

**DANVILLE STATION HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
**January 27, 2025**  
**Monday**  
**Board Meeting**  
**6 pm**  
**Clubhouse**

- A. Call to Order**
- B. Homeowner Concerns/Owners Open Forum (Prefer 3 minutes per speaker - state name and address before you address the Board) : Any owner requesting to have an issue addressed in Open Forum is requested to submit question to [rritter@hoaservices.net](mailto:rritter@hoaservices.net) by 9 am 1/27/25**
- C. Approval of Minutes: Board of Directors meeting held October 14, 2024 (pg 2); Executive Sessions held October 14, 2024 and December 17, 2024 (pg 3-4)**
- D. Review of Financial Statements**
  - Sept-Nov (separate) recap(pg 5-6)
- E. Committee Updates**
  - Tennis Committee- Women's fall league in session and Senior's request (pg 7)
  - Architectural Committee- Log (pg 8); paint scheme update
  - Landscape-monthly recap/bids (pg 9-20); EBMUD tracking (pg 21-22)/water Mgmt(separate)
  - Beautification Committee-Pool arbor in process
- F. Unfinished Business**
  - Storm/Creek update—County Flood study still in review
  - Pool resurfacing in process
  - Sea Devil survey (separate)
- G. New Business**
  - Clubhouse rentals (pg 23)
  - Violation report—(pg 24-26)
  - Annual Meeting-Board election notice (pg 27)
- H. Set Date for Next Meeting date: BOD 3/24 6 pm via zoom**
- I. Adjourn/Executive if needed**

**DANVILLE STATION HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
OCTOBER 14, 2024      DRAFT**

**CALL TO ORDER**

The regular board meeting was called to order at 6:03 pm with Tammy Comb, Bryan Lawver, Dave Freeland, Michelle Vlastic, Rob Callahan and Mandi Newton\* present. Diane Schneider was absent.

\*on the phone

Randy Ritter from Homeowner Association Services was present. The meeting was held at the Clubhouse.

**HOMEOWNER FORUM/GUEST PARTICIPATION**

Russ Davis spoke about the issue of the need for a updated play structure at Pepperwood park. The manager will plan on having bids available for the Board's review at the next meeting.

**MINUTES**

A motion, seconded, and carried (MSC): to approve the minutes from the Board Meeting and Executive Sessions held July 18, 2024 6-0.

**FINANCIALS**

The Board reviewed the June-Aug 2024 financials, MSC: to approve, 6-0.

**COMMITTEE UPDATES**

**Tennis Advisory Committee (TAC):** MSC: to approve the women's fall/winter schedule, 6-0.

**Architectural:** The Board reviewed the ARC log. The Board discussed the updated paint colors from Behr and the remaining colors to be sent from Sherwin Williams

**Landscape:** The Board reviewed the monthly report. Creek bank debris removal MSC: to approve \$11,000 from Landscape Crae, from reserves, 6-0. EBMUD tracking report was reviewed.

**Beautification Committee**—Pool Arbor replacement bids were reviewed. After a thorough discussion, MSC: to approve ABC Builders bid not to exceed \$50,000, from reserves, 5-0-1.

**UNFINISHED BUSINESS**

- 1) Storm/creek update- we are awaiting the county flood study in late 2024 early 2025 for a long-term solution.
- 2) The ADU/JDU draft policy was sent to the membership for review; after receiving no membership feedback, MSC: to approve the proposed rule as presented, 6-0
- 3) Pool resurfacing—the process will begin the week of 10/28.

**NEW BUSINESS**

- 1) Clubhouse: the Board reviewed the rental log.
- 2) The Violation report was reviewed.
- 3) Annual Meeting the call for candidates' letter was reviewed.
- 4) Sea Devil contract-the Board reviewed the next steps to determine the 2025 fee and the survey to the membership in December.
- 5) 2025 Budget-the Board thoroughly reviewed the budget packet as prepared by Dave and the manager. MSC: to approve the dues increase to \$425/qtr, and the reserve study as presented, 6-0.

**NEXT MEETING/ADJOURNMENT/EXECUTIVE SESSION**

The meeting was adjourned at 7:29 pm. The Board adjourned to Executive Session for Hearings, a legal issue and a contract. The next Board meeting will be Monday, January 27, 2025 at 6 pm at the clubhouse before the Annual Meeting at 6:30.

**DANVILLE STATION HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION  
MINUTES  
OCTOBER 14, 2024**

**DRAFT**

**CALL TO ORDER**

The Executive Session was called to order at 7:30 pm Bryan Lawver, Dave Freeland, Michelle Vlastic, Mandi Newton\*, Rob Callahan and Tammy Comb present. Diane Schneider was absent. Randy Ritter from Homeowner Association Services was present. The meeting was held at the clubhouse.

**HEARING**

1063 Lehigh Valley—The Board reviewed the hearing notice and the issues that remain with this property. MSC: to approve a \$100 fine until the issue are resolved, **6-0**.

**LEGAL**

Corporate Transparency Act (CTA). MSC: the Board approved to move ahead with the process, **6-0**  
HAS contract: MSC: to approve the 2025 management contract, **6-0**.

**ADJOURNMENT**

The session was adjourned at 7:50 pm.

**DANVILLE STATION HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION  
MINUTES  
DECEMBER 17, 2024** **DRAFT**

**CALL TO ORDER**

The Executive Session was called to order at 12:01 pm Bryan Lawver, Dave Freeland, Michelle Vlastic, Mandi Newton, Rob Callahan, Diane Schneider and Tammy Comb were present. Randy Ritter from Homeowner Association Services was present. The meeting was held via zoom.

**CONTRACT**


SEA DEVIL 2025 contract: after a long discussion, **MSC:** to approve the 2025 fee of \$42000, **7-0.**

Pump room/equipment-**MSC:** to approve not to exceed \$75000 to expand the pump room and upgrade the equipment as required by the County Health, **7-0.**

The Board will move ahead with a membership survey on pool use.

**ADJOURNMENT**

The session was adjourned at 12:45 pm.

 Outlook

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**Pro Forma 2024 Year End FOR REVIEW and ANNUAL MEETING PRESENTATION**

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From Dave Freeland (davidf3159@aol.com) <davidf3159@aol.com>

Date Thu 1/16/2025 2:32 PM

To DAVID FREELAND <davidf3159@aol.com>; Randy Ritter <r Ritter@hoaservices.net>

Hi Randy and Bryan,

I finished review of the 2024 financials through November. As of Jan 15th, the December financials hadn't been released. Therefore, this report is for 11 months and includes some projected cost information based on our "committed costs".

Here's a brief summary that you might want to summarize in the letter to HOs or simply read at the Annual Meeting.

