



## MAGEE RANCH

### Board of Directors

Christopher Cross  
Barbara DiPaolo  
Steve Enochian  
Joe Falvey  
Andy Rodgers

### Meeting Information

The next Board meeting  
will be held:

February 4, 2026  
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

### 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.

- ◇ Adopted the previously shared For Sale Sign Policy.
- ◇ Reviewed and approved the budget for 2026, which was sent out to homeowners in late October. Please remember to update your autopay!
- ◇ Worked with the Town of Danville to review speeding concerns throughout the community and especially on Magee Ranch Road.
- ◇ Reviewed the Association's electrician and decided to change the Light Patrol contract.
- ◇ Don't forget you can find loads of HOA Information on the HOA website: [www.MageeRanchHOA.com](http://www.MageeRanchHOA.com)

### Firewise Update

Two areas within Magee Ranch have been recognized as Firewise Communities. There are 71 homes in the Leaffield/Shadewell Community including 6 homes on Brightwood Circle connecting the streets. The Upper Sunhaven community is the first 20 or so homes on Sunhaven. Firewise recognized their 2025 Plan which included all the actions, costs and labor over the past year. Each community also has a 3-year program on continuing their fire prevention efforts in homes and yards.

Besides their neighbors, the two teams worked closely with the San Ramon Valley District Fire Department and the CalFire District Chief to achieve recognition. They also kept the Magee Ranch HOA Board apprised of efforts and will continue working with them on the common areas and providing information for the newsletters.

The communities were awarded a certificate that can be used with homeowners insurance companies should you experience pushback on renewals or pursuing a discount. Per California law, a discount should be given to homes in Firewise communities. The discount amount is determined by your individual insurance company and used to be around 10%, but with insurers recovering from fire claims, residents are seeing only about 1%. Regardless of the discount, it is an official program to ensure your insurance isn't cancelled or a tool should you try to change insurers. Realtors are even using this as a sales tool with clients should you be selling your home in the future.

If any other Magee residents want to initiate a Firewise Community for their area, for information feel free to contact Beth Topor ([toporb@aol.com](mailto:toporb@aol.com)), Susan Tully ([susan@stmarketconcepts.com](mailto:susan@stmarketconcepts.com)) or Tina Levy-Hreha ([tlevy2dvc@sbcglobal.net](mailto:tlevy2dvc@sbcglobal.net))

### HOA and GHAD Dues Reminder

As shared in the Annual Budget Package sent to all homeowners in late October, the quarterly HOA assessment for Magee Ranch will increase to \$416.28 and GHAD assessment will increase to \$147.72 for a total amount payable of \$564.00 per quarter. The assessment increase will be effective January 1, 2026 and is reflected on the December statements.

### Magee Ranch Homeowners Association Details:

For the HOA assessments this is a 6% increase. These additional funds will go to increasing reserve contributions, insurance premiums, irrigation repairs, and water charges. The Board identified some budget line items where there is room for savings and decreased funding in

those areas to help offset further increases, such as copies and postage. Thank you to all the homeowners who have signed up to receive documents electronically, reducing our copies and postage budget.

In addition, the Board recognizes the need to keep contract costs under control now and going forward. This year we evaluated the landscape contract by obtaining multiple bids and determined our current vendor is still price competitive. Looking forward, we have plans to evaluate the lighting maintenance contract and will do so as needed for other significant budgetary items.

### Magee Ranch Geologic Hazard Abatement District (GHAD) Details:

The GHAD Board has been newly formed and appointed by the Town of Danville. Going forward, the HOA will make regular payments to the GHAD, better separating the financial structure of the two entities. The GHAD assessment will see a significant increase that will allow the independent GHAD Board to better manage and maintain the open space hillsides and keep our homes protected. Data shows that GHADs require healthy reserves or regular special assessments may be necessary. The assessment contribution to the GHAD will be enough to fund operating costs including management, annual hillside monitoring, active on-site inspections during extreme weather events, etc. However, this amount will not begin to provide the GHAD with significant savings for reserves.

