

RANCH RAMBLINGS

*Hope Ranch Park Homes
Association Newsletter*

Inside the Issue



Save the Date

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

General Session
Board Meeting
Wednesday, June 17, 2026
3:00 PM
3820 State Street, Ste. C.
Santa Barbara, CA 93105
and via Zoom
(Open to All Members)

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PRESIDENT'S LETTER

Preserving the Vision of Hope Ranch

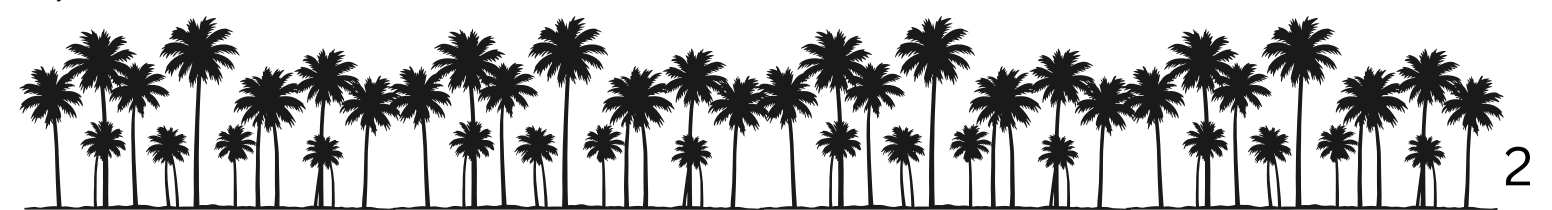
As summer arrives and families begin spending more time outdoors, it is a wonderful opportunity to reflect on one of the most treasured amenities in our community, our Beach Park.

Hope Ranch was founded on a vision that remains just as meaningful today as it was 102 years ago: preserving a unique community where residents enjoy exceptional amenities, open space, recreation, natural beauty, and a lifestyle unlike any other. From our private roads, architectural integrity and security patrol to our bridle trails, beach access park and tennis courts, these amenities are part of the fabric that makes Hope Ranch special. The Beach Park is a shining example of that vision. It is more than simply a place to enjoy the ocean; it is a gathering place where neighbors connect, families create memories, horses stroll along the shoreline, dogs play in the surf, and we experience the coastal beauty that has defined Hope Ranch.

The Board of Directors is committed to preserving and enhancing this important community asset. We are pleased to report that the new playground recently celebrated its grand opening and has already become a popular destination for our youngest residents, grandparents (which I hope to be someday) and families.

With the playground complete, attention has now turned to the next phase of improvements that members have discussed and requested for many years. Work is underway to upgrade the Beach Park electrical infrastructure and improve the pathway connecting the parking area to the beach. These improvements have been part of the community conversation for nearly five years, and we are excited to finally move them forward.

To further enhance the member experience, we are pleased to introduce our new Beach Attendant program. Beginning this summer, a dedicated Beach Attendant will be on site Wednesday through Sunday to help keep the Beach Park welcoming, clean, and enjoyable for everyone. Whether assisting members with loading and unloading beach gear, ensuring restrooms remain clean and well-stocked, emptying trash receptacles, or providing access to basic first-aid supplies when needed, the Beach Attendant will help deliver the high level of service our members expect and deserve. We look forward to this added presence becoming another valuable part of the Beach Park experience.



Looking ahead, additional enhancements are planned for September, including upgrades to the restroom plumbing systems and fixtures. These improvements will help ensure that the facilities remain functional, attractive, and capable of serving the community well into the future.

As beach season gets underway, we also encourage members to take advantage of the Beach Park's barbecue and picnic areas. These spaces are available for family gatherings, celebrations, and special occasions, providing a beautiful setting to enjoy time with friends, neighbors, and loved ones amongst the trees.

We are also excited to welcome back the beloved Hope Ranch Beach Festival, returning on Sunday of Labor Day Weekend. This long-standing community tradition brings neighbors together for a day of fun, fellowship, and celebration and is a wonderful reminder of the strong sense of community that makes Hope Ranch so special.

