

RANCH RAMBLINGS

*Hope Ranch Park Homes
Association Newsletter*

Inside the Issue



WEATHERING THE STORM

The Hope Ranch Maintenance crew was hard at work over the winter holiday season clearing fallen trees and debris from roadways.

HOLIDAY HAPPENINGS

The annual horse parade took place in December. Families, riders and walkers alike enjoyed the festive walk.

SAFETY & SECURITY

The Safety & Security Committee met recently to go over improving intersections with poor lines of site, discuss traffic safety, and more.

CONTACT INFO

The Hope Ranch Park Homes Association Office is located at: 3820 State Street, Ste. C. Santa Barbara, CA 93105

Samantha Bankston
General Manager
805-892-1000
GM@hoperanch.org
www.hoperanch.org

Hope Ranch Security Patrol Vehicle Cell: 805-800-9002
Text and Emails for Dispatch after hours: 805-967-8335





SAVE THE DATE:

Office Closed In Observance of
President's Day: February 16th, 2026

Annual Meeting of the Members
and Election of Directors:
February 24th, 2026
4:00 PM
La Cumbre Country Club
4015 Via Laguna
Santa Barbara, CA 93110

A MESSAGE FROM THE PRESIDENT

Kim Kimbell

One of the most important and significant aspects of living in Hope Ranch is the views we all have from our properties. Given the rolling topography of Hope Ranch and its location between the Pacific Ocean and the Santa Ynez mountains, most of us have significant and often spectacular views of the landscape.

Our CCRs recognize the importance of views, and our Building guidelines have extensive provisions regarding the protection of views including a process by which view disputes between members can be resolved. Implementation of these protections in specific cases is one of the more difficult, and often contentious, processes the Association must resolve. However, I wish to summarize how these issues can be resolved in a friendly and positive manner by neighbors by an example which happened to me. My neighbor, who is between me and my view of the ocean, contacted me a few months ago to say she was having tree work done on her property, and was there any tree work on her property I would like done to preserve my view. In the past she had graciously allowed me to trim vegetation on her property to open up my view. I responded gratefully that I would like to trim her trees, and the work was done. I in turn periodically contact my neighbor who has a view over my property and ask whether anything needs to be trimmed on my property to preserve his view.

I urge all members to be open to view issues of their neighbors, especially those which involve vegetation growth. There is no harm to me to have my trees trimmed to protect my neighbor's view. I do not even notice what has to be trimmed to do that.

Consideration and kindness among neighbors can go a long way to make our lives here in Hope Ranch more positive and enjoyable.

I am especially grateful for Samantha Bankston's joining our staff as General Manager. She has taken hold of this often very difficult job quickly and with great energy. She brings a lot of experience in HOA management which provides a perspective which is most valuable. I urge you all to meet her and support her in her work for us.

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Call for Committee Volunteers

Many HOAs operate without committees. However, the larger the community or Association, the greater the workload on the Board of Directors. Each year, the Hope Ranch Park Homes Association Board of Directors assigns committees and Board liaisons following the election of new Directors. If you're feeling an urge to volunteer on a particular committee or have an interest or passion you wish to pursue, please feel free to reach out to the office and they can inform the board.

WEATHERING THE STORM

While most were tucked away enjoying the holiday festivities, the Hope Ranch Maintenance team and Patrol team were out in the elements, serving as the community's first line of defense against a series of powerful winter storms.

The recent holiday season brought more than just a chill; heavy winds and relentless rain left roads obstructed by fallen trees and scattered debris. Our dedicated crew worked tirelessly to ensure that the Ranch remained safe and accessible for every resident, including overnight and on the weekends.

Key Response Efforts:

- Roadway Clearing: Rapidly removing downed timber and large branches to keep traffic flowing and emergency routes open.
- Drainage Management: Proactively clearing and maintaining drainage culverts to prevent flooding and ensure runoff was directed away from properties and roadbeds.
- Debris Removal: Systematic cleanup of hazardous debris to restore the community's pristine standards after the peak of the wind.

By keeping the culverts clear and the roads open, the crew prevented what could have been significant water damage and travel disruptions. We owe a huge thank you to the team for sacrificing portions of their holiday time to keep Hope Ranch secure, dry, and beautiful.



Tony Bohnett, Building Administrator, ABR
Sam Bankston, GM
Christian Rodriguez, Field Supervisor,
Construction & Maintenance Dept.



SAFETY & SECURITY

The Safety & Security Committee recently convened in mid-December to continue their ongoing mission of making Hope Ranch a safer place for drivers, cyclists, and pedestrians alike. With the start of the new year, the committee is doubling down on proactive measures to address resident concerns and infrastructure needs.

Focused Improvements:

- Enhanced Visibility: The committee is identifying and evaluating intersections with poor lines of sight. Plans are being developed to recommend owners in specific areas trim encroaching vegetation and remove obstructions that hinder a clear view of oncoming traffic.
- Traffic Safety Initiatives: Members discussed strategic ways to manage vehicle speeds and improve overall road safety throughout the Ranch's winding corridors. Committee members, the GM, and Patrol Supervisor also met with provider Traffic Logix to discuss and quote possible solutions for speed mitigation.
- Strategic Planning: Beyond immediate fixes, the meeting covered long-term goals for neighborhood security and infrastructure resilience.

By addressing these "blind spots"—both literal and figurative—the committee is ensuring that our roads remain as safe as they are scenic.





Photos courtesy of
Ron Williams

HOLIDAY HAPPENINGS

The spirit of the season was on full display as the Hope Ranch Riding & Trails Association (HRRTA) hosted their annual holiday walk and parade. This beloved tradition brought neighbors together for a joyful trek through your scenic community, celebrating the unique equestrian heritage that makes the Ranch so special.

Highlights of the Event:

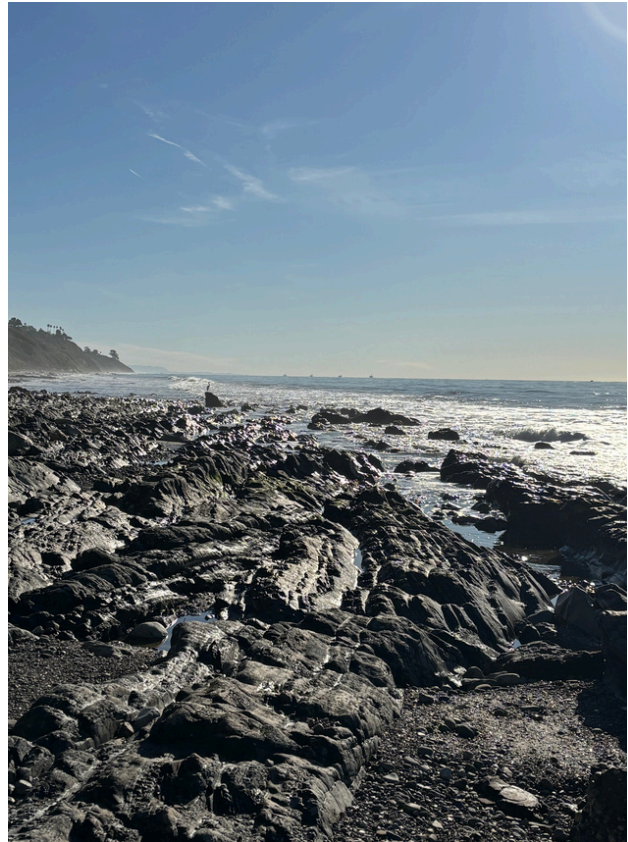
- **Festive Flair:** Riders and walkers alike donned their best holiday attire, with horses decked out in tinsel, bells, and seasonal colors.
- **Community Connection:** The event offered a wonderful opportunity for residents to connect, share a laugh, and enjoy the crisp winter air together.
- **Preserving Our Trails:** Beyond the festivities, the walk served as a reminder of the incredible trail system the HRRTA works so hard to maintain year-round.

