

RANCH

Fall, 2020

The Fire Monster:

It's starting earlier every year...*Fire season*. We are doing our part to prevent a wildfire entering the Ranch, so please do your part.

Clearing dead brush and dry weeds from your property can prevent the loss of not only your home, but many other Hope Ranch homes. Five Hope Ranch homes were lost in the 1990 Painted Cave fire, twenty nearby homes were lost in the Holiday Fire two years ago, and late last year the Cave Fire roared down 154 in a horrifying march directly for Hope Ranch, ceasing only when the weather suddenly changed. It is your duty to maintain defensible space on your property by taking action now to remove ladder fuels, dry weeds and brush. To help you do so, we have partnered with a defensible space consultant, *Firesafe Solutions*, who is contracted to meet personally at your home to provide specific defensible space suggestions. The consultant will also, upon request, provide a bid for completing the work to Santa Barbara County defensible space compliance standards. All consultations will be provided free of charge. After these consultations, Ranch Members can use their own landscaper or contractor to address the report recommendations, or they can act on the bid provided by Firesafe. Firesafe also provides a certificate of defensible space compliance, which can be submitted to your insurance company for better fire rates.

We ask all Hope Ranch Members to take proactive measures and minimize the fire fuels on their property and to contact Marc Russo of Firesafe Solutions at 805-689-3430 to arrange a no-charge Defensible Space consultation of your property.

What about the Association's job fighting fires?

In the last two years we've deployed our new Phos Chek fire retardant spray machine twice to address potentially threatening fires, and we are ready to do so again. We also post roaming fire guards at night along Vieja when a fire is threatening Santa Barbara. To drastically reduce fire fuel and make the area safer, the board provided special funding for a large fire fuel abatement program along Vieja Drive (as it narrows down to Modoc). Many tons of fire fuel were cut from Eucalyptus trees or removed from the ground, and then mulched by our own crews armed with the large chipper machine we purchased three years ago. (We could not have made a better purchase than that machine, by the way). The massive fuel reductions along

Ramblings



the classic fire front of narrow Vieja drastically reduces the chance of an airborne wild fire spark spreading into the ranch, and will also make the application of Phos Chek more effective and efficient if and when we are being threatened.

Update on Airplane Overflights of Hope Ranch

By Director Russ Werner

We thank all of those Hope Ranch Members who have participated in reporting overflights by private and commercial airlines over Hope Ranch. As a result of the data from these complaint reports, Lee Gabler (Board chair), Stina Hans (Ranch homeowner), and Greg Feet (GM), joined me in a productive meeting with Santa Barbara Airport management to discuss our concerns and to get a better understanding of airport policies and procedures.

The bottom line is that our best line of defense to help the SB airport seek airline compliance with use of the Noise Abatement Corridor (which is voluntary), is to continue logging and reporting overflights in Hope Ranch. We learned that Airport staff goes through every one of these complaints to determine if there is a valid reason a pilot opted to fly over Hope Ranch vs. using the Noise Abatement Corridor (approach from the ocean over More Mesa). If they are unable to find a plausible reason, they reach out to the Pilot-In-Chief for the particular airline, or the private pilot, with a request for compliance. The airport is working on improvements to the information provided to the airlines and pilots for visual flight over More Mesa.

Even though flight frequency is currently reduced due to Covid, we need your help! To Report Flights Over Hope Ranch: Only report flights that are directly over your house. It wastes limited SBA staff time and may affect credibility if the reported flight was not over Hope Ranch.

The "Member" section of the [Hope Ranch website](#) (look for submenu "Aircraft Noise Reporting Instructions") has information about how to register for and use the SB airport's PublicVue/Symphony on-line complaint reporting tool. The [SBA website](#) itself also has more information (search for "SBA Noise Abatement" in your browser search engine for links). With a little effort up front, PublicVue can be an effective tool.

The "Flightradar24" mobile app and website: This app provides real time tracking of planes. When a plane flies

over, click on the image of the plane on the map and the details of the carrier, route etc. are provided. Take a screen shot of the map with the information or write it down. This app will not provide a complaint to the airport but is useful for recording the information for when you have time to file a complaint.

