



MAGEE RANCH

Board of Directors

Christopher Cross
Barbara DiPaolo
Steve Enochian
Joe Falvey
Andy Rodgers

Meeting Information

The next Board meeting
will be held:

November 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

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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

HOA Board 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.

- ◇ Reviewed the reserve study and prepared for the update to the study by determining which items are in need of completion and which can be postponed.
- ◇ Approved the installation of an AI Employee on the website to help facilitate information for homeowners quickly or after hours.
- ◇ Requested police presence at the stop sign intersections in the community to address repeated complaints about the failure to obey stop signs.
- ◇ You can find more information on the HOA website: <https://MageeRanchHOA.com> and GHAD information on the GHAD website: <https://MageeRanchGHAD.org>

Magee Ranch GHAD Summer Updates

- ◇ The last Magee Ranch GHAD Board Meeting was held in May, during which the budget for the 2026-27 Fiscal Year was approved. Please note, the GHAD is seeking additional funds this year to help perform operational tasks and build a reserve fund.
- ◇ A subcommittee was formed during the meeting, which is responsible for vetting RFP responses of maintenance contractors for a new GHAD contract.
- ◇ New West Landscape was selected as the GHAD maintenance contractor after a thorough process.
- ◇ The next board meeting will be held in October to discuss the outcome of our Fall monitoring, and maintenance tasks that will be completed prior to winter.

New E-Bike and E-Scooter Rules in Danville Parks

New rules require riders of electric bicycles and motorized scooters to dismount and walk their devices in ALL Town parks.

The Danville Town Council adopted the ordinance in July to help ensure Town parks remain safe, comfortable spaces where people of all ages can walk, play, gather, and enjoy recreation.

Signs outlining the new rules are being installed at all Town park entrances. The Town has also shared information with residents, local schools, and the San Ramon Valley Unified School District to help riders and families understand the new requirements.

Residents are encouraged to learn more about the ordinance and share the information with family members who ride e-bikes. Additional information, including frequently asked questions, is available at danville.ca.gov/notmykid.
(Source: <https://www.danville.ca.gov/m/newsflash/home/detail/1176>)

Zone Zero Laws Finalized and Adopted

The California Board of Forestry and Fire Protection met last month to discuss and finally vote on the rules for "zone zero" the area within 5 feet of homes. As we've reported in the past, the State had been discussing restrictions on *all* vegetation within those first 5 feet for homes within high fire hazard severity zones. Understandably, this proposal led to push back from communities and

homeowners throughout the state who were concerned about aesthetics of extreme home hardening.

The finalized and adopted rules were pulled back from the extreme and will allow lawns, flowers, and non-woody plants up to 18 inches tall within zone zero. These rules will apply to all new construction immediately. Existing homes *within high fire hazard severity zones* will have until 2029 to comply.

We share all this as an update, but please note that **the fire hazard severity zone for Magee Ranch has not changed** and **is not** one that is **required to comply** with this law as currently written.

Fall and Winter Landscaping Reminders

The cool mornings we've experienced this summer and especially over the last few weeks have us aching for fall, sweaters, and pumpkin spice everything. With fall just around the corner, it's a good time for a few seasonal landscape reminders. We know many homeowners are already tackling these items around their yards, but here are a few things to keep on your radar as the weather cools down.

Keep up with Falling Leaves

Autumn is a busy time as we prepare for the colder and hopefully wet winter. As the need to cut the turf weekly declines, cleaning up leaf drop takes priority. Making sure that leaves are out of landscape drains and off walkways is especially important. Getting most of the leaves picked up is always a goal, but in line with Bay-Friendly sustainable landscape methods, we also know that leaving a bit of leaf litter in your planter beds provides our pollinators (butterflies, ladybugs, bees, etc.) a place to nestle over the winter.

Lawn TLC

Turf care continues to be a big job over fall. Fertilization and turf weed control are important tasks this time of year. The fall allows the turf to recover from the stress of the summer heat, and fertilizer can help that transition as well as prepare the turf for next spring. Turf aeration is not just a summer activity; it is also a great way to help the root systems of grass prepare for going dormant and then the blast of growth come spring. The best time to tackle weed eradication is also this time of year, before they start to transport food from their foliage to their roots in preparation for the winter. We say "starve those pesky weeds!"

Irrigation Inspections and Changes

It's also a good time to continue checking irrigation systems as the growing season winds down. Gradually reducing watering schedules as the weather cools helps avoid unnecessary water use, while occasional system checks can catch leaks or other issues. Depending on how much rain we receive this winter, you may still need to run irrigation from time to time. With Mother Nature you never know, so it's always good to be prepared!

In California, we are only one dry winter away from the next drought, so keeping irrigation systems as efficient as possible is always worthwhile. Upgrading older irrigation components where needed can help save both water and money over time.