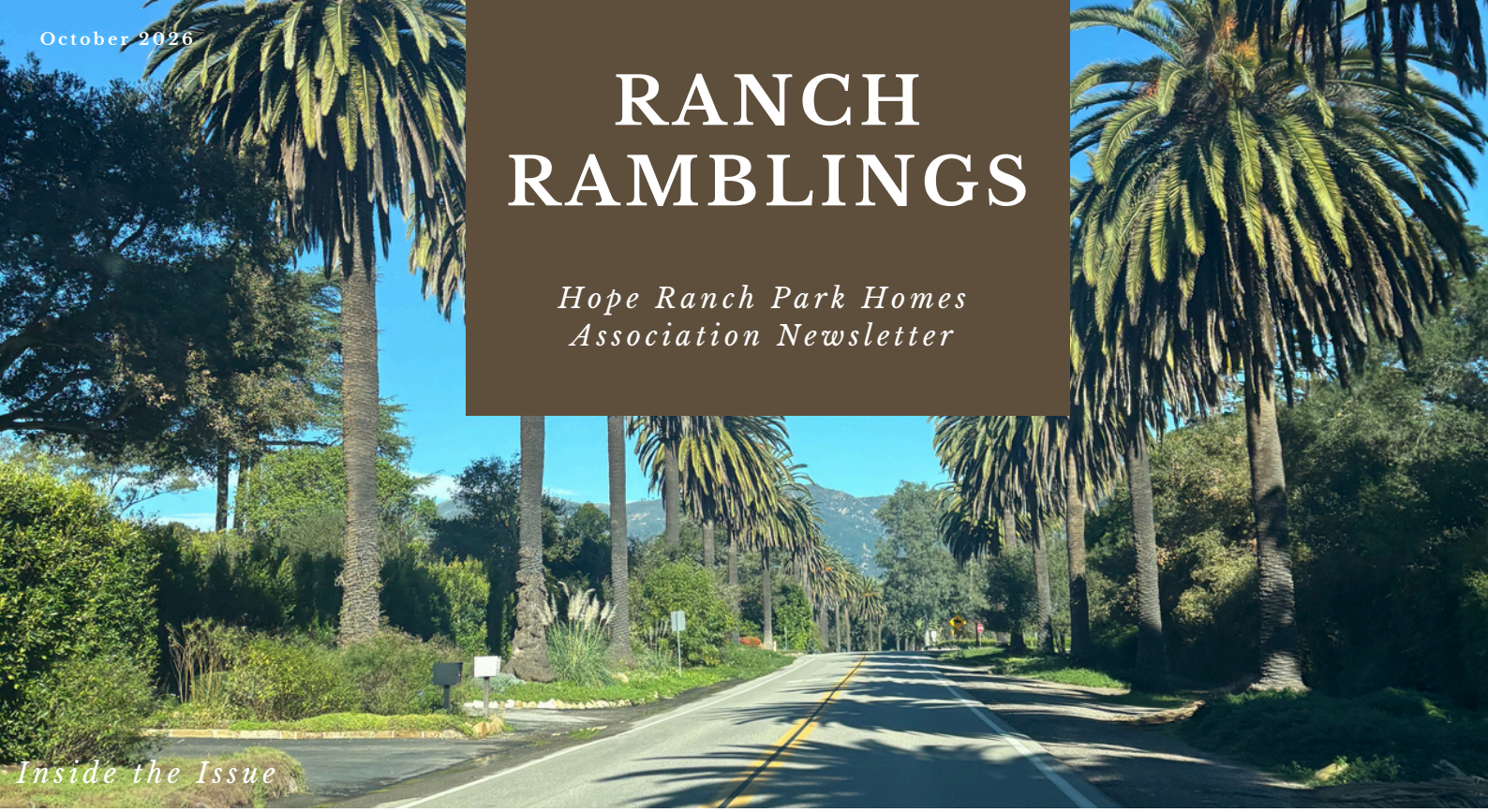
October 2026

RANCH RAMBLINGS

Hope Ranch Park Homes Association Newsletter



Inside the Issue

Save the Date

- HOA Board Meeting, Wednesday, November 4, 2026 at 3:00 PM
- HOA Board Meeting, Wednesday, November 18, 2026 at 3:00 PM
- Go-Live - New HOA Software - Vantaca, November 2, 2026
- Hope Ranch Holiday Party - December 5, 2026

