

RANCH RAMBLINGS

*Hope Ranch Park Homes
Association Newsletter*

Inside the Issue

NEW BOARD OF DIRECTORS ELECTED

At the Annual Meeting of the members on February 24th, a new Board of Directors was seated.

PRESIDENT'S LETTER

Welcome your newly elected Board President Adrienne Schuele

PATROL REPORT

Patrol report enclosed - Plus Frank's Safety Tip

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CONTACT INFO

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PRESIDENT'S LETTER

A New Chapter for Hope Ranch

Message from the President

Hope Ranch is, without question, one of the most beautiful and extraordinary places on earth.

From our private beach and winding equestrian trails, to our sweeping ocean views, rolling hills, and iconic palms — we are blessed not only with natural beauty, but with something even more meaningful: an engaged, thoughtful, and deeply committed community of residents.

It is both an honor and a privilege to serve as your President. I am genuinely excited to work alongside a Board that is committed to solid, legal, and member-based decision making with communication. We may not always agree on every issue — and healthy discussion is part of good governance — but we share a common foundation: respect for the law, respect for our governing documents, a commitment to communication and respect for you, the Members.

My guiding motto is simple:
It is not us against you.
It is us and us - and us working together to serve you.

Focus in 2026

This year will be one of meaningful collaborative progress and responsible stewardship.

1. Modernizing Our Governing Documents

Many of our CC&Rs, Bylaws, Building Guidelines, and Rules are more than 30 years old. California law has evolved significantly, and it is time to bring our documents into full compliance with current state requirements while preserving the character and protections that make Hope Ranch so special.

This process will be thoughtful and transparent. Member input will be welcomed and encouraged. These documents belong to the Membership — and updating them properly benefits all of us.

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SAVE THE DATE:

*General Session HOA Board Meeting
Tuesday, March 10, 2026*

3:00 PM

*3820 State Street, Ste. C. Santa
Barbara, CA 93105*

and via Zoom

(Open to All Members)

*New Board Member Retreat
Friday, March 13, 2026*

10:00 AM

(Executive Closed Session)

*Additional Calendar Note:
Future General Session HOA
Board Meetings will be held the
1st and 3rd Wednesdays of the
month.*

*ABR Meetings will continue to
be held the 2nd and 4th
Wednesdays of the month.*



NEWLY ELECTED BOARD OF DIRECTORS

Please join us in welcoming and congratulating the newly elected Hope Ranch Park Homes Association Board of Directors. They were elected on February 24th, 2026 at the Annual Meeting held at La Cumbre Country Club. We sincerely appreciate their dedication to serve the community.

From left to right:

Stephen Leider: Term 2026-2028

Adrienne Schuele: Term 2025-2027

Kim Kimbell: Term 2025-2027

Max Liskin: Term 2026-2028

Mark Harris: Term 2026-2028

Cathy Cash: Term 2025-2027

*Betty Elings Wells: Term 2026-2028

*Ms. Elings Wells was not present

Photo courtesy of Ron Williams

PRESIDENT'S LETTER CONTINUED

2. Resolving Ongoing Litigation and Reducing Legal Risk

Litigation is costly — financially and emotionally. One of our priorities this year is to responsibly and efficiently wrap up pending legal matters in a way that protects the Association and allows us to move forward.

Equally important is learning from the past. Clear procedures, careful adherence to our governing documents, and proactive communication with Members can prevent unnecessary disputes in the future. Strong governance and transparency are not only good policy — they are the best protection against future legal exposure.

Our goal is simple: communication, clearer processes, and a renewed focus on community.

3. Protecting and Enhancing Our Amenities

Hope Ranch offers amenities & Services that few communities in the country can match:

- Our private access beach park
- Our extensive equestrian trail system
- Our private roads
- The private patrol
- A professional Staff - We welcome Samantha Bankston our new General Manager
- The tennis courts
- Architectural standards that maintain property values & protect views
- Separate but valued Member partners: Laguna Blanca School, La Cumbre Country Club, and La Cumbre Mutual Water Company

Preserving these treasures requires careful stewardship, collaboration, and long-term planning.

4. Investing in Infrastructure

We must also focus on the essentials that quietly support daily life on the Ranch: our roads, drainage systems, and creeks.