Whether on horseback or on foot, the turnout was a testament to the vibrant community spirit that thrives here. A heartfelt thank you to HRRTA for organizing such a great event and keeping your traditions riding high.



RAMBLERS FIRST WALK OF 2026

The new year started on the right foot—literally—as the Ramblers gathered on January 9th for their first beach walk of 2026. It was a morning defined by great brisk weather, community spirit, and a shared commitment to keeping Hope Ranch beautiful. Ramblers successfully scoured the shoreline, collecting litter and debris to ensure our beach remains a pristine sanctuary for everyone. A huge thank you to everyone who participated and helped clean up the coastline. You've set a high bar for community engagement in 2026.



Photos courtesy of
RJ Frye and Sam Bankston

If you'd like to be added to the list to join the next walk with the Hope Ranch Ramblers, please reach out to:
hoperanchramblers@gmail.com.

A MESSAGE FROM THE GENERAL MANAGER

Embracing the Spirit of Hope Ranch

I can hardly believe that I am already completing my second month as your General Manager. As I continue to settle into this role, I wanted to take a moment to share some reflections on my first few weeks within this extraordinary community.

A Heartfelt Thank You

First and foremost, I want to express my deepest gratitude for the incredibly warm welcome I've received from so many. To those of you who have stopped by the office, sent a kind note, called, or offered a friendly wave from a vehicle or horse while I've been out on the grounds—thank you. Stepping into a new leadership role can be a whirlwind, but your kindness and hospitality have made me feel like a part of the Hope Ranch family already.

Honoring a Legacy of Excellence

It doesn't take long to realize why Hope Ranch is considered one of the most beautiful enclaves in the country. From the lush, manicured common areas to your iconic private beach access, the natural beauty here is breathtaking. I have been deeply impressed by the dedication of our team—across the admin, building, patrol, and maintenance departments—and the high standards they have upheld for many years. I've particularly enjoyed learning more about the rich history of the coastline; understanding the evolution of the beach and the preservation of our shores adds an additional layer of appreciation to the responsibility this role requires. I recognize that excellence of this caliber doesn't happen by accident. I am also gaining a deep respect for the complexity of your 32-mile horse trail system, creeks, and drainage—maintaining these paths and drains requires a delicate balance of technical skill and environmental stewardship.

Planning for the Future

To ensure this excellence continues, I have been diving deep into your Reserve Study. This 30-year funding and spending roadmap is essential for maintaining your common area infrastructure. In my first few months, I've been mapping out a strategic plan for the major infrastructure projects slated for 2026 and gathering proposals for the Board's review and consideration.

A key focus of mine is identifying "synergistic" opportunities. By coordinating our infrastructure repairs with the Master Plans of partners like La Cumbre Water Company, we can ensure that our projects are efficient, cost-effective, and minimally disruptive to your daily lives. Strengthening our relationships with entities such as La Cumbre Country Club and Laguna Blanca School remains a priority as we work toward these shared community goals.

Prioritizing Community Safety

Beyond our infrastructure, the safety of our residents, pedestrians, and equestrians is of the utmost importance. I have been closely familiarizing myself with the priorities of the Safety and Security Committee to address critical concerns regarding your roadways. Our current focus is dedicated to:

- Improving Intersection Safety: Identifying and improving "blind spots" at key intersections to ensure clearer visibility for all road users.
- Enhancing Lines of Sight: Managing roadside vegetation and obstacles that can hinder a driver's or rider's view of oncoming traffic.
- Traffic Calming on Main Arteries: Developing and implementing effective strategies to help deter and control speeding on our main roads, ensuring these thoroughfares remain safe and contribute to a reduction in accidents.
- Early Morning Visibility: As many of our neighbors enjoy early morning runs or walks, we want to remind everyone that visibility is key during dawn and dusk. We strongly encourage runners and walkers to wear reflective clothing, lights, or high-visibility gear. When navigating our winding roads in low-light conditions, being easily seen by motorists is the best way to ensure your safety and the safety of others.

By staying proactive and visible, we can all work together to keep the Ranch a secure environment for every pace of life.

Looking Ahead

As I continue to learn the nuances and rich history of the Association, my door remains open. It is an honor to be a steward of this legacy, ensuring the Ranch remains as vibrant and well-preserved for future generations as it is today. I am committed to listening to your feedback, serving diligently, and working alongside you to uphold the unique character that makes Hope Ranch so special. I look forward to meeting more of you and seeing you out enjoying the beauty of the Ranch.

Sincerely,
Samantha Bankston
General Manager

FARM DAY

JANE NICOLAIS

On Saturday, November 8, 2025, young Hope Ranch families had the opportunity to gather and learn about horses, chickens, ducks and nature. Mike and Jane Nicolais hosted the families at their Hope Ranch property and the event was coordinated by Amanda Holt, a member of the Family Network Committee. The event was quickly filled by word of mouth. Families circulated among three activity stations including a nature walk/scavenger hunt, an area to play “coop detective” and find free range chickens and running ducks shown on a photo page, and an area where families received a storybook with information about each horse (and donkey) that live on the property and learned about what makes horses so amazing as well as having a chance to see them in action and to interact with them. Several members of the Trail Committee helped out as volunteers to help everything run smoothly.

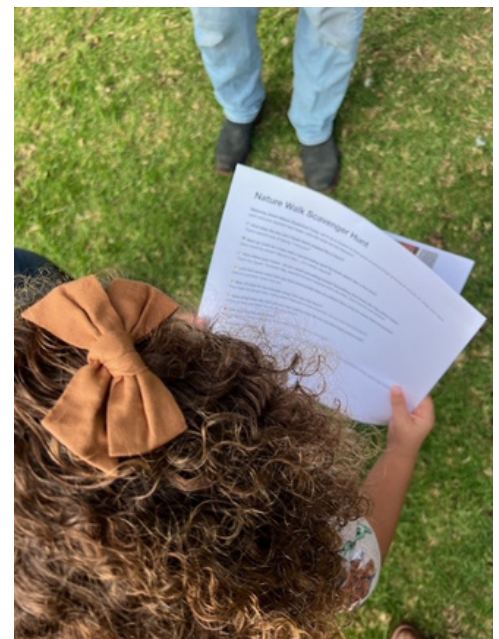


Our family loved Farm Day at Jane's ranch! The thoughtful scavenger hunt that took us exploring throughout the magnificent property was so fun. From seeing heart shaped shrubs to fairy houses, playing chase to find the different chickens, running after the ducks, and getting to watch Jane as she lead us through a special training with her horses. Remarkable day!