First Up, Financials Summary:

1. Overall, our Operating Account assets total \$88,000, representing a decrease of about \$20,000 (20%) this year. This indicates there were unexpected costs not covered by the Operating Budget for 2024. Our Income exceeded budget by about \$8,000 but this was almost half due to Late Fees which will be offset by Collection Expenses at year end. The other half was traceable to higher Recreational Assessments than budgeted. We had admin/general costs exceeding the budget by about \$20,000 based on unbudgeted legal costs relating to the flood and unforeseen insurance cost increases. Additionally, we had minor cost overruns from budget for Landscape and Gas Utilities. Some of these issues may continue to impact us negatively in 2025. On the pool costs, we had a negative variance of about \$11,000 based on much higher Chemical costs than anticipated. In summary, our Net Income for the Operating Account as of the end of November stands at a negative \$24,900 from budget, before we consider transfer of the Sea Devils contribution to reserves to offset a portion of pool depreciation. We had set a goal of maintaining about \$100,000 in this Operating Account in past years.

2. Our 2024 contributions to reserves of \$183,000 (12 months) were mostly offset by pool work. Total expenditures (11 months) are approximately \$150K. We did not undertake the final phase of the clubhouse remodel, which has been pushed out beyond 2024. Our Reserve Account costs should also be adjusted for "committed costs". Committed costs include: (a) remaining pool work (\$45K), arbor replacement (\$60K), pump room upgrade (\$70), or approximately \$175,000, which will be paid in 2025. This is approximately the amount we have set aside for reserve contributions in 2025. Our Reserves Study for 2025, conducted by Beatty & Co., projected year-end accumulated reserves of about \$1,060,000 (currently \$1,100,000 through November) and an "Accrued Liability of \$1,275,000. Therefore, the anticipated "Percent Funded" improved slightly to 83%. We also received approximately \$40,000 in interest from our CDs, which may necessitate some income tax payment from our reserves account.

Second, Our Year in Review:

1. Looking back over 2024, we continued to make progress on stream damage repair. Although the progress seemed slow at times, we accomplished our remaining repair goals this year. Regarding stream damage repair, we worked with Engeo, GHA, the town and several agencies. The promised agency studies with creek capacity review is still "pending" after two years.

Our creek bank work included further brush clearing (by GoatsRUs and Landscape Care). We hope to better understand silt deposition and weed control as part of the survey results.

This Year, 2025:

1. Please refer to the "committed costs" listed in #2 above. We anticipate contracting with a new company for a more detailed Reserve Study, to better understand our projected expenditures, component life and component costs. Clubhouse improvements may be reevaluated to better understand the overall project budget. We anticipate continuing work on the SR Creek bank, which may include silt removal. It is also likely that the tot lot structure at Pepperwood Park will be replaced.

That's all I have for now. Please call or email me if you have questions and let me know if there are any errors/omissions from my info. I sent a text about the remaining funds from SD (not budgeted) and I'm anticipating that we will transfer that amount to reserves for depreciation. I am in town through 1/18 then outta here until early February. Good luck with the annual meeting - sorry I won't be around this year.

Regards,

Dave Freeland

DANVILLE STATION HOMEOWNERS  
ASSOCIATION  
(DSHOA)

Tennis Court Request Form

Homeowner Name: RANDAL JANG

Address: 579 ZEPHYRUS CIRCLE

Phone: (925) 925-895-2023

Email: somedad579@yahoo.com

Type of Event(s) (matches, clinics etc): matches, USTA men's 8.0 (65<sup>+</sup>)

(5 matches) (All on Thursday)

Dates & times requested: Dates: ~~2/6~~ 2/20; 3/6; 3/20; 4/3

All times from 10:30 AM - 1:30 PM

Number of events: Matches 5 Clinics \_\_\_\_\_ Other \_\_\_\_\_

Number of people: 12-14 Total DSHOA members: 1

**DSHOA USE ONLY**

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_

Fees charged to Non-DSHOA members: \_\_\_\_\_

Check number & date received \_\_\_\_\_

Submit to:  
Homeowner Association Services  
2266 Camino Ramon  
San Ramon, CA 94583  
Tel (925) 830-4848/ Fax (925) 830-0252  
Email: ritter@hoaservices.net