### **Update your Autopay**

Several homeowners in the community are on ACH Autopay through the Management Company. For those homeowners, the dues amount will be updated automatically and the new dues amount will continue to be pull on/around the 8<sup>th</sup> of the first month of each quarter (January, April, July, October). This is an ACH option for paying dues that is the most "set it and forget it" option and has no fees.

Some homeowners may have an automatic bill pay set up through their bank, which would need to be updated with your bank individually. The payment address has not changed, so homeowners set up in this manner simply need to edit the bill pay amount from \$470 to \$564.

Still others may be making automatic payments through Paylease/Zego through the HOA portal. These will need to be updated through the recurring payments option on the HOA portal at [www.hoaservices.net/portal](http://www.hoaservices.net/portal).

### **Duties of Our Board of Directors**

The Board of Directors is charged with maintaining, preserving and enhancing the common assets of an Association. In order to perform those duties the Board depends upon the advice and counsel of experts in various fields of community association management: the Management Company, attorneys, landscapers, etc.

When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners; however, if each owner understood all of the underlying issues that go into making the decision, they would understand that the Board's choice of action is usually practical and well thought out.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the Board must also balance their positions on the Board with their role as a homeowner. If assessments are increased that means they are paying more, too. If rules are enacted, that means they have to obey them, too. Being a Board member does not grant one immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. So, please keep in mind that our Board members are actually doing "double-duty" for our community: they serve as Board member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community!



You are receiving this flyer because you are within the Magee Ranch GHAD.

### WHAT IS A GHAD?

A GHAD is a public agency that allows property owners to group together and mitigate geologic hazards. It works to protect you and your property.

### GHAD DUTIES

- Prevention, mitigation, abatement, and control of geologic hazards
- Monitoring and maintenance of storm drain systems, detention basins, and slopes
- Emergency response for significant earth movement events

### YOUR MAGEE RANCH GHAD

- Formed in 1992
- Financed through a portion of HOA dues
- Managed by ENGEO Incorporated
- Includes Magee Ranch development only

**For more information, visit:**  
**[www.mageeranchghad.org](http://www.mageeranchghad.org)**

### YOUR GHAD BOARD OF DIRECTORS (BOD)

The Magee Ranch GHAD BOD consists of members of the Magee Ranch homeowners, who are:

- Keith Witz, Chair
- Susan Tully, Vice Chair
- Troy Gaspar, Boardmember
- Andrew Rodgers, Boardmember
- Paul McAlpine, Boardmember

### NOVEMBER 6, 2025 BOARD MEETING SUMMARY

- The Board approved contracts for GHAD Clerk, Treasurer, Manager, and Maintenance services.
- GHAD Manager confirmed completion of the fall site inspection.
- Board continued long-term financial planning discussions, with follow-up scheduled for the next meeting to continue the conversation.
- Board directed staff to prepare:
  - Responsibility matrix for GHAD vs HOA duties
  - Draft funding agreement between GHAD and HOA
  - Explore emergency contractor options for the winter season