Recent weather events have reminded us that Mother Nature is powerful, unpredictable, and always in charge. They have also underscored how essential strong infrastructure truly is. We are fortunate to have an exceptional Road & Maintenance Crew who stand ready whenever called upon, working diligently to protect our community. Ongoing maintenance and thoughtful forward planning safeguard our community, your property, enhance safety, and preserve the financial stability of the Association. Addressing these responsibilities carefully and proactively is a core fiduciary duty of your Board.

Hope Ranch has experienced challenges in recent years, as most communities do. But challenges also create opportunity — opportunity to improve transparency, communication, strengthen governance, and rebuild trust.

I look forward to an open-door approach, consistent communication, and respectful engagement with our Membership. When Members feel heard and informed, stronger decisions follow — and our community thrives.

We are fortunate to live here.

We are fortunate to serve here.

And together — not divided, but united — we will continue to protect and enhance this remarkable community for generations to come.

With appreciation and enthusiasm,
Adrienne Schuele
President
Hope Ranch Park Homes Association
805-452-3960
ASchuele805@gmail.com

A Monthly Update:

It is hard to believe that I am now moving into my third month as your General Manager and heading into the first Board of Director's transition. The initial whirlwind of the first few weeks has transitioned into a steady, productive rhythm, and I am enjoying the opportunity to dive deeper into the projects that keep the Ranch such a premier place to call home.

Progress on the Playground

I am thrilled to share that the Playground Project is moving along beautifully despite some muddy rain delays. This initiative is a wonderful example of how we can enhance the Ranch's amenities while maintaining the aesthetic integrity of your surroundings. Seeing progress on-site is a daily reminder of the vibrant, multi-generational community we serve, and I look forward to sharing more milestones with you as we get closer to completion. I have a feeling it will be a very happy summer for many young Hope Ranch residents.

Strengthening Partnerships

A core philosophy of my management style is strengthening partnerships. I have dedicated time in these first few months to strengthening lines of communication with our vital community members and partners. We are working closely on shared initiatives with:

- La Cumbre Water Company
- La Cumbre Country Club
- Laguna Blanca School
- Santa Barbara County

By continuously aligning our goals with these entities, we aren't just solving immediate issues—we are building a foundation of cooperation for the long-term good of the Ranch. Whether it's infrastructure repair coordination, safety protocols, or environmental stewardship, these strengthened alliances ensure that your collective resources are used efficiently and effectively.

Stewardship and Operational Efficiency

Building on my review of the Reserve Study mentioned last month, my focus remains on the big picture. As the incoming Board prepares to set their priorities for the remainder of 2026, I am committed to ensuring that every repair and improvement is handled with the delicate balance I respect so much here. A significant part of this oversight involves a methodical but comprehensive administrative audit of recurring operational costs. I believe that as your General Manager, it is my responsibility to ensure that every dollar of the Association's budget is working as hard as possible. To that end, I have begun identifying and eliminating overspending on various services. For example, by auditing our telecommunications and utility agreements, I was able to reduce our monthly phone expenses by 50% without any disruption to our service or to the service of the members. I continue to apply this same lens to all applicable vendor contracts. My goal is to streamline our overhead so that more of your resources can be redirected toward the Ranch's physical assets in the future, shifting from reactive repairs to proactive, cost-effective long-term maintenance solutions.



Honoring a Legacy of Service

As we look toward the future, we also take a moment to celebrate a significant chapter of the Ranch's history. Our Building Administrator of four years, Tony Bohnett, is preparing for his retirement effective at the end of February. Tony has been a cornerstone of our administrative team, and his deep expertise in the nuances of the Ranch's building protocols has been an invaluable asset to both the Association and the homeowners. His dedication to maintaining the architectural integrity of your community is a legacy that will be felt for years to come. Please join me in thanking Tony for his years of service and wishing him the very best in his well-deserved retirement. He was recently presented with a Certificate of Appreciation from the outgoing Board of Directors at the last meeting held on 02/17/2026.

A Continued Open Door

As I spend more time out on the grounds and in the office, my appreciation for this community only grows. Your feedback has been invaluable in helping me prioritize the initiatives that matter most to you. Thank you for your continued support.

Sincerely,

Sam Bankston
General Manager
gm@hoperanch.org
805-892-1000
(Liza Kirkbride- Exec. Asst.)



