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MONTECITO SHORES

# NEWS

AUGUST  
2025



## PRESIDENT'S CORNER

This past week I enjoyed our area including a walk up Channel Drive, viewing Butterfly Beach by the Biltmore, and sitting at one of our beach tables at Montecito Shores. We are very fortunate to be in this part of the world, and I am thankful to enjoy our community of Montecito Shores. As you know, our property has had a number of active issues affecting our older buildings and grounds. Your Board and Emerald Management are working diligently to address these many issues. Despite the challenges and costs, Montecito Shores remains a truly special place. At the end of this month, we will be welcoming Cornwall Security as our new security company, and all 3 communities will be covered by the same company. Thanks to Steve Breihan for reorganizing the Montecito Shores newsletter and website. I look forward to keeping our members informed of interesting and important topics relating to our community. Stay tuned!

Ray Sims

## Current Project Update from Emerald Management

We've got several projects moving forward this season, and we appreciate everyone's patience and cooperation while we work to keep Montecito Shores safe, beautiful, and well-maintained.

### 🚰 Beach Drain Replacement

Crews have begun working along the bluff to begin replacing the beach drain. You'll notice equipment being moved into place, access roads and staging areas prepared, and temporary fencing and signage marking off work zones. Expect some weekday construction noise and limited access to the beach immediately next to the site during working hours — all in the interest of safety.

### 🌳 Tree Care

Our arborist inspection is complete! Fire hazard trimming and necessary removals

have already been finished, and pruning of the iconic Moreton Bay Figs will begin soon. Additional trimming, based on the arborist's recommendations, is planned for this fall.

### 🛗 Elevator Modernization

We're excited to share that Total Access Elevator will be modernizing all 11 elevator cars, starting with Buildings 1 and 2. This upgrade will improve reliability and ride quality for years to come. A detailed schedule will be provided as soon as it's finalized.

### 🔧 Plumbing Repairs

Work continues to replace aging cast iron drain lines in several buildings. These repairs will help prevent leaks and extend the life of our plumbing systems.

[hello@emeraldcommunitymanagement.com](mailto:hello@emeraldcommunitymanagement.com)



Photos from July 4<sup>th</sup> Celebration at Montecito Shores



## Social Update

The Montecito Shores Social Club's 4th of July celebration was a tremendous success, drawing more than 100 residents and guests for an evening of great food, fellowship, and festive fun. Neighbors gathered on the lawn overlooking the ocean enjoying a relaxed summer evening. This year's clear skies made the highlight of the evening truly spectacular - a perfect view of the dazzling fireworks display on West Beach in Santa Barbara.

Looking ahead, our next event is the **Ice Cream Social** on Sunday, **August 31st** (Labor Day Weekend) at **4:00 p.m.** at the Four Corners - the lawn in front of Building #5 where Seaview Drive and Bonnymede cross. Come enjoy ice cream with a plethora of toppings for a sweet end-of-summer gathering. Sign ups are required to attend. You should have received an email to sign up for the event. If not, please go to the link below to register:




<https://icecreamsocial-2025.cheddarup.com>

Hope to see you there!

## BOARD MEETING DATES

September 10, 2025 at 3:00pm  
October 8, 2025 at 3:00pm  
November 12, 2026 at 3:00pm  
December 10, 2025 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.



## The Montecito Shores Monthly Newsletter is Back!

We're excited to announce the return and revamping of the monthly Montecito Shores newsletter, originally created by Jane Spencer. I've volunteered to redo the format and update it each month, with the goal of having Emerald Community Management email it to all residents within one week after each board meeting. I look forward to keeping our community informed and connected with the latest happenings around the Shores!  
Steve Breihan.....

### Special Interest

Exciting news for local food lovers—**Little Mountain** is coming soon to Montecito's Upper Village, taking over the former Montecito Wine Bistro space. Led by Executive Chef Diego Moya, known for his deeply seasonal, vegetable-forward dishes and commitment to sustainability, Little Mountain will offer ingredient-driven, wood-fired cuisine. Guests can look forward to a carefully curated wine cellar and a full bar, with service daily for both lunch and dinner. According to Siteline, the restaurant is aiming for a mid-September opening at the earliest. It promises to be a vibrant new addition to Montecito's dining scene.

### Gentle Reminders

**Renovations:** If you are planning to do any renovation project to your unit, large or small, you must contact Emerald Community Management to go thru the proper channels per the Rules & Regulations and CC&R's of Montecito Shores  
**Service Hours:** Also per the Rules & Regulations and CC&R's of Montecito Shores - workpeople and delivery hours in Montecito Shores is Monday thru Friday from 8:00am to 5:00pm only.  
**Dogs:** Please remember to keep your dogs on leash when on the property and pick up after them.  
Thank you!

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**IF YOU'RE BUYING OR SELLING IN MONTECITO SHORES...  
STEVE & KATINKA HAVE THE LOCAL INSIGHT AND EXPERT REAL ESTATE  
GUIDANCE - RIGHT HERE IN THE COMMUNITY STEVE CALLS HOME!**



### STEVE BREIHAN & KATINKA GOERTZ

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