



FEBRUARY
2026



PRESIDENT'S CORNER

Happy February everyone.
Friendly reminders and information:

1. The elevator in Building 3 was recently reported to be not working. The call came after hours, and Emerald contacted Total Access Elevator to come out to check and service the elevator. The technician found that the hold button was pulled out and after pushing it back in, the elevator was working fine again, no other problems found. The cost for this was almost \$1700 due to overtime charges. Please remember to push in the hold button if you use it to return the elevator to normal service and to avoid further episodes of extra charges like this one.
2. Please do not dispose of personal wipes down the toilet. We have had multiple episodes of blockages of our plumbing lines because of this resulting in significant amounts of staff time to resolve these blockages. Our cast iron pipes are old, and we are working to replace them as time and budget allows, but in the meantime, please refrain and also instruct any other family members, guests, caregivers, and housekeeping staff not to do this.
3. New vent holes have been made in the laundry room walls to permit new venting tubing to be placed from the dryers to the garage space. This was required by code and should result in less heat and moisture build up in the laundry rooms, but you can leave the door to the laundry room open while doing laundry.
4. Our elevator modernization project is going to be starting in the very near future. Buildings 1 and 2 will be the first two to be modernized. The schedule of elevator work being done is available from Emerald if you did not receive it.
5. The beach drain project will be resuming soon, weather permitting, for final grading.

As we near the end of the current term of the Board of Directors, I would like to thank my fellow Board members for their service on our board. The past year has been a challenging one with many issues that have occurred in addition to our large projects of the beach drains and the soon-to-be-started elevator modernization of all of our elevators. I appreciate the amount of time and effort the Board has devoted to working with Emerald and our staff to conduct the many smaller yet no less important projects that arise with regularity.

Thanks to Bessie Kouvara who has served as our treasurer over the past 2 years and has helped to keep track of our finances as well as invest our reserve funds to safely return higher amounts of interest from Treasury Bills and CD's. She is not returning to the Board and will be missed.

Continued on next page

Current Project Update from Emerald Management

🔧 Drainage & Water Management

The beach drain system continues to perform well following recent rains. Before full project close-out, a grading proposal will need to be reviewed, approved, and completed to ensure proper drainage flow and final site stabilization. Landscaping and minor restoration will follow once that work is finalized.

🏗️ Elevator Modernization

The elevator modernization remains on schedule, with Buildings 1 & 2 beginning on February 23, 2026. Construction planning continues toward the previously announced timeline across the property, and residents will receive advance notice prior to any service interruptions.

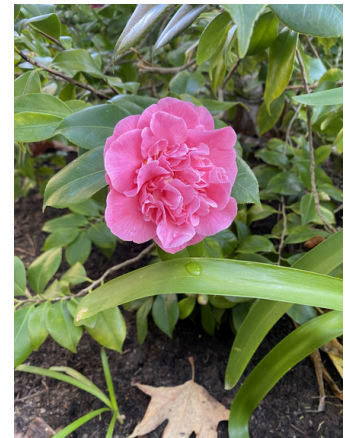
🌸 Looking Ahead

Thank you for your continued patience and cooperation as we work through important infrastructure projects and maintenance efforts. The Board and Management remain focused on protecting the long-term integrity and value of Montecito Shores.

hello@emeraldcommunitymanagement.com

🔧 Plumbing & Building Systems

Ongoing monitoring of aging building systems continues, including cast-iron drain lines and related plumbing components. Residents are encouraged to periodically run water through all fixtures to help maintain proper pipe condition and reduce stress on older drain lines.



HOA ELECTIONS

February 21, 2026 at 10:00am

NEXT BOARD MEETING

March 11, 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

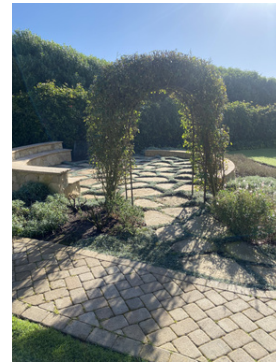
Gentle Reminders

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.

Gate Clickers

Effective February 28, 2026, the Association will be deactivating all older-style analog front gate auto gate clickers (the large ones the size of a coaster). These devices will no longer function once the transition is complete. If you have an older clicker you will need to get a newer one from Emerald. The newer front gate auto clickers will offer improved security for our community. If confused - please contact Emerald!



Why The Montecito Shores Rose Bushes Get Pruned This Time Of The Year

Each winter, our landscaping team and Rose Committee members carefully prune the community's rose bushes as part of their essential dormant-season care. While the plants may look sparse or dramatically cut back for a few weeks, this annual pruning plays a vital role in keeping our roses healthy, attractive, and full of blooms throughout the year.