**Danville Station HOA -Architectural Review Log**

Date: 1/12/2024 Review Days: 30 ATF = After the Fact

Log Number	Date Received	Days in Review	Date Responds Required	House Number	Street Name	Owner Name	Est. start date	Est. completion date	Type of Improvement	Description if needed	Approved /Denied /Approved	Date Approved /Denied /Approved	Reason if denied	NOC rcvd (for ADUs)	NOTES
1-1	01/11/24	1	02/10/24	1041	Lehigh Valley Cir	Cheng	01/08/24	01/12/24	Roof	Roof Replacement	Approved	01/12/24			CT Landmark (solaris georgetown gray) ToD Permit received, paint conduit to match condition; provide HOA with final plans/permit post-ToD inspections ToD issued permit rcvd - windows to be black frames; remodel will be on both upper and lower floors
1-2	01/11/24	1	02/10/24	433	Silver Chief Pl	Baker	02/01/24	03/01/24	Other	Solar	Approved	01/22/24			
1-3	01/17/24	5	02/16/24	1021	Lehigh Valley Cir	Leitersdorf	01/31/24	04/30/24	Roof	232sf Remodel (kitchen, bedroom); Window Replacements	Approved w-Cond	01/22/24			
3-1	03/25/24	1	04/24/24	1100	Mustang Dr	Lewis	04/02/24	04/10/24	Landscaping	Front Landscaping	Approved	03/26/24			sprinkler sys, back path, drought tolerant design
3-2	03/26/24	1	04/25/24	563	El Capitan Dr	Messerty	04/22/24	07/22/24	Landscaping	Front Landscaping	Approved	03/27/24			Owner to provide ToD permit / setback conf, in-progress/paused;
3-3	03/29/24	3	04/29/24	308	Ranger Pl	Thomas	04/01/24	04/12/24	Other	Front Porch Extension	Approved w-Cond	04/01/24			curved, faux deck w/3ft railing
4-1	04/03/24	1	05/03/24	1053	Allegheny Dr	Mostaghim	04/11/24	04/13/24	Landscaping	Front Landscaping	Approved	04/04/24			Redwood Mulch
4-2	04/15/24	0	05/15/24	1066	Allegheny Dr	Armanio	05/01/24	08/01/24	Other	Addition/Expansion	Approved w-Cond	04/15/24			HO to provide approved ToD permit to DSHOA 521/527/531 all to split cost (same position, just new structure and new mailboxes)
4-3	04/15/24	1	05/15/24	521	El Capitan Dr	Newton	04/20/24	04/27/24	Other	Mailbox/Structure Replacements	Approved	04/16/24			Matching existing fencing to extend
5-1	05/02/24	11	06/01/24	1140	Mustang Dr	Moghimi	05/20/24	05/25/24	Other	Fence Extension in Side Yard/Corner Lot	Approved	05/13/24			Solaris Silver Birch
5-2	05/17/24	3	06/16/24	1008	Lehigh Valley Cir	Dauphinais	07/01/24	08/01/24	Other	Roof Replacement	Approved	05/20/24			2 Barm/1 Bush/Kitchen,LRToD Permit #824-077794 Owner: Neigh Sigs-rcvd 7/30/24 / ADU Guidelines-adherence
6-1	06/07/24	3	07/07/24	1096	Lehigh Valley Cir	Li	07/01/24	12/31/24	Other	785sf Attached ADU	Approved w-Cond	06/10/24			Like for like in cement, style and size of driveway- Comm notes walkway is not joined with driveway
6-2	06/14/24	3	07/14/24	501	Mikado Pl	Ma	06/10/24	06/21/24	Other	New Cement Driveway (compliance)	Approved	06/17/24			GAF Timberline HDZ (Weathered Wood) Color scheme #9
6-3	06/14/24	0	07/14/24	110	Silver Cloud Pl	Lee/Yen	06/10/24	06/17/24	Other	Roof Replacement ATF	Approved	06/14/24			
7-1	07/01/24	2	07/31/24	1050	Lehigh Valley Cir	Stefani	07/08/24	10/31/24	Other	Front door / Garage door / Paint	Approved	07/03/24			
7-2	07/03/24	0	08/02/24	111	Lehigh Valley Pl	Belloni	08/01/24	08/03/24	Other	Roof Replacement- True Definition-Mtn. Side	Approved	07/03/24			
7-3	07/30/24	1	08/29/24	550	El Capitan Dr	Tipton	07/17/24	07/18/24	Other	Removal of 3 trees ATF	Approved	07/31/24			obtain any written city permission for file
8-1	08/09/24	4	09/09/24	1161	Mustang Dr	Clary	08/12/24	10/12/24	Other	Pavers and Shrubs	Approved	08/13/24			Will be using native plants
8-2	08/09/24	5	09/08/24	1130	Mustang Dr	Davis	09/01/24	09/03/24	Other	Roof Replacement	Approved	08/14/24			Certainteed Landmark Pro (black or dk gray)
8-3	08/13/24	1	09/12/24	1053	Allegheny Dr	Mostaghim	08/19/24	08/31/24	Other	Exterior Painting	Approved	08/14/24			Rare Gray; Steam White; Iron Mtn (L door)
8-4	08/16/24	3	09/15/24	496	El Capitan Dr	Brengman	09/15/24	10/15/24	Other	Exterior Painting	Approved	08/19/24			SW: Coastal Plain, Dirty Martini, High Ref White, Shade-Grown
8-5	08/15/24	1	09/14/24	550	El Capitan Dr	Tipton	08/16/24	08/25/24	Other	Plant two trees, add crushed rock	Approved	08/16/24			remove dead bush in mow strip, plant 2 crape myrtles w/crushed rock (1 in mow strip, 1 in yard right side of driveway)
8-5	08/26/24	0	09/25/24	1091	Lehigh Valley Cir	Naprawa	08/20/24	09/08/24	Other	Exterior Painting	Approved	08/26/24			Color scheme #13
10-1	10/07/24	1	11/06/24	110	Silver Cloud Pl	Yen	10/15/24	10/21/24	Other	Exterior Painting- like for like	Approved	10/08/24			Tree rplc / Add: deck, landscape rocks (instead of turf), swing set, fountain, trampoline, raised garden bed (condition-only flowers)
10-2	10/17/24	4	11/16/24	441	Wabash Pl	Schoch	10/21/24	11/30/24	Other	Front Yard Landscaping / Backyard Renovation	Approved	10/21/24			remove two large trees (17in diameter + smaller) to allow the Japanese maple to grow
10-3	10/25/24	0	11/24/24	536	Zephyr Cir	Comb	11/06/24	11/06/24	Other	Front Yard Tree Removal (x2)	Approved	10/25/24			retrofit, white framed, no grid; convert garden window to slider
11-1	11/11/24	2	12/11/24	1091	Lehigh Valley Cir	Naprawa	11/15/24	12/15/24	Other	Window Replacement	Approved	11/13/24			Landmark Pro Heather Blend
12-1	12/17/24	1	01/16/25	580	El Capitan Dr	Wagner	12/24/24	01/31/24	Other	Roof Replacement	Approved	12/18/24			
Historical	# of Apps														
2024	27														
2023	40														
2022	39														
2021	45														
2020	40														
2019	46														
2018	37														
2017	34														
2016	30														





## Job Site Activity Report

Job Name: **Danville Station**

Date of site visit: **1-9-25**

### Overall Observations:

- Landscape is in good condition throughout the site.
- **Leaf removal is the number one task at this time.**
- Lots of sticks and small limbs on turf due to seasonal winds.

### Lawn Areas:

- The lawn was in good condition, mowed, edged and clean of leaves (for the most part).
- Rodent damage in turf continues.

### Shrubs and Trees:

- Shrubs well maintained.
- A few in need of limbing up and/or trimming back away from walks and fences.

### Weed Control:

- Weed control is ongoing.
- The crew will increase focus on weed control.

### Irrigation:

- Irrigation systems are in rain shut off mode.
- No irrigation breaks were identified during this site walk.

