

RANCH RAMBLINGS

*Hope Ranch Park Homes
Association Newsletter*

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Save the Date

- HOA Board Meeting, Wednesday, October 7, 2026 at 3:00 PM
- HOA Board Meeting, Wednesday, October 21, 2026 at 3:00 PM
- Go-Live - New HOA Software - Vantaca, November 1st, 2026

CONTACT INFO

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at:

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PHOTO COURTESY OF M. REYES HR PATROL



PRESIDENT'S LETTER

Dear Hope Ranch Neighbors,

PREPARING TOGETHER FOR WINTER AND EL NIÑO

Preparing our community for winter is a priority for your Board and staff. Hope Ranch has been meeting with County agencies to understand what work may be permitted in our drainage creeks before the rains arrive and to identify practical steps to reduce the risk of flooding and erosion.

We will continue working with homeowners and sharing vital information as it becomes available. Our immediate focus is property preparedness. In the coming weeks, we will also share guidance on preparing your family, including emergency bags and essential supplies. We hope to hold a community meeting soon as more information and practical solutions become available, helping neighbors coordinate their efforts and assist one another.

Winter preparedness will be an agenda item at the October 7 Board meeting. If you have solutions, relevant expertise, or recommendations to share, please provide them to the Association office ahead of the meeting so they can inform the discussion.

A NEW PLATFORM TO BETTER SERVE THE RANCH

The transition to our new HOA software and financial services is another significant undertaking. For the first time, Hope Ranch will have a comprehensive HOA management platform to support our operations, records, financial administration, maintenance, building department, security patrol and communication with homeowners.

Our staff has approached this transition with diligence and cooperation, working as a true team across every department while continuing to meet the Ranch's daily needs. I am grateful for their commitment and the care they are putting into this work.

Please extend patience and grace to our staff as they learn the new platform and put new processes in place. A transition of this scale takes time, and your cooperation and understanding will help make it successful.

The most important steps each homeowner can take will be to verify and correct ownership information, when the office requests information in the next few weeks please respond immediately. Accurate records are essential for the Association to serve the community.

SEVEN MONTHS OF CARING FOR OUR COMMUNITY

In the seven months this Board of Directors has served Hope Ranch we have worked to upgrade the Ranch and bring neighbors together. You can see some of that work as you drive down Las Palmas and Marina Drive, where trimmed palms have renewed the beauty of these familiar roads. You can feel it in the gatherings that have filled our Beach Park and picnic grounds with conversation, laughter, and shared purpose.

This summer's Beach Festival brought hundreds of Ranch members together to dance, eat, and catch up with neighbors. One of my favorite moments was watching the children build a cardboard kayak for our own regatta under the sun, while families enjoyed hamburgers, hot dogs, and watermelon.

A MESSAGE FROM THE GENERAL MANAGER

Dear Hope Ranch Members,

I hope everyone is enjoying the beginning of the fall season. As we step into October, I want to take a moment to reflect on a wonderful late-summer highlight and share key updates on our community's winter preparations.

A Memorable Labor Day Weekend:

First, I'd like to extend a heartfelt thank you to everyone who joined us for the Hope Ranch Beach Festival over Labor Day weekend. It was truly a fantastic event, and seeing so many neighbors, families, and friends gather at the beach to celebrate was a wonderful reminder of what makes your community so special. Thank you to everyone who attended, helped organize, and made the weekend such a success.

Proactive El Niño & Winter Storm Preparations:

Looking ahead, our team is working diligently to prepare Hope Ranch for the upcoming winter season and the potential impacts of El Niño. We are taking a proactive, coordinated approach by collaborating closely with regional experts to ensure our infrastructure is well protected.

