

June 2026

RANCH RAMBLINGS

*Hope Ranch Park Homes
Association Newsletter*

Inside the Issue

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Save the Date

- General Session Board Meetings:
- Wednesday, July 15, 2026 at 3:00 PM
3820 State Street, Ste. C.
Santa Barbara, CA 93105
and via Zoom
(Open to All Members)

Hope Ranch
Beach Festival
September 5-6,
2026
Time: TBA



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



PHOTOS COURTESY OF GM



PRESIDENT'S LETTER

Building a Fire-Resilient Hope Ranch: It Takes All of Us

As we are in a year round California fire season, wildfire preparedness remains one of the Board's highest priorities. Hope Ranch has always been a community that values stewardship, and today that stewardship means doing everything we can to protect our homes, our families, our animals, our neighbors, and the unique place we all call home.

The Association just finished trimming the 325 palm trees along Las Palmas and Marina Drives. This important maintenance reduces fuel loads along our roadways and is one of many proactive steps your Association takes to help reduce wildfire resiliency throughout the community.

While the Association can maintain our common areas, the most effective protection for any home begins with each homeowner. Fire experts consistently tell us that the first five feet surrounding your home—known as Zone 0—is the single most important area to create a fire-resistant environment. During wind-driven fires, embers—not flames—are responsible for the majority of homes lost. By "hardening" your home and maintaining Zone 0, you dramatically improve your home's ability to survive a wildfire.

Zone 0 – The First Five Feet Matters Most

We encourage every homeowner to take a walk around their home and consider the following:

- Remove all dead leaves, pine needles, bark mulch, and other combustible materials.
- Replace combustible mulch adjacent to your home with gravel, stone, pavers, or other noncombustible materials.
- Keep firewood, lumber, propane tanks, and combustible storage well beyond the first five feet.
- Prune or remove shrubs and plants that touch or overhang the home.
- Eliminate vegetation growing beneath windows or against exterior walls.
- Keep gutters, roofs, decks, and patios free of leaves and debris.
- Seal gaps around roofs, vents, eaves, and foundations where embers can enter. Use at least 1/8 inch mesh to cover all vents.
- Install or maintain ember-resistant attic and foundation vents.
- Ensure fences attached to the home are not wood, incorporate a noncombustible 5 foot section where they meet the structure.

Small improvements made today can make a tremendous difference when embers are flying.

If you want a professional evaluation of your home call the Santa Barbara Fire Safe Council at (805) 220-9037, they will come, for free and give you a plan to "harden" your home and make it more resilient against a wild fire.

Investing in Better Emergency Response

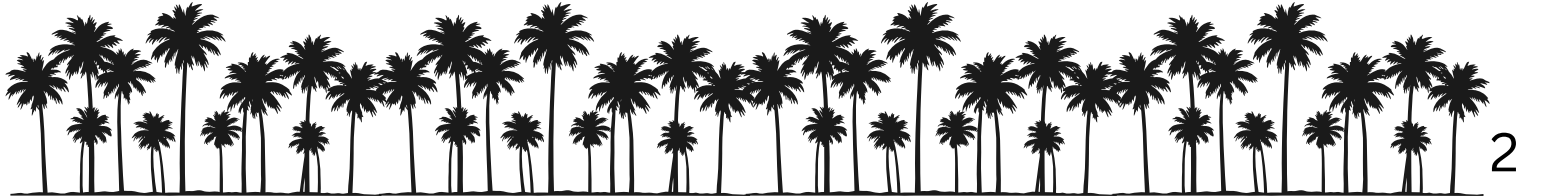
The Board is also excited to begin raising funds to install 10 Beacon Boxes throughout Hope Ranch.

Beacon Boxes are highly visible, weather-resistant emergency information stations designed specifically to assist firefighters—especially mutual aid crews arriving from outside our area who may be unfamiliar with Hope Ranch. Each box provides detailed community maps, road and gate access information, water sources, emergency vehicle turnarounds, structure locations, and other critical information in both printed and digital formats. By giving firefighters immediate access to this information, Beacon Boxes help reduce uncertainty, improve response times, and allow crews to make better tactical decisions when protecting homes during a wildfire.