### UPCOMING BOARD MEETING - REGULAR SESSION

**When:** January 12, 2025, at 5:15 p.m.

**Where:** ENGEO

San Andreas Conference Room  
2633 Camino Ramon, Suite 250  
San Ramon, CA 94583

**Via Zoom:**

**By Computer:** <https://bit.ly/4oJkRaa>

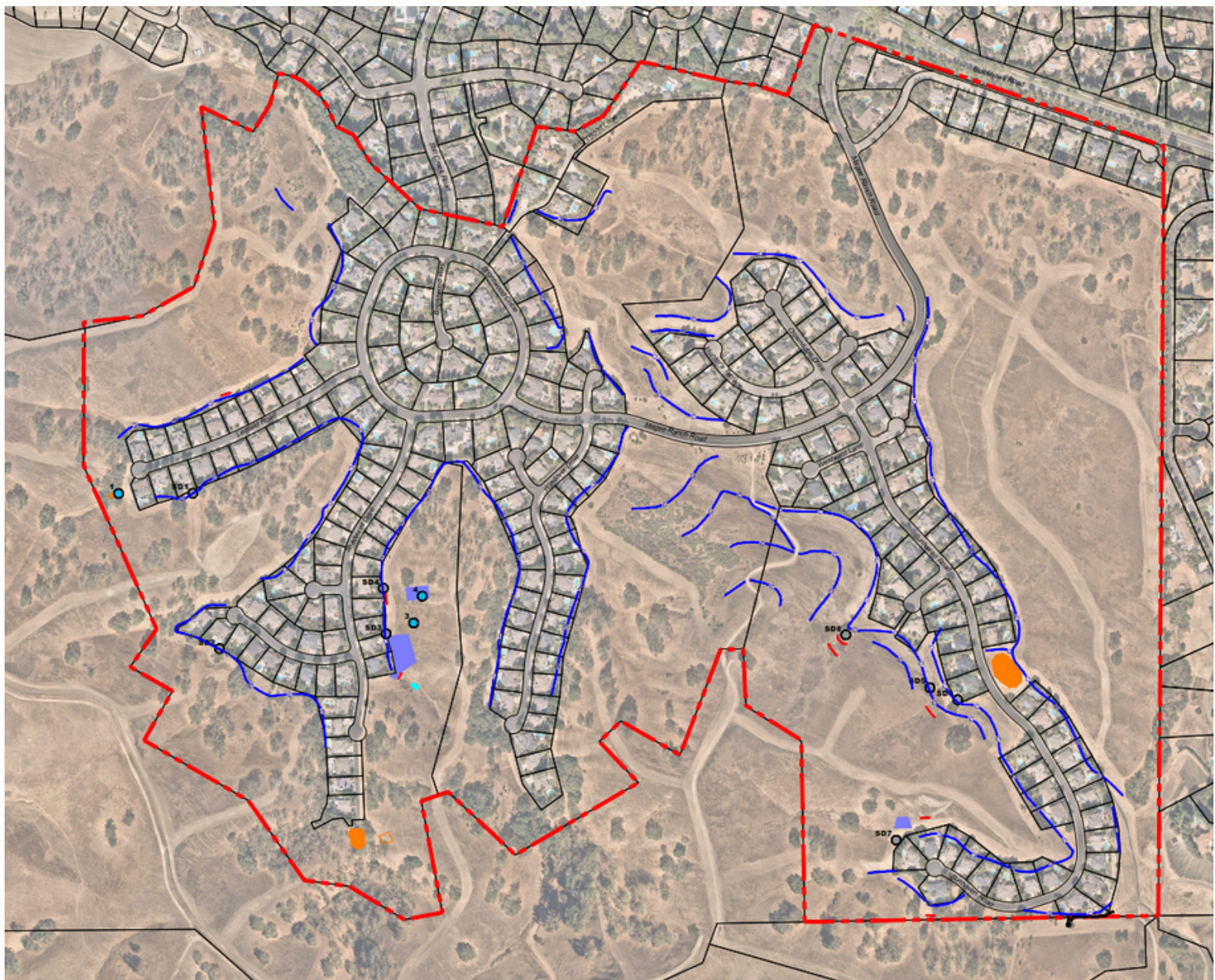
**Meeting ID:** 810 5030 9866

**Passcode:** 495777

**By phone:** 1 (669) 900-9128







## EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

	GHAD BOUNDARY
	CONCRETE-LINED DRAINAGE DITCH
	MSE WALL (EARTHEN OR GABION)
	CATCH BASIN
	REBUILT SLOPE
	REBUILT SLOPE (GEOGRID)
	SUBDRAIN OUTFALL
	STORMDRAIN INLET
	SEEP
	PARCEL BOUNDARY

## MAGEE RANCH GHAD MANAGER ENGEO Incorporated

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