SECURITY REPORT

Prepared by Frank Mendez, Security Supervisor

January 16 08:35AM – While patrolling the 4400-blk. of Via Bendita, patrol noticed a male that appeared to be a hiker/backpacker walking west near Via Huerto. Patrol made a casual car-to-ped contact and learned the male was using a navigation app on his trek from San Diego to San Francisco. The male was currently making his way to the More Mesa Preserve trail head on his way to Goleta. The male continued on his way and exited the Ranch.

January 16 11:36AM – While checking the Via Huerto fire gate, patrol made a casual car-to-car contact with a male driver who was trying to exit out the gate after following GPS directions that lead him there. Patrol opened the gate and the driver exited out the Ranch.

January 18 2:15PM – While monitoring the SB Sheriff's radio frequency, patrol heard the Sheriff's received a complaint about kids being reckless on their E-bikes on Las Palmas and Lago. The Sheriff's notified the CHP to respond. About 15 prior to the call, one juvenile was seen doing a "wheelie" along Las Palmas. Note: The CHP dispatch # is 805-477-4174, should you ever need it.

January 19 9:40AM – While monitoring the SB Sheriff's radio frequency, patrol heard Medics and CHP were responding to a traffic collision blocking both lanes on Las Palmas and Vieja Dr. Patrol received several calls about the collision and when patrol arrived, first responders were already on scene. Patrol noticed a gray Mercedes Benz (MB) and a red truck were involved in the collision. Patrol learned the driver of the MB is a Ranch Resident and the red truck was occupied by adults, several males and one female in their 20's. Patrol conducted traffic control until CHP arrived and took over. CHP, an AMR ambulance, several Fire Department units and towing services responded to the scene. CHP investigated the collision.

January 19 4:12PM – Patrol received a call from a Resident on the 1300-blk. of Las Palmas Dr. who reported that earlier in the day at 12:59PM, an unknown male in a white Nissan pickup truck gained access onto the Resident's property and walked around the premises. The male left without incident, and nothing was missing, damaged, etc. The Resident used her gate camera system to obtain images of the Nissan (plate visible) and of the male driver, which were provided to patrol. No additional sighting(s) were reported.

January 20 8:29PM – Patrol received a call from a Resident on Lago who reported a couple people sitting in a silver sedan smoking pot (marijuana) with the windows rolled down on the 900-blk. of Monte. Patrol responded and was unable to locate the sedan. No other similar call(s) were received.

January 21 1:26PM – Patrol received a call from a Resident on Via Bendita who reported that earlier in the day, an aggressive delivery driver showed up at the Resident's gate to dispute a package delivery, which the Resident said was not received. The Resident's daughter said the driver looked high (Under the influence). The Resident requested extra patrols of the residence. Patrol suggested contacting the delivery co. The Resident mentioned maybe reporting the incident to the Sheriff's Department.

January 24 7:19PM – Patrol received two separate phone calls reporting three boys ringing doorbells and running down the street on Camino Medio. Patrol responded and made a casual contact with three teenage boys who live in the area. No subsequent juvenile pranks were reported.

January 28 8:11PM – Patrol received a call from a Resident on the 4000-blk. of Marina Dr. who reported a suspicious male standing on the side of the road on Marina and Alisa Ln. Patrol checked the area and made a casual contact with a male who advised that the battery on his electric unicycle died and he was waiting for an Uber ride.

January 29 1:23PM – Patrol received a call from a Resident who reported smoke coming from a residence on Via Presada. Patrol responded and noticed smoke coming from somewhere towards the middle-rear section of the residence. Patrol checked and noticed smoke was coming from a chimney. Patrol spoke to the Resident who advised that the gardener had placed some freshly cut logs into the fireplace and the logs must have ignited from the fire smoldering inside the fireplace that must not have fully extinguished from the night before. Patrol noted the fireplace screen was in place. The Resident said the chimney cleaning person would be called to residence.

January 30 8:52PM – Patrol received a call from a Resident who reported a homeless person pushing a shopping cart along Marina Dr. Patrol responded and made a casual contact with a male who was pushing a cart on Roble Dr. heading west. Patrol monitored and at 9:47pm, the male with the cart was seen walking at a fast pace on Las Palmas Dr. passing the Map Parcel. The male exited out the Ranch on Las Palmas Dr.

