



NOVEMBER
2025



PRESIDENT'S CORNER

Governing Documents of a Homeowners Association: A Brief Description

Montecito Shores condominium complex was completed in 1974. The Montecito Shores Homeowners Association (HOA) was incorporated in the State of California as a private corporation and is subject to California Civil Code regulations. Below is a description of the types of governing documents that all HOAs follow in management of their complexes.

The governing documents of a homeowners association (HOA) are the foundational legal instruments that outline how the community operates and is managed. These documents define the rights and responsibilities of both the HOA and its members, helping maintain order, preserve property values, and ensure residents have a clear understanding of community rules.

- Declaration of Covenants, Conditions, and Restrictions (CC&Rs): This document sets forth the community's rules, restrictions, and obligations for property owners. It addresses architectural standards, use restrictions, and maintenance responsibilities.
- Articles of Incorporation: These establish the HOA as a legal entity, describing its purpose, powers, and structure. They are filed with the state and provide the legal basis for the association's existence.
- Bylaws: The bylaws outline the procedures for HOA governance, including how meetings are conducted, how the board of directors is elected, and the roles and duties of officers and board members.
- Rules and Regulations: These are additional guidelines adopted by the HOA board to address day-to-day operational matters, such as parking policies, pool usage, or pet restrictions. They must be consistent with the CC&Rs and bylaws.

Together, these documents provide the framework for managing the community, resolving disputes, and helping to ensure a harmonious living environment for all residents.

From time to time, these governing documents are changed or amended according to changes in the laws or by decisions made by the membership. The Articles of Incorporation were restated and amended in September 1986. The C,C, & R's and the Bylaws were restated and amended in 2014. Additionally, rules about leasing and electric vehicles have been added in the past few years. The governing documents can be found in the Emerald online owner/HOA resident portal.

Ray Sims

Current Project Update from Emerald Management

Beach Drain Project - Completed
We're pleased to share that the beach drain replacement project is now fully complete. A final walkthrough with the contractors and the Board is underway to confirm site cleanup, restoration, and project closeout.

Tree Trimming - Eucalyptus Next
Seasonal trimming continues. The eucalyptus trees are scheduled for pruning beginning December 8, 2025. A more formal notice with details will be circulated closer to the start date.

Elevator Modernization - Project Schedule Announced
The long-planned elevator modernization project is now fully scheduled. Based on the most current information provided by the elevator company, work is expected to begin February 23, 2026, with Elevators 1 and 2 going offline first through March 20, 2026. The next phase, from March 23 to April 17, will include Elevators 3 and 5, followed by Elevators 4 and 6 from April 20 to May 15. Elevators 9 and 10 will then be modernized between May 18 and June 12, and Elevators 7 and 8 from June 15 to July 10. The final elevator, Elevator 11, is scheduled from July 13 to August 7, with final testing, punch-list work, and project close-out planned for

August 10 through August 24, 2026. Each elevator will be out of service for approximately four weeks while work is performed. The Association and Total Access Elevator will provide advance notice before each phase begins to help residents plan around the temporary outages.

Gutter Repairs - Successful First Rain Test
GBT has completed gutter resealing and pitch adjustments across all buildings. The recent rains provided a solid first test, and performance across the property was mostly successful. Management will continue monitoring during upcoming storms.

Holiday Construction Pause
As a seasonal reminder, per the Association's Remodel Rules, no remodel, construction, or installation work is permitted between December 19, 2025 and January 4, 2026.

- Last day work is allowed: Thursday, December 18, 2025
- Work resumes: Monday, January 5, 2026

hello@emeraldcommunitymanagement.com

BOARD MEETING DATES

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

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.

Montecito Real Estate Market Update

Montecito continues to see strong demand, especially in the luxury and ultra-luxury segments, but the market is shifting toward a more balanced pace. Prices remain high, with the average sale price now hovering in the mid-\$7 million range and median sale price now in the upper-\$5 million range. Overall property values showing steady year-over-year growth.

Inventory has been increasing, giving buyers more options than we've seen in recent years. Properties are also staying on the market a bit longer. This combination of higher supply and slightly longer market times has introduced more room for negotiation - something buyers haven't enjoyed much in the past few years.

On the high end, Montecito continues to attract major activity. Several significant off-market and on-market sales, including estates well above the \$10 million mark, show that interest in prime Montecito properties remains robust.

Montecito's market is still strong, but it's evolving. Sellers benefit from continued high values, while buyers may find new opportunities as inventory rises and negotiations become more favorable.

Currently we have four units on the market for sale in Montecito Shores and four units on the market in Bonneymede.

Gentle Reminders

Lights in Common Spaces

Please turn lights off in common spaces when not in use such as the trash shoot closets, storage rooms, etc... The more energy conscious we are the better for our environment and utility bills.

Floor Underlayment

If your unit is located on the 2nd or 3rd floor of your building and you wish to change out the flooring you must contact Emerald Management to find out the requirements. There is a specific underlayment that has to be installed before any new flooring can be initiated.

Thank you!



Holiday Events Around Town

The holiday season is right around the corner, and our area is full of festive traditions for every age and interest. Here's a quick guide to a sampling of some of the celebrations happening throughout Santa Barbara and Montecito in 2025!

