



MAGEE RANCH

Board of Directors

Christopher Cross
Steve Enochian
Joe Falvey
Andy Rodgers
Joe Tartoni

Meeting Information

The next Board meeting will be held:

January 7, 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

- ◇ Appointed three members to two year terms on the Board: Christopher Cross, Steve Enochian, and Andy Rodgers. Officer Roles were appointed as follows: Officer roles were appointed as follows: President Joe Falvey, Vice President Andy Rodgers, Secretary Joe Tartoni, Treasurer Christopher Cross, Member at Large Steve Enochian

- ◇ Reviewed drafted CC&Rs for accuracy to what the community wants – determined further review is needed.

- ◇ Agreed to bid out the landscape maintenance contract for value comparison.

- ◇ Set the 2025 Meeting dates as follows: January 7, March 5, May 7, July 9, September 10, and November 5.

2025 Dues Increase

As shared in the [Budget Package and Annual Policy Statement](#) sent to owners in October, when the Board reviewed expected 2025 expenses it was agreed an increase in dues would be necessary. Beginning January 1, quarterly dues will be \$470. If you are on autopay, please be sure to update it.

Our HOA has significant common areas and maintenance responsibilities. From hundreds of trees lining the roads and HOA maintained intersections throughout the community to expansive open space hillsides that need to be weed abated annually. Those two items alone account for 23% of the budget. Roughly another 15% of the budget goes to the HOA reserve fund and another 15% to funding GHAD operations. As you can see, roughly half of all dues go to those four important items – landscaping, weed abatement, and reserves.

In general, operating costs for the Association are projected to increase 10% over the 2024 budget, with the largest increases coming from taxes – up 133% as a result of higher than previous interest rate returns, weed abatement – up 21% for the lowest cost bidder, and water – up 31% from usage and rate increases.

We know increases are never easy, but the Board does not believe that diminishing the levels of service in favor of pure cost savings is in the best interest of the Association. However, the Board is actively engaging in bid processes to ensure the best possible value is obtained for large projects.

Geologic Hazard Abatement District: The More You Know!

What is a GHAD?

Geologic Hazard Abatement Districts (GHADs) are governmental districts formed to address geologic hazards. GHADs may be formed for the purpose of prevention, mitigation, abatement or control of a geologic hazard and can also be formed for mitigation or abatement of structural hazards that are partly or wholly caused by geologic hazards. (Public Resources Code [“Pub. Res. Code”] § 26525.) A “geologic hazard” is broadly defined as an actual or threatened landslide, land subsidence, soil

erosion, earthquake, fault movement or any other natural or unnatural movement of land or earth. (Pub. Res. Code §§ 26507.)

Magee Ranch GHAD Duties

Per the Plan of Control, there are various main functions of the Magee Ranch Geologic Hazard Abatement District.

- Management of the District comprises duties such as retaining the services of engineers, geologists, and construction contractors as well as keeping adequate accounting records and submitting an annual report to the Board of Directors to be compared with the existing budget.
- Monitoring includes annual visual inspection of possible landslide areas, drainage devices including ditches; inlets; outlets and subdrains, detention basins and retention basin embankments, areas of erosion or sedimentation and gabion retention structures.
- Maintenance by the GHAD includes regularly scheduled clearing of drainage devices, removing debris and sediment from drainages, detention and retention basins, cleaning out gabion structures and maintaining vegetation growth.
- Repairs by the GHAD may be performed on a routine basis or on an emergency response basis depending on the nature of the issue and include tasks on common open-space parcels such as landslide repairs, repair or replacement of segments of drainage ditches, revegetation of graded slopes, construction of additional structures such as debris walls or retaining walls, replacing subdrains, stabilizing drainageways and/or maintaining retention basin embankments. Additionally, the district will pay for repairs to private lots that occur as a results of problems emanating from GHAD-maintained drainage facilities or hillslopes.

GHAD Financing

GHADs have numerous funding powers that allow them to finance improvements consistent with the plan of control. For most GHADs, the primary source of funding is through land owner assessments. (Pub. Res. Code § 26650.) These assessments, which attach as liens on property, may be collected at the same time in the same manner as general taxes on real property. (Pub. Res. Code § 26654). In addition, a GHAD may accept financial or other assistance from public or private sources and may borrow funds from private sources or local, state and federal government.

However, the Magee Ranch GHAD is funded solely through HOA assessments, an avenue completely unique to Magee Ranch. This is both a benefit and a disadvantage. For many years, the GHAD has been funded on minimal assessments; however, when large slides occur the HOA must assess members, sometimes thousands of dollars. While there is some benefit to not reserving for something that may not occur, an HOA with a reputation for passing Special or Emergency Assessments may find it becomes less desirable.

Additionally, as GHAD assessments increase so do HOA dues, which are a very visible part of the home buying experience. This lends some advantage to homes in communities where the GHAD Assessments are part of their property taxes and therefore less visible. For the Magee Ranch GHAD to fund in such a manner, an affirmative vote of the membership would be required as landowner assessments fall under the "Right to Vote on Taxes Act" adopted by votes in 1996. (Arts. XIIC and XIID of the California Constitution.)

Holiday Spirit

Our neighborhood was filled with spirit for Halloween. Families got together to brave the cold night and spooky decorations. Many homes also lit up early that week for Diwali! It was fun to see all the lights and decorations in the community as we come together to celebrate different holidays.

With December here Management has spied so many homes that have strung up Christmas and other holiday lights on their eves. We can't wait to see the community glow in the night!

