



MAY
2026

PRESIDENT'S CORNER

Happy May!

Many things are happening at Montecito Shores. The beach drain project has been completed and approved by the County. Now, a pathway into Bonnymede is being completed and landscaping at the beach is underway.

Also exciting is that additional projects are being completed by Building 1 as well as the necessary fire safety clearing of brush and dead trees behind the pool and tennis court area. The Board has approved a new riding lawnmower for our staff. This is a battery powered lawnmower which will be much quieter.

The Board has approved adopting a new human resource company for our staff with Pacific HR which is a local company that will provide human resources and safety recommendations for our staff.

Our elevator modernization project is continuing and is on schedule. 8 of 11 buildings will be completed soon. Please be aware that work on the elevators starts at 6 AM. We appreciate everyone's cooperation with the project. Please contact Emerald Community Management if you have any questions.

Just a reminder that the speed limit in our complex and Bonnymede is 15 miles per hour. Please comply with this speed limit for everyone's safety as we have many pedestrians and workers in the complex that work near the roads.

Arturo and our staff continue to work diligently to keep our buildings (53 years old) and landscape in good condition. Please take the opportunity to thank them when you see them at work.

On the same subject, please give your thanks to Emerald (Cory and Rob), for their tireless efforts to manage the numerous issues which require their attention every day. Unimaginable numbers and types of problems arise nearly daily that they must address. If they don't respond immediately to your inquiries, please understand that they must triage the problems that must be addressed promptly according to the severity of the problem. Health and safety issues take priority and other issues that are less severe, while important but less acute, will be addressed later when possible. This is how I had to function as a critical care physician. I work with them daily and be assured that your concerns are important to them.

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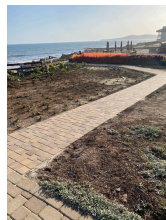
Current Project Update from Emerald Management

Elevator Modernization

The elevator modernization project remains ongoing, Buildings 9 and 10 are currently under construction. Total Access Elevator has also scheduled modernization work for Building 7 beginning May 26 and Building 8 beginning June 1, with each project expected to take approximately three weeks.

Elevator Parking & Construction Coordination

Temporary parking impacts and construction staging near elevator rooms will continue as modernization work progresses through additional buildings. The Association appreciates the community's continued patience and cooperation during this project.



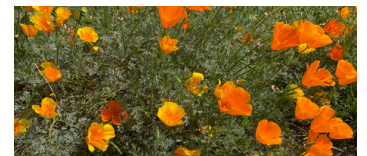
Tree Trimming & Landscape Maintenance

The Board recently completed a walk-through with Quality Tree to review ongoing maintenance needs throughout the community. Additional trimming and landscape maintenance are being planned to continue promoting tree health, property safety, and the overall appearance of Montecito Shores.

Beach Drain & Landscape Project

The beach drain project has received final County approval. Landscape restoration and drainage improvements are currently underway. Residents are reminded to avoid fenced or closed-off areas while walkway and landscaping improvements are completed.

hello@emeraldcommunitymanagement.com



Social Club Update

Due to personal and professional commitments, the Social Club co-chairs were unable to dedicate the time needed to plan this year's Montecito Shores July 4th celebration. We apologize and appreciate your understanding. Emerald Management will soon email residents regarding beach table reservations for the holiday.

NEXT BOARD MEETING DATE

April 8, 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

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.

President's Corner Continued

Finally, I want to thank my fellow Board members for their continuing efforts to maintain and improve our beautiful property. It is a significant gift to the community that they give of their time and lives for the betterment for everyone at Montecito Shores. I can confidently say that all of our Board members serve without any personal agendas. I am grateful and thankful to all of them, and you should be too.

I hope you can enjoy our beautiful property as we move from Spring into Summer. I personally appreciate how fortunate I am to have the privilege of having a property here. We all need to work together and support one another for our community. Positive suggestions to improve our community are always welcome.

Best in health to you all - Ray Sims, President

Gentle Reminders

- **Pool Area** - The facilities are open from 9:00am to 9:00pm daily. Children under the age of 14 years old must be accompanied by an adult.
- **Tennis Court** - The facility is open from 9:00am until dark daily. Children under the age of 14 years old must be accompanied by an adult. Appropriate tennis attire is required including rubber soled shoes.
- **Trash Disposal and Recyclables** - Trash chutes on each floor shall be used only between the hours of 8:00am and 10:00pm. daily. Trash chutes are for the disposal of trash which should be bagged. Recyclables, (including certain paper, plastic articles, aluminum and metal cans) may be disposed of in recycle bins located in the garage.



Montecito Restaurant Update

Montecito's dining scene continues to evolve with several exciting new additions bringing fresh energy and flavors to the community. New hotspots such as Monte's are attracting attention with seasonal farm-to-table menus and locally sourced ingredients inspired by the Central Coast. Little Mountain has also quickly become a favorite for its warm atmosphere and creative California cuisine led by acclaimed Chef Diego Moya. We have dined at both recently and thoroughly enjoyed our meals at both restaurants and loved the decor at each.

In addition, the new Sunstone Wine Lounge has brought a stylish wine tasting and gathering space to Coast Village Road, offering residents another inviting destination to enjoy local wines and small bites with friends.

With even more restaurant concepts expected to arrive in the coming months, Montecito continues to strengthen its reputation as one of the area's premier dining destinations. Residents looking for a fun summer outing may enjoy exploring these new culinary experiences close to home.

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314.753.1899 | 805.708.9616

SteveBreihan@bhhsca.com | KatinkaGoertz@bhhsca.com

1170 Coast Village Road, Montecito, CA 93108

CA DRE 02244138 & 01871645

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