Here are several key initiatives currently underway:

- **Las Olas Creek Assessments:** We recently conducted joint walkthroughs along Las Olas Creek in coordination with Santa Barbara County Flood Control to assess water flow, identify vulnerable areas, and establish best practices for stream management.
- **Drainage & Culvert Maintenance:** Starting next week, the Hope Ranch Maintenance team will begin their annual extensive clearing of drainage pathways, catch basins, and culverts throughout the Ranch to maximize flow capacity before the rain arrives.
- **Owner Empowerment & Resources:** We are actively monitoring updates from County emergency officials and will continue sharing guidance and resources to empower homeowners to prepare their own properties effectively.
- **Beach Park Flood Insurance:** In addition to physical preparations, we are evaluating flood insurance coverage options for our Beach Park facilities to safeguard the Ranch's shared coastal assets.

Our priority is ensuring that Hope Ranch remains safe, resilient, and well-prepared. We will keep you updated as these efforts progress over the coming weeks.

As a friendly reminder, members will only receive correspondence from our office that originates from an "@hoperanch.org" email address. Thank you for your ongoing partnership and support in keeping your community vibrant and safe.

All the best,
Samantha Bankston
General Manager

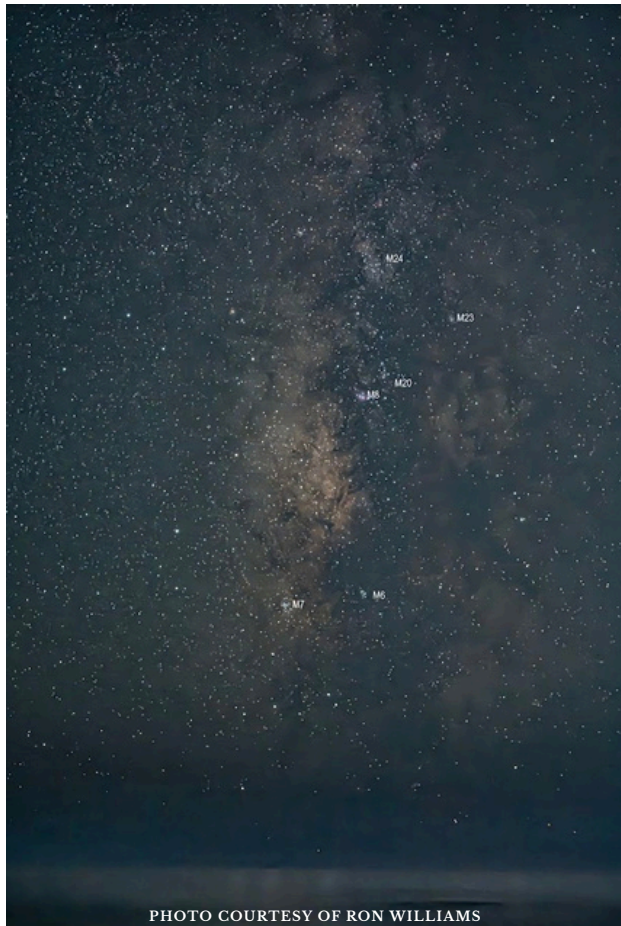


PHOTO COURTESY OF RON WILLIAMS



PHOTO COURTESY OF RJ FRYE

SECURITY REPORT

Prepared by Frank Mendez, Security Supervisor

August 30 8:24PM – Patrol received a call from a Resident on Cuervo who reported a white BMW parked on the roadway with a male and a female sitting on its roof. Patrol responded and located the BMW, which was blocking roadway access. Patrol contacted two teenagers and advised them that Cuervo was a private road, and they needed to move their vehicle. The teens left without incident.

August 31 8:53AM – Patrol received a report from a Ranch Resident who reported that while at HR beach, walking his dog off-leash, he was approached by a male beachgoer with a leashed dog. The Resident said the male contacted him about the dog being off-leash and called the Resident a “B&%%H” (B-word – expletive). The male also appeared to be taking a picture of the Resident’s car, telling the Resident he would be reporting the leash law violation to patrol. Note: Patrol was never contacted by the male.