### Areas of Improvement:

- *Pictures with notes below.*

### Misc. Items:

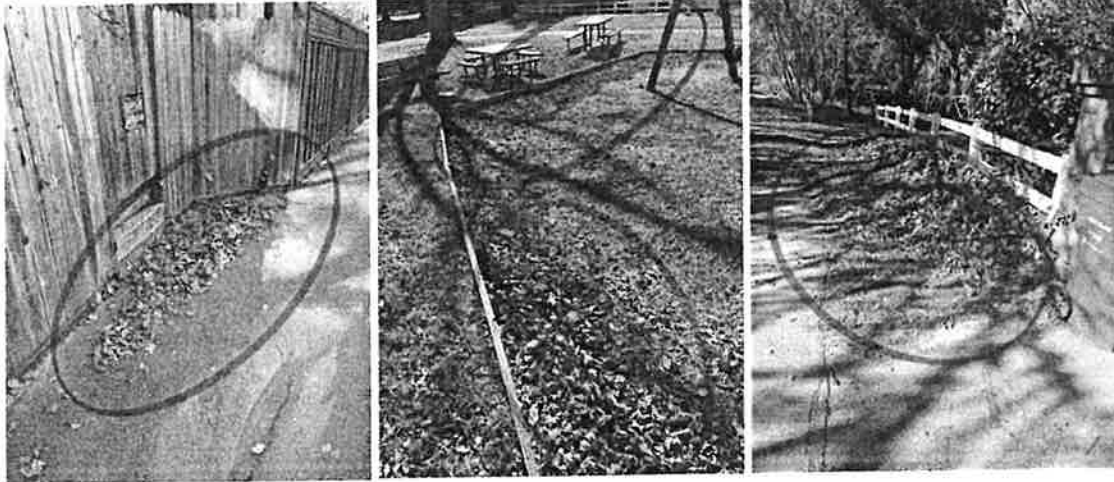
- *Pictures with notes below.*

### Areas Looking Good:

- *Pictures with notes below.*

**Areas to improve:**

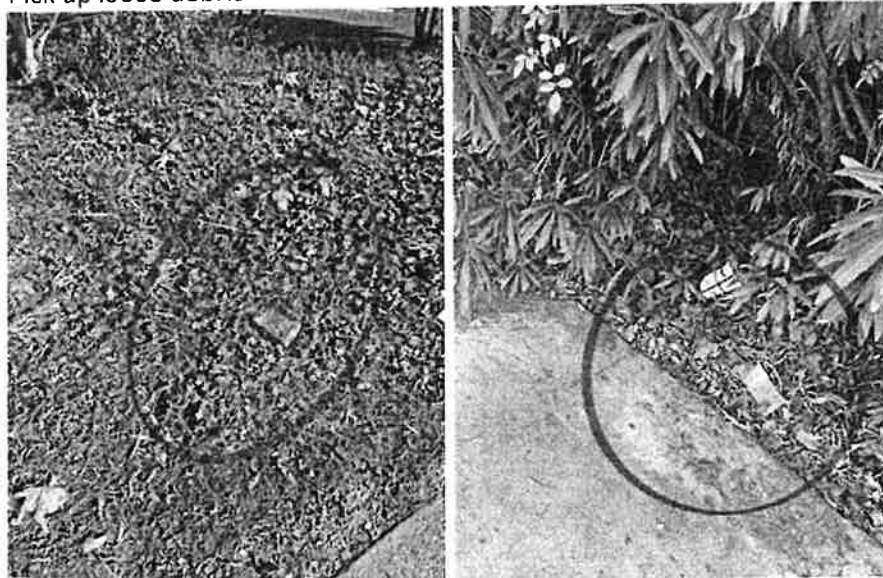
-We will continue to focus on leaf removal.



-Spray weeds around and under deck at community center.



-Pick up loose debris

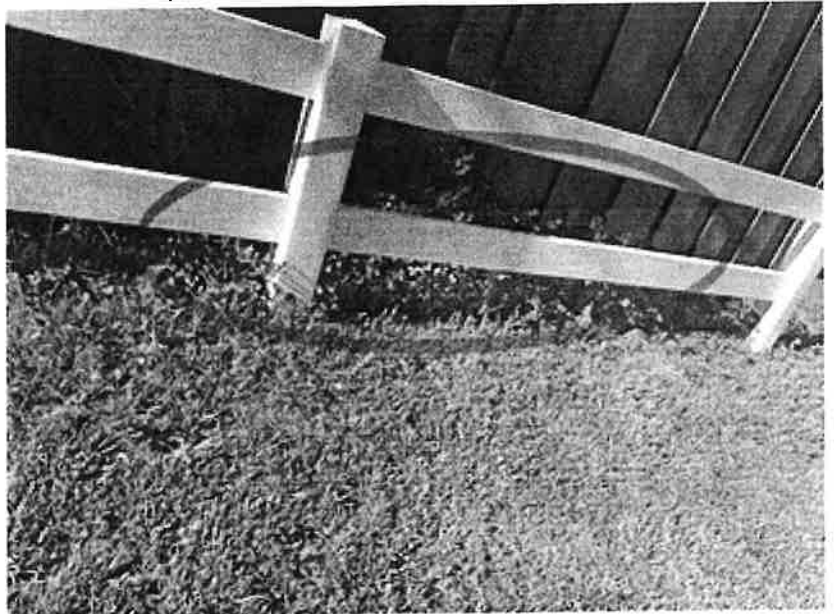


**-Remove/Spray weeds.**

Planter bed at Mustang Dr & El Capitan



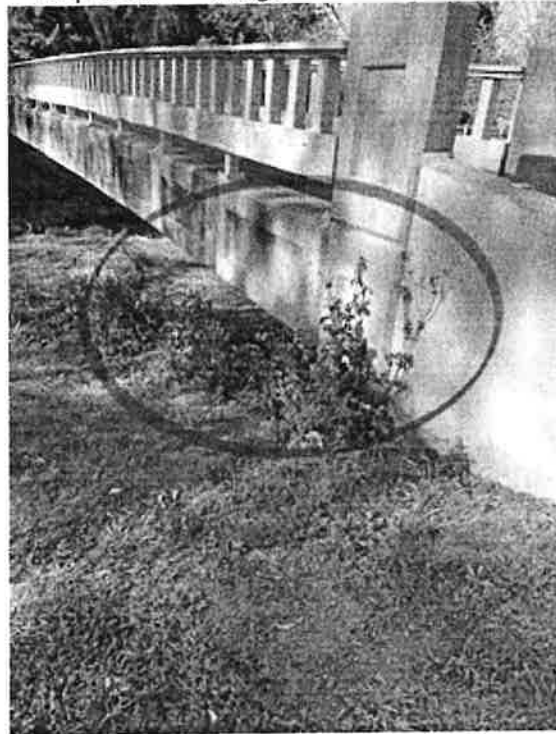
fence at park boundary near Ranger Place



Picnic area in park



at pedestrian bridge near Community Ctr.



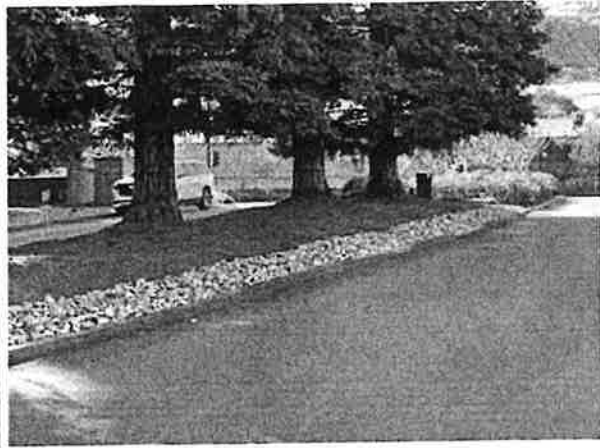
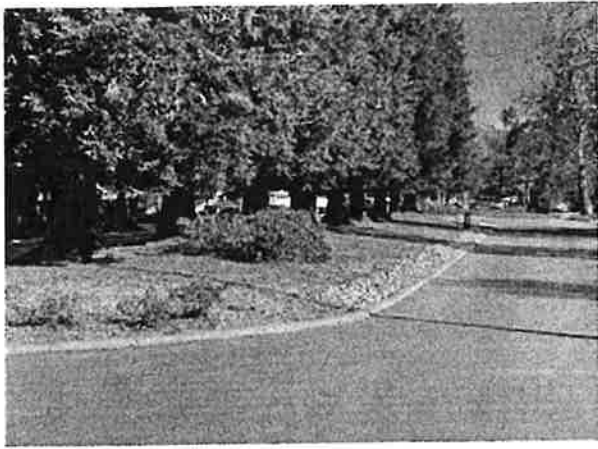
Remove leaves stuck in tree below. And remove trees stakes from trees where needed.



