

# Wood Ranch Owners Association

563 Leisure Street  
Livermore, CA 94551

925-454-1987

email: hoamgmt@pmahoa.com

## Newsletter Spring 2015

Association Website:  
[www.woodranchhoa.com](http://www.woodranchhoa.com)

### *The HOA Board met on Monday, April 13, 2015*

Minutes from the meeting will be published on the association's website in due course. This newsletter sets out the main developments at the meeting.

### *Drought and Water Shortage*

How will this affect our HOA?

The severe drought in California continues and will have a major impact on HOAs. In 2014, the governor signed AB 2100. This emergency bill prohibits associations from imposing fines on homeowners for reducing or eliminating watering of vegetation and lawns during any period for which the Governor or local government has declared an emergency, due to drought.

The latest information from EBMUD is:

- EBMUD users must cut water use by 20%
- Outdoor irrigation is prohibited from 9am to 6pm
- Outdoor watering is limited to two non-consecutive days per week and prevent overspray and runoff
- Most outdoor watering can be cut 30% without affecting long-term plant health by irrigation before dawn or at dusk

- Use a hose with a shutoff valve when hand-washing motor vehicles
- Use a broom or air blower, *NOT* water, to clean driveways, sidewalks, patios and other hard surfaces
- Turn off any fountain or decorative water feature that uses potable water unless the water is recirculated.

The association will continue to enforce other areas of the landscaping rules to ensure that existing landscaping is kept in a neat and orderly condition, i.e. trimmed, mowed, weed free and dead plant material removed.

Annual Color: you will also notice that the annual color at the entrances and select areas throughout the association will not be planted until the mandated cut backs on watering are lifted.

### *Reminders:*



- Trash Cans are to be left in view of the street *ONLY* on the night before and day of pick up and stored out of view of the streets at all other times.

- Pet Waste stations with both doggie mitts and trash receptacles have been placed conveniently throughout the association. Please, be a responsible pet owner and pick up after your pets.

- Sidewalk safety and clearance. Ensure your landscaping is trimmed sufficiently to allow pedestrian traffic. Sidewalk repairs are responsibility of fronting property owners. Please make all necessary repairs to remove safety hazards. *Violators will be reported to the Town of Danville.*

- Architectural approval is required for *ALL changes* to the exterior of your lot/home prior to the start of any work.

## *Burglaries and Thefts*

Be Aware; Be Responsible

If you observe or suspect individuals in the neighborhood that do not belong, call the Police Department immediately.

Call 9-1-1 for emergencies and 925-820-2144 for non-emergency calls.

Petty property crimes are often enabled by doors or windows left unlocked, or by items left in plain view in cars.

Danville PD advises owners to take a little care to avoid making life easy for criminals. Three homeowners have stepped forward to implement a neighborhood watch program.

## *Nextdoor Wood Ranch*

A Social Networking Site

This site has been set up for buying and selling, looking for recommendations on services, and many other purposes.

However, this site is NOT sanctioned by the Association and should not be used for communication with the Board or Management. Please direct all your concerns and

correspondence for either the board or management directly to Property Management & Accounting via email at: [hoamgmt@pmahoa.com](mailto:hoamgmt@pmahoa.com).

## *CC&Rs Update*

Revision of Association's Governing Documents

The Association will be working with the attorney over the next several months to bring the association's governing documents in line with recent changes to the State of California's Civil Codes.

During the process, the board will meet with legal counsel and management to ensure that the documents reflect the current needs of the association. Including, but not limited to, basketball standards, artificial turf and drought tolerant and/or xeriscape landscaping.

Once completed, it will take a simple majority of homeowners to approve and adopt the new documents.

We will continue to update homeowners throughout this process.

## *POLITICAL SIGNS*

Are They Allowed in Our Association?

Associations can (and Wood Ranch does) prohibit signs in the common areas; associations *CANNOT* prohibit signs and posters on or in an owner's separate interest/lot. Signs that are more than 9 square feet in size are prohibited. Civil Code §4710.

## *Pool, Clubhouse and Facilities*

When does the Pool Open? How do I rent the Clubhouse?

The Pool and Spa are open for use year round. The pool is **heated** May 1<sup>st</sup> through October 15<sup>th</sup>.

To rent the Clubhouse, please contact Clubhouse Coordinator, Greg Gohranson at 925-648-3970.

*Have a great Summer!*