An alternative way to file a complaint with SBA is via the Noise Advisory Hotline Number 805-967-1900.

At the moment, air traffic is down dramatically at SBA but had been up 60% prior to the Coronavirus issues. So Santa Barbara air traffic noise issues can be expected to keep going up over time.

Please continue to help reduce the number of Hope Ranch flyovers by reporting incidents to the airport, by using Public Vue software or phoning in.

Russ Werner

Large 2020 Hope Ranch and County road projects nearly complete:

The largest annual Hope Ranch improvement project is the capital roads project, budgeted at around \$300k this year. 2020 represented the highest level of road funding of any year to date, with Corta, Laguna Blanca Drive, and the unpaved section of Vieja completely grinded down and re-asphalted. Regarding Vieja, our own crews then graded, based, and mulched a new quarter mile bridle trail next to the roadway. After that, all or much of Via Bendita, Via Esperanza, Bithynia (for the first time), Cuervo, and a section of Via Tranquila were chip sealed. To drastically cut costs, annual road work by a contractor requires the full involvement of Sergio's entire staff for several weeks, as they first prep all of the cracks in the project roads with crack seal, clear the overhanging tree branches that are legal height but that hang too low over the roads for the upended payload of the gravel truck to disperse gravel during chip sealing, and much of the substantial clean up and road line striping that follows the work. This particular year, at the same time as all of this was taking place, the County saw an opportunity to receive Montecito debris basin boulders and use this normally expensive fill material to first fortify the creek walls below Roble Drive, and then grind and asphalt the full road surface. Due largely to the involvement of several Hope Ranch Members who wrote in and also attended an important meeting at County Roads early this year, the County also agreed to attempt to create a walking path along Roble. We'll see how that progresses. Note that the guard rail has not been replaced, nor will it be in the short term. Its installation is a separately funded project.

A clarification on how the beach locker wait list works:

Occasionally there's some confusion as to how the beach locker wait list is managed. The Board recently reviewed the current wait list process, affirming the approach but looking to clarify how the wait list works.

Assigned Lockers and Signing Up for Wait List

- Beach lockers are assigned for two-year terms. Each Spring Hope Ranch Staff notify eligible homeowners and qualified renters (persons renting an entire house) that their name has risen to the top of the wait list and that they now qualify for a locker. Terms begin on June 1 and end on May 31.
- The wait list is maintained in chronological order based on the date on which the request to join the list was submitted via email to Hope Ranch Staff. The wait list is available for viewing at any time (contact Anne Rhine (Anne@hoperanch.org)).
- Any eligible Hope Ranch homeowner or qualified renter may sign up on the beach locker wait list if they currently do not have an assigned locker or are not currently on the waiting list. (Members with multiple properties are handled differently, below).
- Staff adds requests to join the waiting list only by email or written request (a recent change). Verbal requests to be on the locker wait list are no longer accepted. Members should retain records of their written request and the staff email confirmation. Members who have not received an emailed acknowledgement from staff should contact the staff.
- Members/renters who have already been assigned a locker may sign up for the wait list only at the end of their assigned locker term in May and after they have vacated their locker. Members currently assigned a locker may ask staff by email or in writing to sign them onto the waiting list as of the expiration of their assigned locker term.
- A home owner may transfer their spot on the wait list to a rental tenant upon rental of the full home, but not to a new owner in the event the home is sold. If a qualified renter on the wait list or occupying a locker moves out of the home during the locker term or locker wait list term, the new renter does not retain the place of the previous renter on the waiting list nor shall the new renter occupy the locker. New qualified renters must add their name to the wait list.

Sharing Lockers

- Sharing lockers between two or more addresses is common at Hope Ranch, and encouraged. Please note, only the primary locker holder who is assigned the locker (Member A) for a two year term has any special privilege to the assigned locker. Informal sharing arrangements are completely between individual Members. Those sharing the locker (member B) must manage and maintain their own wait list status as they are not "assigned" a locker by sharing a locker with a primary locker holder (Member A).
- As a convenience in terms of not having to move their belongings, if the two-year locker term for Member A

expires, but their "locker partner," Member B, comes up on the wait list, we assign the same locker to Member B.