*Click on each item for more information

Tree Lightings & Local Traditions

- ** 11/30 - **Paseo Nuevo Annual Tree Lighting****
Paseo Nuevo • 6:00-9:00 PM
- ** 12/4 - **Montecito Holiday Tree Lighting****
Coast Village Road • 4:00-6:00 PM
- ** 12/5 - **Stearns Wharf Tree Lighting Ceremony****
Stearns Wharf • 4:00-6:00 PM
- ** 12/5 - **Merry Miramar Event****
Rosewood Miramar • 5:00-7:00 PM
- ** 12/7 - **All Saints by the Sea Tree Lighting Festival****
All Saints Episcopal Church • 4:00-6:00 PM

Music, Performances & Holiday Shows

- ** 12/6 & 12/7 - **Westmont Christmas Festival****
Granada Theatre • Various Times
- ** 12/12 - **"The Light So Shines" - Santa Barbara Master Chorale****
Lobero Theatre • 7:00 PM
- ** 12/13 - **Christmas Mariachi Festival****
Lobero Theatre • 7:00 PM
- ** 12/13 & 12/14 - **The Nutcracker - SB Festival Ballet****
Arlington Theatre • Various Times
- ** 12/14 - **Winter Music Showcase****
Granada Theatre • 6:00 PM

Holiday Fun for All Ages

- ** 12/13 - **Breakfast With Santa****
Hilton Beachfront Resort • 7:00-11:00 AM
- ** 12/11 - **Trolley of Lights Tour****
Departs from Third Window Brewing • 5:30 PM
- ** 12/14 - **Parade of Lights - Holiday Boat Parade****
Stearns Wharf • 5:30 PM
- ** 12/14 thru 12/22 - **Honor Hanukkah at The Revere Room****
Rosewood Miramar • dining experience

Seasonal Activities

- ** Now thru 1/11 - **Zoolights****
Santa Barbara Zoo • 4:30-8:30 PM
- ** 11/22 thru 2/1 - **Seaside Sock Skating****
Rooftop at MOXI



Social Committee Update

Our Bagels & Book Swap on November 8th was a wonderful success. Residents from both Montecito Shores and Bonnymede gathered to enjoy a spread of bagels, lox, toppings, coffee, and juice while catching up with friends and meeting new neighbors. A swap table was set up with books brought by attendees. The morning kicked off with a raffle for a Tecolote Book Shop gift certificate. Afterward, everyone took turns choosing a book or two to take home. Any remaining books will be added to our new Community Little Free Library, funded and supported generously by various residents from both communities. The library will be located near the office by the pool - more details to come once it's installed.

Weekly Mah Jongg continues to be a big hit, meeting every Thursday at 1:30 PM at the Bonnymede Clubhouse. Canasta and Bridge groups are also forming. If you'd like to join in, email MShoresSC@gmail.com.



Please save the date for our next Montecito Shores Social Club gathering on **December 20th from 4:00-6:00 PM** at Lion's Tale in the Montecito Inn. We'll enjoy a relaxed holiday toast with neighbors; food and drinks will be available for purchase. We hope to see you there for some festive cheer before the holidays begin! Look for an upcoming email with more details....



Did You Know....

The Four Seasons Resort The Biltmore Santa Barbara is nestled on 22 lush, oceanfront acres overlooking Butterfly Beach in Montecito. The resort is not just a luxury destination - it's a piece of Santa Barbara history.

- **Origins (1920s):** The hotel first opened its doors in 1927 as the Santa Barbara Biltmore, part of the iconic Bowman-Biltmore Hotels chain. Designed by architect Reginald Davis Johnson and landscape architect Ralph Stevens, the property blends Mediterranean Revival, Spanish Colonial Revival, and Moorish Revival architectural styles.
- **Early Ownership Changes:** In 1936, the hotel was purchased by Allied Properties. Over the years, it changed hands, and in 1976 it became Marriott's Santa Barbara Biltmore.
- **Four Seasons Era:** In 1987, Four Seasons Hotels acquired the property. Then, in 2000, Ty Warner bought the hotel, while keeping Four Seasons as the management company.
- **Restoration:** Under Warner's ownership, a major historically sensitive renovation (led by Mason Architects) restored the resort to its original grandeur, preserving its signature Spanish Colonial exteriors while upgrading the interiors to modern luxury standards.
- **Challenges & Reopening:** In 2018, the resort temporarily closed after the Montecito mudslides, but reopened on June 1, 2019 after extensive landscaping, guest room restoration, and the unveiling of a new "Anacapa Suite"—a lavish 2,500 sq ft luxury suite.
- **Recognition & Legacy:** The Biltmore earned Forbes Travel Guide's Five-Star rating in 2020, a testament to its enduring reputation for luxury and service.
- **Current Status:** The resort then closed during the COVID-19 pandemic in early 2020. According to publicly available reports, it is set to reopen after a major renovation - hopefully sometime in 2026.

The Biltmore captures the spirit of old-world California elegance, rooted in architectural beauty and a storied past. Whether celebrated by Hollywood's golden age or modern-day luxury travelers, it remains a landmark close to all of our hearts here in Santa Barbara.



NEWSLETTER PROUDLY PRESENTED BY



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