

# Wood Ranch Owners Association

563 Leisure Street  
Livermore, CA 94551  
925-454-1987

email: [hoamgmt@pmahoa.com](mailto:hoamgmt@pmahoa.com)

## Newsletter Winter 2016

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

### *The HOA Board met on Thursday, January 14, 2016*

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.

### *2016 Board Election Results*

There were 4 candidates for 3 open seats.

1. Jeff Schroeder	75	elected
2. Kent Grubaugh	82	elected
3. Liz Talley	95	elected
4. Tim Fama	60	not elected

### *Architectural Guideline Modifications*

#### Updating Architectural Rules and Regulations

The severe drought in California continues and new laws put into effect with respect to the drought conditions will have a major impact on HOAs.

In 2015, the governor signed AB 349 which would make void and unenforceable any provision of the governing documents or architectural or landscaping guidelines or policies that prohibits use of (including, but not limited to):

- Low water-using plants as a group or as a replacement of existing turf.
- Artificial turf or any other synthetic surface that resembles

grass

- This bill would also prohibit a requirement that an owner remove or reverse water-efficient landscaping measures, installed in response to a declaration of a state of emergency, upon the conclusion of the state of emergency.

**This shall NOT prohibit an association** from applying landscaping rules, to the extent the rules fully conform with subdivision (a).

In response to this, the Wood Ranch Board in conjunction

### *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.

with the Architectural Committee have come up with a DRAFT modification to the existing rules and regulations. These will be distributed shortly to all homeowners for a 30 day comment/review period and will also be available for review on the association's website.

The latest information from EBMUD is that mandatory water restrictions are still in effect and here is what's required for everyone:

- **SHUT OFF sprinklers and irrigation systems.** Recent rains are not enough to end the drought, but they are enough to eliminate the need to water landscaping.
- No watering of ornamental turf on public street medians allowed.
- No washing of driveways and sidewalks; except as needed for health and safety
- Use only hoses with shutoff valves to wash vehicles
- Turn off fountains or decorative water features unless the water is recirculated.
- Use of hydrant water outside the EBMUD service area is prohibited.
- Use a broom or air blower, not water, to clean hard surfaces such as driveways and sidewalks, except as needed for health and safety purposes.

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.

### Architectural Committee Members Are Homeowner volunteers

It is not the intent to create animosity between homeowners and the committee during the architectural review process. In 2015 your volunteer committee reviewed and processed 123 applications. This presents an extremely large workload to give of their personal time. In an effort to expedite the process, please:

- a) Plan for work well in advance, keeping in mind that all applications should be given 4 weeks for review and action.
- b) Make sure applications are complete when submitted.
- c) *DO NOT* proceed with work without prior approval.
- d) Any/all changes to the exterior of your home and/or lot, both front and back, requires prior approval from the architectural committee.

If you have any questions, please contact management via email.

### 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.

### Clubhouse

To rent the Clubhouse, please contact the Clubhouse Coordinator, Greg Gohranson, at 925-645-3970.