



JANUARY
2026



PRESIDENT'S CORNER

Happy New Year to everyone. As we welcome a new year, there continues to be much activity at Montecito Shores. The beach drain project will be resuming soon towards completion. After that, the ice plant will be replaced where it was removed. The pathway pavers will be replaced to allow the path adjacent to Bonnymede to be reopened. In the meantime, please continue to use Seaview Drive or the pathway near Sea Meadow to walk to the Beach.

The modernization of the elevators will begin in February, and the schedule has been sent by email to all members and residents. If you didn't receive this, please let Emerald know and they will resend it to you. The elevators will be modernized two at a time, and each elevator will be offline for 4 weeks. Please make plans accordingly and contact Emerald for any questions.

Also coming up will be the coring of openings for venting the dryers in all of the laundry rooms. Santa Barbara Concrete Cutting Company will be coring 2 holes, one on top of the other, that will be 4-1/2 inches each in diameter. This will permit improved venting of the heat from the dryers which will be vented into the garage area. This will reduce the build up of heat in the laundry rooms. The process is expected to take 2 days for the coring and another 2-3 days to reconnect the dryer vents and put the dryers back into position. During this time, the laundry rooms will be unavailable for use. Notification of the exact dates will be forthcoming from Emerald Management. Please plan accordingly when the dates have been published. Also, if you have your own laundry in your unit, please be certain to clean the dryer lint trap regularly, periodically have the hosing from the dryer to the outside checked, and use fireproof vent hosing to the outside.

Living at the beach with increased moisture in the air, made more significant by the recent rains, results in higher humidity in our condominiums. Particularly in closed areas like closets, this increased humidity can lead to development of mildew and mold. To help combat this, there are ways to help prevent or improve this as listed below:

1. Dehumidifiers: These can remove moisture from the air and collect it into a reservoir which must be emptied when full. Models come in various capacities and some have an automatic shut off feature when the reservoir is full.

Continued on next page

Current Project Update from Emerald Management

🎉 Happy New Year

The Board and Management wish all residents a happy, healthy New Year! Thank you for your continued support and patience as we move forward with important improvements throughout the community.

🌊 Beach Drain Project

The new Beach Drains are performing well and handling recent rain as designed. Final grading around the headwalls will commence this month, and then final landscaping with site restoration remains before full project close-out to follow.

🏢 Elevator Modernization

The Elevator Modernization schedule remains steady with no changes at this time. Commencement of the project will begin February 23, 2026 at Buildings 1 & 2, and residents in all buildings will receive additional notice as their building start date approaches or if the schedule changes.

🔧 Plumbing Update

Plumbing-related maintenance and monitoring continue throughout the property, with original cast-iron drain line replacement being performed around the property. Residents are encouraged to periodically run water through all fixtures to help keep the drain pipes hydrated and reduce the risk of premature cracking.

hello@emeraldcommunitymanagement.com



NEXT BOARD MEETING

February 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

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

- Heat bars: These are electric low power bars which put out a continuous small amount of warmth that can help to reduce the development of mold and mildew. (Damp defender is one brand).
- Activated charcoal or Calcium chloride: This can be obtained in either a hanging bag form which collects water in the bottom of the bag, or a container that does the same with a collection area at the base. This is a slow process, but does work over time. Simply replace the device when the unit is full. (Zarpax or Vacplus are available brands).
- Fans: Fans can help circulate the air and reduce the formation of mildew or mold on surfaces. Exhaust fans is one option.

One or more of these methods can help reduce the rate of developing these unwanted substances in closed areas, though may not be entirely effective. Regular monitoring is important. The above products are available on Amazon or should be also at home improvement stores. If you have an issue with this in your condo, consider giving one or more of these products a try. I am using the heat bars and the Zarpax hanging bags in our condo.

Ray Sims

Gentle Reminders

Dogs on Leashes

For the safety and comfort of all residents and guests, please remember to keep dogs on a leash at all times while outside on the property.

Building Hallways

As a reminder, all Montecito Shores hallways must maintain a clear pathway of 44 inches to ensure proper emergency access. Please keep personal items such as furniture, plants, or other belongings outside of the designated walkway. Thank you for helping keep our community safe and accessible.

Always be mindful of your neighbors...
Thank you!



Why Hammonds Beach Loses Sand in Winter and Why It Returns Each Spring...