Entry off Camino Ramon and median on El Capitan Dr. (all is in good order – 5 pictures)







**Misc. Items:**

-Very large limb in turf adjacent to Wabash Place



-Debris behind entry wall off Camino Ramon



Debris in turf behind pool



-Gopher damage in turf.  
Near Ranger Place



near Mikado Court



-Turf damage done by pool contractors.



Areas Looking Good:





Should you have any questions or would like to schedule a time to meet and walk the property, please feel free to reach out anytime.

Thank you,



[www.landscapecare.net](http://www.landscapecare.net)

**Customer:**

Randy Ritter  
c/o Homeowners Assn Services  
2266 Camino Ramon  
San Ramon, CA 94583

**Property:**

Darville Station HOA  
550 Mikado Place  
Danville, CA 95426

**Irrigation Upgrades**

Irrigation Improvements around the pool and clubhouse, Controller C:

This work will reduce runoff and run times while eliminating brown spots and save water.

**Valve zone C-2:**

Remove existing spray heads. Relocate 6 rotor heads, add 5 rotor heads. Approximately 60' of trenching.

Labor: \$1,440.00

Parts: \$585.00

Total: \$2,025.00

**Valve zone C-3:**

Remove existing spray heads. Trench approximately 60' and install 3 rotor heads.

Labor: \$720.00

Parts: \$375.00

Total: \$1,095.00

**Valve zone C-4:**

Remove existing rotor heads. Trench approximately 40' and install 4-6" pop ups with pressure regulating bodies and high efficiency nozzles.

Raise existing heads to grade.



Labor: \$540.00

Parts: \$285.00

Total : \$825.00

Valve zone C-5:

Trench approximately 40' and relocate rotor head to inside of fence.

Labor: \$540.00

Parts: \$85.00

Total: \$625.00

Valve zone C-6:

Move 3 rotor heads away from the fence.

Labor: \$180.00

Parts: \$85.00

Total: \$265.00

Valve zone C-9:

Trench approximately 30' and add 2 rotor heads. Raise other heads to grade.

Labor: \$720.00

Parts: \$175.00

Total: \$895.00

Valve zone C-10:

Trench approximately 40' and add 3 rotor heads. Move two rotor heads.

Labor: \$720.00

Parts: \$375.00

Total: \$1,095.00

Valve zone C-11:

Trench approximately 20' and add one rotor head and relocate two rotors.

Labor: \$540.00

Parts: \$285.00

Total: \$825.00

Valve zone C-15:

Trench approximately 30' and move three rotor heads.

Labor: \$540.00

Parts: \$125.00

Total: \$665.00

Valve zone C-16:

Trench approximately 40' and relocate 3 rotor heads, trench another 40' and add three rotor heads.

Labor: \$1,260.00

Parts: \$415.00

Total: \$1,675

**Default Group**

**Enhancement Irrigation**

Items	Quantity	Unit
	<b>Enhancement Irrigation:</b>	<b>\$9,990.00</b>
<hr/>		
	<b>Subtotal</b>	<b>\$9,990.00</b>
	<b>Estimated Tax</b>	<b>\$0.00</b>
	<b>Total</b>	<b>\$9,990.00</b>

**Terms & Conditions**

We are providing these recommendations/estimates to give you continuing management information concerning landscape rejuvenation and repair.  
 Please note that prices quoted in these estimates are guaranteed for 30 days.  
 The customer acknowledges that Landscape Care is not responsible for events beyond our control.  
 Payment is due upon receipt.

By \_\_\_\_\_  
**Quinton Guenther**

Date 1/3/2025  
**Landscape Care Company**

By \_\_\_\_\_

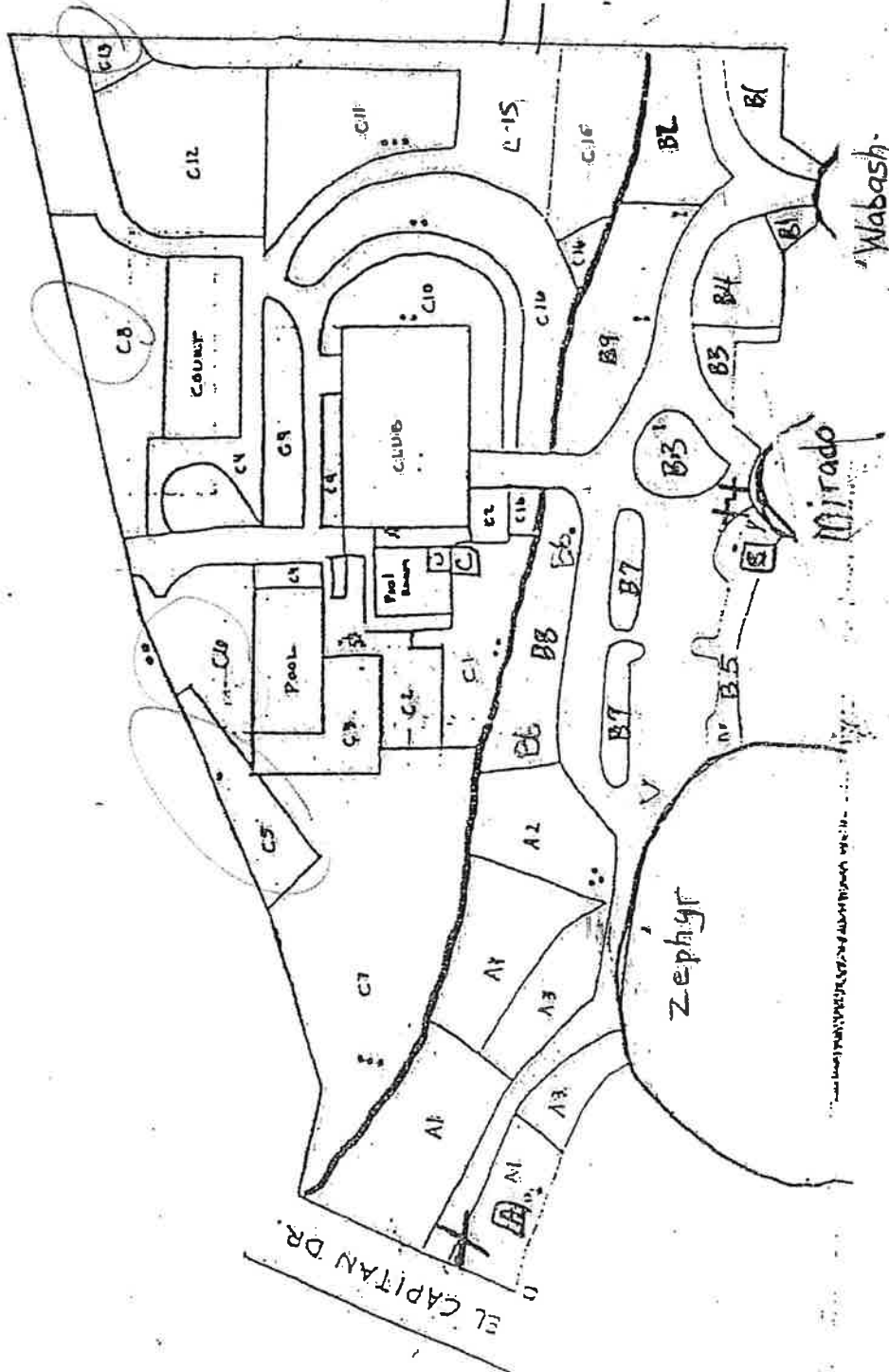
Date \_\_\_\_\_  
**Danville Station HOA**