Winter is the ideal time to prune because the roses are in their resting phase. Trimming them now minimizes stress on the plant and allows us to remove older, damaged, or crowded canes that no longer produce strong growth. This process improves air circulation and sunlight exposure within the center of the plant, which helps prevent disease and encourages vigorous new stems.

Pruning also shapes the bushes, promoting balanced growth and stimulating the development of fresh canes that will produce larger, more abundant blossoms in the spring and summer months.

With all the care and love the Rose Committee has committed to our rose plants throughout the property has really caused our rose bushes to flourish last year with an amazing amount of gorgeous roses throughout the spring, summer and fall. Though the rose beds may look temporarily bare, this careful seasonal maintenance ensures a spectacular display of color and beauty in the seasons ahead. Thank you for your patience as our gardens prepare for their next bloom cycle.

IMPORTANT NOTICE!

Please note that the ballots for the HOA elections are due in Emerald Community Management's hands by this Saturday morning. If you are local and you have not returned your ballot - please drop it off at Emerald's office at the pool by Saturday morning. It is so important that every owner votes in these elections - for the future of our amazing community. Thank you!

President's Corner Continued

Thanks to Paul Dinkel who has served as our Vice President and has taken an active role in the beach drain project and providing important insight into our issues from his years of prior experience on the Board. His sage advice and wit are much appreciated.

Thanks to Joel Mendelsohn who has continued as our Secretary and provided level-headed and valuable input during our meetings over the past 2 years.

Thanks to Michael Gianino for his multiple efforts on many fronts to help move many of our projects forward including work on the rose gardens as well as his enthusiasm.

I also want to thank Rob and Cory of Emerald Community Management for their tireless management of the enormous number of items they must tackle every day. Finally, I thank our staff who are dedicated to keeping up our buildings and landscape every week. Their efforts are greatly appreciated.

It has been my great pleasure to work with those above as we have been able to work well together for the good of the community in a particularly challenging set of problems our ageing complex faces.

Our Annual Meeting is coming up on February 21, 2026, at 10 AM by Zoom or in person at the office. If you have not already, please vote your ballots and mail them soon, take them to the office, or bring them to the Annual Meeting so they may be counted. Your vote is important. I look forward to seeing you at the meeting.

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.

Social Committee Update

The Social Committee is busy planning a festive spring kick-off event for our community. We're looking forward to gathering neighbors together to celebrate the season, and we have several additional ideas in the works for fun and engaging events once the weather warms up a bit. More details will be shared soon, so keep an eye out!

Mah-Jongg continues to be a lively and popular weekly tradition every Thursday at 1:30 p.m. There is always at least one table in play, and often two or even three tables going at once. It's a great way to meet neighbors, sharpen your skills, and enjoy a friendly afternoon together. If you're interested in joining this welcoming group, please reach out at mshoressc@gmail.com.

Our Free Little Community Library also remains a favorite amenity, with neighbors regularly sharing and discovering a delightful variety of books.

Did You Know....

Casa del Herrero - A Local Treasure in Montecito

Nestled on East Valley Road, Casa del Herrero - Spanish for the "House of the Blacksmith" - is one of Montecito's most cherished landmarks and cultural treasures. Designed by renowned architect George Washington Smith for industrialist George Fox Steedman and completed in 1925, this 11-acre estate is widely regarded as one of the finest examples of Spanish Colonial Revival architecture in the United States.

Recognized as a National Historic Landmark and listed on the National Register of Historic Places, the Casa today functions as a historic house museum and botanical garden stewarded by a nonprofit dedicated to preserving the site's architectural beauty, historic furnishings, art collections, and Moorish-inspired gardens for future generations.

Visitors can explore the carefully maintained gardens, rare tilework, original furnishings, and distinctive features that reflect Montecito's artistic heritage and early-20th-century design sensibilities. The estate also hosts community events and tours by reservation, offering a rare glimpse into local history and craftsmanship.

As Casa del Herrero approaches its centennial, efforts continue to preserve and restore this remarkable piece of Montecito history - ensuring it remains an inspirational cultural resource for residents and visitors alike.

We toured the home last spring for the first time and really enjoyed seeing the home and grounds. We had a great tour guide who explained the entire history of the property. Was well worth the afternoon spent there.

Open Wednesdays and Saturdays from 10:00am to 2:00pm. Located at 1387 East Valley Road. Tickets can be purchased online at casadelherrero.com/visit



NEWSLETTER PROUDLY WRITTEN AND PRESENTED BY



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