Stewardship of Hope Ranch means more than maintaining what we have today, it means investing thoughtfully so that future generations can enjoy the same unique amenities, recreational opportunities, and quality of life that residents have cherished for 102 years. As we enjoy another beautiful summer season, we encourage all members to visit the Beach Park, enjoy the improvements that have been completed, participate in the Beach Festival, and look forward to the enhancements still to come.

On behalf of the Board of Directors, thank you for your continued support as we work to preserve and enhance the amenities, traditions, and natural beauty that make Hope Ranch one of California's most extraordinary communities.

Yours Truly,

Adrienne Schuele



PHOTO COURTESY OF MISAEL REYES, HR PATROL

A MESSAGE FROM THE GENERAL MANAGER

May Update:

The month really flew by. With summer right around the corner, our team is fully focused on operational readiness, infrastructure enhancements, and ensuring our community amenities are prepared for a vibrant season ahead.

Playground Grand Re-Opening Recap: I want to extend a heartfelt thank you to everyone who joined us on Saturday, May 2nd, for the ribbon-cutting and grand re-opening of the Hope Ranch Beach Playground. It was wonderful to see so many families, children, and neighbors celebrating together. As promised, this beautiful new asset is already bringing immense joy to our youngest residents and families. We are incredibly grateful to the generous donors, the Family Network Committee, and our dedicated maintenance crew whose hard work brought this vision to life. Additionally, a special shout out to La Cumbre Country Club for the delicious food enjoyed by all.

Beach Infrastructure & Operational Continuity: As Adrienne highlighted in her President's letter, our focus has now shifted to the next phase of long-awaited enhancements at the Beach Park. To support these vital upgrades, our team is coordinating the operational logistics for the electrical infrastructure work and the stairs/pathway improvement project. Plumbing upgrades will come in the fall. Please keep an eye out for our community e-blasts regarding minor staging areas or brief structural work windows.



Palm Tree Trimming: Our six-week palm tree maintenance initiative along primary roadways is wrapping up its final stages in the coming weeks. Crews have made great progress moving inward from the Laguna Blanca School area toward the Las Palmas entrance and are now finishing up on Marina Drive. Thank you for your continued mindfulness regarding minor traffic control alerts as we complete this critical safety and beautification project. Check out the Patrol Report for an update on the gas line that was struck during this project. Thankfully, no one was hurt.

As always, if you have any questions about our ongoing summer preparations or need assistance, please reach out to us in the Hope Ranch Office. We are always happy to serve you. Have a wonderful and safe start to your summer season!



Just for fun - Here is a short list of just some of the initiatives we are actively working on:

- Modoc Multi-Use Path
- Creeks & Drainage
- Preparation for Chip Seal (roads)
- Finance Committee review of Audit, Tax returns, initiating investment accounts
- HOA software and improved CRM tools
- Maintenance and capital improvement projects at the Beach park upgrades: stairs, electrical, plumbing, Wifi
- Laguna Blanca School relations
- La Cumbre Country Club relations
- Sign improvements
- Legal matters
- Firewise Beacon Boxes for emergency management
- Marborg relations
- Supporting Social Committee efforts
- Cameras and Security
- BeachSmart review
- Laguna Blanca weekend field use
- Insurance renewal and relationship to CCRs
- Dead Palm tree removal in the creek beds
- Board requests to move the location of the Hope Ranch Office
- Reconciling and consolidating subscription services and cost saving initiatives for operations

Sincerely,
Sam Bankston
General Manager



PHOTOS COURTESY OF MISAEL REYES, HR PATROL

SECURITY REPORT

Prepared by Frank Mendez, Security Supervisor

April 29 1:47PM – Patrol received a request for assistance by the SB Police Department (SBPD) to help by checking the Hope Ranch FLOCK cameras as they were in search of a Harley Davidson type motorcycle that had been doing burnouts/doughnuts on Cliff Dr. just outside Hope Ranch. Private video footage of the motorcycle doing burnouts was shared with patrol, which provided a timeline and a description. Patrol searched FLOCK and found images of the motorcycle, which were shared with SBPD as part of their investigation for Destruction and Vandalism of Property.

