

## Contact Us

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Association

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## RANCH RAMBLINGS JANUARY 2024 ISSUE

### *Message from the President*

Dear Hope Ranch Association Members,

We hope everyone had a joyous holiday season and we would like to wish all of you a Happy New Year, as we enter the 100th year of Hope Ranch, for which there is a full year of celebrations ahead!

Of note for the coming months is the issue of the granted, but appealed amendment request by Laguna Blanca School, of their 2007 Conditional Use Permit (CUP), to increase their student count from the current 330 to 385. Because this is considered an amendment to an existing CUP, no public hearing was required. The Appeal hearing, which is public will be addressed, per the County, in the next 4 to 6 months.

The prior Board that initially approved Laguna Blanca to apply for the amendment, did so with the proviso that traffic mitigation would be a priority and public comment would be considered. With that in mind, for the last 18 months, the Board has been working with Laguna Blanca to determine what traffic mitigation programs could be implemented when enrollment increases. Additional buses, staggered bell schedules and flaggers at the Via Senda corner have all been part of these discussions. Those members who are part of the appeal process are now seeking legal counsel to represent their interests at the hearing. Unfortunately, the Board cannot use general funds from the membership to assist in their efforts. The CUP amendment does include that flaggers be used when enrollment reaches 350 students, per the Ranch's request. Discussions that the Ranch would participate in the cost of flaggers are based on the position that, with 63 active projects in the Ranch (and growing), we have some responsibility for the additional traffic from the trades working on those builds, as well as our own members exiting the Ranch.

## MARK YOUR CALENDERS

JANUARY 9TH  
ABR BOARD MTG  
3:00 PM  
3820 State St.

JANUARY 23RD  
BOARD MEETING  
3:00 PM  
3820 State St.

JANUARY 25TH  
MEET THE CANDIDATES  
3:00 PM  
LA CUMBRE CC

FEBRUARY 13TH  
BOARD ABR MTG  
3:00 PM  
3820 State St.

FEBRUARY 19TH  
OFFICE CLOSED  
PRESIDENTS DAY

FEBRUARY 27TH  
HOPE RANCH ANNUAL  
MEETING/ELECTION  
LA CUMBRE CC  
7PM

As we continue to work with our Members and Laguna Blanca to address the concerns voiced by the members regarding the requested Amendment, the primary focus are the wait time to exit the Ranch in the mornings and afternoons. The traffic studies performed by Laguna Blanca and Hope Ranch do not contain that information. As we know, Laguna Blanca increased their student count during the pandemic, which led to increased wait times. The student count is now and has been held at 330. Some wait times still exist. The issue is what will the wait times be when, and if, the student count is increased, and how will it be dealt with?

To that end, some of your Board members will be conducting its own study of those wait times to further develop the flagger plan (just don't tell Mark Mosby, he doesn't know yet).

We realize that this issue is more involved than can be explained and discussed here, so please do not hesitate to contact the Office with any questions you may have. As we continue our communications with all parties to further our efforts to reach an amicable solution to these issues, we will update you regarding any new details.



*Marco Del Chiaro  
President, Hope Ranch Park Owners Association*



*Photo courtesy of Bruce Reuter*

## *Message from the General Manager*

Happy New Year everyone, and what a year it promises to be!

Just glancing at the calendar for the next 2 months, you can see we have a “Meet the Candidates” event planned at the end of this month as well as our Annual Meeting and election at the end of February in addition to our usual business meetings.

In this issue you will find the self-nominations of the 6 candidates running for the 4 open seats on the board. The Meet the Candidates event will give you a chance to ask the candidates questions about issues in the Ranch that are important to you. We will make the meeting available by Zoom for those that cannot be there in person. Rather than speaker cards we will have candidate question cards. Each candidate will have an opportunity to answer all questions submitted. If you plan to join us via Zoom, you can submit your question via email in advance or by the chat feature on Zoom. Speaking of Zoom, we will be providing Zoom attendance to our monthly regular board meetings going forward to allow better participation. Our first meeting this past week was a beta test, with some sound issues, which I believe we have resolved, so I anticipate a much better Zoom experience for those who want to join in.

The Annual Meeting and Election on February 27<sup>th</sup> will be a virtual meeting, which members can attend in person or via Zoom. As I have mentioned previously, we will also celebrate our Centennial birthday with Champagne and treats to kick off what will be a wonderful celebration of all things Hope Ranch this year.

### **CENTENNIAL CELEBRATION POSTER CONTEST**

In this issue is the flier with information for our poster contest open to all students ages 13-18 who live in Hope Ranch or attend Laguna Blanca School. We will have the submissions juried by some of our local member artists with prizes awarded for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place along with honorable mention. All entries will be on display at the Annual meeting. **A reminder that all entries must be submitted to the office by February 1, 2024.**

### **NEW LAWS AFFECTING HOA'S FOR 2024**

I thought you might be interested to know what laws were passed that address community associations. Fortunately, one of the

associations general counsel, Matt Ober, provides its clients a year end recap of the bills that were signed into law and become effective January 1<sup>st</sup>. The one law that might give you pause is Assembly Bill 1033 which allows local governing agencies to adopt an ordinance allowing a lot owner to separately convey the primary dwelling and accessory dwelling units as condominiums. While it sounds concerning on its face, there are many hoops to jump through which are articulated in the publication including membership approval for such requests.

### **BEACH INFRASTRUCTURE REPORT**

I have also included a report from the Beach Infrastructure Committee regarding our beach conditions of late. I think you will find the content and photos interesting and informative. Please remember to proceed with caution when using our beach areas as the King tides, waves and storms have made a mess of our beaches for the time being.

In addition, we are wrapping up the stair work this week, which finally removes a potential liability due to their poor condition.