Changes to Wait List Status

- If assigned locker is given up for any reason, or lost due to the occupant moving before the locker term expires, Staff contacts the very next person on the waiting list, and offers the remainder of the term of the vacated locker to them, with no penalty regarding their position on the wait list. This means that this fortunate person can occupy the surrendered locker for the remainder of the current term, and then begin their official two-year term when their name comes up naturally. They retain their position on the waiting list.
- If a Member comes up for a locker, they must take the locker or go off the waiting list. They cannot defer the option for a locker this year and remain at the top of the list for next year.

Locker Assignments

- Members may not chose locker size when their name comes up on the waiting list. However, if two members agree to a locker exchange for any reason, Staff accommodates this mutual exchange and record it.
- New temporary lockers being proposed for the upper parking lot, will be awarded to persons on the wait list after the ocean side lockers are all awarded. Persons who occupy the upper temporary lockers will be the first to receive two-year terms in the beach side lockers starting in the following year. When a Member/renter takes a locker in the upper parking lot lockers, he/she remains on the waiting list for a beach side lockers.

Multiple Property Owners

- If a Member owns two properties, and does not rent either, the owner can be listed separately on the waiting list for each of the two separate properties, but cannot occupy two lockers simultaneously and cannot occupy a beach side locker associated with a second property unless a one-year lapse of time has passed during which the Member did not occupy a beach side locker. This means that, regardless of the number of properties you own, you cannot remain the named assignee in a beach side locker for more than 2 years. You must take at least a one-year hiatus. During this waiting period, the applicant will advance on the waiting list in normal fashion.
- If a member owns two homes, but rents out his second home, he cannot retain beach locker and waiting list privileges for the home he rents out (per CCRs). Locker privileges for the home rented out can be held only by the qualified rental tenant of record for that property.

How to quickly reach office staff by phone:

Since we share an office and the phone lines with La Cumbre Water Company, getting through to the party you wish to speak to can take a bit of time. To speed this

process up, as soon as you hear the canned greeting voice begin, don't wait, but just enter the extension for HR staff. Anne and Liza is 113, Bob Townsend is 118, and Greg Feet is 111.

Building/ABR Projects Since Last Publication

Conceptual review

1045 Via Tranquila	New Residence
915 Camino Medio	Addition
275 Las Plamas Dr.	New gates, driveway & landscaping
4689 Via Esperanza	Addition & New attached ADU
465 Via Dichosa	Remodel, Garage & Guest house rebuild
4631 Via Bendita	New residence
4604 Via Vistosa	Conversion of guest house to an ADU
450 Via Dichosa	Remodel, addition & landscape
4441 Via Esperanza	Garage conversion, new garage & shop
4475 Via Abrigada	Remodel, addition & landscape wall

Preliminary review

1170 Estrella drive	New structure, storage and office
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Final review

524 Via Sinuosa	Remodel
4520 Via Vistosa	Remodel & addition
4055 Cuervo Ave.	Remodel & landscaping
4477 Via Alegre	Remodel, addition, guest house & pool
400 Via Dichosa	Remodel & addition
4066 Via Laguna	New residence
767 Las Palmas Dr.	Remodel & new residence
4640 Via Bendita	New residence
4090 Cuervo Ave.	Pool, pool cabana & pool equipment
4653 Via Roblada	New garage, barn, tennis court, new structures
4403 Via Abrigada	New wall, entry gates & landscaping
4171 Mariposa Dr.	Remodel, addition, pool & landscaping
4444 Via Bendita	Remodel, addition, landscape/sport court
1117 Las Palmas Dr.	Remodel, addition, stucco, windows and doors
1125 Estrella Dr.	Remodel & addition
855 Estrella Dr	Remodel addition & ADU conversion
4545 Via Vistosa	Remodel, addition & guest house
4692 Via Bendita	New Barn, round pen & Residential addition
4045 Marina Dr.	Remodel, addition, new ADU & Variance
4376 Via Esperanza	Landscape, Pool, outdoor kitchen/ patio cover & hardscape
4677 Via Roblada	Solar, maintenance building

Variances

4376 Via Esperanza	Outdoor kitchen, patio cover & pool equipment
4045 Marina Dr.	Hardscape & Patio
4692 Via Bendita	Round pen

**Closing Jokes that, while not very funny,
survive because they offend few**
Don't you hate it when someone answers their
own question? I do.



