



## MAGEE RANCH

### Board of Directors

Christopher Cross  
Barbara DiPaolo  
Steve Enochian  
Joe Falvey  
Andy Rodgers

### Meeting Information

The next Board meeting will be held:

August 5, 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.

◇ Approved the crown raising trimming work on the Oak trees along Magee Ranch Road to improve the communities fire safety.

◇ Discussed proposed contracts with the Magee Ranch GHAD on maintenance responsibilities and monetary contributions.

◇ You can find more information on the HOA website: <https://MageeRanchHOA.com> and GHAD information on the GHAD website: <https://MageeRanchGHAD.org>

### "Zone Zero" Law

We understand there has been a lot of chatter and questions about the state's "Zone Zero" or defensible space zones. In January 2025, Governor Newsom signed an Executive Order requiring the Board of Forestry and Fire Protection to create defensible space regulations that establish a five-foot ember-resistant zone around buildings and structures. The Board of Forestry created an advisory committee which has been meeting and deciding on regulations to take.

A new draft of the regulations was created in April, and interested homeowners can read the draft language by navigating to the Board of Forestry Defensible space website and referencing the April 23, 2026 News Release. However, and **most importantly, these regulations do not and will not apply to any homes within Magee Ranch based on the current map of Fire Hazard Severity Zones.** Of course, the regulations created by the Board of Forestry and Fire Protection are best practices and when used by homeowners can help limit the rapid spread of fire in communities that was experienced in the Palisades fire. Homeowners may consider *voluntarily* complying with the zone zero regulations provided they obtain architectural approval first.

### Update your Autopay!

There are many homeowners who have an automatic bill pay set up through their bank or another method that has not been updated from last year's dues amount. These homeowners are behind and may start receiving late notices for the past due assessments. Please be sure to check your autopay and review the statement which comes quarterly even if you are on autopay.

### Architectural Submittal Required

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 ANY exterior change requires written architectural approval BEFORE proceeding with the improvement. We see the care each homeowner takes in choosing new paint colors, lighting, landscaping and more. In our community we are lucky to have most architectural applications approved promptly, but belief that your project *would* be approve is not an exemption from the requirement in the CC&Rs to apply and receive written approval before starting.

### GHAD Update

The GHAD has completed spring monitoring of the hillsides and the report is available on the GHAD website.

# MAGEE RANCH OWNERS ASSOCIATION

---

c/o Homeowner Association Services ♦ 2266 Camino Ramon, San Ramon, CA 94583  
Telephone: (925) 830-4848 ♦ Fax: (925) 830-0252 ♦ Email: [slint@hoaservices.net](mailto:slint@hoaservices.net)

## CALL FOR CANDIDATES FORM

**Date:** June 2026

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

**Re:** Notice of Procedure and Deadline for Nominations; Call for Candidates  
Deadline for Nominations: August 15 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.

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.