



APRIL  
2026



### PRESIDENT'S CORNER

Hello everyone. Here are comments about projects at Montecito Shores and additional notes about some of our Association rules. You can find the full set of rules in the Montecito Shores Association Rules under governing documents in the homeowner portal of shared documents.

The beach drain project has had its final grading. The County of Santa Barbara inspector is expected to give their final approval of the project the week of April 13th. Landscaping of the area is planned and residents will need to avoid areas that will be undergoing landscaping.

The elevator modernization project is continuing with 4 elevators completed. The elevators in Buildings 4 & 6 are currently in process and scheduled to be completed Friday May 1. The schedule has been updated to reflect a 3 week expected time for completion instead of 4 weeks which will permit the entire project to be completed earlier, though unexpected problems may delay this. Please check with Emerald Community Management if you have any questions about the schedule for your building.

The Board has authorized the installation of a camera at the pool area for security purposes. The camera images will be sent only to the security gate and at this time will be operational only during the hours that the pool area is closed, from 9 PM to 9 AM. Pool hours are from 9 AM to 9 PM daily, and persons in the area at 9 PM are asked to exit the pool area promptly at that time.

1. Rules about dogs: All dogs must be kept on leash when on the Montecito Shores and Bonnymede complexes. Also, Hammond's Beach is one which by County ordinance requires all dogs to be on leash for that beach. (Unfortunately, we have witnessed many beachgoers from elsewhere letting their dogs run loose on the beach). The only local beach that permits dogs off leash is Arroyo Burro Beach (Hendry's Beach) east of the estuary there to the west of the Shoreline Park staircase. The Douglas Family Preserve on the bluffs above Arroyo Burro Beach allows dogs off leash assuming they are under voice control. Dogs are prohibited on the sand at East Beach, West Beach, Leadbetter Beach (all are City beaches), Refugio State Beach and El Capitan State Beach (dogs are permitted in the campgrounds of those state beaches). Also, you must pick up after your pet and dispose of the waste bags in the trash. All dogs must have active current licenses and vaccinations and must be registered with Emerald.

Continued on next page

### Current Project Update from Emerald Management

#### Beach Drain Project

The Beach Drain project is moving toward completion. Final grading and erosion control work is underway, with additional landscaping planned around the drain areas. The Board has also approved aesthetic enhancements, including updated signage and landscape improvements around the drainage areas to better integrate them into the surrounding environment.

#### Elevator Modernization

The elevator modernization project continues to make excellent progress, with the first phase completed ahead of schedule. Planning is now underway for the next phase, with Buildings 4 and 6 scheduled to begin on April 13 and anticipated to run through May 1. Residents in affected buildings will receive advance notice before work begins and updates as needed.

#### Landscape & Tree Maintenance

The Board has approved a landscape proposal to enhance the areas surrounding the newly completed beach drains, with a focus on improving overall appearance while blending the improvements into the natural surroundings. In addition, the Board recently conducted a vendor walk-through to review ongoing tree maintenance needs. Upcoming trimming is being planned to continue maintaining tree health, safety, and the overall look of the community.

#### Looking Ahead

The Board continues to focus on completing major infrastructure projects while addressing resident concerns related to safety, appearance, and long-term maintenance. Thank you for your continued cooperation and support as these improvements move forward.

hello@emeraldcommunitymanagement.com



## NEXT BOARD MEETING

May 13, 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)

## Gentle Reminders

### Car Vehicle Stickers

Montecito Shores will be discontinuing the use of the blue vehicle stickers and transitioning to green vehicle stickers only. Vehicles displaying blue stickers will need to be updated to the new green sticker format to remain in compliance with the community's access procedures. Contact Emerald to get your green sticker.

### Bird Feeding

Please note that the feeding of birds either from a bird feeder or spreading seed on the ground is prohibited. This actually can cause a rat issue which has happened in the past. In order to keep our buildings and property pest free - please adhere to the rule.

Thank you!



## President's Corner Continued

2. Regarding invited guests: All guests of property residents must check in with the security gate and receive a guest pass which should be returned to the guard when the guest leaves on their final departure. Guests arriving by vehicle should display the pass on the dashboard of their vehicle. Residents must notify the gate security officer of the expected arrival time of guests, visitors and tradespersons. (Gate phone number is (805)-969-2727). If such persons arrive without notification, security will attempt to contact the host-resident, but if the host cannot be reached, security will assume that the person arriving isn't expected and will deny admittance. Owners can extend usage privileges to their residents and their guests as permitted by Association Rules. Owners shall provide the names of those to whom these rights have been extended on the permanent guest list maintained at the security gate-notify Emerald of such guests. Guest privileges can be suspended at any time at the discretion of the Board for violation of Association rules. Guests are to be escorted by the owner or resident to any areas of the complex they will be visiting during their stay including the beach, pool area, tennis courts, and around the grounds. The Association has no obligation to and does not provide a lifeguard at the pool or attendant at the tennis court, shuffleboard courts, saunas, or restrooms. Use is at the user's risk.

