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MONTECITO SHORES

NEWS

JULY
2026

PRESIDENT'S CORNER

Happy Summer everyone.

I hope the July 4th holiday was enjoyable for you. Warm weather brings times to enjoy the beach and swimming pool areas. Note: There is no lifeguard at the beach or the pool.

The new landscape at the beach continues to mature. Please do not walk through the ice plant and other new landscape plantings, and keep your canine friends out of the beds also. There has been more beach tar present recently. Please avoid bringing that to our pathways by cleaning your feet or shoes before you walk on the pathways as it is difficult for our staff to remove it. Please don't wipe them on our beach tables or chairs as we have seen. "Goo-Be-Gone" works well for this purpose and has a pleasant orange fragrance.

You may reserve one beach table for 2 hours a day by leaving a note on the table after 9 AM on the day of use with your name, unit number, and times, either 4-6 PM or 6-8 PM only. Reservations are not needed for other times. If you decide later not to use the table, please remove the note. Please use plastic containers to prevent accidents and broken glass harming pets and peoples' bare feet. Remember to clean up your table when you leave.

Our pool complex is available to use from 9 AM to 9 PM, but you must exit by 9 PM. Guests must be accompanied by the owner or current renter. Children under the age of 14 MUST be accompanied by an adult. If you are coming up from the beach, please wash off using the outside shower before getting into the pool or hot tub to keep sand out which can clog the filters. While in the area, please help to maintain a pleasant atmosphere by silencing your cell phone or taking phone conversations outside of the pool area. Also please limit loud noise in consideration of other pool guests and nearby units. For safety, glass containers are prohibited at the pool with broken glass a hazard on the pool deck as well as in the pool to prevent injury, and it is very difficult and expensive to drain and refill the pool required to remove glass. Finally, please clean up your space when you depart.

Following these policies will help everyone enjoy our amenities during our more popular times of the year. Thank you for your cooperation with these as it really makes a difference.

Ray Sims - President



Current Project Update from Emerald Management

Elevator Modernization

The elevator modernization project is nearing completion, with Building 11 currently undergoing modernization as the final elevator in the project.

Landscape & Grounds Maintenance

The Association's maintenance staff continues to focus on seasonal landscape care throughout the community. Irrigation systems are being monitored and adjusted for summer conditions. Tree trimming is underway next to the pool area, plants have been fertilized, and regular landscape maintenance remains the team's primary focus to keep the grounds healthy and attractive.

Beach Drain & Landscape Improvements

The beach drain project is substantially complete and functioning as intended. Landscaping around the new drainage area is largely complete. Residents are asked to help protect the newly installed plantings by staying on designated walkways and avoiding walking on landscaped areas.

Infrastructure Planning

The Board continues evaluating future infrastructure needs, including cast-iron drain lines, sewer laterals, elevated walkways, and garage patio waterproofing as part of its long-term maintenance planning. Additional inspections and contractor proposals are being obtained to help refine project scopes and ensure future repairs are based on the most accurate information available.

hello@emeraldcommunitymanagement.com

Savor the Flavors of Summer

Summer is the perfect time to visit one of Santa Barbara's wonderful farmers markets. From vine-ripened tomatoes and sweet berries to fragrant flowers, fresh herbs, artisan breads, and locally made treats, the markets are filled with the vibrant flavors of the season.

Whether you're planning a picnic, stocking your kitchen with fresh produce, or simply enjoying a leisurely morning, a trip to the farmers market is a wonderful way to support local growers and connect with our community. Don't forget to bring a reusable shopping bag - and arrive early for the best selection!

There's nothing quite like enjoying the bounty of summer while supporting the local farms and businesses that help make the Santa Barbara area so special.

NEXT BOARD MEETING DATE

August 5, 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.



Gentle Reminders

- **Elevator Tip** - if you want to have the elevator door stay open longer than the normal 10 seconds simply press the DH (Door Hold) button twice and the door will stay open an additional 20 seconds or more. Can come in very handy when needed!
- Please make note not to walk in the areas where new landscaping has been planted. Please refrain your dogs from the areas as well.
- Please be sure to report the presence of unknown strangers on the Montecito Shores property to the gate house guard if you are ever concerned.

Celebrate the Spirit of Santa Barbara During Fiesta!

One of Santa Barbara's most treasured traditions is just around the corner! Old Spanish Days Fiesta, taking place August 5-9, transforms our city into a colorful celebration of history, culture, music, dance, food, and community. For more than 100 years, Fiesta has honored Santa Barbara's rich Spanish, Mexican, and early Californian heritage, bringing together residents and visitors for five unforgettable days.

If you've never experienced Fiesta, this is the perfect year to join in. The celebration begins with La Fiesta Pequeña at the historic Old Mission Santa Barbara, an inspiring evening of traditional music and dance. Throughout the week, the popular Mercado de la Guerra offers authentic Mexican cuisine, local vendors, handcrafted goods, and live entertainment. The lively Historical Parade along Cabrillo Boulevard features beautifully decorated floats, equestrian groups, marching bands, and performers in traditional attire. Evening performances at Las Noches de Ronda in the Santa Barbara County Courthouse Sunken Gardens provide a magical setting filled with flamenco dancers, mariachi music, and folklórico performances.

One of the best parts of Fiesta is simply strolling through downtown and enjoying the festive atmosphere. Local businesses decorate their storefronts, musicians perform throughout the city, and there's always something new to discover.

Living at Montecito Shores means we're just minutes from one of California's most beloved cultural celebrations. Invite friends or family for an afternoon downtown, take in a parade, enjoy dinner at the Mercado, or spend an evening at one of the performances. Even a few hours at Fiesta is a wonderful way to celebrate the history, traditions, and vibrant community that make Santa Barbara such an extraordinary place to live.

¡Viva la Fiesta!

Newsletter Proudly Written and Presented by

FOR ALL YOUR REAL ESTATE NEEDS

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