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CONTACT INFO

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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



PHOTO COURTESY OF M. REYES, HR PATROL

Good News for Hope Ranch: No Dues Increase is Expected

By Adrienne Schuele, Board President

$598,956
2026 Annual Reserve Allocation

$75,623
YTD Net Income After Allocations

The Hope Ranch finances are in good shape, and the Board may have welcome news to share: dues will most likely not increase for 2027. We are also able to make the full budgeted reserve contribution for 2026, protecting the resources we will need to care for Hope Ranch in the years ahead.

Earlier this year, the Board considered the need to reduce our reserve contribution. Gladly our financial position is stronger than we anticipated due to adjustments in staffing. Through September 30, the Association reports $2,669,053 in income and $1,994,475 in expenses before funding reserve allocations. The statement shows the entire $598,956 annual budgeted reserve contribution, with $75,623 remaining ahead of budget after expenses and those allocations.

Planning for Tomorrow While Managing Today

That $598,956 commitment is approximately 40% higher than the $427,596 contributed in 2025. Of this year's contribution, $489,540 is allocated to Road Reserves and $109,416 to General Reserves. These funds help prepare us for future major repairs, capital improvements and replacements, including the roads, beach park, trails and shared assets that serve our community.

Fully funding our annual reserve contribution means meeting this year's budgeted commitment. It does not mean that every future repair is already paid for; reserve planning remains an ongoing annual financial responsibility.

Progress Through a Demanding Year

This financial progress comes in a year when three lawsuits were settled or dismissed. Resolving those matters required significant time, attention and expense. Even with those costs, we are able to meet our budgeted reserve commitment, hired a new crew member and most likely be able to **hold dues steady for the coming year**.

The September statement is a snapshot, the Board has not approved a 2027 Budget and the final quarter still brings expenses and responsibilities. We will continue to monitor spending, review our financial position and plan carefully for the work ahead and El Nino.

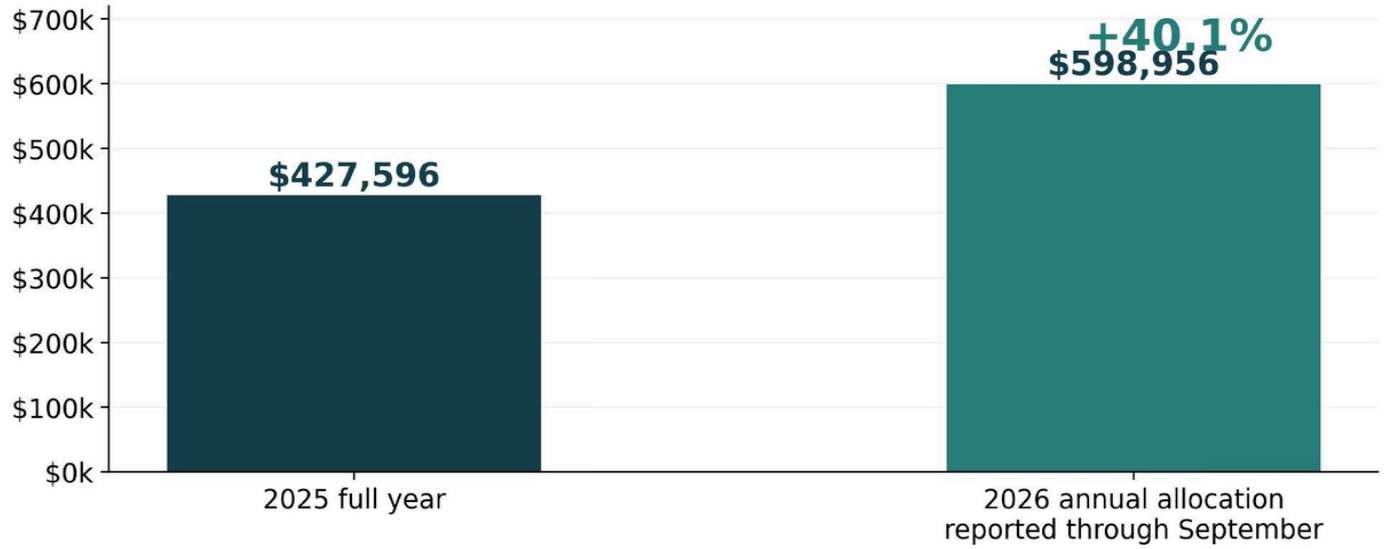
On Monday, November 2nd we are changing over to a comprehensive operating system which not only includes database management, project tracking, correspondence management, maintenance reporting, assessment invoicing, it is a change in tracking of financial position in real time with a new financial management partner, Vantaca.

