



MAGEE RANCH

Board of Directors

Christopher Cross
Steve Enochian
Joe Falvey
Andy Rodgers
Joe Tartoni

Meeting Information

The next Board meeting will be held:

May 7, 2025
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

- ◇ Decided to continue the landscape contract with New West Landscaping as their contract price was the best value.

- ◇ Continued to review draft CC&Rs and make amendments based on what is best for Magee Ranch – agreed to rewrite the voting rules to allow for Electronic Voting.

- ◇ Approved the replacement of two ground lights with the goal of continuing to maintain the beautiful lighting in the community.

- ◇ Approved the second round of pruning of the Pear trees in the community which was completed in February.

Pending State Law on Fire Mitigation

At the last Board meeting, the Board discussed the recent Executive Order from the Governor of California. According to the Order, the State Board of Forestry must accelerate its work to adopt regulations known as "Zone 0," which will require an **ember-resistant zone within 5 feet of structures** located in the highest fire severity zones in the state. The Order also tasks the Office of the State Fire Marshal with updating Fire Hazard Severity Zone maps. This update is expected to add 1.4 million acres of land into the two higher tiers of fire severity.

We will continue to monitor local maps and designations. Please be aware that if maps are updated and areas in the Association are in high fire severity zones, the Zone 0 requirements may apply. What does that mean? Most notably that fire departments or insurance companies may ask homeowners to remove mulch and plants within 5 feet of the home, replace wooden fence portions nearest the home with another material, trim trees back from the home, etc.

FireWise Information

Several homeowners have reached out to the Board and Management about whether the Association is FireWise recognized, which is a program that has gained awareness recently as insurance companies could provide minimal relief on premiums. The process for obtaining such recognition is extensive and a few homeowners are already working to setup FireWise Communities.

A summary of the steps needed in order to be certified is listed below:

- ◇ Volunteers coordinate work within a "community" which is defined as 8 contiguous homes.

- ◇ Complete online training to be able to complete a Wildfire Risk Assessment (and update every 5 years) – partnered with a local wildfire expert.

- ◇ Create a 3 year action plan, update at least every 3 years.
- ◇ Annually complete at least 1 hour of volunteer work per unit in the boundary, compiling that information on the Volunteer worksheet. Note these activities are restricted to Firewise specific items.
- ◇ Resident Leader then files a report/application annually with Firewise.
- ◇ State officials then review the application to determine if they get Firewise recognition.

You may find more out about the recognition process at the following link or reach out to Beth Topor at toporb@aol.com with questions: <https://readyforwildfire.org/prepare-for-wildfire/firewise-communities/>

Please note that work identified by each FireWise Community would be completed by the Community volunteers and homeowner volunteers in order to satisfy the annual required volunteer hours. The HOA is not sponsoring this recognition, simply using its platform to bring awareness to the community of the opportunity to volunteer in this manner.

Little Free Library – Incoming!

We are thrilled to announce that a Little Free Library will soon be installed in our neighborhood! This charming, community-driven book-sharing station will be a place where residents of all ages can **take a book, leave a book, and share the joy of reading.**

Soon to be located at the intersection of Magee Ranch Road and Brightwood Circle! We believe that access to books strengthens communities, fosters literacy, and encourages a love of reading. We hope this Little Free Library will be well loved and taken care of by the community.

Knock it Out of the Park with your Spring Lawn Care



How is your lawn like baseball?! If you want the glory in the summer and fall, you need to put in the work in the spring! Spring is the ideal time to get your lawn started on an All-Star season by patching any bare spots, overseeding, treating for grubs and fertilizing.

Now is the time to patch any bare spots in your lawn and overseed – the warmer temperatures during the day will help the seeds germinate and sprout and it gives you a couple weeks off of mowing! First, prepare the soil for the seed by scraping out any dead grass and softening the ground. Then add the seed using a spreader (or your hand). Finally, give it nutrients and protect it from birds with a layer of nutrient rich soil. Water the newly seeded areas daily for two weeks.

Over the winter months, your lawn was mostly dormant – it wasn't doing much growing, but now that it is waking up in the spring, it is hungry and ready for some nutrients! Give it what it wants with fertilizer! Want a double play? Use a fertilizer with a weed killer too to keep dandelions, crabgrass and other weeds from taking over!

If your lawn was torn up last year, it might be animals (raccoons, turkeys) looking for grubs. Late spring is the time that hibernating grubs in the lawn begin to crawl toward the surface to chew grass roots before flying off to find a mate. Apply a grub treatment now to eliminate new grubs before they have a chance to hatch.

Now for the finishing touch - Apply mulch to planter beds around the lawn. Wait until the soil has warmed to refresh mulch for the growing season. Shredded mulch provides a polished finish to planting beds and adds nutrients to the soil as it breaks down!