Living on Hammonds Beach over the years, you've probably noticed a familiar seasonal pattern: wide sandy shores in summer that seem to get wider in the winter months but with much less sand to walk on (sometimes no sand) - only to return again by late spring. While it can look alarming, this cycle is actually a natural and healthy process.

During the winter, Pacific storms generate larger, more powerful waves that strike the coast more directly. These waves pull sand off the beach and move it offshore, where it settles into underwater sand bars just beyond the shoreline. Rainfall may contribute slightly to erosion at the very top of the beach, but the real force behind the change is increased wave energy.

As spring and summer arrive, wave conditions calm. Gentler waves slowly push that stored sand back toward shore, rebuilding the beach over time. By summer, Hammonds often regains its familiar width.

Because Hammonds Beach is open and south-facing, it's particularly exposed to winter swells. The key takeaway: the sand isn't lost - it's simply part of a natural seasonal rhythm, moving offshore in winter and returning when conditions mellow

Mother nature at her best!

Montecito Shores Market Snapshot — January 2026

As we begin 2026, the Montecito Shores condo market remains steady and highly sought after, driven by limited inventory and continued demand for beachfront living. Well-located, turnkey residences continue to attract strong interest, particularly from second-home buyers and those seeking a low-maintenance coastal lifestyle. While pricing has largely stabilized after the rapid appreciation of recent years, quality high-end updated units are selling at a more rapid rate when they come to market. Buyers are more selective these days and prefer move-in ready properties, views, and proximity to the beach. Seller's who price realistically are seeing solid results. Overall, Montecito Shores continues to stand as one of the most desirable and resilient condo communities along the South and Central Coasts.

Social Committee Update

Our Social Club has been off to a wonderful start in its first full year, bringing neighbors together and creating opportunities to connect and enjoy our community.

On December 20th, we organized a festive Holiday Toast at the Lion's Tale at the Montecito Inn, with a terrific turnout from both Montecito Shores and Bonnymede. Please see photos below. It was a warm and lively evening filled with great conversation, familiar faces, and the pleasure of meeting new neighbors - a perfect way to celebrate the season.

The Free Little Community Library is also in full swing and can be found just across from the HOA office near the pool area. It's a fun and easy way to discover your next great read, and you're welcome to leave a book for someone else to enjoy - or not!

Our weekly Mah-Jongg games continue every Thursday at 1:30 pm, and the group is having a great time sharpening their skills and enjoying friendly competition. There will be more lessons offered this summer. If you'd like to join in, please email us at MShoresSC@gmail.com.

We're already planning new events for 2026 and would love your input. Feel free to share suggestions by reaching out to us at the same email address which again is MShoresSC@gmail.com



Did You Know....

Santa Barbara's Treasured Music Academy of the West Is Just A Short Walk From Montecito Shores....

Since its founding in 1947, the Music Academy of the West has stood as one of the nation's most distinguished institutions for classical music training and performance. The Academy was established by a group of Southern California arts patrons and world-class musicians- including soprano Lotte Lehmann, conductor Otto Klemperer, composer Arnold Schoenberg, violinist Roman Totenberg, and others - with a bold vision: to create a summer conservatory where exceptional young musicians could study, perform, and grow. Early support and scholarships from icons such as Jeanette MacDonald, Nelson Eddy, Jascha Heifetz, and Darryl F. Zanuck helped launch its first seasons.

Originally held at Carpinteria's Cate School, the Academy moved in 1951 to its stunning Miraflores campus in Montecito - a historic Spanish-revival estate with lush gardens that is just a short walk from Montecito Shores. Through the decades, the Academy has continued to evolve, adding professional facilities like Hahn Hall, the Luria Education Center, and Hind Hall, while cultivating generations of alumni who have gone on to major orchestras, opera houses, and teaching careers worldwide.

Today, the Academy is best known for its internationally acclaimed Summer Music Festival & School, an eight-week program that trains up to 150 young professional musicians and 105 high school instrumentalists through intensive coaching, masterclasses, competitions, and more than 100 public performances, including chamber concerts, orchestra concerts, and a fully staged opera.

Year-round offerings include Sing!, a free community children's choir that performs locally and beyond, and the Mariposa Concert Series, bringing Academy-affiliated artists to audiences throughout the year.

As the Academy approaches its 80th anniversary, it is expanding with a new Music Education Center in downtown Santa Barbara - a hub for rehearsals, performances, workshops, and community engagement - further strengthening its cultural impact.



NEWSLETTER PROUDLY WRITTEN AND PRESENTED BY



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