am.

We love the community we live in and appreciate the work that homeowners and their vendors put in to keep the yards nice, but please work with your landscapers or construction crews to follow the noise ordinance and hold off on loud activities until 8:00am on weekdays and ideally 9:00 am on the weekends.

We also understand occasional celebrations and special events may extend beyond these hours. We ask that you still be cognizant of nearby neighbors and do your best to move things indoors or turn music down after 10:00 pm - or invite your neighbors!

V-Ditch Reminders

Some portions of the v-ditches cross into private parcels – your backyard! The builder installed fencing for many of these into the v-ditches themselves. This fence installation within the ditches is likely to prevent animals from entering the properties. However, this often allows debris to accumulate against the fence within the ditch. We recommend you take a look these barriers, if you have them in your back yard, and clean them before the rainy season to restore functionality to the ditches.

Landscaping Details

We all know that lawn care improves the appearance of our homes and neighborhood and that it helps keep property values high. With more than a few homes on the market, we can all benefit from some additional attention to detail with regards to our front and side yard landscaping. Here are some friendly reminders to keep our community looking its best:

1. Weekly Lawn Mowing

During the warm spring and hot summer months, our grass can grow rapidly. To keep lawns looking neat and healthy, please mow them once a week. Regular mowing encourages denser growth, prevents weeds, and helps the grass withstand the summer heat. Remember to keep your mower blades sharp and set at the appropriate height for your type of grass.



2. Bi-Weekly Edging

Edging your lawn and any street side planter beds every two weeks makes a significant difference in the overall appearance of your property. Neatly edged landscaping is so visually satisfying that Tik-Tokers have entire accounts dedicated to videos edging lawns. Use a string trimmer or an edger to define the boundaries between your lawn, driveways, and walkways!

3. Weed Removal

Weeds can quickly take over if left unchecked. Please take the time to remove weeds from your planters, driveway cracks, and walkway cracks. Regular weeding not only improves the appearance of your garden but also ensures that your plants receive the nutrients and water they need. Consider using mulch in your garden beds to suppress weed growth and retain soil moisture. It's easiest and most satisfying to pull weeds after the garden has been watered a bit and the soils are still wet so roots easily pull out.

4. Watering Your Lawn

Proper watering is crucial during the hot summer months. Water your lawn deeply, aiming for about one inch of water per week. Early morning is the best time to water, as it reduces evaporation and allows your lawn to absorb the moisture before the heat of the day. Be mindful of EBMUD watering restrictions and adjust your schedule accordingly.

Additional Tips

Fertilization: Applying a balanced fertilizer can give your lawn the nutrients it needs to stay green and healthy throughout the summer.

Trimming Bushes and Trees: Regularly trim bushes and trees to maintain their shape and prevent overgrowth.