May 01 9:35AM – Patrol received a report from a Resident on Camino Medio who reported a drone or remote controlled (RC) plane, stuck high up on a tree on her property. Patrol used binoculars and confirmed it was a red and white Aero Scout RC plane worth about \$200, that appeared to have accidentally crashed into the tree. The owner of the RC plane has not been identified.

May 01 5:05PM – Patrol received a report from a Resident on the 1000-blk. of Via Tranquila who reported people soliciting for window cleaning services. Patrol responded and was unable to locate the solicitors but was able to find a window cleaning advertisement sign staked in the ground along the side of the road. Patrol removed the sign, which has not been claimed.

May 01 9:25PM – Patrol received a report from a Resident on the 900-blk. of Camino Medio who reported a possible trespasser on the property. Patrol responded and checked the property – No one was located and there were no signs of suspicious activity. Patrol conducted extra patrols and no subsequent calls were received.

May 02 8:30AM – Patrol received a report of an injured bird at the HR beach turnaround that was tangled in fishing line. Patrol notified the SB Wildlife Care Network to respond. Patrol responded and located the Corridan bird that scurried away and walked a good distance along the beach, but eventually going into the ocean.

May 02 2:26PM – Patrol received a report from a Resident who reported a male in the bushes holding up a cell phone along Via Carretas. Patrol responded and located the male walking south of the location with vegetation debris on his clothing. Patrol made a casual contact with the male and used a Spanish voice translation app to communicate with him and learned the male was a worker who was working at a residence on Via Carretas.

May 02 8:52PM – Patrol received a report from a Resident on the 900-blk. of Camino Medio who reported someone “banging” on the front door and when the Resident checked, no one was there. Patrol responded and checked the area with the patrol unit’s spotlight. Patrol located 4 juveniles on the golf course and made a casual contact about the call. The juveniles’ responses were unclear, but it appeared they may have been involved in the “ding-dong-ditch” door prank. The juveniles said they were heading home and they live nearby in the Ranch. Patrol conducted extra patrols and the Resident left her exterior lights on for the night.

May 04 9:50AM – While conducting a vacation check at a residence on Vieja Dr., patrol found an unlocked walk-in garage door that provided access into the garage that had a 2nd door with access into the main house. Patrol contacted the Resident and notified the Sheriff’s Department as the alarm to the residence could have possibly been triggered when checking the unlocked door. Patrol checked the rest of the doors and windows, and they all appeared to be properly locked. Note: Please check and lock all your doors and windows prior to leaving on vacation, thank you.

May 06 1:26PM – While patrolling Las Olas, patrol noticed a male and a female standing outside a parked black truck and trailer filled with various large items. Patrol made a casual car-to-ped contact and the male said they were reorganizing the items to make room for another pick up nearby. Patrol assured no items were left behind and monitored the truck w/trailer that was last seen leaving out Marina Dr.

SECURITY REPORT CONTINUED...

May 08 6:52PM – Patrol received a report from a Resident on Via Esperanza who reported several stolen packages from the front gate of his home. Patrol advised the Resident to report the incident to the SB Sheriff's Department, which he did. The Resident provided videos of the incident, which captured when a tattooed female in a white top and burgundy paisley print pants parked her silver Honda SUV on the horse trail, get out and take 3 packages from the ground near the front gate of the home and leave in a hurry. The Resident reported the female was arrested by the Sheriff's. Patrol checked FLOCK and located the Honda SUV (plate # included) entering and leaving the Ranch. Note: It was noted on a FLOCK image that the female had taken her tan chihuahua dog along for the ride during her package theft caper as a chihuahua dog was seen riding on the front seat of the Honda.

May 08 9:00PM – While patrolling Las Palmas Dr. near Las Olas, patrol noticed a homeless female walking in the roadway. Patrol made a casual car-to-ped contact and learned the female was lost as she had made a wrong turn while enroute to SB City. Patrol noted the female was very unkept and her face was severely sunburned. Patrol provided directions to the female and gave her a bottled water, which she gratefully accepted. The female was last seen exiting out the Ranch on Las Palmas.

