



JUNE  
2026

## PRESIDENT'S CORNER

Welcome to June!

First I want to acknowledge with sadness the recent passing of Robert "Bob" Forst. He was an important member of the Board of Montecito Shores for a number of years and his service is appreciated-he will be missed.

The Beach Drains project is completed, and landscaping of the area is being completed by our landscape contractor. It is looking nice and will be finished in the near future. The landscape revision on the west side of Building 1 is also progressing. This includes raising the retaining wall entering Building 1's garage on the west side which should help to reduce water runoff.

Further landscaping includes additional work to be done in front of Building 2 which will include many of the same plants as were placed in front of Building 1 in recent months and will provide additional color and a pleasant symmetry as well. The area around Building 2 will include installation of new irrigation and timers. Behind the pool/tennis court complex and Building 11 will see a cleaning out of dead trees and vegetation in the next few weeks for both fire risk reduction and safety. A large thank you to Michael Gianino of our Board for helping to coordinate these projects with our vendors.

Modernization of our elevators continues to proceed with 8 of 11 elevators currently completed and 2 more (7 and 8) partially complete. If all continues to progress well, the project should be completed by the middle to end of July. Please report any issues you encounter to Emerald Management so that they can contact our modernization company, Total Access Elevator. Total Access Elevator is now our elevator maintenance company also.

Next month our country will celebrate its 250th anniversary on July 4th. Montecito Shores has been in existence for over 1/5th of the last part of that time. Residents and owners of our complex may reserve a 2-hour block of time at one of the 4 beach tables or request a table with 6 chairs for celebrating the 4th of July. Reservations are on a first-come first-served basis. If you are interested, please contact Cory at Emerald Community Management by June 26th after which reservations will close.

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## Current Project Update from Emerald Management

### Elevator Modernization Project

The elevator modernization project continues to move forward, with Buildings 7 nearing completion, with Building 11 being the last elevator in the project. The Board also reported that replacement relay components are being installed in all elevators to improve long-term reliability. The Association appreciates everyone's patience as this project nears completion.

### Landscape Improvements & Tree Maintenance

The Association continues to focus on landscape enhancements throughout the community. Recent improvements around Building 1 are progressing well, and Tree Trimming work is planned behind the pool area in July. The Board is also continuing to evaluate tree maintenance and trimming needs to help preserve the health, safety, and appearance of the community. Iso scheduled modernization work for Bu

### Maintenance & Infrastructure Updates

Staff recently completed repairs to a water softener system in Building 8 and are monitoring a similar system in Building 5. Ongoing efforts also include addressing aging plumbing infrastructure, including cast-iron drain lines and leak investigations as needed. The maintenance team continues to identify and address issues as they arise.

### Looking Ahead

As major capital projects continue, including elevator modernization and infrastructure improvements, the Board remains focused on maintaining the community while planning for future repair and reserve funding needs. Residents will continue to receive updates as projects progress.

hello@emeraldcommunitymanagement.com

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Your Board continues to address multiple problems that arise due to our older buildings and grounds. We appreciate the patience and understanding of our owners and residents as we work through these with Emerald Community Management.

Happy Father's Day to all of the Fathers out there. Enjoy the day!

Ray Sims - President

## NEXT BOARD MEETING DATE

July 8th, 2026 at 3:00pm

## IMPORTANT PHONE NUMBERS

- 805.471.7287 - Emerald
- 805.471.7284 - Emerald
- 805.570.8270 - Arturo
- 805.969.2727 - Gate House

 [mshoamembers.com](http://mshoamembers.com)

This newsletter is not a legal document and does not take the place of our Board Meeting Minutes, Agendas, or Association Notices. It is intended to be an informal means of keeping you up to date with Association news, developments, and activities. Please see the Minutes for the formal record of Board of Director actions and decisions.

## Did you Know...

### Bellosguardo - Santa Barbara's Hidden Treasure

Perched on a bluff overlooking the Pacific Ocean not far from Montecito Shores, Bellosguardo is one of Santa Barbara's most intriguing landmarks. The 24-acre estate was the longtime home of heiress Huguette Clark, daughter of copper magnate and former U.S. Senator William Andrews Clark.

Built in the 1930s, Bellosguardo - Italian for "beautiful lookout" - offers spectacular views of the coastline, Channel Islands, and Santa Ynez Mountains. The elegant mansion is surrounded by gardens, fountains, terraces, and walking paths that reflect the grandeur of a bygone era. Although Clark owned the estate for decades, she rarely visited during her later years, and the property remained largely hidden from public view. Following her death in 2011 at age 104, efforts began to preserve the estate and share it with the community. Today, Bellosguardo stands as an important part of Santa Barbara's history, reminding residents and visitors alike of the extraordinary people and places that have helped shape our beautiful coastal community. Contact (805) 969-3220 for more information or go to [Bellosguardo.org](http://Bellosguardo.org) for tours and events.

## Gentle Reminders

- Due to the increased amount of oil and tar currently on our beaches, we ask residents and guests to please check their feet before returning to the property. Oil and tar can stain our paver walkways, tables, benches, and other common-area furnishings. To help protect these shared spaces, please consider wearing flip-flops or sandals when coming back from the beach and wait until you return to your unit before removing any oil or tar from your feet.
- Our beautiful rose gardens are maintained by the Rose Committee, whose members carefully prune and care for the bushes throughout the year to keep them healthy and thriving. To help preserve the roses, we ask that only Rose Committee members cut roses from the bushes. When freshly cut roses are available, they will be placed in the containers nearby for residents to enjoy. Each resident is welcome to take up to three cut roses per day from the containers. Thank you for your cooperation and for helping us maintain this special amenity for everyone at Montecito Shores.

## The Magic of June Gloom

If you've lived along the California coast for any length of time, you're familiar with the phenomenon known as "June Gloom." Those misty mornings and overcast skies are created when cool ocean air meets warmer inland temperatures, forming a marine layer that often blankets our coastline until midday.

While visitors may be disappointed by the lack of sunshine, June Gloom plays an important role in our local environment. The moisture helps sustain our gardens, reduces wildfire risk, and provides comfortable temperatures for morning walks along the beach.

One of the joys of living at Montecito Shores is experiencing these subtle seasonal changes. The soft gray mornings often give way to beautiful afternoons, creating dramatic views as the sun gradually emerges over the ocean. Before long, the warmer days of summer will arrive, but for now, June offers a gentle reminder of the unique coastal climate that makes our community such a special place to call home.

## Newsletter Proudly Written and Presented by

### FOR ALL YOUR REAL ESTATE NEEDS

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