- The Behrman Family

“Can we do that again tomorrow??” Bel, 3.5 years old. We're still pinching ourselves about our morning at Jane and Mike's ranch. Our kids got to go on a magical nature walk scavenger hunt. We connected with horses and their intuitive power. We picnicked on a grassy field. We studied running ducks and free range chickens. How lucky are we?! Thank you, Jane and Mike. These are the days we'll remember!

- The Casas Family



FARM DAY



As someone who grew up in Hope Ranch myself, getting to watch my one year old Thomas frolic with friends at Jane's beautiful home felt like a fairytale. The kids loved seeing the horses gallop, the ducks quack and exploring her beautiful garden trails. The time and thought that was put into making it such a special day made it a highlight of my year. I'm so grateful for the community of young parents we've built and the opportunity to raise our kids together in this beautiful place we get to call home!

-Paige Brenner Euabnk

**STAY TUNED FOR MORE
FUN FAMILY EVENTS THAT
SHOWCASE WHAT MAKES
HOPE RANCH SPECIAL!**

Hope Ranch Building Dept. 2025 Annual Report

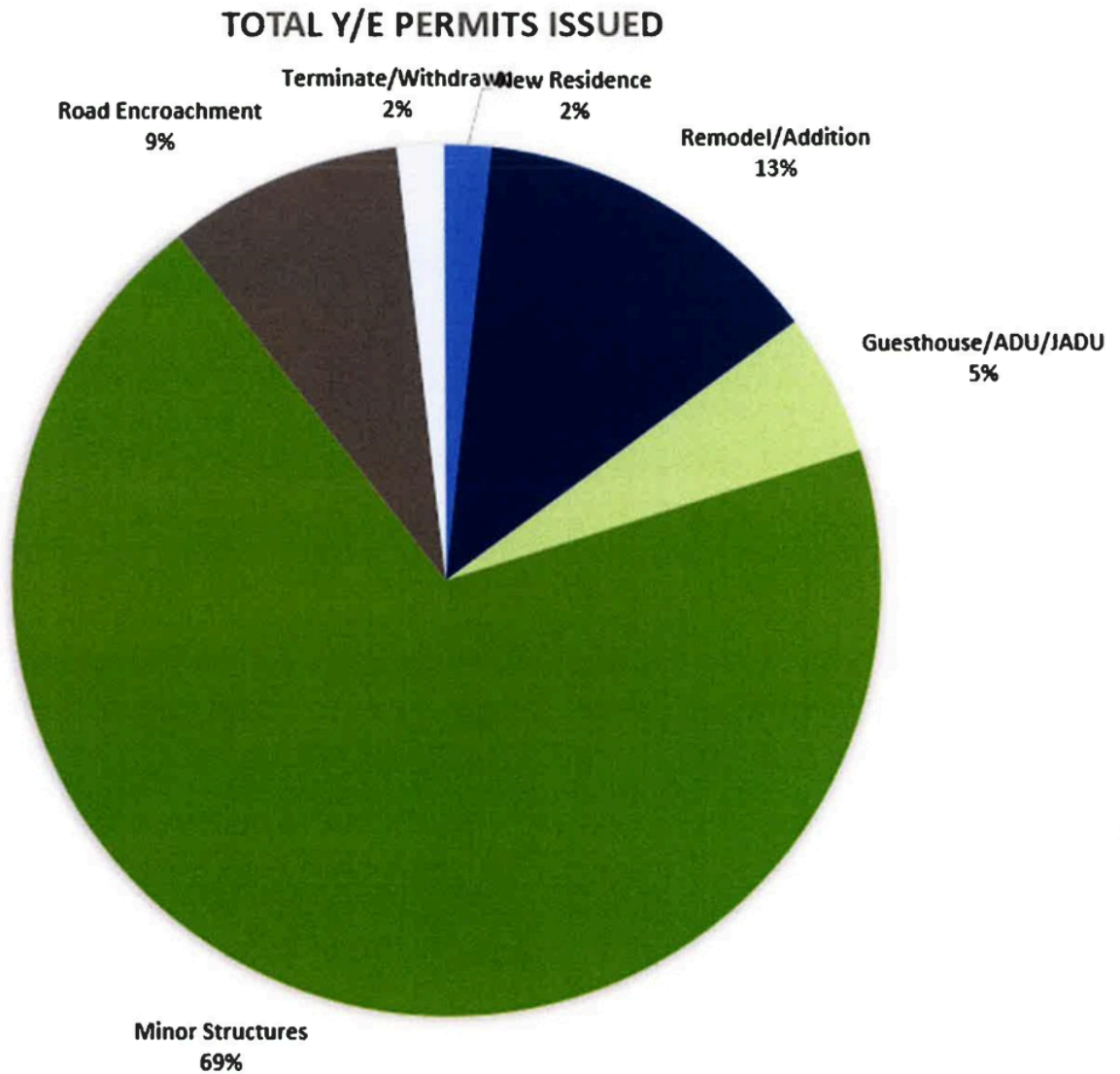
HOPE RANCH PARK HOMES ASSOCIATION Total Y/E Permit Summary 2025		
PROJECT TYPE	AMOUNT	PERCENTAGE
NEW RESIDENCE	2	1.75%
REMODEL/ADDITION	15	13.16%
Includes Landscape Remodels		
GUESTHOUSE/ADU/JADU	6	5.26%
Includes Accessory Structures		
MINOR STRUCTURES	79	69.30%
ROAD ENCROACHMENT	10	8.77%
TERMINATE/WITHDRAWN	2	1.75%
TOTAL PERMITS	114	-

Fun Facts: Year 2024 had a total of 139 Permits issued &
Years 2017-2025 had an average of 127 Permits issued