Looking forward to seeing you around the Ranch,



Jill Van Zeebroeck, PCAM  
General Manager

## CURRENT CONSTRUCTION PROJECTS (12.31.23)



### CONCEPTUAL (9)

|                    |                    |
|--------------------|--------------------|
| Antonova           | 4403 Via Abrigada  |
| Lowe               | 4121 Creciente Dr. |
| Vernon             | 4655 Via Huerto    |
| Nesbit             | 4589 Vieja Dr.     |
| Bidwell            | 4365 Llano Drive   |
| Campbell           | 980 Via Tranquila  |
| Skirball           | 4335 Marina        |
| Artigas/Etchegaray | 4131 Marina Drive  |
| Stanton            | 585 Las Palmas     |

### PRELIMINARY (11)

|             |                    |
|-------------|--------------------|
| Arntz       | 1489 Cantera       |
| Benz        | 4660 Via Huerto    |
| Nielsen     | 4380 Llano Drive   |
| Danev       | 4178 Cresta        |
| Dipaola     | 3911 Via Laguna    |
| Pasquinelli | 4683 Via Roblada   |
| Arteaga     | 4235 Cresta Avenue |
| Newton      | 4343 Marina Drive  |
| Heller      | 4210 Llano         |
| Fynn        | 4225 Cresta Avenue |
| Esquenazi   | 4140 Marina Drive  |

### FINAL (6)

|         |                    |
|---------|--------------------|
| Goodall | 700 Via Tranquila  |
| Kopf    | 3979 Laguna Blanca |
| Kopf    | 3981 Laguna Blanca |
| McFeely | 4395 Via Esperanza |
| Loncki  | 4480 Via Esperanza |
| Porath  | 4539 Via Huert     |

## PATROL REPORT

Prepared by Frank Mendez, Post Commander

September 26 9:37AM – Patrol received a report from a Resident who reported a person smoking on Marina. Patrol responded and contacted a transient male in a black zip-up hoodie and black tennis shoes (One shoe not on properly). Patrol monitored and noticed the male exit out the Las Palmas exit/entrance and was last seen on the La Cumbre bridge.

September 26 2:33PM – Patrol received a report from a Resident who reported that between 1pm and 2:15pm, while playing tennis at the HR tennis courts, his guest's wallet was stolen from his unlocked car parked in the tennis courts parking lot. The Resident said the guest's credit cards were already being used and earlier, a "suspicious" newer white Volvo station wagon and a male, who was stretching, was seen nearby. No actual theft was observed by the Resident and/or his guest. Patrol checked the HR FLOCK license plate cameras, and 2 white Volvo wagons were observed entering/exiting the Ranch. Patrol suggested the Resident's guest call the SB Sheriff's and file a theft report.

September 27 9:07AM – Patrol received a report from a Resident who reported a homeless person on Las Palmas Dr. Patrol checked and noticed it was the same male from the previous day. Patrol contacted the male, advising him of the Ranch being private property. The male exited out Las Palmas and was last seen on the La Cumbre bridge.

September 30 2:34PM – Patrol received a report from a Resident on Via Alegre who reported theft of packages from the front gate, which was captured on camera. The footage showed a male associated with a silver Chevy SUV exit out of the vehicle, retrieve the packages, and then leave. Patrol followed up and checked the HR FLOCK license plate reader cameras and was able to get a plate # as well as previous images of the Chevy. The Resident filed an online theft report with the SB Sheriff's and patrol provided the Sheriff's images of the Chevy.

September 30 4:10PM – While conducting a vacation check on Cresta, patrol noticed a female inside the home. Patrol noted the vacation form on file indicated no one was supposed to be home. Patrol checked further and it was discovered the Residents arrived home earlier than noted on the form but forgot to inform patrol. The Residents were thankful for patrol checking on their property. Note: Please contact patrol if any information changes on your vacation form, thank you.

October 04 12:12PM – Patrol received a report from a Resident on Via Carretas who reported a tree branch down on Via Bendita and Via Huerto. Patrol responded and found a medium-sized tree branch on the uphill lane of Via Bendita. Patrol removed the branch without incident.

October 05 2:22AM – Patrol received a report from the alarm co., in the early morning hours, reporting an alarm activation at a residence on Via Hierba, a location with an active vacation check on file with patrol. The SB Sheriff's and patrol responded, and all appeared to be in order. No sign(s) of a break-in, etc. Patrol followed up with the Residence regarding the false alarm.

October 06 7:05PM – Patrol received a report from a Resident who reported a loose pony on Via Esperanza near Via Abridada. Both patrol units checked the area, but no pony was located. A passerby informed patrol that the pony had entered a residence on the 4500-blk. of Via Esperanza. It was determined the pony was back home.

October 07 3:40PM – While patrolling Via Esperanza and Via Huerto, patrol noticed a male in his 30's walking and carrying a large camping gear backpack. The male said he was lost, and he was walking to Oregon. Patrol provided the male directions north and out of the Ranch. The male had been walking from Anaheim.

October 09 6:00PM – Patrol received a report from a Resident on the 4400-blk. of Via Esperanza who reported an Amazon package stolen from her driveway. Patrol followed up and learned that a neighbor's cameras captured a vehicle in the area that entered and parked in the Resident's driveway. The vehicle was the same silver Chevy SUV from the September 30th stolen packages report. The Resident filed an online report with the SB Sheriff's and patrol provided HR FLOCK license plate reader images to the Sheriff's.

October 10 11:31AM – Patrol received a report from a Resident on Via Vistosa who reported that the day prior around 4:30pm, a male on a bike stole his package. The Resident's camera captured the theft and when the footage was provided to patrol, it was noticed the male on the bike had similar clothing as the male who was seen the day prior in the silver Chevy SUV, which had pulled into a driveway on Via Esperanza where a package had been report stolen. The Resident filed an online theft report with the Sheriff's and patrol provided HR FLOCK license plate reader images to the Sheriff's. Note: Based on the information provided to the Sheriff's, the silver Chevy SUV and driver were being investigated by the Sheriff's for the multiple reported package thefts.

October 11 5:30PM – Patrol received a report from a Resident on Via Esperanza who reported a homeless female sleeping in her silver sedan. Patrol checked and discovered it was a male and a female inside the car "talking". Patrol advised the non-Ranch couple that the Ranch was private property and that they needed to leave. The couple left without incident.