The Board still needs to approve the budget and we will be discussing the draft on Wednesday at the Open Meeting. Thank you to our General Manager Samantha, our staff, our dedicated finance committee, my fellow Board members and community for helping us move Hope Ranch forward together.

Warmest Regards,
Adrienne Schuele, 2026 Hope Ranch Board President

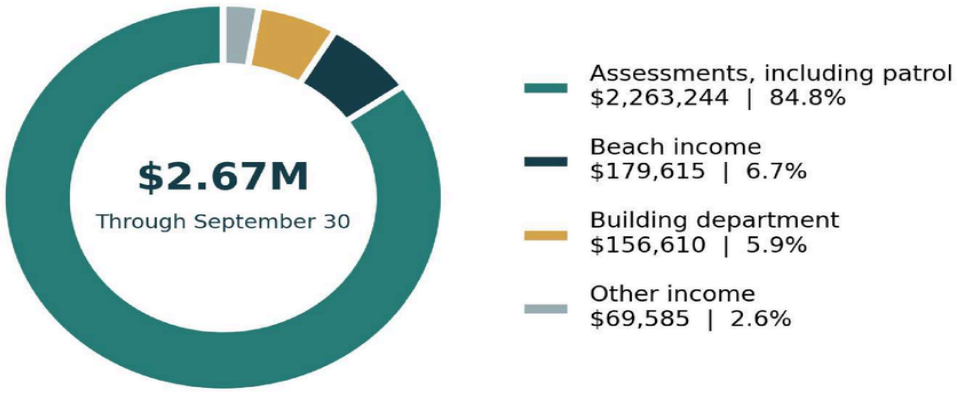
Financial figures: September 30, 2026 income statement. No-increase announcement and lawsuit outcomes supplied by the President the budget still needs Board approval. Year-end results remain subject to change.