As a reminder, delivery of furniture, major appliances, construction materials, or other large or bulky items is prohibited on the weekends (unless previously arranged with and approved by Emerald) or on holidays.

3. Regarding renters and leases: Owners who intend to lease their unit must first contact Emerald Community Management and file the appropriate tenant information paperwork and pay the accompanying fees before occupancy begins and each time occupancy of the unit changes to help defray the cost of additional administrative time, move-in fee, and the additional wear and tear of Association property. Rentals shall not be for less than 30 days. Soundproofing must meet Association rules and an inspection of the unit will be required to confirm this. This applies also to any property management company placed in charge of leasing a unit at Montecito Shores.

In summary, while rules can be onerous they must be followed to maintain order and peace for all owners and residents of Montecito Shores. We must rely on those living in our complex and their guests to honor and follow these rules. Management, our staff, and the Board continue to strive to improve the living environment for all, and your support of this is very important and necessary. Thank you in advance for helping us with this endeavor.

Best wishes,  
Ray Sims, President



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.

## Our Beach, Our Responsibility

Along the Montecito coastline, Hammond's Beach is a cherished gathering place known for its natural beauty and relaxed charm. Preserving this special stretch of shoreline requires ongoing community care and awareness, especially as coastal environments face increasing pressure from erosion, pollution, and heavy use.

Simple actions can make a meaningful difference. Throwing away trash, reducing single-use plastics, and keeping a respectful distance from wildlife all help protect fragile ecosystems. The beach's native vegetation plays a critical role in stabilizing the shoreline and should be left undisturbed.

Local stewardship efforts, supported in part by organizations like the California Coastal Commission, help maintain both environmental health and public access. By staying mindful and working together, residents and visitors alike can ensure Hammond's Beach remains a clean, vibrant, and welcoming coastal treasure for generations to come.



## Did You Know....

### Lotusland: A Botanical Treasure in Our Backyard

Tucked away in the hills of Montecito, Lotusland is one of Southern California's most extraordinary hidden treasures. Once the private estate of opera singer and socialite Ganna Walska, the 37-acre property has been transformed into a world-renowned botanical garden celebrated for its creativity, diversity, and ecological beauty.

What makes Lotusland so unique is its collection of themed gardens, each with its own personality and design. Visitors can wander through the serene Japanese Garden, marvel at the dramatic shapes of the Cactus and Succulent Garden, or enjoy the vibrant colors of the Bromeliad Garden - home to one of the largest collections of bromeliads in the world. Every corner feels intentional and immersive, blending artistic vision with horticultural expertise.

Beyond its beauty, Lotusland is also a leader in sustainable gardening practices. The garden emphasizes water conservation, biodiversity, and environmentally responsible landscaping - an especially important focus for our coastal California community.

Because it operates on a reservation-only basis, a visit to Lotusland feels peaceful and uncrowded, offering a rare chance to slow down and connect with nature. Whether you're a plant enthusiast or simply looking for a tranquil escape, Lotusland provides an unforgettable experience right in our backyard.

For Montecito Shores residents, it's a reminder of the natural beauty and cultural richness that make this area so special - and well worth a visit. We recently visited Lotusland and had a docent led tour. It was amazing!

To visit Lotusland, reservations must be made in advance through their website, as walk-ins are not permitted. Because daily attendance is limited, it's best to book three to four weeks ahead to secure your preferred date. Tickets are released in batches, so if you don't see availability, check back periodically. Visits are scheduled in timed slots, typically in the morning or early afternoon, and must be prepaid at the time of booking. With a little planning, securing a spot is simple - and well worth the effort.



**NEWSLETTER PROUDLY WRITTEN AND PRESENTED BY**



## STEVE BREIHAN & KATINKA GOERTZ

Your **Resident** Real Estate Expert....

314.753.1899 | 805.708.9616

SteveBreihan@bhhsca.com | KatinkaGoertz@bhhsca.com

1170 Coast Village Road, Montecito, CA 93108

CA DRE 02244138 & 01871645

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

CALIFORNIA  
PROPERTIES