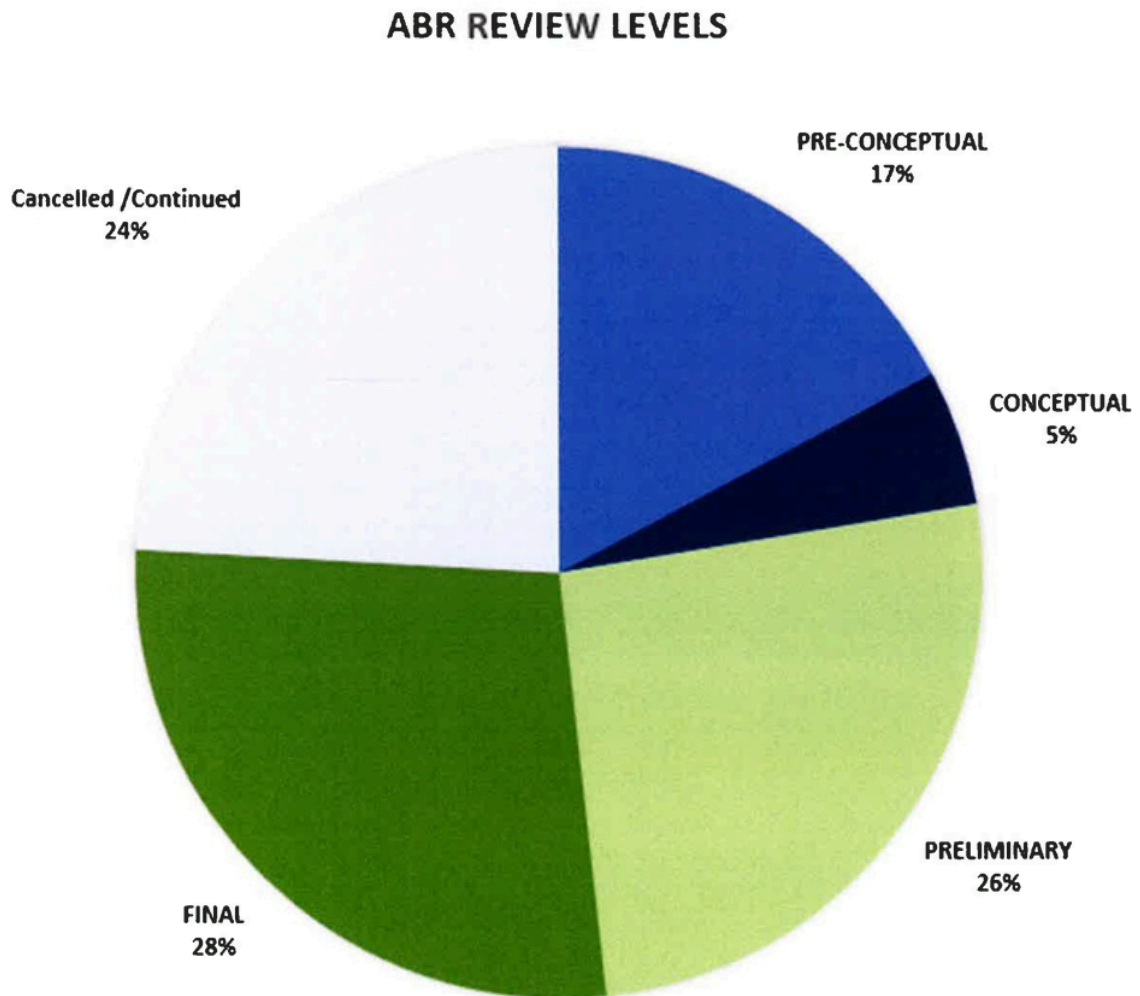
HOPE RANCH PARK HOMES ASSOCIATION ABR & BOD Y/E Summary 2025					
REVIEW LEVEL	VOTE	ABR	BOD	ABR PERCENTAGE	BOD PERCENTAGE
PRE-CONCEPTUAL	Cancelled/Continued	2	-	3.45%	-
	Approved	10	-	17.24%	-
CONCEPTUAL	Cancelled/Continued	7	0	12.07%	0.00%
	Approved	3	3	5.17%	5.26%
PRELIMINARY	Cancelled/Continued	1	0	1.72%	0.00%
	Approved	15	15	25.86%	26.32%
FINAL	Cancelled/Continued	4	1	6.90%	1.75%
	Approved	16	19	27.59%	33.33%
VARIANCE	Cancelled/Continued	-	1	-	1.75%
	Denied	-	0	-	0.00%
	Approved	-	10	-	17.54%
PERMIT EXT.	Denied	-	0	-	0.00%
	Approved	-	8	-	14.04%
TERMINATE/WITHDRAWN	2	-	-	-	-
TOTAL REVIEWS		58	57		

Due to the fluid nature of the ABR Approval and Permit Process, these numbers reflect a snapshot as of December 31, 2025

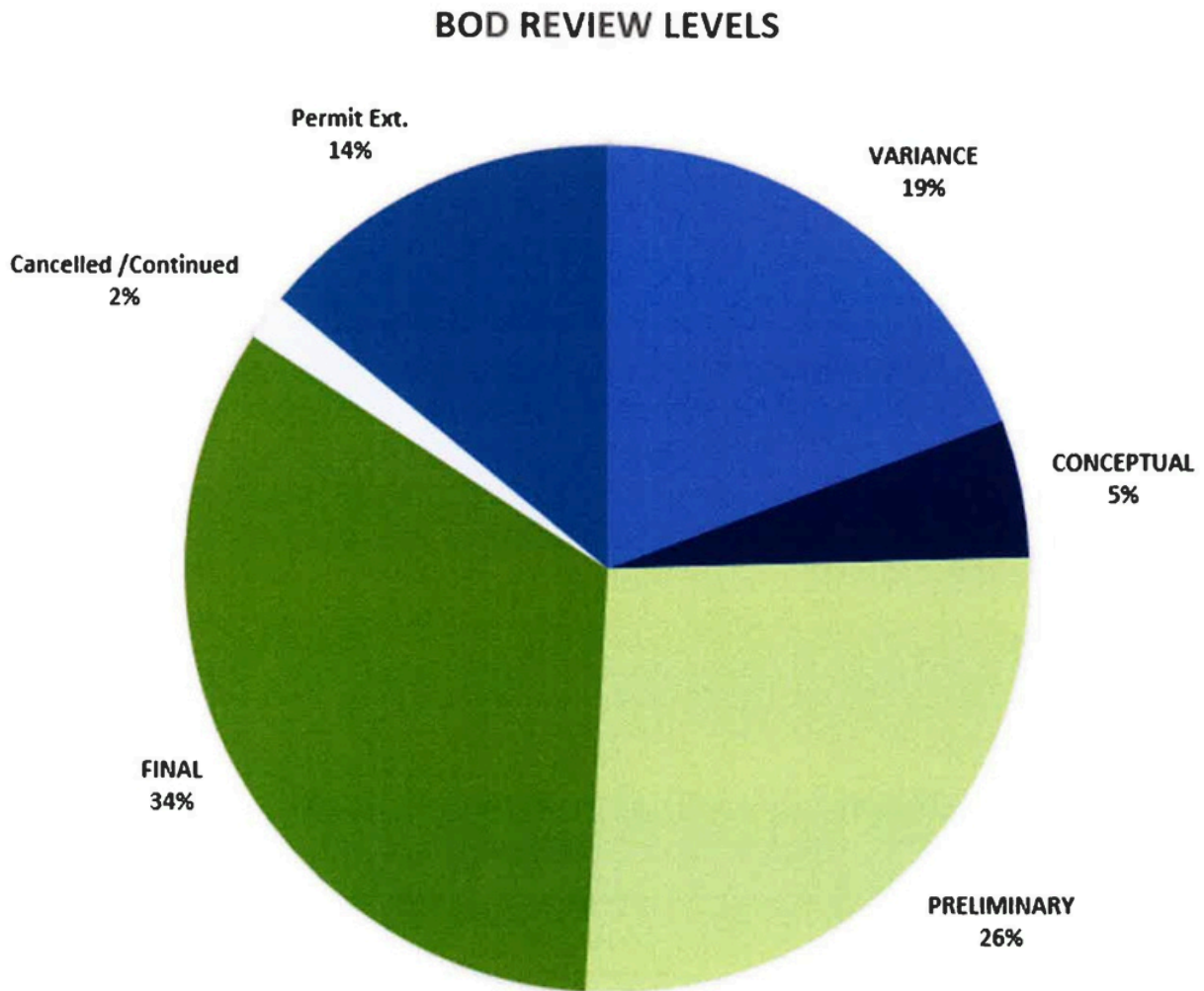
Hope Ranch Building Dept. 2025 Annual Report



