



SEPTEMBER  
2025



### PRESIDENT'S CORNER

I have been reflecting on all of the projects currently ongoing at Montecito Shores. Emerald Community Management will be giving an update of these which are moving ahead elsewhere in this newsletter. There are many moving parts, but the improvements are necessary and important. Thanks to all of the owners and residents for your support of the Board's and Emerald's efforts. I leave you with the below quotation from the original sales brochure for our property:

"Sunshine and sailboats. Red mission tile roofs beneath eucalyptus and palm trees. Delightful shops and restaurants in an early California atmosphere.

The balmy climate and Spanish heritage of this California coastal city make Santa Barbara a very special place to live. It is special... the lovely old Mission, the polo grounds, the small craft harbor, the miles of palm-studded parklands lining the ocean drive. Montecito, the exclusive residential community on Santa Barbara's eastern beach, preserves all the charm of a more leisurely and gracious time. Here in a meadow by the sea is Montecito Shores."

Ray Sims

### Current Project Update from Emerald Management

Things are moving forward at Montecito Shores! We're pleased to share that several important projects at Montecito Shores are in motion and progressing well. From infrastructure upgrades to tree care, each effort is helping to keep the community safe, functional, and looking its best.

#### 🌊 Beach Drain Replacement

The beach drain replacement project is underway and moving towards completion. Crews are making progress along the bluff to improve drainage, and while some weekday construction noise and limited access near the site are expected, the work is essential to safety and property protection.

#### 🌳 Tree Care

Trimming of the iconic Moreton Bay Figs has now been completed. The next round of

targeted trimming will take place September 15-19. These efforts help maintain tree health and reduce potential hazards across the community.

#### 🛗 Elevator Modernization

Elevator modernization will begin this month, starting with Buildings 1 and 2. Total Access Elevator will be modernizing all 11 elevator cars, improving reliability and ride quality for years to come. More details and schedules will be shared as the project moves forward.

#### 🔧 Plumbing Repairs

Plumbing repairs continue across the property as we replace aging cast iron drain lines. These upgrades will help prevent leaks and extend the life of the building systems.

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

### Social Update

The Montecito Shores Ice Cream Social, held on August 31st, was a sweet success! Residents gathered on a perfect afternoon of the Labor Day Holiday Weekend to enjoy ice cream and connect with neighbors. The event also featured an art show highlighting the incredible talents of our resident artists, which added even more color and charm to the day.. A wonderful time was enjoyed by all.

The Montecito Shores Social Club continues to bring our community together with a variety of activities. Alongside our friends at Bonnymede, we are organizing group play for Bridge, Mah Jongg, and Canasta. This fall, Mah Jongg lessons will be offered at the end of September and early October. If you are interested and haven't yet responded, please email us at [MShoresSC@gmail.com](mailto:MShoresSC@gmail.com).

Looking ahead, mark your calendars for **November 8th!** The **Montecito Shores Progressive Dinner** promises to be another memorable evening. More details will follow, but as always, it will be a great way to gather with neighbors and share in the spirit of community.




Photos from Ice Cream Social at Montecito Shores

## BOARD MEETING DATES

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.

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**WE HAVE BUYERS LOOKING TO PURCHASE HERE IN MONTECITO SHORES. IF YOU OR SOMEONE YOU KNOW IS THINKING OF SELLING, PLEASE REACH OUT. IT WILL REMAIN STRICTLY CONFIDENTIAL... THANK YOU SO MUCH! STEVE BREIHAN**



### STEVE BREIHAN & KATINKA GOERTZ

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## Gentle Reminders

**Speed Limits:** Please remember that the speed limit is 15 MPH on Bonnymede Drive and Seaview Drive, and 5 MPH on the driveways leading into the garages. There have been some close calls, particularly when entering and exiting the garages. For everyone's safety, please adhere to these limits at all times.

**Security Gatehouse:** Montecito Shores and Bonnymede share a joint access policy for visitors and tradespeople. If you are expecting a guest or service provider, you must call the gatehouse in advance to provide their name. Visitors will receive a parking pass from the guards upon entry. Overnight guest passes are valid for three days only.

**Water Heaters:** Each resident is responsible for maintaining their own hot water heater. Leaks can cause costly damage, especially to units below. Please check your installation date - if your unit is 10 years or older, it's time to consider replacement. Leak detection devices are also available that can automatically shut off water, sound an alarm, or even send alerts to your phone. Always hire a licensed and insured contractor for any WATER HEATER maintenance.

**Washer/Dryer Units & Fireplace Flues:** Residents are also responsible for in-unit washer/dryer systems and fireplaces. Please check washing machine hoses and connections regularly for leaks, and ensure dryer vents are free of lint buildup, which can be a fire hazard. If you have a fireplace, schedule periodic professional cleanings of your chimney flue - especially if you use it often. Always hire a licensed and insured contractor for any FIREPLACE maintenance.

Thank you!

## Special Interest

The beloved Village Cheese and Wine Store has been rebranded as Montecito Gourmet! Located in the Upper Village at 1488 E. Valley Road, the newly refreshed space now offers a full coffee, wine, and craft beer menu, plus expanded seating for enjoying breakfast, lunch, or dinner.

In addition to their signature charcuterie cheese platters, Montecito Gourmet now serves flatbreads, fresh salads, and a wide variety of sandwiches for every meal. You can order online for pickup or delivery - or simply relax and dine in.

Even better, a percentage of gross revenue is donated to local community groups, making every bite taste even better. Stop by soon and experience this exciting new chapter for a longtime neighborhood favorite!