This is another example of Hope Ranch investing in practical tools that enhance the safety and resilience of our community. Looking ahead, we are also beginning preparations for the possibility of a strong El Niño season and will be evaluating drainage, stormwater management, and other infrastructure needs. We will share more information in the coming months. Fire resilience is not created by any one homeowner or by the Association alone. It is built through partnership. Every trimmed tree, every cleaned gutter, every hardened home, every prepared family, and every community improvement strengthens Hope Ranch as a whole.

Our Board remains committed to listening, learning, and working with our members to identify solutions that make Hope Ranch safer and stronger. We welcome thoughtful ideas, constructive feedback, and residents who want to be part of the solution. Together, we are preserving the character of Hope Ranch while preparing it for the challenges of tomorrow. Because at the end of the day, we are not the Board versus the membership—we are one community, working together with a shared commitment to protect the place we all love to call home.

Adrienne Schuele
President
Hope Ranch Park Homes Association
805-452-3960



A MESSAGE FROM THE GENERAL MANAGER

As we head into the holiday week, I want to share a few exciting updates, celebrate a major milestone in our community's history, and provide a few important reminders for the upcoming weekend.

Celebrating 102 Years of Hope Ranch

Did you know that Hope Ranch was officially established on June 26, 1924? This past week marked our 102nd anniversary! We are incredibly proud of the Ranch's rich history, beautiful landscapes, and the wonderful community that makes this such a special place to live. It is a true privilege to serve as your General Manager as we steward this legacy into its second century.

Operational & Infrastructure Progress

In the Hope Ranch Office over my first seven months, my focus has been heavily on process improvement and long-term planning:

- **Employee Handbook & Compliance:** We are currently updating our employee handbook to continue to align all internal policies with current California employment law. Better defining leave policies and accruals protects our hard-working staff and ensures a stable, professional foundation—keeping Hope Ranch a wonderful place to work.
- **County Coordination (Multi-Use Path):** Our recent meetings with Santa Barbara County representatives have been fruitful, attempting to help us clarify planting and landscaping areas to preserve the beauty and safety of the Ranch's primary entrance.

Holiday Schedule & Beach Reminders

With the Independence Day holiday arriving, please keep these details in mind for the weekend ahead:

- **Beach Extras & the Snack Shack:** To help you enjoy the sun, our beach attendant will be on-site to assist you with unloading your cars and setting up beach items. Plus, the beach snack shack will be open, selling all kinds of wonderful treats. Please pay them a visit!
- **Friendly reminder – No fireworks please.**
- **Office Closure:** In observance of Independence Day, the Association office will be closed on Friday, July 3, 2026.
- **Hope Ranch Patrol:** Our dedicated Patrol team will remain on duty. If you need assistance over the holiday weekend, please contact them directly at 805-800-9002.
- **URGENT: Beach Card Access Payments:** This is a final courtesy reminder that beach card payments are past due. To avoid any disruption to your holiday beach access, please ensure your payment is completed promptly. Accounts with unpaid balances will have their beach cards deactivated. To pay online or verify your status, contact Donna at the office (805-892-1000). Please note: Patrol cannot accept payments over the holiday weekend.

Looking Ahead: Vetting Our Tech & Security Upgrades

Behind the scenes, the Board and management are currently exploring some potential technology and security upgrades, including updates to our camera and internet infrastructure in the common areas. My priority is to make sure we clearly define the exact needs at each location, find the most reliable solutions, and carefully map out the long-term budget impact. I look forward to keeping you updated as we learn more.

Have a safe, wonderful, and Happy Fourth of July weekend!