Hope Ranch Building Dept. 2025 Annual Report



Hope Ranch Building Dept. 2025 Annual Report



Hope Ranch Building Dept. 2025

ABR Projects in progress in processing order

PRE-CONCEPTUALS (4)

Chafkin 4653 ViaHuerto
Thoman 4205 Mariposa Dr.
Grosshandler.Branca 800 Carosam
Dewan 4400 Via Esperanza

CONCEPTUALS (14)

Lowe 4121 Creciente Dr.
Nesbit 4589 Vieja Dr.
Bidwell 4365 Llano Dr.
Campbell 980 Via Tranquila
Blat Family Trust 4110 Crec. Dr.
Sorensen 4220 Mariposa Dr.
Halsted 895 Via Hierba
Thoman 700 Via Hierba
Excelsior Dev. LLC 4161 Crec. Dr.
Barbara Ray Trust 4689 Via Roblada
Von Wiesenberger 4665 Via Huerto
Funk 4609 Via Bendita
Buttimer 880 Estrella Dr.
Garwood 4101 Mariposa Dr.

PRELIMINARYS (14)

Arntz1489 Cantera Ave
Nielsen 4380 Llano Avenue
Pasquinelli 4683 Via Roblada
Flynn 4225 Cresta Ave.
Stanton 585 Las Palmas Dr.
Anzalone/Brose 4191 Mariposa Dr.
Lukaszewicz 4630 Via VistosaADU
Lukaszewicz 4630 Via Vistosa
Warren 4640 Via Bendita
O'Keeffe 4212 Cresta Ave.
Chambers 3953 Laguna Blanca Dr.
Kearns 4602 Via Carretas
Wilson 4625 Via Carretas
Forever Homes P. 4343 Marina Dr.

FINALS (8)

Esquenazi4140 Marina Drive
Econn 1530 Roble Dr.
Tatman 609 Via Tranquila
Sher 4295 Mariposa Dr.
Vernon 4655 Via Huerto
Heller 4210 Llano Ave. COURT
Scales 785 Carosam Rd.
Artigas/Etchegaray 4131 Marina Dr.
Danev 4178 Creciente Dr.
Heller 4210 Llano Ave.

PLAYGROUND PROGRESS



Playground demo is in progress by our talented maintenance crew. The playground is on order and set to arrive mid-March. Stay tuned for updates!

Important Dates & Approximate Timeline:

To keep everyone safe during this transition, please note the following schedule:

- Playground Closure: Starting Monday, Jan 26, the playground area will be closed and fenced off for site preparation.
- Equipment Arrival: Our new playground equipment is currently being shipped to Hope Ranch and is expected to arrive mid-to-late March.
- Grand Opening Target: We are on track to have the brand-new playground ready for families to enjoy by this summer.

Safety First:

Please ensure that children and pets remain outside the designated construction area at all times. We know the wait is tough, but the result will be well worth it. We sincerely appreciate everyone's patience and cooperation as we upgrade this important amenity.

Thank you again to the generous donors, the Santa Barbara Foundation New Resiliency Fund, and the Hope Ranch Family Committee for making this a reality. We can't wait to see families and children enjoying this welcoming new space for years to come.



SECURITY REPORT

Prepared by Frank Mendez, Security Supervisor

October 03 6:01PM – Patrol received a request from the SB Sheriff's Department to check on an alarm activation on the 4000-blk. of Via Laguna. Patrol responded and was unable to gain access due to not having a gate code. Patrol attempted to contact the Resident but left a message for a call back. Ultimately, patrol cleared without being able to check the residence. Note: Please contact patrol and provide your gate code to gain access onto your property, thank you.

October 03 7:48PM – Patrol received several calls about a tree down and blocking the road on the 700-blk. of Via Hierba. Both patrol units responded and used a handsaw to cut off some branches, opening one lane for traffic. Cones and barricades were set and the next day the HR maintenance crew responded and cleared the tree.

October 04 10:47AM – While patrolling Cuervo Ave. at the reservoir turnaround, patrol noticed an occupied white truck with pool supply items in the bed. Patrol noted there was an active vacation form on file for a nearby property. Patrol checked with the driver of the truck and learned the male was on his lunch break and he services a pool at a residence on Cuervo.

October 06 10:24AM – Patrol received a call from a Resident on Laguna Blanca Dr. reporting a low-hanging tree branch over the roadway. Patrol checked and located the branch and reported it to the HR maintenance department, who responded and cleared the branch.

October 07 09:22AM – Patrol received a call from a Resident who reported several vehicles illegally parked on the equestrian trail on Cresta. Patrol responded and counted a total of 8 vehicles, made of personal and work trucks, that were found blocking the equestrian trail at different locations. Patrol contacted workers and/or the Residents to have the vehicles moved, which was done. Patrol issued parking violation warnings to vehicles where the owners were not located. Photos and plate #'s were collected and recorded for the patrol file. Note: Please have your employees, contractors (subs), etc. park on your property, thank you.

October 08 09:21AM – Patrol received a report from a Resident on Via Tranquila who reported that her newly delivered chicken coop, valued at \$1800, was stolen from her driveway. The Resident said the 8' tall triangle-shaped chicken coop had been delivered the day before and was left on driveway on a 4'X4' pallet. The Resident last saw the chicken coop at 5pm the day prior and noticed it was no longer on her driveway at 8:10am the next day. Patrol checked the HR FLOCK cameras for any images that would possibly resemble the chicken coop in the back of a truck, trailer, etc., but none were found. Patrol provided the Resident the SB Sheriff's online reporting link to report the grand theft as the Resident was willing to press charges.

October 08 8:50PM – While patrolling the 900-blk. of Las Palmas Dr., patrol noticed a female sitting down on the side of the road. Patrol made a casual contact and learned the female was an employee of a residence in the Ranch and was waiting to get picked up by a family member. Patrol cleared without incident.