The Numbers Tell the Story



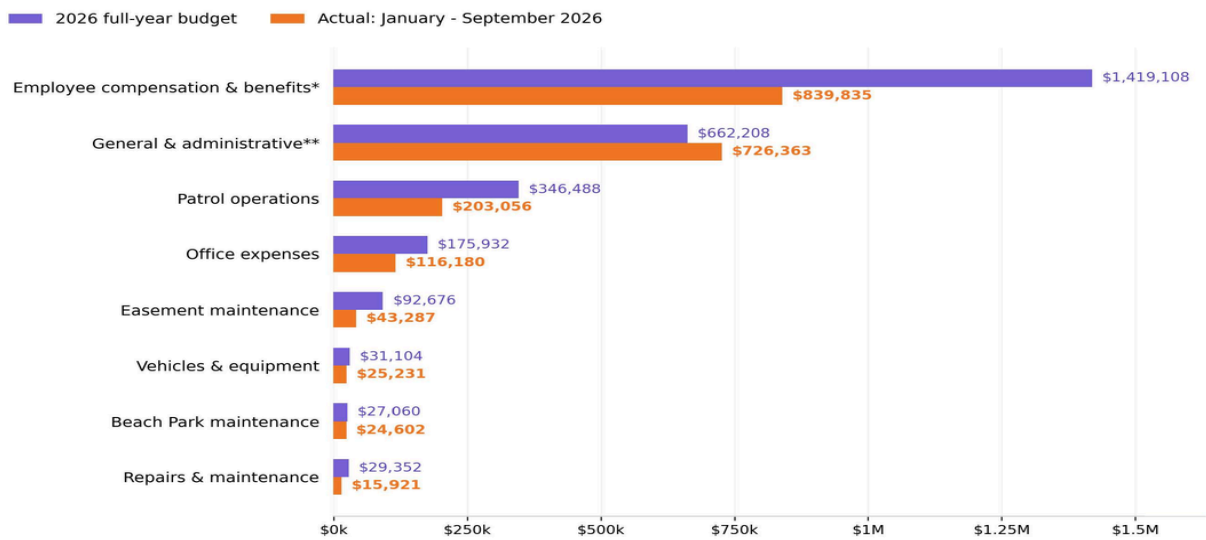
Annual contributions / allocations, not total reserve balances. Source: September 30, 2026 income statement.

Where Association income comes from



Budget vs. Actual Expenses

Hope Ranch | Full-year 2026 budget compared with expenses through September 30



Annual expense budget: $2,783,928 | Actual through September: $1,994,475 (71.6%)

A MESSAGE FROM THE GENERAL MANAGER

Dear Hope Ranch Members,

As the fall season progresses, our team remains focused on protecting association infrastructure, advancing key community projects, and ensuring a smooth operational transition from no digital Customer Relationship Management software to comprehensive software that is highly customizable to the Ranch's many unique needs.

Las Palmas Creek Maintenance Plan Being Finalized:
Following our joint walkthroughs along Las Olas Creek, our Creeks & Drainage Committee has finalized a Draft Las Palmas Creek Routine Maintenance Plan to be submitted to the California Department of Fish & Wildlife (CDFW) and the County of Santa Barbara. This plan establishes standard maintenance practices along the Las Olas riparian corridor—focusing on clearing obstructing vegetation, restoring channel flow capacity, and preventing erosion near adjacent roadways and bridle trails.
We are coordinating closely with Santa Barbara County Flood Control for peer review, and leveraging experts within the Ranch who have volunteered to help. We are submitting an application for a 5-year Routine Maintenance Agreement. A special thanks to committee members and staff who contributed mapping, property-line analysis, and engineering expertise to bring this critical storm protection project together.

Winter Storm & Rain Readiness: Our teams are continuing to take active measures across the Ranch to prepare for the upcoming rainy season:

- Drainage Clearing Complete: Our Maintenance team has completed extensive clearing of drainage pathways, catch basins, and culverts throughout the community to maximize water flow and prevent backup.
- Expanding Maintenance Staff: We are excited to welcome a new member to our Maintenance team starting Monday, November 2nd! Having these additional hands on deck will be instrumental as we manage winter weather response and routine upkeep. If you see our new face on the crew - his name is Zack. Please welcome him with the warmth we take pride in here in the Ranch.
- Patrol Monitoring & Emergency Gates: Our Security Patrol team is actively monitoring regional flood warnings and weather advisories, standing ready to manage and open emergency access gates as conditions require.

Vantaca Operational & Accounting Transition (Go-Live: Nov 2): Our administrative and accounting transition to Vantaca Software and Columbia Bank will officially go live on Monday, November 2nd. The Ranch is no longer working with Ross Morgan & Company and Citi National Bank. This modern portal system will streamline owner accounts, simplify assessment payment processing, add comprehensive and real-time financial tracking, and improve overall operational efficiency for service requests and building requests. Please keep an eye out for upcoming portal registration details sent directly to your email inbox on Monday, November 2nd. Thank you in advance for embracing this new system. Ultimately, it will provide owners with more peace of mind, more active and live reporting, and reassurance that nothing will be missed in any workflow.