Best regards,

Sam Bankston
General Manager

Recently Refreshed



Beach Stairs Before



Beach Stairs After

UPCOMING ROADS PROJECT: Summer Chip Seal

Road Chip-Seal Project Update

We are just about one month away from the start of our community road chip-seal project. Please note the key dates and details below:

- **Dates:** Monday, July 27 – Thursday, July 30, 2026
- **Contractor:** Ramsey Asphalt
- **Phasing:** Work will begin on Via Laguna and proceed to Via Esperanza.
- **Street Sweeping:** Initial sweeping will take place from Wednesday, July 29, through Friday, August 3. The Hope Ranch Office and Maintenance teams will advise if additional sweeping is necessary. Further updates will be shared as the project progresses.

See the next page for a map of the 2026 planned roads.
Check weekly e-blasts for more details.

HOPE RANCH
PARK HOMES
ASSOCIATION
SANTA BARBARA, CA 93110
(805) 967-2376
Last Revised: 5/11/18

SECURITY REPORT

Prepared by Frank Mendez, Security Supervisor

May 27 5:35PM – Patrol received a report from a Resident who reported an excavator being used on a property on Via Huerto. Patrol responded and verified the excavator was being operated past the allowed construction hours in the Ranch. Patrol advised the excavator operator of the violation and he stopped the work. Note: The HR construction hours are Monday-Fri, 8am-5pm, Saturday's only with prior authorization from the HR Bldg. Dept. No work on Sunday's. No work on specific holidays. Refer to the HR Building Guidelines, thank you.

May 28 9:34AM – Patrol received a request for assistance from the SB Sheriff's Department regarding a panic/duress alarm on the 4100-blk. of Mariposa Dr. Patrol responded, was first on scene and advised the Sheriffs of a vehicle parked on the property. Two Sheriff's Deputies responded and contacted the Resident. It was determined the alarm was a false alarm caused by a power outage.

May 29 6:13PM – Patrol received a report from a Bajada Ln. Resident who reported almost being ran over by a teenager (with a teen passenger) in a dark older Nissan SUV (plate # provided) going at least 60 mph on Creciente. The Resident reported the incident to CHP and patrol searched the FLOCK cameras and was able to locate the vehicle, which upon closer inspection, turned out to be a dark green Toyota 4-Runner (plate # matched). CHP investigated the incident.

May 30 9:30AM – While conducting a vacation check at a residence on Via Tranquila, patrol assisted the Resident who requested a package be relocated from the front gate to a safer location on the property. Patrol relocated the package without incident.

May 30 2:00PM – Patrol received a report from a Via Hierba Resident who reported a stream of water running down the driveway of a neighboring property, which was vacant and for sale. Patrol checked and found some sprinklers had malfunctioned and were the cause of the water. Patrol contacted the person responsible for the property and the sprinklers were turned off.

May 30 5:35PM – Patrol received a report from an anonymous caller reporting a homeless male on a bike on Las Palmas Dr. near Via Bendita. Patrol responded and checked the area but was unable to locate the male. The male rode out the Ranch prior to patrol's arrival. No subsequent calls were received.

May 31 11:30AM – While conducting a vacation check at a residence on Vieja Dr., patrol could hear water gushing along the edge of the property. Upon further inspection, patrol located a steady amount of water spewing out from under the brush on the hill side. Patrol sent a video recording of the water leak to the listed emergency contact who notified the gardener.

May 31 12:03PM – Patrol received a report from a Resident who reported a transient trespassing and charging his e-bike at the HR beach locker cabana electrical outlet. At the time patrol was handling a non-related call and used the patrol cell phone to review the beach camera footage. Patrol noted the male, wearing a cap, sleeveless shirt and dark pants, carrying a bag and rolling an e-bike, had already left the common area/private property and was last seen heading down the beach. The male was not seen again.