October 09 11:59AM – Patrol received a text from a Resident on Via Esperanza who report a tree down on Via Esperanza and Las Palmas Dr. The HR maintenance supervisor responded and cleared the tree from the roadway and a private landscape crew from the residence cleaned up the tree remains from the equestrian trail.

October 09 9:33PM – Patrol received a call from a Resident on Corta Rd. who requested for patrol to assist with getting a delivery (box of medication) that was left at the Resident's driveway entrance and

mail from the (unlocked) mailbox and relocating it to the Resident's front door. Patrol assisted and relocated the box and mail to the front door, as requested.

October 10 11:05AM – Patrol was flagged down by a Via Sinuosa Resident who turned-in a stack of unopened mail found in the street. All the mail had the same address (located along the 4100-blk. of Vieja Dr.). Patrol delivered the mail to the front door of the residence along with a note, which provided information to the Resident(s) that were not home at the time. The Resident followed up with patrol and noted that his camera system would have captured anyone taking mail out of the mailbox, saying that no one had been seen on his camera taking any mail.

October 11 1:30PM – While monitoring the SB Sheriff's radio frequency, patrol heard medics and CHP were enroute to a vehicle accident involving 2 vehicles on the 400-blk. of Las Palmas Dr. Patrol responded and was first on scene. All involved parties said there were okay, but noticed some young females were crying. The parents of the females' said they do not need medical attention. AMR ambulance responded and CHP investigated the accident. Patrol noted some rocks at the Map Parcel on Las Palmas had been dislodged as a result of the accident, but no major damage was found to HR property. Several days later a nearby Resident contacted patrol to say that she would like damaged vegetation replaced that occurred during the accident. CHP provided the Resident with a traffic collision card for the accident, which would allow the Resident to obtain a report online.

October 15 12:01PM – Patrol received a call from a Resident on the 200-blk. of Las Palmas who reported a homeless person in a tent on the Modoc Preserve, just down from one of the fire gates on Vieja Dr. The Resident provided photos via text with some details. From Vieja Dr., patrol noted a male with a bike near a tree on the preserve just down from the fire gate on the 4200-blk. of Vieja Dr. The information was passed on to the La Cumber Water Co. who would handle the matter.

October 16 6:00PM – While patrolling the 4600-blk. of Via Bendita, patrol noticed a low hanging branch over the roadway. The branch was barely attached and had a potential of falling. Patrol was able to safely remove the branch and coned it off. The following day a private tree service for the residence where the tree was located removed the branch.

October 17 12:38PM – While patrolling the 1100-blk. of Las Palmas Dr., patrol noticed a blue Ford Econoline RV conversion van parked in the posted no parking area. Patrol noted the Ford had window coverings. Patrol made a casual contact on foot and spoke to a male who advised he works on Marina Dr. and was early for work. The male cleared soon after.

October 17 3:20PM – While patrolling the 400-blk. of Las Palmas Dr., patrol noticed a red Volvo station wagon parked on the side of the road in a posted no parking area. Patrol made a casual contact with a couple and learned the Volvo had a broken radiator hose. Patrol provided transportation to the couple who would return later in the evening to remove the Volvo.

October 18 10:55PM – Patrol received a text from a Resident on Cresta Ave. who reported not being home and someone had just driven into their front yard through the front gate. The Resident said the residence was on the market. Patrol and the SB Sheriff's Department responded to the residence. The property was checked and the Sheriff's cleared the house – No one was located. Patrol assisted by securing and locking the gate before leaving. Note: The Resident mentioned seeing the activity on the camera system on the property.

October 21 07:27AM – Patrol received a report from a Resident reporting a construction hours violation (before 8am) at a residence on Via Tranquila. The Resident reported hammering and said the start time of the construction was at 7am. Patrol responded and verified construction work (hammering, drilling, wood framing) was taking place on the property. Patrol spoke to the property owners and the contractor on site, and the work stopped and did not continue. Patrol followed up with the HR Bldg. Dept. for further review.

October 25 11:12AM – Patrol conducted a vacation check on Via Tranquila and prior to leaving, noticed some people pulled up to the residence in a vehicle. Patrol made a casual contact and confirmed the people were family of the Residents and the family were authorized to pick up items from the house. Note: Please remember to include in your vacation form anyone you have authorized to be on your property, thank you.

October 26 9:05AM – While patrolling the 4300-blk. of Via Glorieta, patrol found an opened soft plastic package that was empty. Patrol noted the address on the package had an address on the 4400-blk. of Via Bendita. Patrol contacted the Resident who advised the package had contained 3 expensive pairs of men's shorts. The Resident would follow up with the store about the stolen items and was aware of the SB Sheriff's online reporting link. At this time, no suspect(s) have been identified.

October 27 7:00PM – While at a stop light heading back to the Ranch from the HR office, a homeless male with face tattoos continuously yelled an expletive (4-letter F-word) at patrol. Patrol used great restraint and ignored the male's behavior. Patrol drove to the Ranch to continue with patrolling duties.

October 28 11:51AM – Patrol received a call from a Resident on Camino Medio who reported a male with purple hair, possibly homeless, who was seen carrying a couple bags throw a cigarette on the ground on Las Palmas Dr. near Via Laguna. The male was last seen on the woodchipped shoulder along Las Palmas Dr. The Resident was concerned about fire danger from the discarded cigarette. Patrol made a casual car-to-ped contact and learned the male had tossed a "joint" (Marijuana) but could not remember where. The male was last seen walking northbound on the La Cumbre bridge. Patrol checked the area and could not find the discarded joint. Note: Prior to this call, patrol received a separate call about a male laying down and sleeping near the Map Parcel parking lot on Las Palmas Dr. the male was last seen walking northbound on Las Palmas.

October 28 4:30PM – Patrol was contacted at the Via Vistosa fire gate by a male, about 30-35 yrs. old, carrying a backpack, who asked if patrol had a file with all the Ranch Resident's addresses and names. Patrol advised the male that Resident information was confidential and did not disclose any information. The male advised that he owns a property in the Ranch but did not know the address. The male advised patrol that he has been homeless for one day after breaking up with his girlfriend. Patrol discussed the Ranch being private property with the male who was last seen on Vieja Dr. from the fire gate.

November 04 4:55PM – Patrol received a call from a Resident on Roble Dr. who reported a female had stolen a package from her gate about 30 minutes prior. The Resident's gate video camera showed that at 4:12pm, a female with multicolor hair (pinkish-purple w/dark) drive up to the gate in a white Chevy Sedan (license plate visible), get out, take the package and leave in the Chevy. The Resident would report the matter to the Sheriff's Department since the stolen goods were valued at over \$1000. Patrol checked the area, but the Chevy was gone. Patrol checked the HR FLOCK cameras and found the Chevy had been in the Ranch several times in the last month.

