

RANCH RAMBLINGS

*Hope Ranch Park Homes
Association Newsletter*

Inside the Issue

PRESIDENT'S LETTER

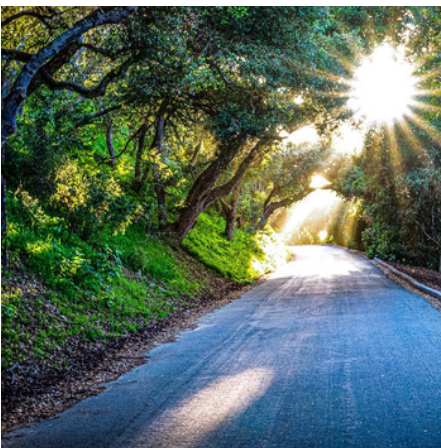


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Save the Date

General Session HOA Board Meeting
Wednesday, April 1st, 2026
3:00 PM
3820 State Street, Ste. C.
Santa Barbara, CA 93105
and via Zoom
(Open to All Members)

General Session HOA Board Meeting
Wednesday, April 15th, 2026
3:00 PM
3820 State Street, Ste. C.
Santa Barbara, CA 93105
and via Zoom
(Open to All Members)

PATROL REPORT



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





PRESIDENT'S LETTER

From the President:

It is both an honor and a responsibility to serve the Hope Ranch community. What makes this role especially meaningful is the opportunity to work alongside an exceptional group of Directors: Cathy Cash, Mark Harris, Rick Jeffrey (recently appointed), Kim Kimbell, Steve Leider, and Max Liskin.

Each brings professional expertise, sound judgment, and a strong commitment to the Ranch. Equally important, this Board does not always agree, but operates with mutual respect and a shared focus on moving forward, learning from the past while making thoughtful, forward-looking decisions. I am grateful for their dedication and proud to serve with them.

We are equally fortunate to have Samantha, our General Manager, whose leadership is instrumental in turning vision into action. Her ability to manage complexity with clarity, communicate with purpose, and lead with calm, collaborative strength allows this community to function at its very best. She is an extraordinary partner in all that we do.

There is important work currently underway. As highlighted in this issue, the new playground is under construction, the "Through the Woods" trail is being cleared and will soon reopen to the equestrian community, and we are beginning the update of our CC&Rs and Bylaws to better guide the future of Hope Ranch. In addition, La Cumbre Country Club has commenced its spring hedge trimming, and the Palm Tree Trimming is scheduled to start this month contributing to the overall character and appearance of the Ranch.

As we continue this work, member involvement remains essential. Committee participation is not only a way to contribute, it is how we ensure a broad range of perspectives are considered. Diverse viewpoints lead to more balanced, thoughtful decisions and help reflect the needs of the entire community. Volunteering also provides a meaningful opportunity to engage with neighbors and gain a deeper understanding of the issues and opportunities facing the Ranch.

Included in this issue are the 2026 Committees, their Chairs, and those seeking additional volunteers. I encourage you to consider participating. The strength of Hope Ranch has always been grounded in active, engaged membership. That remains as important today as we plan for the future.

It truly takes a Ranch.

With appreciation,
Adrienne Schuele
President, Hope Ranch Park Homes Association



A MESSAGE FROM THE GENERAL MANAGER

A Monthly Update: March 2026

Infrastructure Milestones

The Playground Project is nearing completion, and the vision of a refreshed community space is quickly becoming a reality. We are currently finalizing the finishing touches, including wood chips and hedging in the coming weeks. An announcement will be made soon regarding the official opening.

Beyond the playground, we are turning our attention toward the Beach Park. To ensure we continue to preserve and enhance this amenity, we are collecting professional proposals for several key initiatives, including restroom upgrades and staircase repairs. These efforts are part of our commitment to maintaining safe, high-quality amenities that reflect the standards of your community. In addition to these projects, we are looking ahead to our vital infrastructure. We are finalizing the scope and cost-estimations for the 2026 Chip-seal project, which will cover approximately 500,000 square feet of Ranch roadways. Proactive road maintenance is essential—not only for the safety of our motorists, cyclists, and equestrians—but also for the long-term preservation of the Association's capital reserves.

