



## MAGEE RANCH

### Board of Directors

Christopher Cross  
Joe Falvey  
Kent Rezowalli  
Andy Rodgers  
Joe Tartoni

### Meeting Information

The next Board meeting will be held:

July 10, 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](mailto:slint@hoaservices.net)

Cheryl Franklin  
Assistant Manager  
[cheryl@hoaservices.net](mailto:cheryl@hoaservices.net)

Erika Vieler and  
Mychele White  
Architectural Liaison  
[Architectural@hoaservices.net](mailto: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](http://www.MageeRanchHOA.com)
- ◇ Reviewed homeowner feedback regarding changes to the CC&Rs.
- ◇ Discussed how to increase police presence in the community to discourage speeding, illegal stops, and other traffic safety concerns.
- ◇ Heard comments on money concerns, reserve expenses, dead pepper trees, pear tree trimming, cell towers, and more.

### Parking – Further Information

We recently shared some reminders about neighborly parking within the community and we appreciate all homeowners taking it in stride. Some of the responses were supportive; others were frustrated by the restrictive nature of the rules. Most of these rules are established in the CC&Rs and have been in effect since the HOA was created, more than 30 years ago. We understand they may not feel as relevant now and the Board will be taking the homeowner feedback on parking into consideration during the CC&R re-write.

At the same time, we'd also like to remind homeowners about the importance of not parking in front of fire hydrants. Many of the hydrants in the community are set back from the curb just enough that they can be forgotten, but parking in front of them is illegal and can increase risks to your vehicle and to neighboring homes. Please check twice before parking near one and remind your guests to do the same.

### Street Sweeping – Second/Fourth Tuesday

On our public streets, the Town of Danville is responsible for keeping the streets clean with contracted sweeping services. **Street sweeping occurs in Magee Ranch on the second Tuesday of every month and in Magee Ranch Terraces on the fourth Tuesday of every month.**

To ensure that our street sweeper can efficiently clear away leaves, dirt, and debris, we kindly request that you move your vehicles off the street and park in your garage or on the driveway on sweep days. This small gesture can make a significant difference in keeping our neighborhood looking its best and preventing any potential clogs in the sweeping process.

Here are some important things to keep in mind:

1. Park your cars off the street on scheduled sweeping days. Sweeping around parked cars requires more time and is a dangerous maneuver resulting in a large portion of the street that will not be swept.
2. Keep landscape plants pruned back far enough to allow sweepers to sweep against the curb.
3. Keep tree branches pruned to a height of 14' above the street to allow passage of the sweeper.
4. Sweepers are not equipped to pick up large piles of leaves left in the street.

We genuinely appreciate your cooperation in this matter. Your efforts will contribute to a cleaner, more attractive neighborhood and help the street sweeper operate efficiently.

## Welcome New Board Members!

At the May meeting, the Board was pleased to have 4 candidates who were interested in serving on the Board. The Board appointed Joe Falvey and Joe Tartoni to the two open seats on the Board. These seats have roughly 18 months remaining on their term and those seats will be up for election at the 2025 Annual Meeting. The other 3 occupied seats will be up for election at the 2024 Annual Meeting in November. Requests for Candidates for this year's election will be sent out soon!

## GHAD Board Members 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!"

The GHAD has hired [ENGEO](#) as GHAD Manager. ENGEO manages more than 15 [GHADs](#) throughout the state of California, so the Board will be guided by an expert in the field and be able to follow the recommendations of an industry leader when determining the best course of action for Magee Ranch.

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 ENGEO to determine what is typical, necessary, or optional.

No experience is required! Please reach out to [Management](#) if you're interested in joining or learning more.

## Wait, What is the GHAD Again?

When Magee Ranch was originally built, there were several areas of the hills that had unstable material or existing landslides. In total, during the grading of the HOA, 57 repairs were completed ranging from full landslide removal and replacement with fill material and subdrains, installation of gabion walls to catch debris, or reworking of existing hillside material. Because of the extensive work needed, a Geologic Hazard Abatement District (GHAD) was created with the purpose of engaging in preventative maintenance to minimize the likelihood of future events.

Just like an HOA, the GHAD has a Board of Directors and a set of documents governing its actions called the Plan of Control, similar to CC&Rs. The GHAD, under its Plan of Control, is responsible for design and construction of repairs during build-out, monitoring, maintenance, and repair. At this point, the priority of the Magee Ranch GHAD is the latter items: monitoring, maintenance, and repair. All potential hazards should be monitored on an ongoing basis, slopes and drainage facilities should be maintained regularly, and repairs conducted based on the observations of the monitoring program.

As mentioned above, we are lucky to have ENGEO as GHAD Manager to help guide the future Board on needed maintenance and repairs as a result of regular monitoring.

## Safety Reminders

If you have seen the news lately, you are already aware that there has been an increase in crime in all neighborhoods throughout the Bay Area. Even in Danville, which is relatively safe, thefts of opportunity do occur.

What are thefts of opportunity? Simply put, they are quick and easy thefts that can happen anytime (even during the day) that are made possible by a homeowners' false sense of security. It can be a porch pirate following the Amazon or FedEx delivery driver, someone opening mailboxes to try and find a tax refund check, or an opportune thief checking cars that are parked in the driveway or street that have been left unlocked. The good news is that many of these are preventable with very little effort on your part.