November 05 9:59AM – Patrol received a report from a Resident on Marina Dr. who reported what sounded like a smoke alarm that had been going off for the past day at a residence on Mariposa. Patrol responded and traced the alarm to an unoccupied residence on the 4200-blk. of Mariposa. Patrol noted no smoke and/or signs of a fire, etc., but noted some of the windows were open to the residence. There was no answer at the front door and patrol could hear the smoke/fire detector inside the house give an audio warning of "FIRE". Due to the circumstances and assure there was no active fire and or smoke, etc., patrol gained access through the unlocked front door and located the active detector which was located near on the 1st floor. Patrol silenced the alarm and did not notice any fire or smoke. Patrol spoke to the Resident via cell and learned some drywall had been cut out the day before and that smoke was generated and was likely the cause of the alarm. The Resident was thankful that patrol checked on the home.

November 07 1:09PM – Patrol received several calls and texts about a homeless female with a shopping cart making entry into the Ranch on Marina Dr. Patrol responded and made a casual car-to-ped contact

and learned the female was making her way to the shopping center. Patrol asked the female if she needed any assistance and she said she did not. Patrol provided directions along the county road and advised her about the private roads (private property). The female continued walking along the county road and sometime later, patrol learned the SB Sheriffs were contacting the female on Las Palmas Dr. Patrol responded and learned the female had a warrant (no details) out of Torrance, but that agency did not want to pick her up for the warrant. A 2nd Sheriff unit responded. Ultimately, the female kept walking along Las Palmas with a shopping cart towards the Las Palmas exit. November 07 7:33PM – Patrol received a report from a Resident on Llano Ave. who reported a vehicle accident on Las Palmas between Las Olas and Llano Ave. Patrol responded and located a single vehicle collision involving a white Honda sedan that struck the guard rail on Las Palmas near Las Olas. No signs of intoxication, injuries, or private property damage were noted. Patrol did note the Honda's driver's side had long scrapes and the steering had become disabled. Patrol learned the driver of the Honda was a non-Ranch Resident and his parents and friends showed up at the scene. Patrol provided traffic control and a tow truck towed the Honda without incident. November 09 11:23PM – While perusing the online Santa Barbara County Fire Department calls in the area, patrol noticed a Traffic Collision call on Roble Dr. on Monday, 11/09/2025 at 11:23pm. Patrol noted the call lasted 45 minutes and 6 emergency medical vehicles were assigned to the call. No other details were obtained. November 11 2:15PM – While patrolling Roble Dr. near Llano, patrol noticed a truck was on the side of the road and motorcycle was down on the shoulder of the truck. Patrol made a casual contact with a young adult male who was in the truck and learned that the male laid his motorcycle too much into the turn and lost control. A tow truck was on the way, and the motorcycle was pushed to Llano where there was more room for the tow truck. The male was not a Ranch Resident and said he was not injured. November 14 6:42AM – Patrol received a report from a senior Resident in the Ranch who advised the electricity to the home had been out for 1 ½ days and was wondering when it was going to come back on. Patrol assisted with checking the SC Edison outage website and found no reported outages in the Ranch. Patrol used the patrol SUV to charge the Resident's cellphone, which had low battery life. It was discovered the outage was due to a billing problem, which was corrected that morning and power was restored to the residence. Note: The SC Edison outage website can be found at: <https://www.sce.com/outages-safety/outage-center/check-outage-status>. November 15 AM/PM – Patrol had a busy Storm Watch day in the Ranch. Patrol responded to a tree down on Via Fruteria, puddling and debris at the beach area from rain and high surf, and mud on Roble Dr. Both the Ranch Maintenance Supervisor and Santa Barbara County Roads responded. November 16 3:45PM – Patrol received a report from a driver on Via Glorieta that reported being stuck on the side of the road and had already called AAA for a tow truck. Patrol responded and noted 2 vehicles were stuck in the mud. The 1st vehicle was removed from the mud, but the towing of the 2nd vehicle was more involved as it slipped down a muddy sloped area of a private residence, ending up facing very close to a fence. The 2nd vehicle was pulled out without incident, and both vehicles cleared the area. November 16 8:04PM – While patrolling the 4400-blk. of Via Esperanza, patrol noticed a low hanging tree limb over the roadway. Patrol placed a barricade and safety cone at the location and informed the Ranch Maintenance supervisor. The branch was cleared from the roadway. November 20 9:48PM – Patrol received a report from a Resident on Lago who reported a female outside of his front door who stated she needed to get inside, stating that her boyfriend was beating her. Patrol advised the Resident to call 911 and report the incident. Patrol responded to the area and on scene met with the Resident. Patrol advised the Sheriff's that the female was no longer at the residence, but there was a vehicle parked around the corner on Las Palmas Dr. 2 Sheriff's Deputies responded and one

Deputy contacted the driver of the parked vehicle and determined the male was involved in the reported incident. The male was subsequently arrested for DUI (Driving Under the Influence). An area check was conducted for the female, but she was not located.

November 22 8:00AM – Patrol received a report from a Resident on Via Bendita who reported being startled by a homeless male hiding in the bushes at the corner of Via Roblada and Via Bendita. The female requested patrol immediately respond. The Resident said the male was smoking and had a bicycle. Patrol responded and checked the area, but the male had since left. Patrol conducted extra patrols of the area during the shift and no additional calls and/or sightings were reported.

November 23 2:17PM – Patrol received a report from a Resident who reported a female pushing a shopping cart westbound on Marina Dr., approaching Roble Dr. Patrol responded and located the female pushing a fully loaded shopping cart on Roble Dr. Patrol made a casual car-to-ped contact and the female was uncooperative and refused any assistance. The female turned onto Llano and patrol again made another car-to-ped contact to provide any help. The female was agitated and started yelling at patrol. The female walked away back towards the county road - Roble and Las Palmas Dr. talking to herself. The female continued northbound on Las Palmas. After the patrol shift change, patrol received another call about a female pushing a shopping cart on Estrella Dr. Patrol checked the area, but the female was not located. Update: The next morning at 10:57am, patrol received a call about a homeless female with 2 bags on Bithynia and Estrella Dr. Patrol noticed the female resembled the picture of the female contacted by patrol the day before. Patrol made a casual contact and assisted the female who asked for ride to the shopping center. Patrol provided transportation to the 38 yr. old female from Pennsylvania to the local 5-Points shopping center. Patrol informed the female that Hope Ranch was private property and that she could not return or it would be trespassing – She understood the trespass warning.

November 27 9:30AM – Patrol received a report from a Resident on Estrella who reported that her family member had reported seeing a homeless person sitting at the HR beach turnaround. Patrol responded and checked the area – No homeless person was located. Patrol checked with some beach goers returning from the sand and it was reported that a homeless person was seen walking west on sand in the direction of More Mesa beach.

November 28 10:01AM – Patrol received a report from a Resident on Las Palmas who reported a disabled vehicle on Las Palmas Dr. with damage and airbags deployed. Patrol checked and found an unattended dark gray Honda Civic that appeared to have not been able to negotiate the slight turn on the 500-blk. of Las Palmas Dr., crossing over the oncoming lane, ending in the vegetation on the southbound shoulder. Patrol located a note visible on the dashboard saying the Honda would be towed tomorrow. Patrol checked FLOCK and noted the Honda had entered the Ranch at 3:40am. Patrol reported the collision to CHP. At the scene, a 22-yr. old non-Ranch male from Santa Barbara walked up and advised patrol that he had been northbound on Las Palmas and he swerved to avoid hitting a racoon. 2 CHP units arrived and handled the collision investigation.