June 1 3:51PM – Patrol received a report from a Marina Dr. Resident who reported several homeless people on Marina Dr. Patrol responded and made two separate casual car-to-ped contacts with a total of three males, one walking alone and two walking together. The lone male – wearing shorts and a straw hat - was pulling a shopping cart and asked for directions to San Francisco. The male rerouted and went back to the Cliff Dr. The two males were heading north and also rerouted to Cliff Dr. Update: At 5:26PM, patrol received several text messages about a "suspicious character" on Via Bendita and Las Palmas. Patrol checked and located the same male (straw hat) from earlier on Via Bendita, a private street, and gave the male directions back to Las Palmas and along the county road. Patrol monitored and the male was last seen northbound on Las Palmas heading towards the Las Palmas exit.

SECURITY REPORT CONTINUED...

June 2 9:10AM – Patrol received a report from a Via Roblada Resident who reported that a suspicious male in a green hooded sweatshirt had been on a neighboring property and was last seen walking west on the bridle trail. Patrol checked and was unable to locate the male. Patrol followed up with personnel at the property where the male had been seen at and it was determined he was a contractor working at the site. Patrol followed up with the Resident and provided the outcome.

June 2 9:15PM – While patrolling Via Bendita, patrol made a casual car-to-ped contact with a male that appeared lost. The male had gone for a walk and needed directions back to Goleta. Patrol gave the male directions to the Via Huerto fire gate to exit onto Puente Dr. Update: At 9:33pm, patrol received a report from a Via Roblada Resident who reported a “prowler” in her front yard that was caught on her door camera. The Resident shared a snapshot of the male with patrol, who checked the area. Patrol received a 2nd call from another Resident reporting a suspicious person. Patrol checked and was able to locate the male (same lost person from the earlier contact) on Via Roblada and Via Bendita. Patrol offered the male a ride out of the Ranch to avoid any further calls – The 30 yr. old male accepted and was dropped off at the La Cumbre Plaza parking lot without incident.

June 3 8:54AM – Patrol received a report from a Via Huerto Resident who reported a homeless male by the Via Huerto fire gate. The Resident said the male was weaving and changed into pajama pants. Patrol checked and located a homeless male at the Via Huerto fire gate. Patrol recognized the male from prior contacts at the fire gate and HR beach. The male had several items with him, including a plastic Vons store hand basket. Patrol made a casual contact on foot, and the male left after gathering his items. Update: At 12:52 pm., a Camino Medio Resident reported a “vagrant” camping out on the steps of the cabana structure at the HR beach common area/private property. Patrol checked the beach cameras remotely and responded. Patrol recognized the male from the earlier and prior contacts in the Ranch. The male had the same Vons store hand basket and had a blanket spread out with various scattered items on the tiled walkway under the cabana awning. Patrol made a casual contact on foot, advising the male he was on private property. The male was initially uncooperative and responded that it was not private property. Patrol advised the male that if needed, the SB Sheriff’s would be called, and he would be arrested for trespassing. The male made a rude comment towards patrol, but he did comply and gathered his items to leave, while mumbling and talking to himself. Patrol noted the male had a boxcutter among his items and was wearing orange jail flip flops. The male left without incident and was last seen walking on the sand towards Hendry’s beach. Update: At 8:00pm, a Via Huerto Resident reported a homeless male, believed to be the same male earlier contacts, dumping his belongings by the Via Huerto fire gate. Two Sheriff’s Deputies responded, but the male and/or his items were not located. The Sheriff’s advised patrol to contact Sheriff’s Dispatch if the male returned as they recognized and were familiar with him.

June 5 8:27AM – Patrol received an inquiry about a reported traffic collision on Via Tranquila from the previous evening. Patrol learned that emergency personnel responded to the 1000-blk. of Via Tranquila at 8:21pm for a report of a traffic collision and a total of 5 emergency units had been assigned. Patrol checked FLOCK and confirmed an AMR ambulance and CHP unit responded to the Ranch. Call notes showed the call was cleared 6 minutes after initially being received. Patrol followed up with CHP dispatch who advised that CHP responded to a call about a traffic collision but was unable to locate an accident site. Patrol checked the area and found no evidence of an accident. The call remains a mystery.