October 13 3:04PM – Patrol received a report from a Resident on Via Roblada who reported a man dressed in black, with a bike on Via Roblada. Patrol contacted the male who was lost. The male asked for directions out of HR and for some water. Patrol provided directions and some water to the male who was last seen exiting out the Via Huerto fire gate.

October 14 9:25PM – While monitoring the Sheriff's frequency, patrol heard the SB Sheriff's receive a call from a nanny in the Ranch who reported hearing the dogs bark, which she said was not normal. The Sheriff's responded as the nanny had locked herself in the bathroom. Several Sheriff units checked and cleared without further incident. The Sheriff's cleared the scene as "suspicious circumstances."

October 16 4:00PM – Patrol received an anonymous report of a homeless male on Via Bendita. The male advised he was lost and needed assistance going north. Patrol escorted the male out of HR, and he was last seen leaving out the Via Huerto fire gate towards Puente Dr. The male was cooperative and polite.

October 22 01:57AM – Patrol received information about a vehicle accident that occurred on Marina and Cliff Dr., just outside the Marina exit/entrance gate. Patrol assisted CHP and provided video surveillance footage from the Cliff Dr. lookout cameras and an image from the HR Flock license plate reader camera.

October 24 2:17PM – While patrolling the 200-blk. of LP Dr., patrol noticed a dark gray Toyota sedan stopped on Las Palmas in front of a residence. The male driver waited in the Toyota and the female passenger was seen out of the Toyota. As patrol passed, the male driver yelled for the female to get in the Toyota, right before making a U-turn and leaving at a high rate of speed. Patrol followed up with the Resident of the residence where the Toyota had been parked in front of. The Resident would check the video footage to see if it captured any suspicious activity. Patrol found the Toyota's plate # on the HR FLOCK license plate reader camera system.

October 26 09:32AM – Patrol received a report from a Resident on Via Huerto who reported mail theft from her mailbox, once the day before and once a month prior. The Resident would be replacing her mailbox with a lockable box. Follow up: A Resident dropped off at the HR office a pile of found mail with 3 separate HR addresses, including the address on Via Huerto. The mail had been found on the ground the day prior on Via Vistosa and Via Esperanza around 4:40pm. Patrol sorted the mail and delivered the mail to the addresses with a note on how to report the mail theft to the USPS Postmaster's office.

October 31 9:30PM – Patrol received a request from a teenaged Ranch Resident on Llano asking for a ride home after his electric bike got a flat tire on Mariposa. Patrol assisted the Resident and drove him home.

November 03 12:39PM – Patrol received a report from a Resident on Mariposa who reported someone had attempted to deliver a microwave to her residence, however, she was not expecting a microwave delivery. Both patrol units responded and found a yellow delivery truck parked in the area. Patrol checked several addresses and located delivery workers exiting out a nearby address. It was determined the delivery workers had initially gone to the wrong address but then found the correct location of their delivery. The Resident was relieved to hear the outcome.

November 03 5:33PM – Patrol received a report from a Resident who reported a homeless male walking with no shoes on Roble towards Las Olas. Patrol located the male walking in traffic and creating a traffic hazard. Patrol contacted SB Sheriff's dispatch and a CHP unit responded to assist. The male was uncooperative and would use profanity when talking to patrol. Both patrol units monitored and eventually, CHP drove the male out of the Ranch in the CHP unit.

November 04 09:23AM – Patrol received a report about an accident on the county road in the Ranch. One person was involved in a bicycle accident on Roble Dr. and Las Olas Dr. and was transported to Cottage Hospital by AMR ambulance. The 2nd patrol unit assisted at the scene with a scene assessment, medical aid, and traffic control for CHP. SB County Fire engine 13 also responded to the scene.

November 06 3:23PM – Patrol received a report from a Resident who reported a homeless person walking on Marina near Estrella. Patrol responded and contacted a female, 25-30 years old, who was heading to San Francisco but was looking for beach access. The female was rolling a large suitcase and was carrying various personal items. Patrol provided directions and made a secondary contact when the female made her way onto Via Bendita, a private road. The female began to yell and cursed at patrol. The female returned to the county road but further up made her way onto Via Cayente, a private road. Patrol asked the female to redirect back to the county road, but the female was uncooperative, yelling and cursing. Patrol contacted the SB Sheriff's for assistance and the female was contacted by a deputy on the 4500-blk. of Via Esperanza. The deputy warned the female to leave the Ranch and that if she returned, she would be arrested for trespassing. The female was last seen on Marina Dr. towards Cliff Dr.

November 07 12:52PM – Patrol received a report from a Resident who reported a lot of construction vehicles parked along Mariposa. Patrol located a construction site that had 9 construction worker vehicles parked along the equestrian trail. Patrol noticed there was ample parking at the construction site and spoke to workers about relocating the vehicles onto the property, which was immediately done.

November 07 8:30PM – Patrol received a report from a Resident on Laguna Blanca Dr. who reported finding his residence unsecure and possibly broken into. Patrol met with the Resident who had just got home from dinner and had found evidence of a break-in. Patrol stood by with the Resident and 4 SB Sheriff's deputies arrived and found the location where forced entry was used to gain access into the home. Deputies cleared

the interior of the residence, but no one was found. It was noted the time the house was left unattended was about 3 hours – Around dinner time. Items of value were stolen from the Residence. SB Sheriff's investigated the burglary.

November 09 3:40PM – Patrol received a report about a naked male at HR beach. Patrol responded to the beach and spoke to several beach goers, but the male had left prior to patrol arriving. See next entry.

November 10 3:28PM – Patrol received a report from a Ranch Resident who reported a naked man at HR beach. Both patrol units responded and per the Resident, the naked male had left east towards Arroyo Burro beach. The male was described as tall and thin, black hair, sunburned looking, wearing black Crocs shoes. Patrol stood by and the male did not return.

November 14 4:21PM – Patrol received a report about a possible burglary in progress on Laguna Blanca Dr. Both patrol units responded, and 4 SB Sheriff's units were already on scene. It was determined the burglary was not in progress, but evidence of forced entry was discovered. Items of value were stolen from the Residence. SB Sheriff's investigated the burglary.