September 04 5:28PM – Patrol received several reports from Residents on the west-end of the Ranch who reported their packages being stolen. Earlier, in the week, patrol received the same type of calls, prompting a warning from the HR GM to Residents on the Friday e-blast. Patrol located opened packages scattered in the area and received a call from a Resident who reported that while driving with her husband, they witnessed two kids (boys) on an e-bike taking packages and discarding empty boxes. The Resident took pictures of the kids on the e-bike and shared them with patrol. Patrol contacted the Residents about their packages and encouraged them to file an on-line report with the SB Sheriff’s Department. Patrol noted distinctive features on the provided pictures and noted the kids appeared to be elementary school aged. Patrol checked the area, but the kids were not located. Update: The very next day at 10:10am, a Hope Ranch employee noticed 2 kids on an e-bike with several packages on Las Palmas and Via Cayente. The employee contacted the kids about the packages, and they tossed them on ground prior to leaving on the equestrian trail heading west on Via Bendita. Patrol and three Sheriff units responded and several Ranch Residents at the scene helped monitor the location of the kids, who were eventually detained by the Sheriff’s Department. The kids initially denied involvement but then admitted to the package thefts after being advised there were photos of them. Parents of the kids responded to the scene and spoke to Deputies about the incident. The Sheriff’s issued an advisal to the kids that they were banned indefinitely from Hope Ranch. The Sheriff’s investigated and wrote a report on the incident. Subsequently, a Ranch Resident contacted patrol and provided video footage of the same kids riding together on an e-bike who pulled up to the Resident’s mailbox, flipped the lid then rode off. The kid riding passenger had what appeared to be a package with him. The Resident reported the kids had been seen opening every mailbox on Via Esperanza to Via Alegre. Patrol provided the video surveillance footage to the Sheriff’s for their investigation. Note: The link to file an online report with the SB Sheriff’s is: <https://www.sbsheriff.org/home/make-a-report/>

SECURITY REPORT CONTINUED...

September 04 7:55PM – Patrol received a report from a Resident on Via Roblada who reported a homeless man pushing a wheelbarrow on Via Bendita headings towards Via Huerto. Patrol located the male at the Via Huerto fire gate. Patrol learned the male did not have a cell phone and got lost in the Ranch. Patrol gave the male directions to Goleta beach and was last seen leaving towards Puente Dr.

September 09 9:19AM – Patrol received two separate reports of a disabled black Honda coupe on the 1200-blk. of Estrella Dr. Patrol responded and noted the front driver's side axle of the Honda had disconnected, causing it to become disabled. Patrol conducted traffic control and a mechanic responded to the scene. The Honda was relocated to the side of the road and repaired.

September 09 11:00AM – Patrol received a report from a Resident on Cuervo who reported a solicitor, a male in his 20's wearing short pants and a backwards hat who was soliciting gutter, window and solar panel cleaning. Patrol checked the area and made a casual car-to-ped contact with a male who was on a Segway balancing scooter. Patrol confirmed the male had been soliciting door-to-door in the Ranch, along with a 2nd person. Patrol advised the male that the Ranch is private property and soliciting was not allowed, noting the complaint. Patrol noted the male's truck had also been parked directly in front of the Cuervo fire gate, restricting emergency access. The 2nd male arrived and both males were seen driving away. Update: While patrolling Monte Dr, patrol came across the 2nd male riding on his Segway. Patrol made a casual car-to-ped contact and learned the males were unsure of the Ranch boundaries. Patrol gave the males directions out of the Ranch and monitored their departure out the Las Palmas exit gate.

September 12 AM – Patrol received three separate reports from Residents on Via Bendita, Cuervo Ave. and Via Vistosa, all complaining about general maintenance work (tree trimming, chainsaw usage, etc.) being done on a Saturday. Patrol found there were no violations for the Saturday general maintenance work. Patrol contacted the Residents and explained that the HR HOA general maintenance rule allows general maintenance work Monday-Saturday, 8am-5pm. Note: This is different than construction work, which is only allowed Monday-Friday 8am-5pm and Saturdays only with prior authorization from the HR Bldg. Dept. Please refer to the HR HOA Building Guidelines for specifics, thank you.

