



MAGEE RANCH

Board of Directors

Christopher Cross
Barbara DiPaolo
Steve Enochian
Joe Falvey
Andy Rodgers

Meeting Information

The next Board meeting will be held:

May 6, 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

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

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.

- ◇ Discussed speeding concerns and rolling through stop signs along Magee Ranch Road and other streets with the Town of Danville Transportation division.
- ◇ Reviewed Year-End financials, which will be sent off to the CPA for review and sending to the membership once complete.
- ◇ Discussed proposed contracts with the Magee Ranch GHAD on maintenance responsibilities and monetary contributions.
- ◇ Don't forget you can find loads of HOA information on the HOA website: <https://MageeRanchHOA.com> and GHAD information on the GHAD website: <https://MageeRanchGHAD.org>

Blackhawk Road Median Conversion

Per the CC&Rs, portions of the median strip of landscaping along Blackhawk Road are shared between Hidden Oaks HOA and Magee Ranch. Hidden Oaks performs the maintenance and bills our HOA for a portion of the landscaping costs and water costs. In mid-2025, Hidden Oaks approached the Magee Ranch Board with a proposal to remove the lawn in the median and convert it to drought tolerant planting. The original proposal was estimated at a total of over \$36,000 or \$18,000 per HOA.

The Magee Ranch Board was not satisfied with the cost and, given the strained budget and needed increases over the last years, worked diligently to find a better cost option. The Board sought a competitive bid, which decreased the cost and with an EBMUD rebate, the total cost to Magee Ranch HOA was lowered to \$2,230! We're happy to announce this work is finishing up and at a significantly reduced cost to our HOA.

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 8th 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.

Commercial Sign Reminder

We love to see all the landscaping and construction activity going on in the community. Home upgrades help improve individual and collective property values and we appreciate the money everyone puts into their homes to keep values up. On that note, please remember that commercial signs for your painter, landscaper, or contractor are not allowed to be posted at the home.

GHAD – Looking Back – Progress Update

Since the formation of the new GHAD Board, we have been focused on building a strong operational foundation and ensuring the continued maintenance and financial stability of our Geologic Hazard Abatement District. In the past several months, the Board has made meaningful progress in the following areas.

Establishing Governance & Structure: The Board has held four regular session meetings to organize, establish officer roles, define responsibilities, and implement governance procedures to ensure transparency and accountability moving forward.

Completion of Spring 2025 Maintenance: All items identified during the Spring 2025 inspections were completed last year prior to the rains. Addressing these items promptly ensures that existing infrastructure remains stable and that small issues do not become larger, more costly problems.

Fall Inspections Completed: The GHAD conducted its Fall inspections and the Board reviewed the findings. We are pleased to report that no urgent issues were identified at this time. The next monitoring event will take place in April. Ongoing inspections remain a key part of proactive maintenance and long-term risk management.

Financial Independence Established: The Board has successfully set up a new GHAD bank account, transferred GHAD funds from the HOA, and implemented processes that allow GHAD to pay its invoices directly. This transition strengthens financial oversight and ensures GHAD funds are managed independently and exclusively for GHAD purposes.

Improved Communication & Online Presence: A new GHAD website has been created - visit <https://mageeranchghad.org/> for all updates and to contact the GHAD with concerns.

GHAD – Looking Forward – Current Goals

While significant foundational work has already been completed, the GHAD Board is actively focused on several important initiatives that will shape the district's long-term stability and effectiveness.

Filling a Vacant Board Position

The board appointed Mr. Seth Selkow to fill the vacant board seat at the March 2, 2026 meeting.

Strengthening GHAD–HOA Collaboration

To clarify roles and improve coordination, the Board has:

- Prepared a draft agreement between the GHAD and HOA Boards outlining collaboration related to GHAD funding.
- Developed a draft Responsibility Matrix that clearly defines the respective roles and duties of the GHAD and HOA Boards.

These documents are designed to promote transparency, avoid overlap, and ensure both boards operate efficiently within their proper authority.

Preparing Maintenance Services Contract

The GHAD Manager is assembling a comprehensive bid package for GHAD maintenance services. Transitioning from short-term to longer-term agreements will help:

- Provide service continuity
- Improve cost predictability
- Strengthen vendor accountability

Developing the 2026-27 Fiscal Year Budget

The GHAD Manager is preparing a draft GHAD budget request for the upcoming fiscal year. This includes:

- Projected operational costs
- Maintenance and inspection funding
- Long-term GHAD reserve planning

Building appropriate reserves is essential to ensure that future repair or stabilization work can be addressed without unexpected financial strain on property owners.

The GHAD Board remains committed to responsible governance, financial transparency, and proactive infrastructure management. We will continue to provide updates as these initiatives progress and welcome homeowner engagement along the way.