Fiduciary Duty and Board Governance

On March 13, your Board participated in a legal seminar focused on fiduciary duty. We believe that strengthening your governance protocols is essential to serving you well. By staying current on legal insights and industry best practices, the Board is better positioned to make informed decisions that protect and enhance your community's future.

Operational Continuity

One month into the retirement of the prior Administrator, our building department is operating with a productive, steady rhythm. Sergio Rodriguez Jr. has stepped into serving in the Building Administrator role with a clear focus on continuity, maintaining the rigorous architectural and compliance standards the Ranch requires. Together, Sergio and I are working closely to further cultivate the culture of service that the Ranch is known for. Our shared goal is to ensure the Building Department remains a helpful, accessible resource for all residents, moving through reviews and permits with a "here to help" approach. This stability in leadership allows our entire team to stay dedicated to fiscal stewardship and the continued refinement of our administrative services.

A Continued Open Door

As we move into the spring season, I look forward to seeing more of you out on the trails and around the Ranch. I truly appreciate everyone's patience and support during what has been an exceptionally busy month of transition and activity; your grace as we navigate these milestones is felt by our entire team. My door remains open, and I continue to value the thoughtful conversations I've had with many of you regarding our shared goals for the Association.

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



PHOTOS COURTESY OF GM



PHOTO COURTESY OF
CHARLOTTE WILLIAMS



PHOTO COURTESY OF
MISAEEL REYES, HR PATROL

HRRTA HAPPENINGS

Sunday, April 12th:
Picnic at the Beach
12:00 PM – 2:00 PM

Thursday, August 13th:
Wine and Cheese on Circle Drive
4:00 PM – 6:00 PM

Sunday, October 18th:
Fall Festival
3:00 PM – 6:00 PM

If interested in joining
Hope Ranch Riding and Trails
Association please
Contact Membership Chair
Patty Helberg
pattyhelberg53@gmail.com
Or join on their new website

HRRTA@WILDAPRICOT.ORG



PHOTO COURTESY OF
LISA METCALF

HOA Committee Service - Volunteers still Welcome

- Firewise/Emergency Preparedness
- Safety & Security
- Social
- Family Network

Please reach out to the GM who can
relay your interest to the Board:
gm@hoperanch.org



PHOTO COURTESY OF
MISAEEL REYES, HR PATROL

SECURITY REPORT

Prepared by Frank Mendez, Security Supervisor

February 21 12:20PM – Patrol received a report from a Resident on Via Vistosa who reported a big truck blocking the roadway on Via Vistosa. The truck was a Home Depot delivery truck and got stuck trying to turn around at a private driveway. By doing so, the truck caused damage to the yellow hydrant posts and scraped a private driveway. Patrol responded and the truck was no longer blocking the road. Patrol followed up with La Cumbre Water about the hydrant posts and was in contact with the Resident that owns the scraped driveway.

February 21 5:48PM – Patrol received a report from a Resident on Via Glorieta who reported theft of avocados from a tree on her property. The Resident was not sure of the time of the theft. Patrol advised the Resident that patrol will conduct extra patrols of her property. Note: No subsequent reports of avocado theft have been received.

February 21 3:39PM – Patrol received a report from a Resident on Via Laguna who reported a “weird person” who was earlier seen at her gate, then hiding in the bushes. Patrol responded and checked the area with the patrol unit’s spotlight and searchlights but could not locate anyone. Patrol remained vigilant and conducted extra patrols during the patrol shift.

February 23 2:45PM – Patrol received a call from the Sheriff’s Department regarding a panic alarm activation on Via Sinuosa. Patrol was asked to handle the alarm until a deputy was available to respond. Patrol responded and contacted the Resident who was not aware the alarm had been triggered. Patrol contacted the Sheriff’s dispatch with the outcome.

February 24 3:30PM – While on routine patrol of Las Palmas Dr., patrol conducted a welfare check of an elderly female that appeared to be sleeping in her vehicle that was parked next to the No Parking sign. Patrol made a casual contact and learned the female was okay and had fallen asleep looking at the lake. The female left without incident.

