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MONTECITO SHORES

NEWS

MARCH
2026

PRESIDENT'S CORNER

Greetings

Please welcome back our newest Board member, Stephen Pickett, who will serve as Treasurer and previously served as President.

Here is an update on some of our current projects: Our elevator modernization project is underway with Buildings 1 and 2 currently finished and awaiting inspection. The next 2 elevators will be started soon in Buildings 3 and 5. Please make plans during the weeks that your building elevator is out of service. Our staff will be available to take small items to your unit if needed. Emerald will keep you apprised of any changes to the elevator modernization schedule. The Beach Drains project has been stalled because of partial erosion of the headwalls during the winter rains. Further grading of the areas is required and placement of cobbles along the headwall fencing and the pathway to the beach will be added. Application for a revised grading permit is being submitted by our supervisory environmental law firm. Work is slated to resume the week of March 16th. Landscaping will begin after grading is completed. Please refrain from walking on these bare areas.

Regarding security, Nick Marshall of C3 Services and Juan Castillo of Cornwall Security have been improving the process of guest and worker check-in. This includes an ID scanner to be used for photo ID with information transferred to the security office computer. Guest passes will be generated for dashboard placement. Check-in will also apply to guest pedestrians and cyclists. Different colored passes will be used for Montecito Shores and Bonnymede. Information gathered will remain in the system for 90 days before removal. Training of our security staff has started with changes taking effect over the next 3 weeks. Also, Montecito Shores residents must display our newer green windshield decals. In the future older decals will not be honored and entry will be declined by security staff. Please contact Emerald Community Management if you need to exchange your old decal for a current one. For those leasing, any issued decals must be returned to Emerald, and fobs and clickers returned to the owner. Any fobs not returned or windshield RFID stickers not removed will be deactivated from the system, and a fob reactivation fee may apply.

I hope everyone is adjusting to the recent time change and enjoying our beautiful Spring weather.

Ray Sims, President



Current Project Update from Emerald Management

Beach Drain Project

The Board has approved the final grading and erosion control work required to complete the Beach Drain project. Construction is scheduled to begin mid-March, focusing on stabilizing the drainage outlets and surrounding areas. Final planting and landscaping will follow to close out the project.

Elevator Modernization

Modernization of the first two elevators (Buildings 1 and 2) has been completed ahead of schedule and is now pending final inspection. Based on this progress, the remaining schedule has been slightly accelerated. Work will continue in phases beginning March 23, 2026, addressing two elevators at a time, and each phase will last approximately three weeks. The full project is anticipated to continue through early July. Residents in affected buildings will receive advance notice, and temporary parking restrictions near equipment rooms will be in place during each phase.

Common Area Repairs

Repairs to stair nosing in Buildings 1 and 3 have been approved and will help address wear and improve safety in these areas.

Building Maintenance

The Board continues to evaluate proposals for expanded pest and rodent control services to support long-term building maintenance.

hello@emeraldcommunitymanagement.com



Whale Watching

Each spring, gray whales migrate past Montecito from Baja to Alaska - one of the longest journeys of any mammal (~10,000 miles round trip). March is an ideal time to spot them, even along Hammonds Beach, where mothers and calves travel close to shore. Beachgoers can often see their misty spouts, tail flukes, or arched backs. Their passage is a powerful reminder that our local coastline is part of a much larger natural migration. Mother Nature at her very best!

NEXT BOARD MEETING DATE

April 8, 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.

Social Committee Update

Your Social Committee is hard at work planning a variety of upcoming events for our community. We're currently in the planning phase and look forward to sharing more details in next month's newsletter - stay tuned!

In the meantime, Mah-Jongg continues to be a wonderful weekly gathering. Join us every Thursday at 1:30 PM - there's always room for more players, whether you're experienced or just curious to learn. For more information, please reach out to mshoressc@gmail.com.

And don't forget to visit and enjoy our Free Little Community Library - a great way to share and discover new reads right here in our neighborhood!

Gentle Reminders

Beach Table Reservations

With summer just around the corner and more of us looking forward to outdoor gatherings, don't forget about the use of our four (4) beach tables for residents to enjoy.

Tables are available on a first-come, first-served basis on weekdays and weekends, excluding holidays. To help ensure everyone has a chance to enjoy the space, we ask that you follow a few simple guidelines:

- Reservations are limited to one table per resident, and the resident must be present.
- Each reservation may be for up to 2 hours.
- Groups are limited to 6 people per table.
- For everyone's safety and ease of access, please do not place personal chairs on the pathway.

Making a Reservation

- Reservations may be made no earlier than 9:00 a.m. on the day of your gathering.
- To reserve a table, simply tape a sheet of paper to the table with:
 - Your name
 - Unit number
 - Your preferred 2-hour time slot
- Available reservation times are:
 - 4:00 p.m. - 6:00 p.m.
 - 6:00 p.m. - 8:00 p.m.
- Feel free to stop by earlier in the day - no reservations are needed before 4:00 p.m.

Thank you for helping us keep this shared space enjoyable for everyone - we hope you have a wonderful time at the beach!

The Return of Shorebirds to Our Beach

As spring arrives along Hammonds Beach, so do the shorebirds that bring life and movement back to our beach. This time of year marks an important period of migration, as species travel thousands of miles along the Pacific Flyway, stopping along our shores to rest and refuel.

Keep an eye out for familiar visitors like sandpipers, plovers, and willets, often seen darting along the water's edge in search of food. Their quick movements and rhythmic patterns are a sure sign that the seasons are changing.

While enjoying the beach, please remember to give these birds plenty of space. Disturbances can interrupt their feeding and rest during this critical time in their journey.

Spring is a beautiful reminder that our beach is not just a place for us to enjoy - but also a vital habitat for wildlife passing through - just like the whales. Enjoy!

Newsletter Proudly Written and Presented by

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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

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