### Preventing Porch Pirates

Have your packages shipped to your office rather than your home. If you work from home, grab your packages as soon as they are delivered so they are not sitting at your front door for an extended period of time.

### Mail Theft

Upgrade your mailbox to a locking mailbox (please be sure to submit an application and wait for approval prior to installation). If you don't have a locking mailbox, be sure to grab your mail each evening so it does not accumulate.

### Theft from your Vehicle

Park as many cars as possible within your garage. If you must park a vehicle outside, be sure to remove all valuables from your car (wallet, keys, cell phone, laptop, purses, bags, etc.) every time you get out and double check that you have locked your vehicle if it is left out at night.

Unfortunately, we have heard of a few of these thefts, as well as some more serious home break-ins in recently where thieves have reportedly used back patio doors to gain access to the home. While these crimes are more difficult to stop, there are still some steps that owners can take to help safeguard their homes. Most of us have alarm systems in our homes, but how often do you set the alarm? Even a small window can provide a thief the opportunity they need to force their way into your home.

### Going out of Town?

If you are going away for the weekend or a longer vacation, there are additional steps you can take to disguise the fact that you are not home. You can put your mail on "vacation hold"; let your neighbors know you will be gone and ask them to keep an eye on your home for you; or put in for a Vacation House Check with the Danville PD. If any criminal or suspicious activity is suspected, homeowners are encouraged to report to authorities, and not to intervene.

Below are some additional crime prevention/safety reminders. You may read these and think these are just common sense, but you'd be surprised how often these silly things can lead to theft.

1. **Garage Doors** – Check that your garage doors are closed at all times. Burglaries do not just happen at night, crimes of opportunity often happen during the day.
2. **Garage Remotes** – Check that your garage door openers are not left in your vehicle if it is parked outside. If your vehicle must be outside and it has a built-in clicker, lock the door into your home at night.
3. **Don't give thieves your keys** - Don't leave spare house keys in hiding spots around the house; experienced thieves know even the best hiding places.

## Cameras Can Help Solve Crimes

Many residents already have security cameras at the front of their homes or in place of their doorbells. You may want to consider adding cameras to the sides and rear of your home to capture anyone entering your back yard. If you have cameras, let the police know by filling out their Citizens View form on their website. They will contact you if there are any crimes in your area that your cameras may have captured images of. Any footage that you capture may be the missing piece the police need to solve a crime.



## Neighborhood Aesthetic Reminders

- Please remember to store your trash cans in your garage or behind your fence except for the night before and day of pick up.
- Please have your landscaper (or teenager) mow the lawn on a weekly basis in the growing season, from spring to fall. Lawns should be edged at least every other week to keep the yard looking neat.
- Use a vinegar spray or other weed spray on small weeds as soon as they pop up in your yard.
  - Hand-pull weeds if they're bigger than the "boot" rule – that is, if you step on the weed and some of it is visibly sticking out from the sides of your boot it should be hand pulled.
- Cut back or trim any tree suckers shooting up at the base of a tree or from the tree roots through the grass.
  - Suckers are usually a sign that the tree is stressed from a disease and is exerting energy to grow more branches. It may be worth having an arborist review your tree to ensure it is healthy and not going to fall on your home or cars.

**CALL FOR CANDIDATES FORM**

**Date:** June 2023

**To:** All Members – Magee Ranch Owners Association

**Re:** Notice of Procedure and Deadline for Nominations; Call for Candidates  
Deadline for Nominations: September 20 at 5:00 p.m.

The annual meeting/election of Directors is scheduled for November this year. California law permits members of the Association to nominate themselves for the Board of Directors. The procedure to nominate yourself as a candidate for the Board of Directors is to return this completed form by the deadline stated above to Homeowner Association Services at 2266 Camino Ramon, San Ramon, CA 94583 or to [slint@hoaservices.net](mailto:slint@hoaservices.net). There will be 3 seats up for election this year.

If, at the close of the nomination period, there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.

Name: \_\_\_\_\_

Address (within Association): \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

How long have you been an owner at Magee Ranch Owners Association? \_\_\_\_\_

The Association will distribute candidate statements to all Members; statements may not exceed 250 words in length. Any portion of a statement that exceeds the word limit will not be distributed to the Members. If you would like to include a candidate statement, please attach it or email it to [slint@hoaservices.net](mailto:slint@hoaservices.net) by the deadline stated above.

I certify that I am a record owner of a Lot at Magee Ranch Owners Association. I certify that I do not have any past criminal convictions that would prevent the Association from obtaining or maintaining fidelity bond coverage. I understand that if elected to the Board, I will need to comply with the Corporate Transparency Act by providing some personal identifying information to the U.S. Treasury Department's Financial Crimes Enforcement Network.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

The Association hereby offers to engage in IDR pursuant to Civil Code Section 5900 with any person who wishes to run for the Board but believes the Association may disqualify their candidacy based on the Association’s qualifications for Director-candidates as set forth in the Election Rules.