September 14 10:55am – Patrol noticed a male pulling a cart as he walked north on Las Palmas passing Llano Ave. Patrol made a casual car-to-ped contact and inquired if he was lost. The male said he was familiar with the Ranch and was heading north. Patrol monitored and the male was last seen heading towards the exit gate. Further north on Las Palmas, patrol noticed a 2nd male walking along the roadway. Patrol made a casual car-to-ped contact and learned his destination was San Francisco. Patrol gave the male directions to Hollister Ave. The male was last seen heading towards the exit gate.

September 16 12:24PM – Patrol received a report from a Resident on the 900-blk. of Estrella who reported a male walking around the bushes on the Resident's property. The Resident contacted the male that did not speak much English who was last seen heading towards Lago Dr. and Estrella Dr. Patrol responded and located the male sitting on a rock that was in the landscaping (private property) of a residence on Lago. Patrol made a casual contact on foot and learned the male did not have any legitimate business at either the Estrella or Lago addresses. However, the male said he was on a walk during his lunch and works for a gutter & roofing co. doing work at a house on Lago, which was verified. Patrol advised the male that both the Lago and Estrella properties were private property, which he understood. The male walked back to his work site on Lago.

SECURITY REPORT CONTINUED...

September 16 2:50PM – Patrol received a report of a homeless male on Roble Dr. Patrol responded and located the male and gave him directions to the La Cumbre area. The male was last seen walking north on Las Palmas. Some time later, patrol received a 2nd call about a homeless male on Via Huerto near Via Esperanza. Patrol located the same male from the earlier call and guided him to the Via Huerto fire gate and provided him a bottle of water. The male was last seen walking towards Puente Dr.

September 16 12:48PM – Patrol received a report from a Ranch Resident of a person in sweatpants walking in traffic on Marina Dr. near Cantera Ave. The Resident took evasive action to avoid the person who came very close to the Resident's vehicle. The person was wearing sweatpants, sweatshirt and appeared to possibly be mentally challenged. Patrol responded and located the female walking in the roadway on Marina Dr. approaching several vehicles as they drove by. The female then noticed the patrol car and walked directly to the driver's window. Patrol asked the female if she needed help, was lost, etc. Initially the female did not say much but when the female approached a 2nd time, she was open to talk. Patrol learned the female was from Jackson Mississippi and has been walking for 16 years. The female said she did not need any help, but patrol provided directions to the female along the county road, which she followed, taking a break along the way. The female was last seen exiting out the Las Palmas exit gate.

September 21 2:38PM – Patrol received a report from a Ranch Resident who reported a drunk homeless male with a dog at HR beach, who according to the Resident, kept bothering them. Patrol responded and on arrival, the male, a bit disheveled, was on the sand near the turnaround with a loose dog. The male did not appear to have control over his dog. Patrol made a casual contact from a short distance away and offered the male a leash, which was accepted. The male said he did have a leash but had lost it. Patrol advised the male about the complaint, and he advised that he did not intend to bother anyone and had just wanted to warn the beach goers to stay away from the nude activity at More Mesa beach and to keep the kids from playing in the creek run-off. The male decided to leave on his own back towards Hendry's beach but prior to leaving offered an apology if he had made anyone feel uncomfortable, which was not his intention. The male's dog leash was found on the sand, and it was returned to him. The male was last seen east on the sand with his dog.

September 22 11:44AM – Patrol received a report from a Ranch Resident who reported an older male, 60-70 yrs. old who she noticed defecating on the side of the road outside the Las Palmas entrance. The Resident said the male's pants were down, and she also saw his genitalia as she passed by. The location was the dirt turnout along Las Palmas by the STOP sign located on Las Palmas & Via Senda. The Resident said the male was associated with an older long gray or silver Ford or Buick that had carboard coverings. Patrol checked the area, but the male was not located. Patrol kept an eye out for the vehicle in the Ranch, but it was not seen again.