November 17 12:50AM – Patrol received a report from a Ranch Resident who reported a white van parked along the side of the road on Las Palmas and Las Olas. Patrol contacted the driver of the van regarding the parking violation. Patrol learned the male wanted to camp for the night. The driver cleared from the posted "No Parking" area and left HR without issue. Patrol provided information on alternate locations for car camping in the area.

November 17 2:00AM – Patrol received a report from a local tow truck co. reporting they were enroute to a vehicle off the side of the road near Roble Dr. Patrol responded and on scene was a male driver, a non-Ranch Resident, of a blue Toyota SUV that collided with a tree off the roadway on Roble Dr. The driver said he was okay – not injured, but said he had a sore right arm. Patrol recommended seeking medical attention. The driver said he had earlier - multiple hours prior, had consumed one drink of alcohol but was not drunk. Patrol contacted CHP who responded to conduct a DUI investigation, which resulted in a negative DUI. The Toyota was removed and towed from the crash site. The oak tree had light damage.

November 20 4:30PM – Patrol received a report from a Resident on Llano who reported a homeless person walking on Marina Dr. Patrol responded and contacted a transient male entering Llano. The male, 35 years old, was carrying a pillow, a skateboard and 2 backpacks. The male was lost and searching for San Francisco. Patrol provided transportation out of the Ranch to Nogal Dr. and provided directions.

November 22 8:45PM – Patrol received a report from a Resident on Via Bendita who reported a possible transient walking on Via Roblada. Patrol responded and spoke to a male who said he was just taking a walk and did not know it was a private area. Patrol learned the male had a truck parked nearby and took note of the out of state license plate (Washington). The truck was last seen exiting out Marina towards Cliff Dr. Note: It was dark out at the time.

November 27 1:58PM – Patrol received a report from a Resident on Lago Dr. who reported 2 incidents: a dog bite from 3 weeks prior and a dog attack (No contact) from 4 days prior, both involving the same dog – A German Sheppard, which lives in the Ranch. The Resident said it was her friend, another Ranch Resident who had her hand bitten by the leashed dog, causing injury. The Resident said that at the time, both Residents were talking to the dog owner's daughter and male acquaintance when the dog bite took place. The owner of the dog was notified and followed up with the Resident who had her hand bitten. The Resident reporting the incident said that during the no-contact dog attack, the dog, being walked on leash by the owner, pulled the owner in her direction as she walked across the street in the opposite direction. The Resident said the dog was bearing its fangs and got within 3 feet of her as the dog owner got the dog to halt. The Resident said there was no contact between her and the dog. The dog owner left with the dog back to his driveway. The Resident said she would think about reporting the matter to SB County Animal Services. The Resident who had her hand bitten by the dog said she would report the matter to Animal Services. Patrol followed up with the owner of the dog and said he had contacted the Resident, a close friend, who had her hand bitten. The dog owner said he would make sure this does not happen again.

November 29 7:17PM – Patrol received a report from a Resident who reported a vehicle off the road on Via Cayente and Las Palmas Dr. Arriving on scene, patrol noticed a silver Mercedes Benz SUV leaving the area and a full-sized pick-up truck remaining at the scene. Patrol learned from the driver of the pick-up truck that the Mercedes had been traveling south bound on Las Palmas when it failed to make the turn on Via Cayente, driving onto the island planter, taking down the county owned STOP sign, then getting stuck on the rocks on the shoulder of Via Cayente. Patrol learned the driver of the pick-up truck helped pull the Mercedes back onto the roadway. No injuries were reported. Patrol located the vehicle on the HR FLOCK license plate reader cameras and per the driver of the pick-up, the male driver of the Mercedes lives on the Mesa in Santa Barbara city. Patrol followed up with CHP and SB County Public Works. The Ranch maintenance crew repaired the island planter and SB County public works repaired the STOP sign and was provided information useful for a report to CHP for the damaged sign.

December 01 12:16PM – Patrol received a report from a Resident on Via Bendita who reported a homeless male with no shirt and a children's backpack on Via Bendita. Patrol responded and contacted the male, 40's, walking on Via Roblada with no shirt and a baby blue with yellow backpack. The male said he was not lost but patrol noticed he had no sense of direction - The male's destination was the Sequoias. The male rambled

about various topics and at one point said he was trying to find the beach. When the male spotted the ocean across a property on Via Roblada, he commented the beach was right there. Patrol cautioned the male not to access that property and provided assistance by guiding the male out of the Ranch towards the Marina Dr. exit gate. Along the way, the male became aggressive towards a male equestrian without being provoked. Patrol was able to diffuse the situation and the equestrian ignored the male and kept on riding. The male asked patrol for a ride, which was declined and rolling (smoking) papers – Patrol does not carry rolling papers. Ultimately, the male exited out Marina towards Cliff Dr.

December 02 1:50PM – While on routine patrol at the end of Via Cayente, patrol noticed a female playing catch – Throwing a ball, with an unleashed dog. Patrol contacted the female – a non-Ranch Resident who lives just outside the Ranch, about the off-leash violation. The female was cooperative and put her dog on a leash and left. Note: Please leash your dog, thank you.

December 02 6:29PM – Patrol received a report from a Resident on Mariposa who reported that she saw a male on her property, and she asked him what he was doing. The Resident said the male asked to cross her property and headed out. The male was described as 5-8", wearing jeans and with a backpack. The Resident was concerned as the male had to have jumped into the neighbor's yard on Marina in order to leave. Subsequently, a couple of days later, a Marina Dr. Resident called patrol to report finding a cellphone in her yard, that appeared to have been dropped by the male who jumped over the fence. The Resident advised she would give the cellphone to the SB Sheriff's and file a report. The unlocked phone had the male's picture, name, and other information. Patrol assisted the Sheriff's by providing a compilation of the related information.

December 11 1:03PM – While conducting a vacation check on Via Vistosa, patrol found a large garage door unlocked and was able to open it manually. Patrol contacted the Resident who thought he had latched the door from the inside. Patrol closed the door and nothing further was required from the owner.