Sincerely,

Samantha Bankston
General Manager





PHOTOS COURTESY OF M. REYES, HR PATROL

October 01 8:19AM – Patrol received a report from an equestrian who reported a tree down and blocking the horse trail along Roble Dr. Patrol marked the area with safety cones and advised the HR maintenance supervisor who cleared the trail.

October 01 7:19PM – Patrol received a report from a Via Tranquila Resident who reported people associated with a Tesla taking avocados from a property along the 600-blk. of Via Tranquila. Patrol responded to the area, but the people and the Tesla had already left. Patrol kept an eye out during the shift and no subsequent call(s) were received.

October 01 10:00PM – Patrol received a report from a Resident on Sonriente Rd. who reported that an unknown female had attempted to enter the Resident's truck. Patrol responded to the scene and met with CHP officers who were trying to locate the female that earlier crashed into a tow truck and had driven away from the scene. CHP and patrol checked the area, and the female was spotted and detained by CHP on Estrella Dr. and Bithynia Rd. The female appeared to be under the influence and was dirty as she had been laying on the ground. The 35-year-old non-Ranch Resident out of Santa Barbara was arrested by CHP for Hit & Run and DUI. Update: Six days later patrol noticed the same female on Estrella Dr. and Sonriente Rd. as she was walking around looking for her cell phone she lost on the day she got arrested. Patrol learned she is a private employee of a residence in the Ranch. Her phone was not located.

October 02 9:42AM – While patrolling along Las Palmas by the Laguna Blanca School field, patrol noticed a young adult male that was hitchhiking. Patrol made a casual car-to-ped contact with the male and learned he is from Santa Cruz and was visiting friends in Isla Vista. The male was unable to locate his friends after they all spent the night at Hendry's beach. The male's cellphone was dead, he was not familiar with the area and asked patrol for a ride to Isla Vista. Patrol transported the male to the bus stop just outside the Ranch without incident.

October 02 10:50AM – Patrol received a report from a Resident on the 3900-blk. of Cuervo who reported a herd of goats destroying his backyard. It appeared the goats came from an unknown property outside the Ranch. Patrol contacted several property owners in the Campanil Hill area via telephone, but no one had any information on the goats. Patrol contacted the Santa Barbara City Animal Control regarding the loose goats. Update: The following day patrol received approximately 19 calls (some from repeat callers) regarding the loose goats outside the Cuervo fire gate. Patrol followed up with Santa Barbara County Animal Control regarding the loose goats. It was later learned that the goats were clearing vegetation on a property just outside the Ranch.

October 03 2:21PM – While patrolling along Las Palmas by Via Bendita, patrol noticed a red Mazda with its hazard lights on. Patrol checked on the driver and learned he had run out of gas, but a family member was on the way to help. Patrol cleared without further.

October 04 8:48AM – Patrol received a report from a beachgoer who reported a homeless male showering at HR beach. Patrol responded and recognized the male from a prior contact in the Ranch. Patrol made a casual contact on foot and noticed the male was shaving. Patrol noted the male had some mental challenges but was cooperative and continued walking towards More Mesa beach.

SECURITY REPORT CONTINUED...

October 04 6:26PM – While monitoring the Sheriff's radio frequency, patrol heard a call regarding an individual with a firearm who discharged it twice into the air at More Mesa beach and was heading towards the bluffs. The Sheriff's Department dispatched multiple units and was assisted by the Search & Rescue team and the CA Dept. of Fish & Game. A drone was deployed to conduct an aerial search of the area. Ultimately, the subject was located and arrested on Puente Dr. Note: Patrol monitored the call due to the proximity to the Ranch and in the event the search carried into the Ranch, which did thankfully not occur.

October 04 8:18PM – While monitoring the Sheriff's radio frequency, patrol heard a call in the Ranch regarding a serious mental health emergency. The involved person was currently receiving professional assistance, but several deputies responded to the location to conduct a report on the incident.