December 05 1:16PM – Patrol received a report from a Resident who reported an issue with a power pole at the dead-end of Mariposa. Patrol responded and contacted the Santa Barbara County Fire Department. On scene was several SC Edison trucks that were along the outside of the Association fenceline. Patrol learned the problem was a damaged power pole cross beam. The Fire Department was cancelled and Edison worked into the night to repair the damaged pole. It was also reported that an Edison bucket truck got stuck in the mud.

December 09 11:26AM – Patrol received a report from a Resident who reported a homeless male hitchhiking on the corner of Paloma and Las Palmas. Patrol responded and made a casual contact with a Spanish speaking male in his 60's who was carrying a large bag and bucket that contained a gallon water bottle and fast-food trash. During contact it sounded like the male may have been working in the Ranch but was looking for Santa Barbara. Patrol assisted the male with directions, and he was last seen heading towards the Las Palmas exit.

December 15 12:13PM – Patrol received a report from a Resident on Via Tranquila who reported a car accident on Las Palmas and the Resident could see smoke. Both patrol units responded and on scene noticed the traffic collision involved 2 vehicles – a white late model Chevy truck and an older Chevy minivan. Both vehicles were blocking traffic and patrol noted the point of impact on the truck was on the front-driver's side and the point of impact on the minivan was the front-end. The minivan had a damaged hood with an exposed engine bay, which had smoke and flames were seen. Both drivers were out of their vehicles and the driver of the minivan said he had injuries. Patrol requested CHP, Fire Department and Medics CODE3 to the scene. Patrol used a fire extinguisher on the flames, as did CHP when they arrived. SB County Fire Department arrived on scene and extinguished the growing flames. AMR ambulance transported the driver of the minivan. Patrol helped with traffic control and the intersection was closed until it was safe to reopen. Multiple CHP units, a SB County fire engine, a SB City fire engine, a Battalion Chief unit and an AMR ambulance all responded to the scene. Note: Thank you very much to the Resident who was alert and reported the accident to patrol, we really appreciate it. December 20 4:41PM – While patrolling Llano near Estrella, patrol noticed a small tree that fell over and was blocking a traffic lane. Patrol marked the tree with safety cones and advised the Ranch Maintenance Supervisor. The Ranch Maintenance crew cleared the tree. December 21 09:10AM – Patrol received a report from a Resident on Llano who reported seeing a man walk past her property pulling a suitcase. Patrol responded and noticed the male had already exited out the Via Huerto fire gate and was walking towards Puente.

December 24/25/26 am/pm – Patrol had a busy Storm Watch day in the Ranch. 9 trees/large branches came down in the Ranch, and HR beach had a flooded sidewalk and turnaround with mud and debris. Patrol opened the fire gates due to the weather conditions. The HR Maintenance crew and County Roads crew handled the trees/large branches. The beach was cleaned up by the HR Maintenance crew once it was clear to do so.

December 26 8:18PM – While patrolling Las Palmas between Via Tranquila and Paloma, patrol came across a traffic collision involving a white Honda Civic Coupe that ended up on equestrian trail just outside the HR Maintenance shop. Patrol provided traffic control and CHP was notified. AAA was called to tow the Honda on a flatbed. No private property damage was observed.

January 07 8:50PM – While patrolling Vieja Dr. east of Via Tranquila, patrol noticed a parked black SUV with the windshield and side windows covered. Patrol noticed a partially nude adult male in the rear cargo area of the SUV. Patrol made a casual car-to-car contact and advised the male to leave the Ranch, which he did without incident.

January 14 11:26AM – Patrol received a report from a Resident who reported that he lost his expensive A.P Royal Oak watch when he drove away with the watch on top of his car. An online search revealed that a pre-owned AP Royal Oak sells for \$30K+ and up to \$440K for a new one. Patrol advised the Resident no one had called about the lost watch. However, approx. 19 minutes later, a non-Ranch Resident called to report that his wife had been on a walk with a friend in the Ranch and the wife had found a men's AP Royal Oak watch. Patrol connected both parties to have the watch returned.

January 15 4:34PM – Patrol received a report from a Resident on Creciente who reported the theft of her package the day before around 3:15pm. The Resident's gate camera captured when a silver Honda SUV pulled up, and a female was seen exiting out the Honda and take the package that was by the front gate(s). The dark-haired female then left in the Honda. The Resident's cameras captured the vehicle's plate info and patrol used the HR FLOCK cameras to check on the Honda's activity in the Ranch. Patrol shared the FLOCK image(s) with the SB Sheriff's Deputy who was handling the theft report.

---end of patrol report---

Frank's Safety Tip of the Month

You may have noticed from reading the security patrol report that package thieves, aka "Porch Pirates" have been active in the Ranch. As we all know, packages don't always get delivered to your front door and it is not uncommon to see packages delivered to the side of the road next to, in, or on top of a mailbox or your front gate, making packages even more susceptible to theft. Tracking your packages is a great way to know if your package has been delivered, but as a reminder, there are many private locations in town where you can safely have your packages delivered for pick up. You may want to consider this option, especially if you are ordering items of significant value. The most popular pick-up sites in town are the Amazon locker delivery/pickup sites located at:

- Ross Dress for Less at the 5 Points shopping center.
3965 State Street (877) 346-6244
- 7-Eleven – Amazon Locker
3430 State Street (Open 24 hours)
- Amazon Store – Amazon Locker and shipping
6533 Trigo Rd. Isla Vista

The process is simple: When you order, enter one of these sites as the delivery location and when you are ready to pick up, use the Barcode or QR code given to you by Amazon when you order and scan the code at the locker location – The locker will open, and your item will be inside.

If it is other than an Amazon purchase, you can use a location like "The Mail Box", private postal/shipping store located at 5142 Hollister where you pay a minimal fee (Website said starting at \$5 w/additional fees for oversized packages), which is nothing if you have ordered a high price item you do not want to end up in the hands of porch pirates.

The Mail Box (At the Magnolia Shopping Center)

5142 Hollister Ave
Santa Barbara, CA 93111-2526
(805) 967-8037
Tuesday

Wednesday	9 AM–6 PM
Thursday	9 AM–6 PM
Friday	9 AM–6 PM
	9 AM–6 PM

Saturday/Sunday Closed

Monday	9 AM–6 PM
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On the same note, don't forget to check and pick up your mail daily. Mail theft is also very common as mail thieves are looking for mailed holiday and birthday cards with money inside. Instead of a cash gift in the mail, consider sending a card/envelope with no money inside and then sending the money electronically via Venmo or Zelle (or similar) to the recipient, which is received instantly.