December 11 6:28AM – Patrol received a report from a Resident on Via Airosa who reported a "Suspicious person" on Via Airosa. Patrol contacted a male wearing a white hoodie and vest walking with a stick and holding a large cup. Patrol gave the male directions out of HR after he was informed of the private property boundaries of the HR and information on trespassing. The male was compliant.

December 18 8:04PM – Patrol received a report from a Resident on Via Huerto who reported chainsaw noise towards Via Esperanza. Patrol checked and located a Resident on Via Huerto using a chainsaw to clear a fallen tree on their personal driveway. Patrol called the Resident who called and explained the situation. The area was now clear and quiet.



## Frank's Safety Tip of the Month

Let's talk again about a couple of topics: Burglary info and Package Thefts

### **Burglary info**

As we enter the new year and as it gets dark earlier in the evening, it is a great time to brush up on some burglary stats that had previously been provided. These stats have been covered several times already, but a friendly reminder of these stats could hopefully come in handy for you and your property. The main takeaway is the average time of burglaries in the Ranch was at

7:35 pm – This is right around the time you would be out for dinner, attending an event, or just running out to the grocery store.

The 7:35 pm time referenced above falls in line with a recent burglary, one of two, that you just read about in this edition of the patrol newsletter. Focused and increased patrols by HR patrol and the security measures Residents have taken, also play a big role in crime deterrence. For instance, there was an incident various months ago (Which the Ranch Residents were made aware of) where several subjects, suspected of prowling, were spotted remotely on cameras at a property in the Ranch. Both patrol and the Sheriff's Department responded, and no actual break-in occurred. Subsequently, there was an arrest of some individuals in Montecito who possessed evidence linking them to this case. The cameras on the property worked and alerted the Resident, who was away from the home, in real-time. Do not get complacent and always stay alert and report anything suspicious. The stats below should be able to help you better safeguard your home and valuables while you are away.

Here are some reminder stats on breaks ins.

- 63% Did have alarms on – Note: At least one alarm was only set for 1st floor. Make sure you set your alarm for the entire house, not just 1st floor.
- 100% of the cases did NOT have a vacation form (Only 2 of Residents were on an actual vacation)
- Although break-ins can happen any day, 36% happened on a Friday, 18% happened on Thursday.
- Although break-ins can happen any time, the Average time: 7:35pm
- Target areas: Master Bedrooms / Closets  
Items located away and well hidden from these areas will be less of a target.

- 2nd story windows off roofs or balconies have been access points used by thieves. NOTE: Patrol has found 2nd story windows/doors off balconies unlocked.
- Hide high value items in an area outside your bedroom/master closets. Items targeted: Jewelry, money, purses, safes.
- Wi-Fi Cameras around the property with real time reporting, especially in areas with openings to locations like the golf course, or an unprotected perimeter, offer an easy access point to thieves.
- Secure perimeters (fencing, gates) that have openings.
- During some previous prowling calls, the doorbell was rung, likely to see if there was a response (Checking to see if anyone is home or not.)

If you are away on vacation, fill out a vacation form and either email or text it to patrol. Email: [Hrpatrol@hoperanch.org](mailto:Hrpatrol@hoperanch.org) Contact # 805-800-9002. The form can be found on the HR HOA website or either the HR office 805-892-1000 or patrol can get you a form to fill out.

### **Package thefts**

“Porch Pirates” can strike at any time of the day and will be on the lookout for any packages (And mail) left unattended. Tracking packages is the best way to know when a package is inbound and/or already delivered. For high-ticket items, having them delivered to an alternate and secure location like an Amazon Pick-Up station/locker around town (Isla Vista, etc.), where you can pick up your item(s) is a great choice. Cameras at your gate will also alert you in real-time when a package arrives and will allow you to monitor and record any nefarious activity.



# CALLING ALL ARTISTS!

CELEBRATE 100 YEARS  
OF LIFE IN HOPE RANCH

## SPREAD THE WORD

We are reaching out to all qualifying artists to help commemorate the Hope Ranch 100 Year Anniversary!

This is your opportunity to express yourself about everything that makes Hope Ranch so extraordinary.

Your art will be exhibited at La Cumbre Country Club during the Annual HOA meeting on February 27, 2024.

Winners will be announced and prizes awarded!

**WHAT:** A Poster Contest celebrating the Legacy of Hope Ranch 100 Years!

**WHO:** Artist must be 13-18 years of age and resident of Hope Ranch or student at Laguna Blanca School.

**WHEN:** Deadline is February 1, 2024.



### DETAILS:

- **ALL SUBMISSIONS MUST INCLUDE "HOPE RANCH 100 YEAR ANNIVERSARY 1924 - 2024."**
- **ENTRIES SUBMITTED TO HR OFFICE BY 2.1.2024, 5PM.**
- **ALL MEDIUMS ACCEPTED.**
- **MAXIMUM SIZE 18" X 24"**

**PRIZES AWARDED TO 1ST, 2ND, AND 3RD  
ALONG WITH AN HONORABLE MENTION**

### QUESTIONS

 805.892.1000

 Donna@hoperanch.org

## Hope Ranch Beach: Winter 2023 – 2024

The past few weeks of December saw some of the largest surf ever recorded in California. Some beaches in Santa Barbara County and Central California experienced waves over 20 feet. I'm sure we've all seen the photos and videos from this event, which were splashed around the world.

Hope Ranch Beach also had its share of large waves coupled with high tides late December 2023. The extraordinary conditions once again have dramatically changed our beachscape. We estimate that in some areas of the beach, over 3 feet of rocks were deposited. Some of you may have noticed these rocks partially covering up the pedestrian beach access ramps. The extreme King tides even brought rocks and other debris all the way up to the beach turnaround. The turnaround has been cleaned up by our Hope Ranch work crew.

It's anticipated that from January through March, California beaches will experience more periods of large waves. Although the surf may be larger than normal this is not unusual for the winter months. The ebb and flow of sand levels occurs to various degrees each and every year. This is also an El Nino year which means more storms for our area as well. Based on these facts, we plan to let nature take its course over the next several months with respect to beach maintenance. The driftwood deposited in our central beach area appears to be preventing rocks from being deposited into the below turnaround drainage of the Las Olas creek. With this development, the creek continues to drain effectively to the Pacific Ocean. This is a good outcome. We will keep a close eye on the beach over the next several months with the focus of completing effective maintenance of the rocks and sand supply levels at the right time.

