



MAGEE RANCH

Board of Directors

Christopher Cross
Steve Enochian
Joe Falvey
Andy Rodgers
Joe Tartoni

Meeting Information

The next Board meeting
will be held:

July 9, 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

◇ Reviewed the monthly financials to determine how current spending is lining up against the annual budget.

◇ Agreed to proceed with new Election Rules that allow for electronic voting. A copy of the tentative Rules were sent to all homeowners and posted on the website. The Board will consider any comments at the next meeting before adopting the Rules or making changes based on feedback.

◇ Approved the trimming of the large Oak tree in the Blackhawk Road median that was completed recently by Hidden Oaks HOA.

Emergency Response Plan

Are you ready in the event we experience a natural disaster? Below are some suggested steps to create an Emergency Response Plan and some recommendations for an easy to grab kit to help you get ready.

1. **Assess Risks**
 - Identify potential emergencies that would trigger your family's Plan (e.g., natural disasters like earthquakes, floods, or fires; medical emergencies; power outages).
 - Consider local risks and vulnerabilities specific to your area.
2. **Create a Communication Plan**
 - Designate an emergency contact (preferably out of town).
 - Ensure all household members know how to contact each other (via phone, text, or email). In case internet or cell service is down, determine a nearby location from where you can make calls.
 - Memorize emergency phone numbers.
3. **Establish Meeting Points**
 - Choose two locations: one near your home (e.g., a neighbor's house) and one outside your neighborhood (in case of evacuation).
 - Share these locations with all family members.
4. **Evacuation Plan**
 - Identify escape routes from each room in your home.
 - Know evacuation routes in your area and plan transportation.
 - Familiarize yourself with local emergency shelters.
5. **Special Needs**
 - Account for infants, elderly family members, or those with medical conditions.
 - Plan for pets (e.g., carriers, food, and shelters that allow animals).
6. **Training and Drills**
 - Teach all family members how to:
 - Use a fire extinguisher.
 - Shut off utilities (gas, water, and electricity).
 - Perform basic first aid or CPR.
 - Conduct regular drills to practice the plan.
7. **Documentation**
 - Keep copies of important documents (IDs, insurance policies, medical records) in a waterproof, portable container.

Emergency Kit Suggestions

Basic Supplies

- **Water:** At least 1 gallon per person per day for 3 days.
- **Food:** Non-perishable items (e.g., canned goods, protein bars) for 3 days.
- **Flashlight** and extra batteries.
- **First aid kit** (include bandages, antiseptic, pain relievers, etc.).
- **Battery-powered or hand-crank radio.**
- **Multi-tool** or knife.
- **Whistle** (to signal for help).

Personal Items

- Medications (7-day supply) and medical devices.
- Glasses/contact lenses and solution.
- Personal hygiene items (e.g., toothbrush, soap, toilet paper).
- Change of clothes and sturdy shoes.

Safety Items

- Dust masks (to filter contaminated air).
- Plastic sheeting and duct tape (for shelter).
- Matches or lighters (in waterproof packaging).

Financials and Documentation

- Cash (small denominations).
- Copies of personal documents (ID, insurance, emergency contacts).
- Emergency contact list.

Extras

- Items for children (toys, diapers, formula).
- Pet supplies (food, water, leash, carrier).
- Portable phone charger (power bank).

Tips for Maintaining Your Kit

- Check and replace expired items every 6 months.
- Update your kit to reflect changes in your family's needs.

Making Changes to your Home?

Remember, any time you plan to make a change to the exterior of your home, including your front AND back yard, you need to submit an architectural application to the architectural committee. Please do not start your improvement projects until you receive a written approval letter back from the Association. We appreciate your cooperation with this requirement of the Association.

E-Bikes and E-Scooters in the Town

In the Town of Danville, **it is illegal for anyone to ride** a bicycle, electric bicycle, electric skateboard, or electric scooter **on the sidewalk in any business district.**

When selecting an e-bike or e-scooter for your child, or when enjoying motorized bikes yourself, it's important to know the state and local laws that govern use of different classes of bikes and scooters. Rules and definitions outlined by the California Vehicle Code (CVC) for each type of bike and scooter. In the Town of Danville, it is illegal for anyone to ride any bicycle, electric bicycle, electric skateboard, or electric scooter on the sidewalk in any business district. (Source: Town of Danville Website)

To learn more about the different classes of bikes and scooters, visit <https://www.danville.ca.gov/1053/Electric-Bike-and-Scooter-Laws>.

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.