DANVILLE  
 ROLL: NONE  
 DATE: 2-1-96  
 GREEN GR  
 IRRIGATION



STATIONS  
 CLOCK B  
 B1  
 B2  
 B3  
 B4  
 B5  
 B6  
 B7  
 B8  
 TURF AREA

STATIONS  
 CLOCK C  
 C1  
 C2  
 C3  
 C4  
 C5  
 C6  
 C7  
 C8  
 C9  
 C10  
 C11  
 C12  
 C13  
 C14  
 C15  
 C16  
 TURF AREA



Danville Station



# Recommended Water Budget

Thank you for participating in our Landscape Irrigation Water Budget Program. The following is your customized water usage profiles for the last two years. EBMUD records indicate that this account primarily serves landscape irrigation. The graphical description compares your measured water usage versus your budgeted water usage for each billing period.

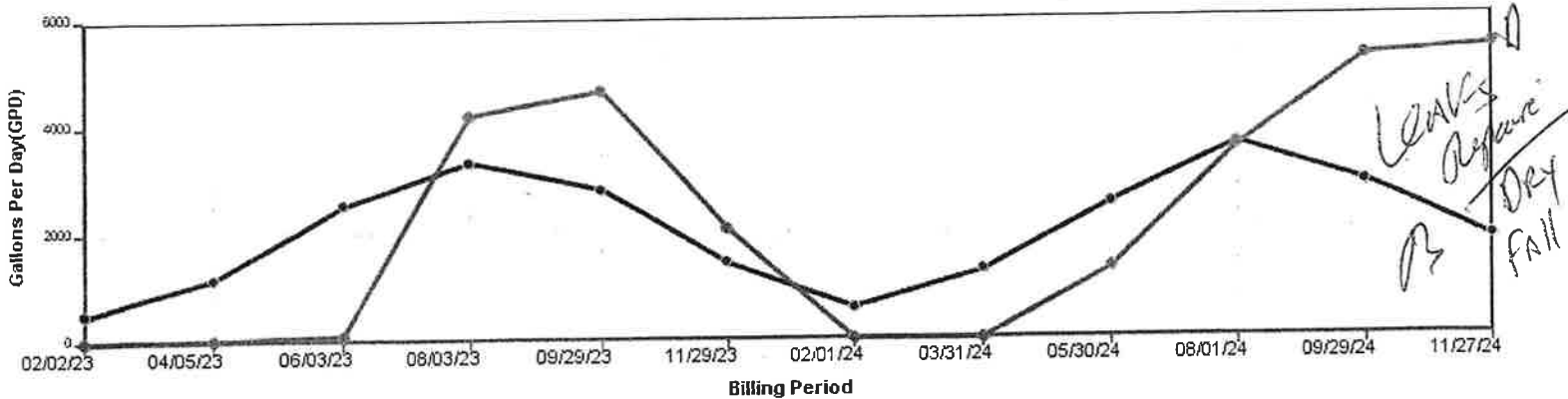
Customer Name: Danville Station Hoa  
 Service Address: 600 El Capitan Dr  
 City: Danville  
 Account #: 48289800001  
 Meter #: 34057763  
 Est. Irrigated Area(sq. ft): 32771



Irrigated Area at 600 El Capitan Dr

Water Budget Summary	Used	Budgeted
Gallons used last 12 months	928,268	764,633
Gallons used previous year	653,004	702,371

Used: 1,581,272 Budget: 1,467,004 Percent: 108%  
 Meeting your water budget could have saved you \$ 1,533



Billing Period	02/02/23	04/05/23	06/03/23	08/03/23	09/29/23	11/29/23	02/01/24	03/31/24	05/30/24	08/01/24	09/29/24	11/27/24
Budget(GPD)	493	1162	2534	3319	2798	1431	567	1263	2517	3600	2858	1820
Consumption(GPD)	0	24	89	4194	4645	2060	0	0	1297	3550	5223	5401
Evapotranspiration(ET)	1.93	4.41	9.15	12.39	9.76	5.34	2.22	4.56	9.24	13.88	10.32	6.57

ET=Represents the estimated water need of cool season grass (in inches) for each billing period. The Water Budget Calculation does not use rain, typically irrigation systems can be turned off for the winter months of November, December, January, and February. The Maximum Allowable Water Budget, effective January 2010, is calculated using the new Model Efficient Landscape Ordinance from the State of California, Department of Water Resources (DWR). If you feel the irrigated area is not accurate or would like more information on this program, contact EBMUD at (510) 986-7615.





# Recommended Water Budget

Thank you for participating in our Landscape Irrigation Water Budget Program. The following is your customized water usage profiles for the last two years. EBMUD records indicate that this account primarily serves landscape irrigation. The graphical description compares your measured water usage versus your budgeted water usage for each billing period.

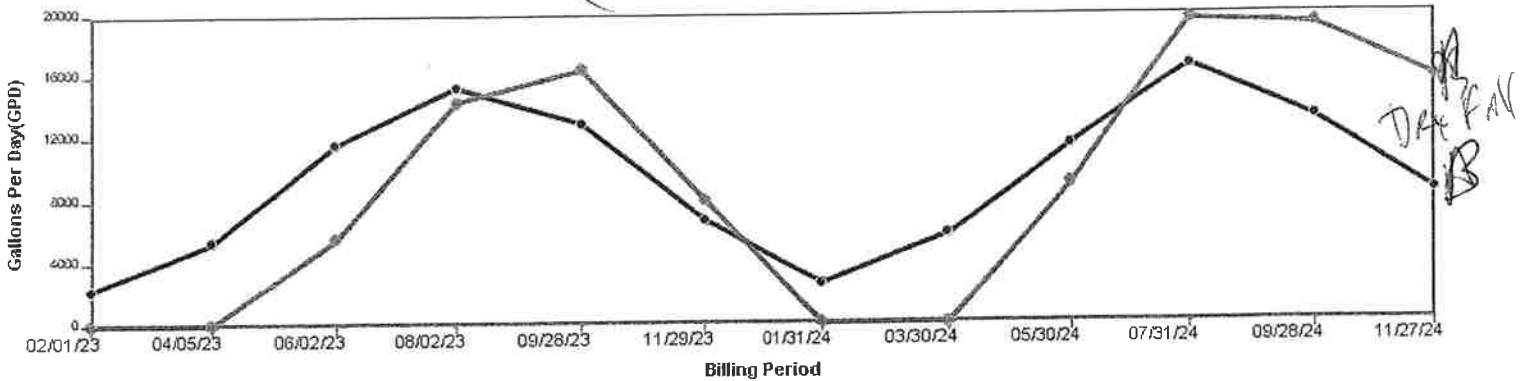
Customer Name: Danville Station Hoa  
 Service Address: 450 El Capitan Dr  
 City: Danville  
 Account #: 48284300001  
 Meter #: 98378300  
 Est. Irrigated Area(sq. ft): 150313