May 11 11:32AM – Patrol received a report from a Resident on Laguna Blanca Dr. who reported an “overeager” salesperson who came to her home soliciting tree trimming services. The Resident said the male was associated with a truck and she has never seen him before. The Resident provided images from her cameras, which showed a silver Toyota truck and the image of the tree trimming business card. Patrol responded and searched for the truck which had left the area. No subsequent calls or complaints were received.

May 12 12:55PM – Patrol received a report from the SB Sheriff's Department who reported receiving a call about a barefooted female, yelling on Las Palmas by the Laguna Blanca School. Sheriff units were responding to check the area. A Sheriff's Sergeant contacted the female at the entrance to the school gym parking lot and soon after, the SB County Critical Incident Team (CIT – made up of a Deputy and a member from Behavioral Wellness) arrived. It was learned the 21 yr. old female, with a history of mental illness, had been walking in the middle of the road in traffic to avoid people stepping on her feet along the sidewalk. The female had been contacted by school staff near the school gym, and she was advised the school was private property (sign was posted nearby). The female was assessed at the scene and ultimately, her dad was called and he transported her out of the Ranch.

May 13 9:20AM – Patrol received a report from a Resident on the 4600-blk. of Via Bendita who reported a blanket and socks behind the hedge of his property. The Resident believed the items may belong to a homeless person. Patrol responded and noted the item appeared to be a dirty heavy rug, and socks were also found. The items were disposed of by the Resident.

May 13 12:36PM – While checking the Via Huerto fire gate, patrol noticed a warning sign on the gate was vandalized with a sticker displaying a particular message. Note: This has been the location of prior acts of vandalism with similar stickers being placed on the signs. Based on the messages on the stickers, it is believed to have been done by the same person. The sticker was removed from the sign. Update: May 19th - 12:01pm - The “Sticker Bandit” struck again – Another sticker was found on a fire gate warning sign. Patrol removed the sticker from the sign.

May 15 7:49AM – Patrol received a report from a Resident on Sonriente who reported that the prior evening at 10:26pm, her cameras captured a person walking on her property by her vehicle, which was found with the trunk lid wide open and the front-passenger door slightly open. Nothing appeared to have been stolen. The Resident reported the incident to the SB Sheriff's Department. Additional security measures were implemented to better monitor the property.

SECURITY REPORT CONTINUED...

May 16 5:29PM – Patrol received a call from a tow boat company who requested access to HR beach for a report of a boat on the beach and it cannot be confirmed if the boat operator was safe. Santa Barbara County Fire Department dispatched 2 fire engines and the All-Terrain vehicle to patrol the beach in an attempt to locate the boat operator. At 6:11pm, the operation was cleared and it was reported the incident had been resolved. No further action was needed and all units cleared from the beach.

May 17 8:37AM – Patrol received a report from a Resident who reported a STOP sign on Estrella & Cresta had been vandalized with spray paint. Patrol responded and noted the STOP sign had lime green spray paint, which damaged the sign. The HR maintenance supervisor replaced the damaged sign.

May 19 8:29AM – Patrol received a report from a Resident who reported a male sleeping on the ground next to a bicycle along Lago near Estrella. Patrol responded and was flagged down by the Resident who said the male was last seen riding his bike on Las Palmas towards the exit, The Resident said the male appeared possibly drunk and was riding slowly. Patrol noticed a male, mid 60's, riding his bike slowly, but steady, northbound on Las Palmas as he exited out the Ranch.

May 20 9:58AM – Patrol was made aware of a reported hit & run that occurred the day before just outside the Ranch on Modoc & Via Senda, which involved a truck towing a trailer and a cyclist. CHP issued a be-on-the-lookout for the truck w/trailer. Patrol checked the HR FLOCK cameras around the time of the incident and located a couple trucks towing a trailer that matched the description, leaving the Ranch out Las Palmas around the time frame. Patrol provided CHP with the FLOCK images for their investigation, but at this time it is unknown if either of the 2 trucks w/trailer were involved. CHP is investigating the incident.