Here are a few pictures of Hope Ranch Beach in January, August and December 2023. You will see that in late January 2023 our beach had remarkably similar large surf rock deposits which occurred after a large winter storm and accompanying ocean swell. Santa Barbara's January 2023 rain total was 14 inches. You will also notice the sandy beach we had during the summer in August 2023. There is also a picture of a 20 foot wave in Central California. Change remains the only certainty about beaches!

During the winter months of December through March 2024, please use extreme caution when accessing the beach from the pedestrian ramps over the recently deposited rocks.



"Rocky" Hope Ranch Beach – 12/30/2023



"Sandy" Hope Ranch Beach – 8/21/2023



"Rocky" Hope Ranch Beach – 1/21/2023



A 20 ft+ Wave in Central California – 12/31/2023

I have found my past two years as a Hope Ranch Board member to be very rewarding. I look forward to being able to serve another term representing the interests of my 750 plus fellow owners of Hope Ranch.

In 1992, when Louise and I made the decision to move our family from Orange County to Santa Barbara, Hope Ranch was an obvious choice for our family. We purchased our home, remodeled it, and moved permanently to the Ranch in 1994. We feel very blessed to have been able to raise our family here and make life-long friends.

I currently serve on the boards of the Lobero Theatre (17 years) and the Boys & Girls Club of Santa Barbara (31 years) and did serve on the board of Santa Barbara Middle School (6 years).

Having remodeled our Cantera Avenue house and building our current Cuervo Avenue home from the ground up, I am well aware of ABR process and the length the Association goes to caring for the preservation of the Ranch. I believe my appreciation for the ABR process, my board experience, and my background in the real estate field help me to better serve our community of Hope Ranch. I feel that it is important to always keep in mind how decisions the Board makes affects our community as a whole.

Serving on the Hope Ranch Board has been a great opportunity for me to give back to this special community. Preserving our assets such as the beach, horse trails, and the rural feel of Hope Ranch through a fiscally sound Association are crucial. It would be an honor to continue to serve in that process.

Timothy P. Casey



My family first fell in love with Hope Ranch in June, 1978. We purchased a property and I completed my last year of high school at San Marcos graduating in 1980. During WWII, my mother was evacuated from London to a steeplechase farm and became an avid equestrian. She was eager to leave the concrete jungle of Santa Monica to retire in Hope Ranch enjoying the riding trails, beach, and tennis courts for the latter part of her life. In 2007, I was fortunate enough to purchase our family property from my mother's estate and with my lovely wife Channe, have been raising two boys in the ranch. Our oldest attended Vieja Valley Elementary School, La Colina Junior High, and Bishop Garcia Diego High School. He is now in his first year at the University of Florida. Our second child is 2½ years old and just started Little Angeles Pre-school at Trinity Lutheran Church.

In 2000 I moved my architectural and engineering practice to Santa Barbara. I have since grown the practice in the last 23 years with three offices in Long Beach, Chico, and Santa Barbara. My architectural practice has mostly been focused on long term governmental contracts, hotels, colleges, universities, and affordable housing developments. This last year I became an active member of the Hope Ranch Architectural Board of Review (ABR) and through that process have witnessed the benefit of having a board member active in both the ABR and main board as it provides a clear conduit for communicating building related issues. I would like to provide similar support to the main board in this next term.

I believe community involvement is very important. I served on the Channel Islands YMCA Association Board for 15 years; from 2007 to 2022. In that membership role, I chaired the Risk Management Committee for 7 years and became the Association Board Chair in 2020. I was awarded the Golden Triangle of Distinguished Service Award in May 2021 in "recognition of outstanding service, demonstrated commitment, dedication and loyalty to the Channel Islands YMCA." I am very proud of this award and all that it represents. The Channel Islands YMCA consists of 11 branches reaching from Lompoc to Camarillo. Aside from normal branch activities, the Channel Islands Y provides counseling and housing for at risk youth and young adults through Noah's Anchorage, My Home, and the Isla Vista Teen Center. My real estate development, architectural and construction management background was a natural fit in dealing with project development issues, facility management and a host of other legal issues that encompasses risk management.

My family is very fortunate to have enjoyed the serenity, beauty, and quality of life that Hope Ranch has provided for us. We have enjoyed the riding trails, beach picnics and beautiful sunsets, and have developed wonderful friendships over the years in this unique residential community. I am now at a point in life where I can find some time to give back to the Ranch. As a Hope Ranch board member I would work to preserve and protect our treasured assets and unique way of life.

I ask for your consideration and ultimately vote to fill an open board seat in the upcoming election.

ROBERT JOHN COLES JR, AIA



Mark Harris  
4612 Via Roblada, Santa Barbara, CA 93110  
December 18, 2023



I am submitting my self-nomination for a position on the board of the Hope Ranch Park Homes Association.

I've been a homeowner in the Ranch for 28 years. I've participated actively in a full range of Ranch activities and committees: Creeks, Nominating, Neighborhood, Beach Festival, Camp-out, and, currently, Trails. I am a member of HRRTA. I have long attended Board and ABR Meetings.

Education: Amherst College B.A. Communications, 1970

Professional Experience:

1972-1985 film industry and director GTE East Africa

1985- present: real estate developer director various companies, investor

2017-present: President Energy Equality For All (501c-3)

I am passionate about living in Hope Ranch. Since moving here, every day I've walked on our beach and our roadside trails. I grow avocados, oranges, lemons, guavas, herbs, cherimoyas, and have chickens and beehives. I have an owl box and have had four generations of owlets. Thanks to the owls, we no longer have gophers, ground squirrels, or rats. I am committed to encouraging the installation of owl boxes and for a prohibition against the use of rodenticides in the Ranch.

My focus will be to make the Board's operations more transparent, to promote old-fashioned neighborliness, and to protect views, setbacks, and sound pollution from pickleball courts. Above all, I will work to solve problems and avoid litigation.

My immediate "To Do List":

To block the fireworks display, if it hasn't yet been canceled.