January 30 10:47PM – Patrol received a call from a Resident who reported a firework that had been set off earlier in the evening at 10:23PM on the 700-blk. of Las Palmas Dr. The Resident said it seemed kids set off the firework in the middle of the road as a burnt mark was located. The Resident looked at the camera footage from the residence and provided patrol footage of a large firework exploding in the middle of the road on Las Palmas Dr. Audio from the footage appears to capture what sounded like the whizzing of E-bike(s) leaving the scene. No one was seen on the footage and due to the time lapse, the person(s) who set off the firework had already left the scene. Patrol followed up and checked FLOCK for any images of bicycles/cyclist(s) in the area during that time, but none were found.

January 31 7:04AM – Patrol received a call from a non-Ranch Resident who reported that the day prior before 9:52pm; while driving on Las Palmas Dr. towards La Cumbre Rd., his Mercedes Benz struck a rock that was placed in the middle of the road. The Mercedes ended up dragging the rock and the driver stopped to remove it. The driver said he filed a claim with his insurance company but did not contact CHP. A photo taken at the scene shows a large rock with a trail of fluid(s) leading from the roadway to the northbound shoulder of Las Palmas Dr. just before the Las Palmas exit. Patrol checked FLOCK for any images of the incident, but none were found. Patrol contacted CHP about the incident, and they would conduct extra patrols.

February 02 7:10PM – While patrolling Las Palmas Dr., patrol noticed a transient male walking southbound on Las Palmas Dr. Patrol made a casual car-to-ped contact with the male who said he was heading towards Santa Barbara. Patrol gave the male directions towards La Cumbre Rd. and declined providing him a ride due to safety reasons. The male was last seen walking northbound towards the Las Palmas exit.

February 04 2:49PM – Patrol received a call from a Resident on Via Carretas who reported a homeless male at the Via Huerto fire gate who had stated that he owns a property in the Ranch but does not know where. The description of the male and his comments had a similarity to a male that patrol recently encountered at the Via Vistosa fire gate. During the prior contact, the male advised patrol that he owned a home in the Ranch but did not know the address. Patrol responded to the Via Huerto fire gate, but the male was not located. Patrol conducted stationary patrols of the nearby fire gates, and the male was not seen again.

February 05 9:12PM – While patrolling Estrella Dr. near Marina Dr., patrol noticed a white Ford hatchback parked with no lights on the equestrian trail. Patrol made a casual car-to-car contact with a Spanish-speaking adult couple that said they were only “resting” in the back seat. Patrol advised the non-Ranch couple that Hope Ranch was private property and they needed to leave, which they did without incident.

February 06 10:17AM – Patrol received a call from a Resident on Marina Dr. who reported that earlier she passed a transient making his way west on Cliff Dr. heading in the direction of the Ranch. Patrol responded to Marina and made a casual car-to-ped contact with a male who was pushing a wheeled cart westbound on Marina. Patrol gave the male directions along the county road and noted the male had a good pace to his walk. At 11:12AM, the male was seen walking near the Las Palmas exit.

February 09 08:34AM – Patrol received a report from a Resident who was leaving HR beach and reported a homeless male setting up his items at the beach turnaround. The Resident said the male was making breakfast. Patrol responded and made a casual contact in person with a male who was standing at the turnaround sidewalk with a blanket. The male was drinking some water and eating a lemon. The male left and was last seen walking west on the sand heading towards More Mesa. Patrol checked the beach turnaround cameras and noted the male had been digging into a trashcan prior to patrol's arrival. The male was not seen again.

February 09 5:43PM – Patrol received a report from a Resident on Cantera Ave. who reported illegal dumping taking place on Cantera as several large items were left on the horse trail in front of a nearby property. The Resident provided patrol pictures of a truck, including a plate # that according to the Resident, was involved in the illegal dumping. Patrol responded and verified the items – furniture, etc. – were on the trail. The truck was gone and had left the scene. Patrol followed up and checked FLOCK and found when the truck entered and left the Ranch. It was noted the truck did not have any furniture items in the bed when it entered the Ranch, but it did have a couple pieces of furniture in the open bed when leaving. Patrol followed up with the Resident close to the driveway where the items were located and it was confirmed the items had been set out for a scheduled special trash pick-up and it was not a case of illegal dumping. The reported truck, driver, etc. were found not to be involved in any wrongdoing. Patrol followed up with the original caller who reported the incident and provided details of the outcome. Note: It is suggested to place a large note (MarBorg pick up or similar) on items left out for special pickups to avoid any confusion, thank you.