Irrigated Area at 450 El Capitan Dr

Water Budget Summary	Used	Budgeted
Gallons used last 12 months	3,829,012	3,507,195
Gallons used previous year	2,615,756	3,217,865

Used: 6,444,768 Budget: 6,725,060 Percent: 96%  
 Congratulations, meeting your water budget saved you \$ 1,260



Billing Period	02/01/23	04/05/23	06/02/23	08/02/23	09/28/23	11/29/23	01/31/24	03/30/24	05/30/24	07/31/24	09/28/24	11/27/24
Budget(GPD)	2212	5306	11579	15225	12887	6637	2582	5730	11477	16551	13174	8383
Consumption(GPD)	0	0	5507	14286	16377	7926	36	0	8939	19484	19182	15696
Evapotranspiration(ET)	1.83	4.46	8.96	12.39	9.8	5.49	2.17	4.51	9.34	13.69	10.37	6.71

\*ET=Represents the estimated water need of cool season grass (in inches) for each billing period. The Water Budget Calculation does not use rain, typically irrigation systems can be turned off for the winter months of November, December, January, and February. The Maximum Allowable Water Budget, effective January 2010, is calculated using the new Model Efficient Landscape Ordinance from the State of California, Department of Water Resources (DWR). If you feel the irrigated area is not accurate or would like more information on this program, contact EBMUD at (510) 986-7615.

DANVILLE STATION RENTALS 2024									
Date		I BOD	II HOA	III Organizations	IV Sponsored	V Non HOA	VI Weddings	Other	Comments
1/14/2024	Trevor Nelson					\$700			Celebration of Life
1/19/2024	Grant / Mitchell		\$125						Birthday
1/27/2024	Leslie Arroyo		\$100						Bridal Shower
1/29/2024	Board Annual Meeting								
2/3/2024	Brenda Farrell		\$100						Bridal Shower
2/9/2024	A-3 Tennis		\$0						
2/23/2024	A-3 Tennis		\$0						
3/1/2024	A-3 Tennis		\$0						
3/5/2024	Jessi Crummey		\$0						DSMG Meeting
3/8/2024	Mark Brogna		\$100						B-Party
3/16/2024	Yvette Batti		\$100						Baby Shower
4/18/2024	Erin Rose		\$100						Bingo
5/25/2024	Lori Luotti		\$125						Promotion Party
5/31/2024	Kristen Kenzi		\$100						Celebration of Life
6/1/2024	Kristen Kenzi		\$100						Celebration of Life
6/2/2024	Kristen Kenzi		\$100						Celebration of Life
6/5/2024	Erin Rugala		\$150						Promotion Party
6/8/2024	Mark Seller		\$100						Pot Luck Lunch
6/20/2024	Randol Jang		\$65						USTA Men's 65+
6/29/2024	Patricia Amittone		\$100						Birthday Party
6/30/2024	Patricia Amittone		\$100						Birthday Party
8/23/2024	Mandi Newton		\$100						Soccer Party
9/21/2024	Joe Fernandez		\$100						Set up
9/22/2024	Joe Fernandez		\$125						School Fundraiser
9/27/2024	Jennifer Fernandez		\$125						Birthday Party
10/12/2024	Shawna Weilman Meskoh					\$700			Birthday Party
10/19/2024	Raelene Sprague		\$200						
10/20/2024	Raelene Sprague		\$200						
10/24/2024	Jessi Crummey		\$0						DSMG Meeting
11/10/2024	Mandi Newton		\$100						Soccer Party
11/16/2024	Lisa Hanson		\$100						Friends Gathering
11/25/2024	Diane Schneider		\$125						Client Pie Event
12/7/2024	Michelle Levie		\$100						Party
12/17/2024	Frank Borghi		\$100						Holiday Party
12/24/2024	Larry Goluck		\$100						Holiday Party
		Total	\$3,040			\$1,400			
	total total		\$4,440						
	Historical	#'s	\$		# Paid	% paid	Non-resident		
	2024	35	\$4,440		29	82%	2	0	
	2023	32	\$3,750		32	100%	4	3	
	2022	25	\$2,900		23	92%	2		
	2021	3	\$300		3	100%	0	1	
	2020	4	\$100		2	50%	0	0	
	2019	67	\$3,850		32	48%	1	0	
	2018	78	\$5,425		40	51%			
	2017	80	\$5,810		61	76%	1		
	2016	82	\$5,075		53	65%	0		
	2015	87	\$3,540		26	30%	1		
	2014	86	\$2,725		42	50%	2		
	2013	84	\$3,820		44	63%	1		
	2012	70	\$4,540		31	40%			
	2011	78	\$4,225		23	29%			
	2010	79	\$2,525		32	23%			

# Violation Report

Date: 1/16/2025

Record Count: 14

Filter Info: Owners, All Dates, Open Violations, Past Due Violations, Monitored Items

City	Case No.	Address	Owner	Category	Status	Category ID	Item Info	Requirements / Action	Remarks
5/24/2024	1/15/2025	1082 Allegheny Drive	Victor & Shirley and Jennifer Metas	Architectural Walk Through	Open		Mulching Required	Please take whatever steps are necessary to cover the exposed weed barrier areas with mulch. This needs to be completed by February 14th, 2025 to avoid a hearing with the Board.	
6/5/2024	1/15/2025	201 Daylight Place	Kara Solomon	Architectural Walk Through	Open		Sidewalk Repair	Please repair the sidewalk near in front of your home to prevent a tripping hazard. You may paint a white stripe along the edge as needed while you look into repairs. **As a reminder, sidewalks are the responsibility of the homeowner. Please repair the sidewalk - the white paint is only to be a temporary warning to others, the sidewalk needs to be repaired by February 14th, 2025 to avoid a hearing with the Board.	
5/31/2023	10/16/2023	1180 Delta Way	Jon and Ann James	Vehicles	Monitored		Remove trailer	Please remove the BBQ trailer and store it where it is not visible from the street. If this is not completed by 9/30/2023, you will be asked to attend a meeting with the Board on October 26, 2023.	
6/5/2024	1/15/2025	442 El Capitan Drive	Douglas and Nancy Bartman	Architectural Walk Through	Open		Sidewalk Repair	Please repair the sidewalk near in front of your home to prevent a tripping hazard. You may paint a white stripe along the edge as needed while you look into repairs. **As a reminder, sidewalks are the responsibility of the homeowner. Please repair or re-pave your driveway as there are an excessive amount of cracks. Please complete by 2.14.2025 or you may be asked to a hearing with the Board.	
8/14/2024	1/15/2025	545 El Capitan Drive	Richard and Jennifer Thomas	Property Maintenance	Open		Sidewalk Repair	Please take care of the following by 10/31/2024 to avoid a Hearing with the Board on 1/27/2025: 1) Please touch-up or repaint your home. 2) It appears that your gutter over the garage needs some repair. Please take whatever steps are necessary to make sure the gutter is properly positioned and the wooden slats are repainted.	(10/08/2024) Call to hearing for Jan Meeting.
9/21/2022	1/15/2025	545 El Capitan Drive	Richard and Jennifer Thomas	Architectural Walk Through	Open		Roof Repair		