To have all board meetings with a Zoom option.

To have board meetings structured to allow member comment on all agenda items.

To explore ways to reduce the traffic congestion on Las Palmas.

To reduce fees for building permits, variances, beach cards to actual cost of providing services.

To explore cost saving measures for the Hope Ranch offices by moving them back to the Ranch.

To explore restricted-access signage, card-access gates, and cameras at all entry points.

To explore making trails dual use exclusively for HR Resident equestrians & HR Resident pedestrians (and guests, when accompanied by an HR member.)

To ensure new HR equipment purchases are cost effective and necessary.

I look forward to listening to your ideas and working together to improve our wonderful Hope Ranch community. I hope you will consider me when you cast your vote.

Thank you,  
Mark Harris

Charles D. Kimbell  
4080 Sonriente Road  
Santa Barbara, CA 93110  
December 14, 2023

Hope Ranch Park Homes Association  
3820 State Street, Suite C  
Santa Barbara, CA 93110

Re: Board of Directors

I am self nominating myself to the office of director of the Hope Ranch Park Homes Association.

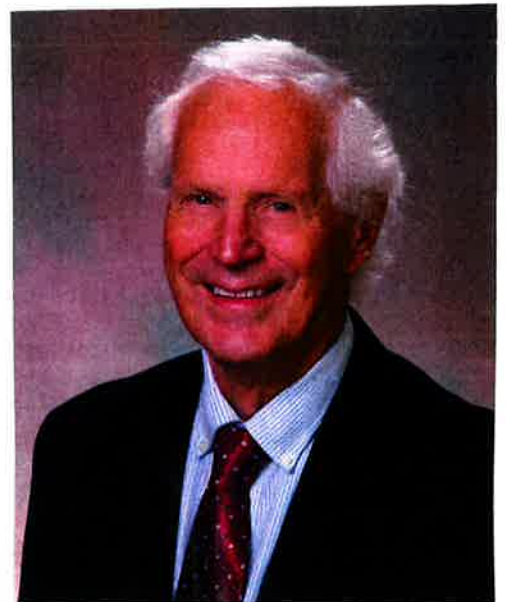
As a forty four year resident of Hope Ranch and as an attorney the author of the major revision of the CCRs in 1988, I feel I offer a deep understanding of the background and structure of the Ranch and could be of significant benefit to its governance. I have had fifty years of experience in association governance as a major participant in the Hollister Ranch Owners' Association and as counsel to numerous HOAs including the Ennisbrook Owners Association in Montecito and the Sandyland Cove Owners Association.

I am concerned about the following matters:

- I want to explore ways to reduce the traffic jams morning and mid afternoon at the La Cumbre Road entrance.
- I would like to understand why we should agree to the continued expansion of Laguna Blanca School
- Since we are all paying for the cost of the trails, we should all be able to use them. This does not extend to public use.
- Board meetings should be more transparent and accessible to members. Too much is being done in "executive session" out of sight to the members.
- I would like to explore ways to reduce the cost of the Association offices and relocate the Association offices back on the Ranch.

If these are issues of concern to you, I would appreciate your vote.

  
Charles (Kim) Kimbell



## Nomination to Hope Ranch Homeowners Association Board of Directors, 2024 Annual Election

**Laurie Jayne Kurilla, MBA, Ph.D.**

I have lived in Hope Ranch since 1985, more than half of my life. I choose to continue to live here because of the rural setting conducive to outdoor activities, the ambiance, and the wonderful people; and because it is one of the few locations where there is a governing body and rules to help preserve this way of life and our property values.

An HOA Board has three main responsibilities: (1) maintain the common area elements of the community, (2) ensure compliance with governing documents, and (3) conduct the financial business of the Association. I vow to perform these and all responsibilities with fairness and consistency.

I am a geomorphologist with an extensive background in computer science, currently working on landslide susceptibility. I have worked in both the private and public sectors (e.g., Geographic Information Officer, Deputy Chief Information Officer, Director of Research and Development), including an appointment to the National Geospatial Advisory Committee (NGAC) by Secretary of the Department of the Interior. NGAC is an advisory body to the President of the United States on geospatial policy, programs, data, and governance. I have served on the Boards of the Goleta Water District, CALM, and numerous professional associations.

Over the years, I have attended many Hope Ranch Board meetings, primarily to always be aware and familiar with the business of where we live. Difficult issues have arisen in the past and will continue to do so in the future. I believe and have seen that a Board can assuage the angst and ire of the Community or contribute to that angst and ire. I am experienced in working through difficult situations in my many management and advisory positions.

I would be honored and humbled to represent you on the Hope Ranch Board of Directors.

*Laurie J. Kurilla*



My name is Suzanne Reuter and I have lived in Hope Ranch for 27 years residing at 1144 Estrella Drive. My husband Bruce and I were drawn by the beauty and serenity of this community, that feeling remains strong today.

I have great appreciation for Santa Barbara, especially the Hope Ranch community. The beauty of our open spaces, the beach and trail system and the wonderful neighbors we have here really are one of life's great gifts.

My work background for over 30 years was as a Registered Nurse, working as a Director of Nursing mainly in the areas of critical care and post-surgical recovery. Working in these environments and managing and training a large number of staff has helped me to hone my ability to work effectively with people, be observant, process data and make decisions in a timely fashion.

I retired 7 years ago and currently serve on the Hope Ranch Park Home Association board of Directors as Secretary. I have been the President of the Hope Ranch Riding and Trails Association for the past 3 years, which was formed in 1948 and currently has 200 members. I also serve on the Hope Ranch Welcoming committee and on the board of the Hope Ranch Community Fund.

During the past 27 years I have been witness to many of the same issues that the board currently faces. These issues seem to recycle themselves in our community every so many years. Hopefully, this allows me to bring a measure of historical knowledge and balance to objectively serve all parties and work to maintain the great gift called "Hope Ranch living". It amazes me that the vision Harold Chase had for this community 100 years ago still rings true.

Thank you for your consideration and your vote.