May 21 7:34AM – While driving up to the upper beach parking lot from the HR beach turnaround, patrol had to stop abruptly as an unleashed dog unexpectedly crossed in front of the patrol car. The incident was a close call and fortunately the dog was not injured. It appeared the owner of the dog was leaving his parked car and heading to the beach and his unleashed dog left without him. Note: Please leash your dogs, thank you.

May 22 6:33PM – While patrolling the 4600-blk. of Via Cayente, patrol noticed a couple riding their bicycles with their unleashed dog following next to them. From a short distance away, patrol noted the dog ran across the female's bike, causing her to fall off her bike. The female's husband and patrol offered help to the female who said she was okay. The female sustained scratches on her palms and got up on her own, declining any first-aid. The couple walked their bicycles home.

May 25 9:33PM – Patrol received 3 separate reports of either gunshots or fireworks from Residents on Lago and Monte. Patrol responded and spoke to two male adult males on Las Palmas who said that firework activity was coming from the Laguna Blanca Dr. area and had been visible from Las Palmas. Patrol checked the area and it was quiet – No fireworks were seen and/or heard. Note: Fireworks are dangerous and illegal in the Ranch. If fireworks are seen or heard, please call SB Sheriff's Dispatch at 805-683-2724 (911 if it is an emergency) and HR Security Patrol at 805-800-9002, thank you.

May 26 2:31PM – Patrol received a report from the HR Maintenance Supervisor who reported a ruptured gas line on the 4300-blk. of Marina Dr. Patrol confirmed the address and contacted the Santa Barbara Fire Department who was enroute to the scene. Both patrol units responded and assisted the HR maintenance department with traffic control to divert traffic away from Marina Dr. as it was discovered that an underground gas meter inside a ground vault had ruptured after a palm tree trimming contractor's employee operating a telehandler boom lift ran over a cement vault lid, which was covered with the ice plant vegetation. The lid then crushed under pressure, causing the lift's tire to come down on the meter, rupturing the gas connections. The Fire Department assessed the damage and SoCal Gas Co. responded to the scene to stop the gas and repair the line. The Ranch General Manager emailed the Ranch Member's about the incident and when it concluded, asking Residents to avoid the area. The gas meter damage affected only one Ranch Resident, who received further instructions from the Gas Co. The Gas Co. eventually shut the gas off at 7:37pm and patrol cleared the scene. The Gas. Co. worked into the evening and the following day to finalize repairs and restore gas service to the affected Resident.

---end of patrol report---



FRANK'S SAFETY TIP OF THE MONTH

During a recent call to assist the Sheriff's Department in the Ranch on a non-related call, it was shared with patrol that the city of Goleta has experienced several home break-ins. Although it has been a few years since a home break-in has been reported in the Ranch, it would be a great time to talk about some past burglary stats and to offer some safety measures that could be implemented on your property. Over the last few years, Ranch Resident have been very proactive, and many have implemented additional security measures, which have been very effective. Patrol has also conducted focused patrols and is always on high alert for any suspicious activity, etc. in the Ranch. Patrol's assistance to local Law Enforcement agencies with evidence from technology like cameras and FLOCK have been instrumental in various criminal cases.

Here are some stats from past breaks-ins but I will start off with the most important stat first;

- Although break-ins can happen at any time, the average time was: 7:25pm. This is particularly important because this is typically the time you are out for dinner, at a show, etc. If you leave your home, lock your home, remember to set your alarms and camera notifications, etc.
- 63% of homes had their alarms on – Note: At least one alarm was only set for the 1st floor. Make sure you set alarm for entire house, not just the 1st floor.
- 100% of the cases did NOT have a vacation form (Only 2 were on actual vacation). Remember to fill out a vacation form if you are on vacation.
- Although break-ins can happen any day, 36% happened on a Friday, 18% happened on Thursday.
- Targeted areas: Master Bedrooms / Closets. Items located away and well hidden from these areas will be less of a target. In some cases, it appeared other areas of the homes were not disturbed.
- Items targeted: Jewelry, money, purses, safes. Hide high value items in an area not in your bedroom/master closets.
- 2nd story windows off roofs or balconies have been access points used by thieves. Make sure sliding doors are locked and if possible, make roofs and balconies less accessible.
- Technology – Such as Wi-Fi Cameras around the property with recording and live notifications not only alert you to activity on your property but offer evidence that may be helpful. Motion lighting helps light up movement in dark areas. Interior lights on timers, etc. can help make it look like someone is home. Check your devices to make sure they are charged and working correctly.
- Areas with openings to locations like the golf course, creeks, or an unprotected perimeter are easier to access. But added security layers in place can offer more protection to your home. If possible secure perimeters that have any openings.
- Dogs are great deterrents.
- During a prior prowling call, the doorbell was rung, likely to see if there was a response (checking to see if anyone was home or not.) Ring doorbell type doorbells are great as you can speak to the person at the door even if you are not home.