1/16/2025	1/16/2025	550 El Capitan Drive	Jeffrey Tipton and Stephanie Mayorga	Open	Plants/ Landscaping	Re-landscape	Please provide plans and an ARC application (enclosed) for the landscaping on the right-hand side of your driveway.	
6/13/2022	1/16/2025	550 El Capitan Drive	Jeffrey Tipton and Stephanie Mayorga	Open	Architectural Walk Through	Multiple Items needing addressing	It appears that your property has several issues that need addressing. Please take care of the following: 1) Please clean up the park-strip in front of the home. - if this is not done by 2/15/25 you will be asked to a hearing with the Board in March. 2) Please attend to and/or remove the declining bushes near the sidewalk at the lawn. - Completed, thank you!	(04/19/2024) Actual Hearing Results Letter sent attached.
8/14/2024	1/16/2025	1017 Lehigh Valley Circle	Jane and Donald Gatti	Open	Home Exterior	Mailbox Post paint	Your mailbox is in need of paint. If not completed by 2/15/25, you will be asked to hearing with the Board.	
6/5/2024	1/15/2025	1063 Lehigh Valley Circle	Patricia Hayes	Monitored	Architectural Walk Through	Multiple Items needing addressing	It appears that your property has a couple issues that need addressing. As the following has not been completed you are being asked to a Hearing with the Board on 10/14/2024 at 6:30pm at the Danville Station Clubhouse. 1) Please repair your mailbox. 2) Please repair the sidewalk near in front of your home to prevent a tripping hazard. You may paint a white stripe along the edge as needed while you look into repairs. ** As a reminder, sidewalks are the responsibility of the homeowner. 3) We noticed the fascia boards are still in need of painting. Please let us know your time-line for the completion of this matter. Please touch up the trim boards on the exterior of your home on the west side.	(01/15/2025) handwritten note received - email response from RR attached. PER RR: 1. Mailbox repair — to be done by 2/1 2. Sidewalk repair— might be related to EBMUD - to be resolved by 3/1. 3. Fascia and trim board needing painting- to be done by 4/1. 4. Until these issues are resolved the monthly fines of \$100 will continue.
8/14/2024	1/16/2025	501 Mikado Place	Yan hui Ma	Open	Architectural Walk Through	Multiple Items needing addressing	It appears that your property has a few issues that need addressing. Please take care of the following: 1) House needs repainting. - If not completed by 2/15/25, you will be asked to a Hearing with the Board. Please remove the weeds from the driveway and the side yard.	(01/16/2025) 3) Remove declined bushes from landscaping. - check back in Spring, winter hibernation.
5/24/2024	1/15/2025	449 Silverchief Place	Drew Porter	Monitored	Architectural Walk Through	Weed Removal	Please remove the weeds from the driveway and the side yard.	
10/8/2024	1/15/2025	441 Wabash Place	Reto and Teresa Schoch	Monitored	Plants/ Landscaping	Re-landscape	Please let us know your re-landscaping plans for the large dirt area in your front yard. Please submit an architectural application (enclosed). Applications should include to scale plans, plant species and locations, and samples of any mulch or hard scape.	(01/15/2025) ARC app submitted and approved 10/2024

6/5/2024	1/16/2025	101 Zephyr Place	Douglas Cook	Open	Architectural Walk Through	Sidewalk Repair	Please repair the sidewalk on the Brookside side of your home, especially by the Liquid Amber tree, to prevent a tripping hazard. You may paint a white stripe along the edge as needed while you look into repairs. **As a reminder, sidewalks are the responsibility of the homeowner.	
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# DANVILLE STATION HOMEOWNERS ASSOCIATION

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

DATE: December 20, 2024  
TO: All Danville Station Homeowners  
FROM: Board of Directors  
SUBJECT: 2025 Annual Meeting –1/27/25 6:30 pm

## Election of Board of Directors

In preparation for the 2025 election the Association sent notification previously concerning the 2025 Board of Directors election. There are 3 positions up for election, each for a three (3) year term. The notice required a Statement of Candidacy form be completed and returned by December 19, 2024 at 4 P.M.

Section 2.3 of the Election Rules states: “If, as of the published deadline for receiving nominations, the number of qualified candidates for election to the board is not more than the number of directors to be elected, then the qualified candidates shall be declared elected and written notice of the election shall be given to the members.” The Board of Directors received 3 candidate forms by the deadline. Based on the election rule no ballots need to be sent out.

Thus, in accordance with Section 2.3 of the Election Rules, the following homeowners will be declared elected to the Board at the Annual Membership Meeting on **Monday, January 27, 2025, at 6:30 pm at the Clubhouse-1320 Van Patten Dr. Danville: Rob Callahan, Bryan Lawver, and Katie Chamberlin.** You will find the candidate statements on the website: [www.danvillestation.com](http://www.danvillestation.com) – Members Home page. This letter is your official written notice of that declaration of election as required by the rule. The agenda for the meeting is below.

The Board will hold the January monthly Board meeting at 6:00 pm prior to the Annual Meeting at 6:30 pm at the clubhouse.

## IRS Resolution

In the past there was a Ballot to vote for the Resolution regarding IRS Revenue Ruling 70-604. However, through feedback from both our legal and CPA professionals, this can be voted on by those present at the Annual Meeting. The Board recommends a FOR vote otherwise the association will pay taxes on any potential excess funds.

## DANVILLE STATION HOMEOWNERS ASSOCIATION

### 2025 ANNUAL MEETING AGENDA

Monday, January 27, 2025

6:30 pm

The Clubhouse

1320 Van Patten Dr.

- (1) CALL TO ORDER – INTRODUCTIONS – 6:30 pm
- (2) PRESIDENT'S REPORT  
- 2025 Priorities
- (3) FINANCIAL REPORT
- (4) ELECTION OF DIRECTORS/ IRS RESOLUTION
- (5) HOMEOWNER FORUM (3 minutes per speaker-state name and address)
- (6) ADJOURNMENT – 7 p.m.