October 06 6:35PM – While patrolling Roble Dr. between Las Olas and Llano Ave., patrol came across a vehicle accident involving a black Mercedes Benz E-Class sedan (a local dealer loaner vehicle) that was resting on the embankment. Witnesses at the scene advised the driver had been speeding n-b on Roble Dr. and lost control, hitting a tree, causing the Mercedes to cross into the opposite lane of traffic, coming to rest onto the embankment. The Mercedes sustained major front driver's side damage and would have to be towed from the scene. Witnesses said the driver called some friends who picked him up from the scene. Witnesses reported no visible injuries to the driver. The Santa Barbara County Fire Department and several CHP units responded to the scene. Shortly after, an adult male (a non-Ranch Resident), arrived at the scene claiming to be the driver of the Mercedes. CHP investigated the traffic collision.

October 12 12:20PM – Patrol received a report from a Resident on Marina Dr. who reported that earlier, an unknown female walked into the Resident's backyard and when asked what she was doing, said she was there for a meeting with a person, providing a name of a person that does not live there. The property's front gate was broken and being fixed at the time, which the female used to gain access. The Resident described the female as a brunette in her 40's, "half baked" and "deranged", according to the Resident. The female was seen in a black truck that had abruptly stopped on Marina Dr and had since left west on Marina. The Resident provided patrol photos of the Ford truck and female. Patrol provided the Resident with the online reporting link to the SB Sheriff's Department. Patrol searched the area and some time later, noticed a similar truck being driven by a female in the opposite direction towards the Las Palmas exit gate. Update: The next evening at 9:53pm, patrol made a casual contact with a female on Via Huerto and Via Carretas who was in a Ford pickup truck driving in circles and stopping at several driveways. Patrol learned the female was a non-Ranch Resident staying at a hotel in Santa Barbara who was looking for a friend who lives in the Ranch. Patrol photographed the Ford's plate number and escorted the female out the Via Cayente fire gate. It was later learned it was the same female and Ford truck from the trespassing call from the day prior. No subsequent call(s) and or sighting(s) have been reported since.

October 14 6:30PM – Patrol received a call from a Resident on Via Esperanza who was out of town and received an alert on his Flume water monitoring and leak detection app that alerted the Resident of a significant water leak on his property. The Resident requested patrol respond and assess the situation. Patrol responded and it was discovered the leak was in the landscape irrigation system, which caused the landscaping to be saturated with water. The Resident provided patrol instructions on turning off the irrigation system, which was done without incident. Note: The Resident followed up with the HR HOA General Manager with his appreciation of patrol's prompt real-time response.

SECURITY REPORT CONTINUED...

October 15 7:53AM – Patrol received a report from a Resident on Via Tranquila who reported early (before 8am) roofing work that morning and every other morning that week at a residence on Via Glorieta. Patrol responded and spoke to roofing workers, reminding them of the HR HOA construction work hours. Patrol followed up with the HR Bldg. Admin. about the complaint. Note: As a reminder, construction work hours in the Ranch are from 8am-5pm, Monday-Friday. Saturday's only with prior authorization from the HR Bldg. Dept. No work on specified holidays. Ref. to HR Bldg. Guidelines for specifics, thank you.

October 16 10:00PM – While patrolling the 4300-blk. of Vieja Dr., patrol noticed a silver/gray Toyota 4 Runner SUV parked in the dark. Patrol checked and noticed 2 young adults in the back seat of the Toyota. Patrol made a casual contact and the couple left without incident.

October 20 1:21PM – Patrol received a report from a Via Vistosa Resident who reported a tree down on Via Vistosa. Patrol responded and placed safety cones to mark the tree that was blocking the uphill traffic lane and the horse trail at a bend in the road. The HR maintenance supervisor cleared the tree from the roadway and trail, and the HR Bldg. Admin. contacted the Resident about clearing the remnants.