Hope Ranch Patrol Report Fall, 2020

- Not all logged entries are included
- Some items are slightly edited or redacted in parts for privacy or other reasons
- Not all individuals may be emotionally prepared to read the Patrol Report

April 11 12:04PM – While at the tennis courts on Las Palmas, patrol received a report of a couple parked nearby, possibly in a verbal dispute. Patrol heard loud arguing in a foreign language with the male using the F-word several times. Patrol made contact and learned the male and the female were siblings who said were going through some family issues. Patrol advised the siblings the school was private property as was the location where they were parked at. The siblings left the Ranch without further incident.

April 17 2:12PM – While on routine patrol of Via Dichosa, patrol noticed a construction truck parked at a construction site that had been issued a Stop Work Violation from the Ranch's bldg. administrator. Patrol confirmed construction work was taking place, despite the active Stop Work Violation notice. Patrol contacted the workers about the violation and the work was stopped.

April 26 12:06PM – While on routine patrol of Via Roblada by the More Mesa trail entrance, patrol contacted a transient male who was walking along Via Roblada. Patrol advised the male he was on private property (road). The male was directed out of the Ranch.

May 04 7:27PM – Patrol received a report of a water rescue response at HR beach. A county fire engine, an ambulance and 2 jet ski / ATV rescue units responded for a report of a rider who had fallen off a foil board out in the ocean by Hendry's beach. Later it was confirmed that the rider was ok.

May 07 5:40PM – Patrol received a report from a Resident who reported a vehicle accident on Las Palmas and Via Bendita. Patrol responded and found 2 vehicles, a silver Mini Cooper and a green Mercedes sedan, involved in the accident. The drivers, both non-Ranch Residents, had been driving through the Ranch when the collision occurred. No injuries were reported, and both vehicles were drivable. Patrol notified CHP who responded to the scene.

May 08 8:22AM – Patrol was advised by the Ranch maintenance crew about a tree that had come down on some utility cables along Via Cayente just up from Las Palmas Dr. Patrol and the Ranch maintenance supervisor responded and the roadway was coned off and the fire dept. was contacted as a high voltage cable was laying on the ground. Fire and Ranch staff staged to prevent anyone from entering the area. A SC Edison crew member arrived. Edison crews repaired the damaged line and the Ranch crew cleared the downed tree from the roadway. *Note: Edison crew advised the tree owner would be responsible for the cost to repair the damage to the utility line, which was estimated to be around \$10,000-\$15,000.*

May 08 11:30AM – Patrol received a report from a Resident along the 4400-blk. of Vieja Dr. who reported his gardener's saw power tool had been stolen from the Resident's driveway earlier in the week. The power tool had been left unattended along the driveway, out of view from the Resident's camera system. Patrol suggested the gardener file a report with the Sheriff's dept. The power tool was valued at \$100. No suspect(s) at this time.

May 11 8:15AM – While at the HR beach turnaround, patrol was approached by a transient male who wanted to use the outdoor shower to wash his hands. Patrol advised the male the facilities were private property and provided him a few disinfecting wipes. The male was last seen walking west on the beach from the turnaround.

May 12 08:50AM – Patrol was contacted by a Resident on Via Roblada who reported his 2 kettle bells he uses to workout had gone missing. The Resident had been working out on foot and set the kettle bells down in the bushes as he ran up the hill on Via Esperanza. However, when the Resident returned to pick up his kettle bells, they were no longer there.

May 16 11:33AM – Patrol was contacted by the lifeguard at HR beach who reported a transient male making his way towards the restrooms. Patrol located the male on the cement walkway by the beach cabanas. Patrol advised the male he was on private property and needed to leave. The male left without incident and as he walked west along the sand towards More Mesa beach, he was acting oddly; making various hand gestures and saying unintelligible comments as he looked back. Patrol remained at the beach and monitored the male's progress until he was a safe distance away from HR beach. The male was not seen again.