June 8 7:38AM – While patrolling the 1300-blk. of Las Palmas Dr., patrol made a casual car-to-ped contact with a transient, an older male, silver hair, red-faced from the sun, carrying a sleeping bag, walking northbound on the roadway. Patrol asked the male if he needed help and he advised he was heading towards San Francisco. Patrol gave the male directions to Goleta. Update: At 8:15am, patrol received a call from a Resident reporting an elderly male walking on Via Roblada and hitchhiking. Patrol responded, but the male was not found. Note: A maintenance worker in the area advised that the male was last seen at the More Mesa trail access. No subsequent calls were received.

June 21 5:18AM – Patrol received a report from a Resident on Via Roblada who reported that she found a sexually explicit message with an obscene drawing written on the dirty rear window of her car that had been parked along the roadway due to driveway construction work. The car had been parked in the same location overnight and the Resident discovered the writing at 8:00am. No suspect(s) at this time.

---end of patrol report---

Frank's Safety Tip of the Month

With the 4th of July just a few days away and this year falling on a Saturday, Independence Day is expected to be much busier than other years. This year's Fourth of July celebration carries a special significance as communities like Hope Ranch and others across the nation commemorate the Semiquincentennial – the 250th anniversary of the founding of the United States of America. The 4th of July is a time for friends, neighbors, and family to celebrate Independence Day with a BBQ gathering, a pool party, or a fun-filled day at the beach. It would not be the 4th of July without its firework events, but as a friendly reminder, fireworks of any kind are illegal in the unincorporated areas of Santa Barbara County, which includes Hope Ranch. The use of personal fireworks is a major fire hazard, and violators face strict enforcement from local law enforcement who will be on extra patrol. The Hope Ranch Security Patrol will be extra vigilant this 4th of July for any fireworks seen and/or heard. If you enjoy fireworks and are looking to celebrate this year by seeing some fireworks (or a drone show) light up the sky, there are several local professional firework events, and one drone show, being held this Saturday, July 4th, 2026.

Fireworks:

- City of Santa Barbara (West Beach – 99 W. Cabrillo Blvd) – Fireworks start at 9pm. Free
- Old Mission Santa Inez (1760 Mission Dr. Solvang) – Fireworks start at 9pm. Fee if you enter the fenced festival area.

Drone Show:

- Dos Pueblos High School (Goleta) – Gates open at 6pm. Free

Hope Ranch Beach 2026

The Sandiest June In ~6 Years

Beaches are constantly changing, shaped by seasonal patterns and events such as king tides, large surf, El Niño conditions, ocean warming, and sea level rise. These natural shifts are part of what makes beaches so special to visit and enjoy. In winter, waves often scour sand away, deposit and expose rocks; in spring and summer, calmer conditions and smaller surf typically return sand to the beach. From March through June 2026, Hope Ranch Beach experienced its largest sand buildup in nearly six years, with sand deposits of about 4–6 feet. High rainfall, heavy sediment runoff, and relatively small surf in late 2025 and early 2026 helped restore the beach after the rocky conditions seen in recent years. The wider sandy beach should make summer 2026 more enjoyable, with warmer ocean temperatures expected in July, August, and September. Enjoy your special beach this summer - you can go barefoot again!

-Mark Mosby & Sam Bankston



Jan. 21, 2023



June 22, 2024



June 18, 2026



May 19, 2025

1948



Oct. 3, 2025



June 18, 2026



March 29, 2022



June 18, 2026



March 9, 2025



June 18, 2026



Aug. 12, 2022



June 18, 2026



Aug. 12, 2022



June 18, 2026





May 19, 2025

**Hope Ranch Beach
2026, The Sandiest June in ~6 Years**



June 18, 2026



Jan. 21, 2023



June 18, 2026

BUILDING DEPARTMENT REPORT

PROJECT CHECKLIST

PRE-CONCEPTUALS (5)