September 24 5:14PM – Patrol received a report from the HR Maintenance Supervisor who reported that an elderly female, a non-Ranch Resident, damaged the smaller stone pillar at the HR beach entry gate when crashing into it with her vehicle. No injuries were reported but video footage showed the vehicle crashing head-on into the pillar, causing it to break at the base and tip over onto the bigger pillar that contains the card reader. The damaged pillar would have to be replaced, at the expense of the driver who took responsibility for the accident. The driver's vehicle sustained minor front-end damage and was drivable. Patrol followed up with the female who said the sun was in her eyes when she crashed into the pillar.

SECURITY REPORT CONTINUED...

September 26 07:36AM – Patrol received a report from a Resident on the 700-blk. of Canon Rd. who reported that her mail was stolen on August 24th. The Resident filed a mail theft report with the US Postal Service. No suspect(s) at this time. Note: Please consider lockable mailboxes and cameras, thank you.

September 26 5:41PM – Patrol received a report from an unknown caller (no caller ID) who reported a white Toyota pickup truck driving recklessly on Las Palmas, which according to the caller, attempted to run him off the road while riding his bike near the Las Palmas entrance gate. Patrol checked the area but was unable to locate the Toyota. Patrol was unable to follow up with the caller since he called anonymously.

September 26 8:48PM – Patrol received a call from the SB Sheriff's Department who advised that they received multiple 911 hang-up calls from a residence on the 4500-blk. of Via Esperanza. Patrol and 2 Sheriff units responded to the residence. Deputies searched the residence and determined the calls appeared to be a false alarm.

September 28 7:45PM – Patrol received a call from a Resident on Roble Dr. who reported a tree down and completely blocking a lane and partially obstructing the other lane on Roble Dr., a county roadway. Safety cones were set out and patrol called the SB County Fire Department who cleared the tree within minutes.

September 28 7:54PM – Patrol received a call from the HR Maintenance Supervisor who reported a lost male paddle boarder who had come ashore at HR beach in the dark as rip currents had pulled him away from the shore after leaving campus point at UCSB. The male had been paddling for two and a half hours and at some point, separated from a friend who was also paddle boarding. The male, new to the area, was barefoot, wet and needed a ride back to his car at a UCSB parking lot. Patrol provided transportation without incident. Note: A National Weather Service warning about dangerous rip currents was in effect at the time. Update: It was later reported the male's friend, who had a GPS tracker, was found safe and sound.

---end of security report---

Thank you Frank for your skills on the grill at the Hope Ranch Beach Festival Family Day!



FRANK'S SAFETY TIP OF THE MONTH

Let's talk about a couple topics: Burglary info and Package Thefts

Burglary info:

With daylight savings time coming to an end on Sunday November 1st, 2026, it will start to get dark sooner in the evening. With that said, it is a great time to brush up on some burglary stats (from past years) that have previously been provided. The main takeaway is the average time of burglaries in the Ranch was at 7:25 pm – This is right around the time you would be out for dinner, attending an event, or just running out to the grocery store.

There have not been any recent reported break-ins, and this is a direct result of focused and increased patrols by the Hope Ranch security patrol, and the security measures Residents have taken, which play a big role in crime deterrence. Cameras are an integral part of the process and can offer key evidence, so consider adding some (or more) if you have not done so already. Do not get complacent and always stay alert and report anything suspicious. The stats below should be able to help you better safeguard your home and valuables while you are away.

Here are some reminder stats on breaks ins.