February 10 12:04PM – While checking the Via Vistosa fire gate, patrol noticed a green Toyota Tundra truck with a sleeper/RV conversion with out-of-state plates driving down towards the fire gate. Patrol monitored and noted the Toyota turned around and drove off in the opposite direction. Patrol continued to monitor and noted the Toyota exit out the Ranch on Via Tranquila towards Nogal.

February 12 08:05AM – Patrol and the SB Sheriff's Department received a burglar alarm activation at a residence on Cuervo, which patrol noted had an active vacation form on file. Patrol contacted the Resident via cell and was advised there was expected activity, not listed on the vacation form, on the property today. 2 Sheriff's Deputies and patrol checked the house, and it was found locked and secure. Patrol followed up with a responsible person who responded to the scene, and he would take look at the alarm system. The cause of the activation was unknown.

February 13 1:10PM – Patrol received a call from a Resident who reported driving by and seeing a coyote with a red chicken in its mouth on the 4500-blk. of Via Esperanza. The Resident said the coyote came down the hill side in that area. Patrol checked the area and there were no sightings of a coyote or chicken. Note: Patrol recalled a prior incident from October 2024 of a coyote with a chicken in its mouth at the same location called in by the same Resident.

February 17 3:14PM – Patrol received a call from a Resident regarding a vehicle that went off the road on the 4000-blk. of Lago Dr. Patrol responded and noted a white Jeep Grand Cherokee with the front-end stuck on the soft woodchipped shoulder and it appeared the driver unsuccessfully attempted to back out. The female driver had left to get assistance and shortly thereafter, the driver's family arrived and called a tow truck. Patrol noted no damage to private property and the Jeep was pulled out without incident.

February 18 8:41AM – While patrolling the 4400-blk. of Via Esperanza, patrol noticed a tree down and blocking the traffic lane. Patrol set up safety cones and alerted the HR maintenance team. The HR maintenance field supervisor responded to cut and removed the tree and patrol provided traffic control. The lane was cleared soon after and the Resident who owns came out to help remove some tree branches and debris.

February 19 5:32PM – Patrol received a call from a Resident on Cuervo who reported a tree down and blocking both lanes of Cuervo. Patrol accessed Cuervo through Campanil Hill and made sure the fire gate was open for vehicle traffic. A private tree removal service was called by the Resident and patrol set up safety cones and provided traffic control. The Ranch maintenance supervisor was made aware of the situation that was already being handled. The tree was removed and the roadway was clear for vehicle traffic.

February 21 9:50AM & 10:40AM – At 9:50AM patrol assisted the SB Sheriff's with an alarm activation coming from the front door of a residence on Paloma Dr. Patrol and the Sheriff's responded and the front door was found locked. An exterior check was conducted, and the house was all secure. At 10:40AM, patrol received a request from the SB Sheriff's to respond and handle an alarm activation on Via Rosita. Patrol responded and conducted an exterior check of the residence, which was found secure. The cause of the alarm was unknown.

---end of patrol report---

Frank's Safety Tip of the Month

With the Spring Season just around the corner and Spring Break vacation plans underway, this is a great time to remind Residents of the Vacation Form. Residents, please continue to fill out and submit your vacation forms but remember to lock doors and windows before leaving. A good idea would be to walk around the exterior of your residence and check the doors and windows from the outside. One other important thing, on the form there is a section to provide your gate code – Please provide the gate code to patrol so access can be made onto your property so we can check it. Without it, we may not be able to access your property to check it. Below is some other vacation information.

- Currently patrol only has 10 active vacation forms on file. We would like to see more.
- You can also use the vacation form for a construction site, if your house is vacant (For sale, etc.), or if our house is being tented (Fumigated). Note: A Resident advised patrol that when her house was being tented, the fumigation co. had her sign an acknowledgment that they were not responsible for any theft during the tenting. Just something to consider.
- While on vacation, it is not recommended to post on social media your vacation location as this can tip off that you are not home.

How do you get a blank vacation form?

- The HR HOA website
- Patrol can deliver a form in person, text you a PDF copy, email it to you, or drop it off in your mailbox.
- You can pick up a blank copy at the HR office.

Once you fill out our form, you can;

- Email it to – Hrpatrol@hoperanch.org
- Drop it off at the HR office
- Patrol can pick it up from you in person
- You can text a picture of it to the patrol direct cell phone at 805-800-9002