4205 Mariposa Dr.: Remodel, Addition, Pool, Barn, Pool Cabana, Landscape, etc.
4653 Via Roblada: Lot Spilt
4629 Via Cayente: Remodel & Addition
4560 Via Esperanza: New Residence, ADU, Pool, etc.
4099 Creciente Dr.: Stable, Paddocks, Pasture, & Landscape

CONCEPTUALS (15)

4121 Creciente Dr.: New Residence
4589 Vieja Dr.: Remodel & Addition
4365 Llano Dr.: New Residence
980 Via Tranquila: ADU
4110 Creciente Dr.: Remodel & Addition
4220 Mariposa Dr.: Pool Cabana & Pool
700 Via Hierba: Remodel, Addition, Pool Cabana & Pool
4161 Creciente Dr.: Remodel & Addition
880 Estrella Dr.: Garage, Remodel, & Addition
4400 Via Esperanza: ADU/Garage, Remodel, & Addition
800 Carosam Rd.: ADU & Remodel
4662 Via Roblada: Entry Gate & Driveway
501 Via Sinuosa: ADU & Deck
4609 Via Bendita: Tennis Court, Pool, BBQ, & Landscape
4475 Via Abrigada: New Residence & Garage

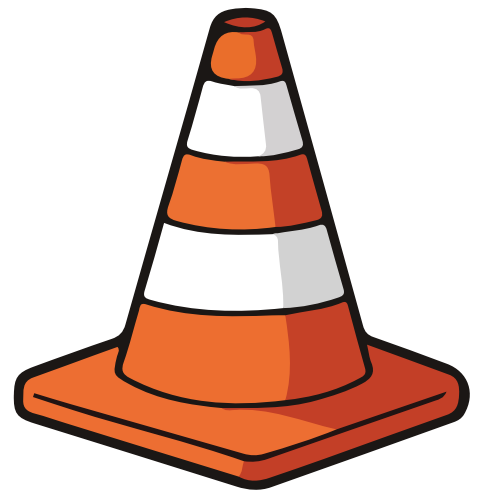
Sergio's Fun Facts:
48 Projects currently in the
planning process.
36 Projects currently in the
building/construction stages.
58 permits issued.

PRELIMINARYS (15)

1489 Cantera Ave: Bridle Trail Crossing & Drainage
4380 Llano Avenue: Guesthouse & Pool Cabana
4225 Cresta Ave.: Pasture
585 Las Palmas Dr.: New Residence, Pool, Pool Caban, Adu, Garage, etc.
4630 Via Vistosa (1): ADU
4630 Via Vistosa (2): Remodel, & Addition
4212 Cresta Ave.: ADU & Garage
4625 Via Carretas: New Residence, Guesthouse, Pool, Pool Cabana, Pickleball Court, etc.
4343 Marina Dr.: New Residence & ADU
1011 Estrella Dr.: ADU & Pool
4101 Mariposa Dr.: New Residence & Pool
4530 Via Esperanza: ADU
4665 Via Huerto: Pool, Landscape, BBQ, Entry Gate, etc.
1200 Silvestre Rd.: Rebuild due to Damage by Fire
4653 Via Huerto: New Residence, Guesthouse, & Garage

FINALS (12)

4140 Marina Drive: ADU & Pool
1530 Roble Dr.: Garage Addition
609 Via Tranquila: New Residence
4295 Mariposa Dr.: Entry Gate
4655 Via Huerto: New Residence & ADU
4210 Llano Ave. (2): Guesthouse, Remodel, & Addition
4640 Via Bendita: Landscape
767 Las Palmas Dr.: Entry Gate
1057 Monte Dr.: Pool & Deck
4340 Via Glorieta: Remodel, & Addition
4683 Via Roblada: New Residence
4210 Llano Ave. (1): Sports Court



June 2026

VARIANCES (1)

4141 Mariposa Dr.: Shed

June 2026