October 22 10:38AM – Patrol received a text message from a Ranch Resident who reported a homeless male laying on the side of the road along the 4300-blk. of Via Esperanza. Patrol contacted the Resident who further advised the male had his hands in his rear end. Patrol responded and located a male sitting directly (and dangerously) in the roadway. Patrol made a casual contact on foot to see if the male was okay and/or needed any assistance. The male said he was fine and said he was planning to "smoke a bowl" (smoke marijuana). Patrol noted what looked like drug paraphernalia and trash on the ground next to the male. Patrol advised the male that he was on private property and sitting on the road was dangerous. Patrol provided the male directions to the county road and the male walked northbound on Las Palmas, stopping along the way to argue by himself. Patrol monitored and the fast-walking male was last seen exiting out the Las Palmas exit.

October 24 11:45AM – While monitoring the SB Sheriff's radio frequency, patrol heard a call regarding a domestic dispute near Nogal Dr. and the Vieja Valley School area. The location of the incident was occurring near the equestrian training area in the Modoc Preserve, just below the Vieja Dr. fire gate. Patrol learned that deputies contacted an individual armed with a knife who was reportedly combative. Patrol re-directed Residents walking in the Vieja Dr. area to keep them clear of the incident for their safety. Ultimately, deputies arrested the individual and patrol resumed normal patrol duties.

October 28 11:38AM – Patrol received a report from a Resident on the 200-blk. of Las Palmas Dr. who reported a vehicle accident in front of her home. Patrol responded and on scene noted it was a 2-vehicle traffic accident involving a white Toyota Corolla sedan and a gray Nissan Titan truck. Patrol noted the Toyota was stopped at an angle at the driveway, and the Nissan was stopped at an angle further down partially blocking the traffic lane. Patrol contacted the driver and passenger of the Toyota and the driver of the Nissan, all non-Ranch Residents, for any injuries and was advised there were none. All parties declined an ambulance. The passenger of the Toyota requested a CHP report for the Toyota that had just been rented 5 minutes prior. The driver of the Toyota said she did have her turn signal on. Patrol requested CHP to the scene for a traffic collision report and one CHP unit responded. Patrol learned the Toyota had been traveling south on Las Palmas with the Nissan following directly behind. The impact occurred at the rear driver's side of the Toyota and the front passenger side of the Nissan, causing moderate damage to both vehicles. Both vehicles were driven away from the scene. CHP investigated and took an accident report.

SECURITY REPORT CONTINUED...

October 29 5:36AM – Patrol received a report from a Resident on Estrella who reported a tree down along the 1100-blk. of Estrella Dr. Patrol responded and noted CHP also received the call about a traffic hazard (tree down) in the roadway in the same area. Patrol noted the large tree limb was blocking the horse trail and the edge of the roadway. Patrol marked the limb with a barricade and cone, and both units cleared from the scene. The HR maintenance supervisor cleared the tree from the roadway and opened a path along the horse trail. The HR HOA office contacted the Resident about clearing the remnants.

October 30 9:14AM - Patrol received a report that an imposter may be driving the Hope Ranch Patrol vehicle and conducting security checks at the beach. An image of the alleged impersonator is shown below if anyone has seen them please report to the Hope Ranch Office or Hope Ranch Patrol immediately.



---end of security report---

RANCH TEXTURES

Finding beauty in the small details across the Ranch. From organic textures in nature to the precise symmetry of man-made elements, every surface tells a story of its environment. Enjoy these beautiful shots by Misael Reyes, Hope Ranch Patrol.







FRANK'S SAFETY TIP OF THE MONTH

Let's talk about wildlife in the Ranch, specifically coyote encounters, sightings, etc.