- 63% Had their alarms ON – Note: At least one alarm was only set for the 1st floor. Make sure you set your alarm for the entire house, not just the 1st floor.
- 100% of the cases did NOT have a vacation form (only 2 of the Residents were on an actual vacation)
- Although break-ins can happen any day, 36% happened on a Friday, 18% happened on Thursday.
- Although break-ins can happen at any time, the average time was 7:25pm
- Target areas: Master Bedrooms / Closets
Items located away and well hidden from these areas will be less of a target.
- 2nd story windows off roofs or balconies have been access points used by thieves. NOTE: Patrol has found 2nd story windows/doors off balconies unlocked.
- Relocate high value items away from your bedroom/master closets. In some cases, it appeared other areas of the homes were not targeted. Items targeted: Jewelry, money, purses, safes. Some Residents reported placing irreplaceable / high value items in safety deposit boxes for safe keeping.
- Set up (and maintain) cameras around your property. Wi-Fi cameras offer live recording, the ability to check remotely, and receive real-time notifications.
- Keep in mind that properties in areas with openings to locations like the golf course, a creek or an unprotected perimeter, offer an easy access point.
- Secure perimeter fencing and keep gates closed.

If you are away on vacation, fill out a vacation form and either email or text it to patrol. Email: Hrpatrol@hoperanch.org Security patrol cell: 805-800-9002. The form can be found on the HR HOA website, can be picked up at the HR office, or patrol can text/email you a PDF version you can fill out.

Package Theft:

With the convenience of ordering items on the internet at the click of a button, comes the endless number of packages you can find scattered throughout the Ranch at any given time. “Porch Pirates” are on the lookout for packages (and mail) left unattended. Tracking packages is the best way to know when a package is inbound and/or has been delivered. For high-ticket items, having them delivered to an alternate and secure location like an Amazon Pick-Up station/locker around town (Isla Vista, etc.), is a great choice. Cameras at your gate will also alert you in real time when a package arrives and will allow you to monitor and record any nefarious activity.



Building Department Report

PRE-CONCEPTUALS (7)

4205 Mariposa Dr.
4653 Via Roblada
4629 Via Cayente
4560 Via Esperanza
4178 Cresta Ave.
716 Monte Dr.
1475 Cantera Ave.

New Residence, Barn, Pool, Pool Cabana, etc.
Lot Split
Addition
New Residence, ADU, & Pool
Stable, Paddocks, Pasture, & Landscape
Remodel & Garage/Gym
ADU

CONCEPTUALS (8)

4589 Vieja Dr.
4220 Mariposa Dr.
4161 Creciente Dr.
800 Carosam Rd.
4662 Via Roblada
4609 Via Bendita
4099 Creciente Dr.
4426 Via Bendita

Remodel & Addition
Pool, Pool Cabana, & JADU
Remodel & Addition
Remodel & ADU
Gate & Driveway
Tennis Court, Pool, & Landscape
Barn, Paddocks, Pasture, & Landscape
Remodel/Additions & ADU

PRELIMINARYS (9)

1489 Cantera Ave.
4225 Cresta Ave.
585 Las Palmas Dr.
4630 Via Vistosa
4212 Cresta Ave.
1011 Estrella Dr.
880 Estrella Dr.
520 Via Sinuosa
4475 Via Abridada

Driveway Drainage
Horse Facilities
New Residence, Garage, Pool Cabana, & ADU
Remodel
ADU & Garage
ADU
Remodel/Additions & Garage
Addition/Greenhouse
New Residence, Garage, & Pool

FINALS (14)

4140 Marina Drive
1530 Roble Dr.
609 Via Tranquila
4295 Mariposa Dr.
4655 Via Huerto
4640 Via Bendita
1057 Monte Dr.
1211 Silvestre Rd.
4600 Via Cayente
4625 Via Carretas
4629 Via Roblada
4343 Marina Dr.
4400 Via Esperanza
4665 Via Bendita

ADU, Pool, Entry, & Landscape
Garage Remodel
New Residence
Gate
New Residence & ADU
Landscape
Pool & Deck
Garage Remodel
Siding Material
New Residence, Pickleball Court, Guesthouse, etc.
Roof Material/Solar
New Residence & ADU
Remodel & Garage/ADU
Pool, BBQ, Entry, & Landscape

VARIANCES

950 Canon Rd.
275 Las Palmas Dr.

Spa & Shed (In Progress)
Pergola (In progress)

September Fun Facts:

- 40 Projects currently in the planning process.
- 42 Projects currently in the building/construction stages.
- 97 permits issued.