**The following legislative summary provided by Matt Ober, Esq. provides an overview of new laws impacting community associations that were signed into law this year. All laws outlined below take effect January 1, 2024.**

**ASSEMBLY BILL 1458 (TA). ASSOCIATION GOVERNANCE; MEMBER ELECTIONS, QUORUM.**

**Bill Overview**

Assembly Bill (AB) 1458 provides a path for community associations to achieve quorum necessary to elect directors by amending Civil Code Section 5115 and Corporations Code Section 7512, allowing a reduced quorum of 20% at an adjourned membership meeting where the election of directors will take place.

**The Details**

The 20% reduced quorum in Civil Code 5115 would apply 1) only if the association's governing documents require a quorum to elect directors; and, 2) unless a lower quorum is authorized by the association's governing documents in which case the lower reduced quorum in the governing documents would prevail.

In order for an association to invoke the reduced quorum provision of Civil Code Section 5115, the association must have provided notice of an intent to do so in its general notice required by Civil Code Section 5115(b):

The legislation applies only to membership meetings to elect directors. The reduced quorum provision does not apply in the case of a special membership meeting to remove directors.

This law is viewed as an important measure to facilitate community association governance and director elections.

**ASSEMBLY BILL 1033 (TING). ACCESSORY DWELLING UNITS; SEPARATE CONVEYANCE.**

**Bill Overview**

AB 1033 allows a local governing agency (i.e., County building department or code enforcement) to adopt an ordinance allowing a lot owner to separately convey the primary dwelling and the accessory dwelling unit or units ("ADUs") as condominiums, provided certain burdensome requirements are met.

**The Details**

AB 1033 amends Government Code Section 65852.2 and 65852.26, which essentially informs the local governmental approval agency what it can and cannot do regarding the approval and regulation of ADUs. The amendment of Government Code Sections 65852.2 and 65852.26 authorizes a local agency to adopt a local ordinance allowing the separate conveyance of the primary residence and the ADU as condominiums.

Among the strict requirements prior to a separate conveyance of an ADU as a condominium, are the following:

- The condominiums shall be created pursuant to the Davis-Stirling Common Interest Development Act;
- The condominiums shall conform to the Subdivision Map Act (requiring a condominium plan among other requirements);
- The ADU shall undergo a safety inspection;
- Approval from each lienholder on the property prior to recording the condominium plan; and
- Approval by the Association.

## **ASSEMBLY BILL 648 (VALENCIA/LOWENTHAL). MEETINGS SOLELY BY TELECONFERENCE.**

### **Bill Overview**

AB 648 amends Civil Code Section 4090 (board meeting defined) and adds Civil Code Section 4926 to allow a community association to conduct a board or membership meeting solely by video or teleconference, without a physical location, provided the association meets specified safeguards.

### **The Details**

The previous version of the “Open Meeting Act,” required an association to identify a physical in order to conduct an open board meeting by video or telephone conference, allowing members to also attend in person. This also required at least one director or designated person to be present at that physical location.

AB 648 amends Civil Code Section 4090 by carving out an exception to the physical location and physical presence requirements provided the Association meets certain notice requirements that are set forth in the new Civil Code Section 4926.

- a) Clear technical instructions on how to participate by teleconference.
- b) The telephone number and electronic mail address of a person who can provide technical assistance with the teleconference process, both before and during the meeting.
- c) A reminder that a member may request individual delivery of meeting notices, with instructions on how to do so.

If an open board meeting is conducted solely electronically, Every director and member must have the same ability to participate in the meeting as if the meeting were held in a physical location; however, when a meeting is solely by video or teleconference, any vote of the directors must be conducted by roll call vote. Further, members must be allowed to attend by telephone if they wish. Finally, an association or board meeting cannot be held solely by video or teleconference if ballots are to be counted and tabulated pursuant to the secret balloting procedure.

Although in-person meetings play an important role in community building, the virtual meeting has presented opportunities for many homeowners to attend meetings and participate that otherwise were unable to.

## **ASSEMBLY BILL 1572 (FRIEDMAN). POTABLE WATER; NONFUNCTIONAL TURF; COMMON AREA WATER RESTRICTIONS.**

### **Bill Overview**

This bill prohibits the use of potable water (water fit for human consumption) to irrigate nonfunctional turf on all homeowners associations (HOAs) and common interest developments (CIDs) beginning January 1, 2029.

### **The Details**

AB 1572 prohibits using water suitable for human consumption to irrigate our grass-covered parkways, open spaces, and lawns, areas referred to as “nonfunctional turf.” “Nonfunctional turf” means any turf that is not located in areas designated by a property owner or a government agency for recreational use or public assembly. The law carves out the use of potable water to the extent necessary to ensure the health of trees and other perennial non-turf plantings, or to the extent necessary to address an immediate health and safety need.

## **ASSEMBLY BILL 1764 (HOUSING COMMITTEE). HOUSING OMNIBUS; DIRECTOR QUALIFICATIONS “CLEAN UP” LEGISLATION.**

### **Bill Overview**

This bill amends existing Civil Code provisions on elections and candidate and director qualifications that required clarification from legislation enacted in 2022.

### **The Details**

Assembly Bill 1764 makes it clear that if an association disqualifies a candidate for any of the enumerated reasons in Civil Code Section 5105 (b) through (e), it shall also require a seated director to meet the same requirements.

AB 1764 also amends Civil Code Section 5105 (b) to add term limits as a basis for mandatory disqualification of a candidate if that candidate has served the maximum number of terms or sequential terms permitted by the association.

Furthermore, AB 1764 also amends the Civil Code to perhaps state the obvious that “a director who ceases to be a member shall be disqualified from continuing to serve as a director.”

**SENATE BILL 71 (UMBERG). SMALL CLAIMS/SUPERIOR COURT LIMITS INCREASED FOR INDIVIDUALS.**

SB 71 increases the amount an individual can sue for in small claims court from \$10,000 to \$12,500. SB 71 does not increase the amount a corporate entity (such as an association) can sue for in small claims court, which currently is \$5,000. SB 71 also increases the maximum amount in a dispute to \$35,000 for what is referred to as a limited superior court civil action. Limited civil courts currently hear cases up to \$25,000.