February 25 8:07AM – Patrol received a report from the La Cumbre Country Club (Club) staff who reported a homeless male that has made access onto the Club from Modoc several times in the past month and that morning at 6:30am was found sitting on the curb in front of the Club admin. building. Club staff advised the male, 30’s, in a red sweater, shorts, cap and a backpack, that he was on private property and needed to leave – The male initially refused to leave the property. The male eventually left and was last seen exiting out to Modoc. The Club provided patrol a photo of the male and patrol has conducted extra patrols of the area. The male has not returned to the Club.

February 27 AM hours – While on routine patrol in the Ranch, patrol received a call from a Ranch employee who reported seeing dark smoke in mountains around the San Marcos Pass area. Patrol checked with Santa Barbara County Fire Dispatch who advised the smoke was from a prescribed burn in the area of East Camino Cielo by the Los Padres Forest Service.

February 28 12:00PM – Patrol received several calls from Residents reporting an aggressive solicitor on the 800-blk. of Las Palmas Dr. The solicitor was described as an adult male wearing suspenders who began arguing with the Residents when they declined to donate for a charity the male was reportedly collecting for. Patrol contacted the SB Sheriff’s to assist and the Sheriff’s K9 unit responded. The Sheriff’s and patrol searched for the male who was located. The male received a trespass warning as the Ranch is private property and he was advised that he needed to leave and not return. The male left the Ranch without incident and has not returned.

March 02 1:27PM – While checking the HR beach turnaround, a Ranch couple advised patrol of several males being “indecent” approximately 1-2 miles west of HR beach. Patrol encouraged the couple to report the matter directly to the SB Sheriff’s dispatch as this would allow them to provide a first-hand account and answer any follow-up questions dispatch may have for them. Patrol conducted a stationary patrol at HR beach, and no other reports were received. Note: It was unknown if the couple reported the incident to the Sheriff’s. If ever needed, the direct telephone # to the SB Sheriff’s dispatch is 805-683-2724.

March 02 2:22PM – While patrolling Via Esperanza patrol made a casual car-to-ped contact with a female walking 2 unleashed dogs. When asked about her dogs being unleashed, the female advised she was not aware that dogs needed to be on leash. During the contact, patrol noticed the female did not have any leashes with her. Note: Please leash your dog(s), thank you.

March 04 3:34PM – Patrol received a call from the HR maintenance supervisor who reported a Fire Department and Rescue activity at HR beach. Patrol researched the call and monitored the HR beach cameras and learned that emergency personnel were responding to a call at More Mesa Beach. The Santa Barbara County Fire Department deployed their ATV rescue unit and gained access through HR beach. An AMR ambulance also responded and stood by at the turnaround. Emergency units cleared from the scene approximately 19 minutes later.

SECURITY REPORT CONTINUED...

March 06 9:21AM – Patrol received a report from a Resident reporting a homeless male pushing a shopping cart northbound on Las Palmas Dr. Patrol responded and noticed a shopping cart full of personal items along the side of the road on Las Palmas near Via Tranquila and a male by a tree making his way back to the cart as he adjusted his pants. Patrol made a casual car-to-ped contact and the male, older with a disheveled appearance, scruffy beard and missing teeth, who admitted that he had just urinated. Patrol gave the male directions along the county road. During his walk, the male turned into the school gym/field parking lot but then exited. Patrol advised the male it was a school and private property. Patrol monitored from a distance and then noticed the male adjusting his pants again at the Map Parcel. Patrol contacted the male who said he had gone to the restroom in the dense vegetation. Patrol continued to monitor the male who exited out the Las Palmas exit. Update: Part 2 on March 7th.

March 07 8:12AM – Patrol received several reports from a Residents reporting a homeless male pushing a shopping cart in the middle of the road, heading south just passed the Map Parcel on Las Palmas. Patrol recognized the male was the same person from the day before and explained the concern by callers about the danger of him walking in the roadway – The male was dismissive and replied, “F%K them”, referring to the callers concerned for his safety. Patrol gave the male directions, and patrol monitored him from a distance until he exited out the Ranch. The male has not returned.