May 17 5:20PM – While on routine patrol, a female bicyclist with a disabled bicycle was spotted by patrol. Patrol assisted the non-Ranch cyclist as her bike's chain had come off the gears. The bicycle was fixed, and the female continued her ride out the Ranch.

May 17 9:08PM – While on routine patrol of the 1300-blk. of Las Palmas Dr., patrol noticed a dark Subaru parked on the side of the road with fogged up windows. Patrol checked the Subaru and found a couple that appeared to be engaged in lewd activity in the back seat. The vehicle left and the occupant(s) shouted out something while leaving. The vehicle was last seen exiting out Marina Dr.

May 21 6:18PM – Patrol received a report from a Resident along Lago Dr. who reported a black Audi illegally parked along the front of his property. The Resident said illegal parking is a constant problem at that location. Patrol responded and noted the Audi was unattended. However, the driver's door was not properly secure as it popped open when the door handle was leaned on. In plain view patrol noticed a black handgun on the door's side pocket. Patrol closed the door and called the Sheriff's dept. to the scene. Two Sheriff Deputies responded and secured the handgun, which was found to be loaded. Deputies conducted a records check on both the vehicle and the handgun and both came back clear. A telephone # for the owner of the vehicle was obtained and he was found to be playing golf at the golf course. The owner, a non-Ranch Resident, returned to the scene and he was cooperative with deputies. The owner claimed he had just moved to California from Nevada and did not know the CA gun laws very well. Deputies confiscated the handgun and a criminal report would be submitted to the county DA's office for possible charges. The male was released at the scene.

May 29 12:08PM – Patrol received a report from a Resident who reported a male, possibly transient, by the beach lockers. Patrol contacted the male who was at the wash area. The male did not say much when being contacted. Patrol gave the male directions and he was last seen east on the beach towards Hendry's beach.

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June 6 12:14PM – Patrol received a report from a Resident who reported a transient male by Marina Dr. The male was seen carrying a large cloth bag on top of his head as he walked through the Ranch along the county road. Patrol monitored the male's progress as he stopped a few times to rest. The male was last seen exiting out the Ranch on Las Palmas Dr.

June 8 2:40PM – While on routine patrol of Marina Dr. near Roble, patrol came across a disabled vehicle partially on the west bound side of Marina Dr. The car's hood was propped open with jumper cables in place. Patrol contacted the female driver who advised she was out of gas. Patrol noticed the female was disoriented and could not keep a casual conversation going. The female said she had been released from jail a few days ago. Ultimately, the Sheriff's dept. responded to the scene for an under the influence call. The female was subsequently arrested by the Sheriff's dept.

June 12 AM/PM – Patrol received a report of a vegetation fire on the More Mesa Preserve. Patrol and the Ranch GM checked from a higher vantage point in the Ranch to monitor the flames. Patrol opened the fire gates and remained on the west-side of the Ranch on ember watch and the Ranch maintenance crew deployed the Phos-Chek (fire retardant) spray machine. A county helicopter made water drops and ground crews stopped the fire from advancing any further.

June 25 7:30PM – While on routine patrol of Las Palmas Dr., patrol noticed 2 vehicles stopped along the south bound lane and white smoke coming up from the ground. Two people had stopped and were putting out the smoldering from a fire in some oak leaves. Patrol was flagged down and while parking, noticed a male sitting down nearby as he stared down to the creek, smoking an unknown object. The people putting out the fire advised that the male sitting down had started the fire and left it unattended. Patrol contacted the male who did not answer and appeared to be have a mental issue and/or was under the influence. Patrol contacted the Sheriff's dept. and the male began to walk north bound on Las Palmas, making his way up Via Cayente. The male ignored the commands of the 1st Sheriff's deputy who arrived on scene, prompting for a 2nd unit to respond. Deputies blocked off Via Cayente and stopped the male at Taser-point. Deputies cuffed the male and arrested him without incident. The male was booked into SB county jail for starting an Unlawful Fire, Possession of drug paraphernalia and for Resisting Arrest.