Recently the HR HOA office received a report of an increase in coyote sightings in the Ranch. Coyotes in Santa Barbara are typically most active at dawn and dusk, but more frequent encounters increase during certain times of the year depending on breeding and dispersal cycles. The dispersal cycles are from October to December, and this is the time when young coyotes leave their packs to find new territory, which leads to an increase in coyote encounters. Being familiar with coyote daily activity patterns can also help understand when and why they're on the move. Dawn and dusk are peak hours for coyotes to travel to hunt and move across foothills, creeks, etc. During the day, sightings are very common in urban and suburban areas when coyotes are searching for food or water for their young. Luckily, there is a whole agency dedicated specially to wildlife in California, which has jurisdiction over and provides information to the public on how to safely coexist with such animals. The California Department of Fish & Wildlife (CDFW) is very resourceful, and the CDFW division that services the area, including Hope Ranch, can be reached at 951-443-2969 (dispatch number operated by CA State Parks) if you have any specific questions. I have attached a CDFW announcement related to "Human-Wildlife Conflicts: Coyotes" with great info on coyotes. I have also included CDFW dispatch contact info and a CDFW online reporting link, should you ever need it.

Human-Wildlife Conflicts: Coyotes
https://wildlife.ca.gov/HWC/Coyotes

CDFW State Dispatch numbers (24-hours):

- Northern California: 916-358-1312
- Southern California: 951-443-2944
- 911 in case of an Emergency

Online reporting link
https://apps.wildlife.ca.gov/wir



PHOTO COURTESY OF LINDSEY WAGNER



PHOTO COURTESY OF M. REYES, HR PATROL

Building Department Report

PRE-CONCEPTUALS (6)

4205 Mariposa Dr.	New Residence, Barn, Pool, Pool Cabana, etc.
4653 Via Roblada	Lot Split
4560 Via Esperanza	New Residence, ADU, & Pool
4178 Cresta Ave.	Stable, Paddocks, Pasture, & Landscape
716 Monte Dr.	Remodel & Garage/Gym
4028 Via Laguna	Addition/Remodel & Covered Porch

CONCEPTUALS (8)

4589 Vieja Dr.	Remodel & Addition
4220 Mariposa Dr.	Pool, Pool Cabana, & JADU
4161 Creciente Dr.	Remodel & Addition
800 Carosam Rd.	Remodel & ADU
4662 Via Roblada	Gate & Driveway
4609 Via Bendita	Tennis Court, Pool, & Landscape
4099 Creciente Dr.	Barn, Paddocks, Pasture, & Landscape
4426 Via Bendita	Remodel/Additions & ADU
4629 Via Cayente	Addition

PRELIMINARYS (8)

1489 Cantera Ave.	Driveway Drainage
4225 Cresta Ave.	Horse Facilities
585 Las Palmas Dr.	New Residence, Garage, Pool Cabana, & ADU
4630 Via Vistosa	Remodel
1011 Estrella Dr.	ADU
880 Estrella Dr.	Remodel/Additions & Garage
520 Via Sinuosa	Addition/Greenhouse
4475 Via Abrigada	New Residence, Garage, & Pool

FINALS (16)

4140 Marina Drive	ADU, Pool, Entry, & Landscape
1530 Roble Dr.	Garage Remodel
609 Via Tranquila	New Residence
4295 Mariposa Dr.	Gate
4655 Via Huerto	New Residence & ADU
4640 Via Bendita	Landscape
1057 Monte Dr.	Pool & Deck
1211 Silvestre Rd.	Garage Remodel
4600 Via Cayente	Siding Material
4625 Via Carretas	New Residence, Pickleball Court, Guesthouse, etc.
4629 Via Roblada	Roof Material/Solar
4343 Marina Dr.	New Residence & ADU
4400 Via Esperanza	Remodel & Garage/ADU
4665 Via Bendita	Pool, BBQ, Entry, & Landscape
4212 Cresta Ave.	ADU & Garage
1475 Cantera Ave.	ADU

VARIANCES

950 Canon Rd.	Spa & Shed (In progress)
275 Las Palmas Dr.	Pergola (In progress)
210 Las Palmas Dr.	Parking Space (In progress)
1555 Cantera Ave.	Horse Protection Cover Gazebo (In progress)

October Fun Facts:

- **41 Projects currently in the planning process.**
- **43 Projects currently in the building/construction phase.**
- **109 permits issued.**