March 07 08:35AM – Patrol received a report from a Resident reporting a sick/possibly injured seagull at the far end of More Mesa beach. Patrol explained the location was outside the HR HOA jurisdiction, but patrol would follow up and contact the Santa Barbara Wildlife Care Network (SBWCN) to report the seagull. Patrol spoke to the SBWCN who passed on the call to their volunteers who would respond. Note: The SBWCN emergency helpline is 805-681-1080, if needed. Website: <https://www.sbwcn.org/>

March 09 8:41AM – Patrol received a report from a Resident who reported a “crazy” naked male with a stick, a loose dog, and yelling by the More Mesa beach stairs. The Resident was riding her horse at the time and made her way back to the HR beach turnaround where she met with patrol. Patrol assisted the Resident by providing her the direct # to the SB Sheriff’s dispatch and she immediately reported the incident. Two Sheriff units responded to HR beach and walked to More Mesa beach and contacted the male. Deputies checked the male and then cleared the scene.

March 10 11:11AM – Patrol received a report from a Resident on Canon who reported 2 packages stolen off his porch on 03/02/2026 at 8:08pm. Patrol spoke to the Resident who said his cameras captured when the male, medium tall, well built, wearing a sweat outfit, walked up to the porch and took 2-4 boxes of lights fixtures each worth about \$200. The video from the residence did not capture a vehicle. Patrol provided the Resident with the online link to the SB Sheriff’s to report the theft and patrol followed up and checked the HR FLOCK cameras for activity during the provided timeline. The search yielded over 150 images, and patrol was able to narrow the search to 7 license plates based on entry and exit times, however, there was nothing definitive and was unable to narrow the search any further. Patrol advised the Resident that FLOCK info will be shared with the Sheriff’s if requested for their investigation.

March 17 09:07AM – Patrol received a report from a Resident who was riding her horse and noticed a large tree down and blocking the horse trail along Roble Dr. between Las Olas and Llano Ave. The Ranch HOA contacted the property where the tree was coming from and ultimately, the Ranch maintenance crew handled the cutting and clearing to open the trail.

March 18 2:23PM – Patrol received a report from a Resident on Estrella who reported a male trespasser that had entered her back yard through a pedestrian gate and was seen looking towards her home. The male ran away when the Resident came out of her home. Patrol spoke to the Resident who said that the male, 20’s-30’s (later it was determined age was younger) with light brown fluffy hair, gray shirt and jeans, left the property out the pedestrian gate and she chased after him off her property, running across Estrella, onto Sonriente, then the male ran down Silvestre. The female stopped running and from a distance, yelled at the male to get his attention, which causes him to turn around. The male made his way to the right side of the cul-de-sac on Silvestre and was not seen again. The Resident returned home and called patrol. Patrol provided the Resident with the direct # to the SB Sheriff’s to report the incident and both HR patrol units responded to the scene. Patrol conducted a search of the area but was unable to locate the male. Patrol walked the property with the Resident and discussed security measures to better safeguard her property. The Resident opted not to contact the Sheriff’s Department. Patrol followed up with a nearby Resident who provided video footage which captured the male as he went past her video camera. Update: After a review of the video footage, it was determined the male was a friend of the Resident’s son who is also on the same school athletic team. The male said he had been looking for the gate to the creek/horse trail, and he panicked and ran away when he noticed the Resident. The Resident did not want any further action.

March 20 1:32PM – Patrol received a report from a Resident who reported a male sitting in a silver car by the More Mesa trail head entrance. Patrol responded and made casual car-to-car contact with the male who was parked blocking the horse trail. Patrol learned the male, a non-Ranch Resident, was trying to find parking so he could join his friend at More Mesa beach. Patrol advised the male that he was parked on the horse trail and provided directions to the public parking area located outside the Ranch. The male left without incident.