Important #'s to have

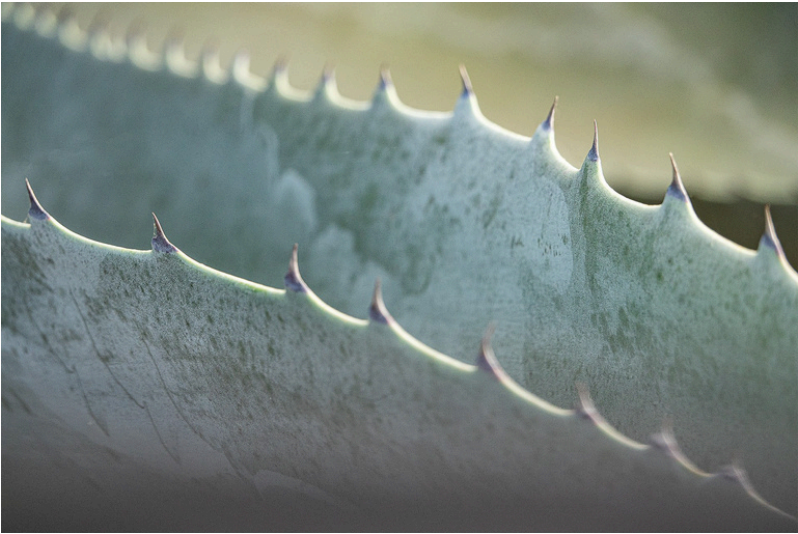
- Sheriff's Dispatch – 805-683-2724
- Patrol cell – 805-800-9002
- CHP Dispatch – 805-477-4174
- 911 – In case of an emergency



PHOTOS COURTESY OF MISAEL REYES, HR PATROL

THROUGH THE LENS: NATURE IN THE RANCH

PHOTOS COURTESY OF MISAEL REYES, HR PATROL



BUILDING DEPARTMENT REPORT

Project Checklist

PRE-CONCEPTUAL (2)

4205 Mariposa Dr.
4653 Via Roblada

CONCEPTUAL (16)

4121 Creciente Dr.
4589 Vieja Dr.
4365 Llano Dr.
980 Via Tranquila
4110 Creciente. Dr.
4220 Mariposa Dr.
700 Via Hierba
4161 Creciente Dr.
880 Estrella Dr.
4653 Via Huerto
4400 Via Esperanza
800 Carosam Rd.
4662 Via Roblada
501 Via Sinuosa
4609 Via Bendita
4475 Via Abrigada

PRELIMINARY (15)

1489 Cantera Ave
4380 Llano Avenue
4225 Cresta Ave.
585 Las Palmas Dr.
4630 Via Vistosa ADU
4630 Via Vistosa Main Residence
4212 Cresta Ave.
Wilson 4625 Via Carretas
4343 Marina Dr.
4340 Via Glorieta
1011 Estrella Dr.
4101 Mariposa Dr.
4530 Via Esperanza
4665 Via Huerto
1200 Silvestre Rd.

FINAL (9)

4140 Marina Dr.
1530 Roble Dr.
609 Via Tranquila
4295 Mariposa Dr.
4655 Via Huerto
4210 Llano Ave. COURT
4640 Via Bendita
4683 Via Roblada
985 Las Palmas Dr.

Sergio's Fun Facts:

- 42 Projects currently in the planning process.
- 38 Projects currently in the building/construction stages.
- 32 permits issued.