June 28 11:30AM – While monitoring the Sheriff frequency, patrol heard a burglary in progress call on the 4500-blk. of Vieja Dr. It was reported the Resident interrupted a male stealing items from his garage and then fled the scene. Items taken were a hand saw and some clothing. Sheriff Deputies, including two K-9 units and a Sheriff helicopter, responded to search for the male. The Sheriff's issued a "reverse 911" to select Ranch Residents while the search was underway. The male was spotted by a deputy on Via Airosa and Via Vistosa and attempted to stop him at gunpoint. However, the male fled, and a foot pursuit ensued. The male was not located during the initial search but a few hours later, a Resident on the 4200-blk of Cresta reported a shirtless male on her property who left walking on Cresta. The helicopter spotted the male who was walking in the direction of the HR patrol vehicle. The male was ultimately stopped by a CHP officer who ran towards the male, tackling him to the ground. The male was positively identified by the witness and was arrested and booked into county jail for Burglary and for Resisting Arrest.

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July 05 AM – While driving in the Ranch to start his patrol shift, patrol noticed a transient male with a blue sleeping bag walking south bound on the 700-blk. of Las Palmas Dr. Patrol contacted the male and gave him directions out the Ranch. The male was last seen exiting out Marina Dr.

July 11 09:15AM – Patrol received a report from a Resident on the 4300-blk. of Via Presada who reported items stolen from her vehicle sometime during the night. The Resident discovered her driver's door open around 9:00am and noticed the center consul tray was gone. The tray contained credit cards, a passport card, a driver's license, and some cash. The Resident had left her car unlocked and was parked on her ungated property. An online report was filed with the Sheriff's department.

July 25 10:02AM – Patrol received a report from a Resident on the 700-blk. who reported a wood chipper being used on Via Esperanza. Patrol called the Resident to inform him that operating a wood chipper was allowed on Saturday's (from 8:00am-5:00pm).

July 26 8:20AM – Patrol received a report from a Resident on the 4600-blk. of Via Bendita who reported 2 of his cars got broken into overnight. The vehicles were parked on the Resident's ungated property and the timeline of the incident was sometime between 10:30pm the night before and 6:00am in the morning when the Resident found one car had a door open and the other car had the trunk open. Both vehicles appeared to have been left unlocked as no signs of forced entry were visible. The Resident was unsure what, if anything, was taken as valuables were still in the car(s). The Resident contacted the Sheriff's dept. who responded to the scene. Patrol asked if video footage on the Resident's property was available as the license plate recognition cameras at the Ranch entrances may be of use. The Resident advised no footage was currently available as there appeared to be a problem with the camera system. At this time, no suspect(s) and/or suspect vehicle(s) have been identified. *Note: As a reminder, please lock your vehicle doors and conduct frequent tests of your camera system to assure it is operating properly.*

July 28 11:41AM – While on routine patrol of Las Palmas Dr. near Via Cayente, patrol noticed a young adult male ride onto the bridle trail on Las Palmas on a stock red w/white dirt bike. Patrol contacted the male and advised him it was dangerous, and he could not ride on the bridle trail. The male was apologetic and got off the bridle trail, last seen south bound on Las Palmas Dr.

August 1 10:55AM – While monitoring the Sheriff frequency, patrol heard deputies searching for subject driving in the direction of Las Palmas from La Cumbre Rd. Deputies pulled over the vehicle on the 200-blk. of Las Palmas Dr. A county behavior wellness team responded to assist deputies with a mental health situation.

August 2 1:00PM – While monitoring the beach gates, patrol noticed a silver Lexus SUV (Arizona plates) tailgate (follow through) behind a Resident's vehicle into the beach parking lot. Patrol contacted the female driver of the Lexus and learned she is not a Ranch Resident and has lived in the "annex" for 3 months. The female had no association with the Resident she followed in. Patrol advised the female she could not remain parked in the parking lot and could use the beach area if she was a guest of a Hope Ranch resident.

----end of patrol report----