---end of patrol report---

FRANK'S SAFETY TIP OF THE MONTH

Let's talk about updating/setting up your alarm system account and gate codes to gain access

Alarm Codes/Password:

When was the last time you contacted your alarm company about your alarm system? If your alarm system has had periodic false alarms or your system is not working properly, it is recommended to contact your alarm company for a service call to get your system running efficiently. If for some reason you need to change your secret alarm code/password, it would be a good idea to contact your alarm co. to make the change. By doing this, it will maintain the integrity of accessing your alarm system to the trusted individuals you have designated. Here are some additional tips regarding your alarm system:

- Provide your alarm company updated contact info – Like a new cell #, etc.
- Update emergency contact list – These are the person(s) responsible for the property, like a property manager, personal security, trusted person.
- Update the call out list – This is a list on who will be contacted in specific order of your choosing.
 1. (Usually) You/Spouse, or trusted person (like a property manager, etc.). Some have set up more than one person to be contacted before Sheriff's and/or patrol get called. If the alarm code/password is not verified or no one answers, the next person on the list will be called.
 2. Sheriff's Department
 3. HR Security Patrol

Note: It's a good idea to have both the Sheriffs and HR Patrol on the call out list. Note: You pay for both services that are ready to respond if needed. Fun fact: As of today 3/2026, unlike some other areas, SB County (Sheriff's Department) does not charge for false alarm responses by the Sheriffs, so if your concern is a false alarm charge, don't worry, there is no charge for a false alarm.

- Secret code/password word – Use something you can remember that you do not have to write down, that is not easy for anyone else to figure out. Do not share your password with anyone aside from the people you trust and need the code. Try and not make the password the same as another password you already use for something else. A good tip is to avoid easy to remember passwords like a birthday, your address numbers in reverse, etc.
- Update your alarm system's # password, especially if you have people, like employees, that are no longer associated with your property.
- Have your alarm co. do a system test/check to make sure your system is functioning correctly. If faulty, etc. items are detected, have the system serviced. This is a good measure to keep your system running efficiently and can identify sensors, etc. that may need attention.

Gate Codes (Note: this is the code you use at your front gate to enter your property)

- Please provide your gate code to HR Security Patrol (805) 800-9002 and the Sheriff's Department (805) 683-2724. See below
- Currently, HR Patrol and the Sheriffs have a record of many gate codes to gain access onto properties in the Ranch. To gain access onto a gated property, a gate code is ideal. Sometime scaling a gate or fence may be an option, but it's not always the case or the safest way to gain access. Patrol and the Sheriffs have responded to alarm calls where the residence was not checked due to not being able to gain access as a gate code was not provided.



BUILDING DEPARTMENT REPORT

First Quarter Report - Project Checklist

4030 Sonriente Rd. - Accessory Structures
4110 Crec. Dr. - Addition
880 Estrella Dr. - Remodel/Addition/Garage/ADU
980 Via Tranquila - ADU
4653 Via Huerto - New Residence
4400 Via Esperanza - Remodel/Addition/Garage/ADU
1530 Roble Dr. - Pickleball Court
4161 Crec. Dr. - Remodel
1011 Estrella Dr. - ADU
4475 Via Abrigada - New Residence
4343 Marina Dr. - New Residence/ADU
4609 Via Bendita - Tennis court/Landscape
4101 Mariposa Dr. - New Residence/Pool
4340 Via Glorieta - Remodel/Addition
4662 Via Roblada - Gate and Driveway
800 Carosam - Remodel/ADU
4210 Llano Ave. - Sports Court
4630 Via Vistosa - ADU
4630 Via Vistosa - Remodel
985 Las Palmas Dr. - Art Studio/Pool/Landscape
501 Via Sinuosa - ADU/Deck
4589 Vieja Dr. - Remodel/Addition
4212 Cresta Ave. - ADU/Garage

4683 Via Roblada - New Residence
4295 Mariposa Dr. - Gate
4220 Mariposa Dr. - Pool Cabana/ADU/Landscape
585 Las Palmas Dr. - New Residence/ADU/Pool
609 Via Tranquila - New Residence
700 Via Hierba - Remodel/Addition/Pool Cabana
4205 Mariposa Dr.- Remodel/Addtn./Cabana/Barn
4655 Via Huerto - New Residence/ADU
4665 Via Huerto - Landscape
4640 Via Bendita - Landscape
4625 Via Carretas - New Residence/Guest House/etc.

Sergio's Fun Facts:

- 43 Projects currently in the planning process.
- 35 Projects currently in the building/construction stages.
- 20 permits issued.



PHOTO COURTESY OF GM