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RANCH RAMBLINGS

Message from the President

Happy Holidays! As 2021 draws to a close, I wanted to take a moment to reflect on what an unprecedented year it has been for our Hope Ranch HOA members, staff, and the Association in general. While none of us could have predicted the impact the pandemic, the economy and the legislative environment would have on us, I am heartened by the way our community came together in a show of determination and resiliency.

Last year was monumental for so many reasons, the most significant of which was the hiring of our dynamic new General Manager Jill Van Zeebroeck. With over 30 years' experience managing homeowners' associations, Jill hit the ground running, creating new employee and operations manuals, streamlining office procedures, simplifying the ABR process, etc. In June, we welcomed three new board members to our ranks: Marco Del Chiaro, Mark Mosby, and Stephanie Wilson. We bid farewell to two longtime board members: former president Lee Gabler and Steve Leider as well as Ed St. George. 2021 also marked a turning point in Hope Ranch's financial reporting system as we engaged the outside financial management of Ross Morgan.

The Board spent significant time and effort revising our election procedures to ensure compliance with new State of California legislation. As I write this, we are putting the final touches on the rules and regulations governing ADU's, their construction and the rights and responsibilities of both owners and tenants. Last but not least, Board members are participating in continuing education classes on topics ranging from financial management to board leadership to community management.

Finally, I would be remiss if I did not express gratitude for the health and well-being of Sergio Rodriquez. We are delighted to have him 'back at the Ranch' and wish him well in his ongoing recovery.

I wish you all a healthy and happy holiday season and the hope for a safe and prosperous 2022.

My very best,
Susan McMillan



Hope Ranch Riding Trails Association Annual Caroling Event

On Sunday, December 5th, some members of HRRTA and some walkers too, met to celebrate the season. Participants travelled the Via Bendita and Roblada loop to help spread holiday cheer and smiles.

Treats for all in the form of buckets of apples, carrots, and cookies for the 4- legged crowd and wine, appetizers, and sweets for the rest of us were thoroughly enjoyed. A great BIG Thanks to the Hedge and Gabler family for their hospitality.

This is a wonderful annual tradition that reminds us of the sense of community at Hope Ranch that makes this place so special.

HOLIDAY

OFFICE

HOURS:

December 14th

Board meeting

LCC 3:00pm

December 23-27th

Closed for Holiday

December 31-

January 3rd

Closed for New

Years

January 4, 2022

Office Open-Staff
returns

Message from the General Manager Jill Van Zeebroeck, PCAM

This issue marks the return of the Ranch Ramblings. As with everything else, I tried to bring my own sense of style and content to this publication. We will have articles from the President and GM, various photo ops, and the Security report will be a part of the issue rather than an insert. We will have some extra copies available to mail- otherwise this will be delivered electronically and available on the website only. I plan to put out this paper every other month- next issue will be in February which will highlight our annual meeting election and candidates. If you have any comments or critiques, please send them to me as this is a work in progress.

2022 Legal Update: Some of you may not know that I currently serve as an Emeritus Member on the CLAC (California Legislative Action Committee) whose purpose and function are to help advise legislators on matters affecting HOAs. Here are some highlights from our efforts this past year:

AB 502 ELECTIONS authorizes any association to elect board members by acclamation when the number of candidates is less than or equal to the number of vacancies. However, the Legislature did extend the time for initial notice of an election and requires an additional individual notice to the membership. An association is also limited to no more than three consecutive elections without a secret ballot election. RESULT: This bill passed the Legislature with bipartisan support and was signed by the Governor.

AB 1584 SHORT TERM RENTAL created new rental restrictions on associations, which requires, among other things, governing documents to be amended in compliance with the new changes by January 1, 2022. Realizing the complexity of amending governing documents in such a short period of time, AB 1584 also includes language allowing the governing documents to be amended in compliance with the changes of this law by a vote of the Board and extends the deadline to July 1, 2022. RESULT: This bill passed the Legislature with bipartisan support and was signed by the Governor.

SB 9 – SINGLE FAMILY RESIDENTIAL ZONING – LOT SPLITTING SB 9 requires ministerial approval of a housing development of no more than two units in a single-family zone (duplex), the subdivision of a parcel zoned for residential use into two parcels (lot split), or both. RESULT: The author submitted a

Letter to the Journal clarifying the bill was not intended to impact the governing documents of a common interest development. This bill passed the Legislature with bipartisan support and was signed by the Governor. Legal professionals feel that in order to protect common interest communities from lot splitting, CCRs should be amended, and rules and regulations should be immediately adopted.

SB 60 STR LOCAL ORDINANCE ENFORCEMENT SB 60 would raise the maximum fines for violation of a city or County short-term rental ordinance that poses a threat to health or safety, to \$1,500 for a first violation, \$3,000 for a 2nd violation of the same ordinance within one year, and \$5,000 for each additional violation of the same ordinance within one year of the first violation. The bill would make these violations subject to the process for granting a hardship waiver. **RESULT:** The bill passed the Legislature with bipartisan support and was signed by the Governor.

SB 391 VIRTUAL MEETINGS: This bill authorizes common interest development (CID) boards to meet by teleconference, without identifying a physical location where CID members may attend, in an area affected by a disaster or emergency which makes it impossible to meet in person. **RESULT:** This bill passed the Legislature with bipartisan support and signed by the Governor.

SB 432 – ELECTIONS. This cleaned up election legislation from 2019, including: adding term limits as a reason for disqualification for a nominee; and an association cannot disqualify a nominee for failure to be current in payment of regular and special assessments if they have entered into a payment plan, been afforded IDR, or paid regular or special assessments under protest.

Tis the Season.....

This is a friendly reminder that the Holiday Decorating

Rules in the General Maintenance Guidelines provide for holiday décor between November 15th-January 30th.

2022 Election Update

I know it seems like we just had your 2021 election, but here we are again preparing for 2022. The timeline for the election is as follows:

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- November 22nd Call for Nominations mailer (1 page bio and photo of nominee due by December 20th)
 - December 22, 2021, notice of who is running, location for ballot mailing and when to expect ballots to be mailed
 - January 21, 2022, Ballot Mailing
 - There are 4 open seats this year.
 - The Annual meeting will be held at La Cumbre Country Club on February 22, 2022, at 7:00pm.
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A Season of Thanks

In addition to your dedicated Board of Directors, there are many residents who volunteer their time and talents to make this community special. I would like to thank them for their warm welcome and assistance to me this year:

Finance Committee– David Zimmerman, Chair

Bob Atwater, Bill Freudenstein, Susan McMillan, and John Morrisette.

View Committee– Lee Gabler, Chair

Wendy Gronsky, Brad Pantosky, and Rick Wells.

Landscape Committee–

Marsha Roberson, Mary Lou Running, Diane Scalapino, and Paula Smith.

Welcome Committee: David Zimmerman and Suzanne Rueter.

Beach Infrastructure Committee—Mark Mosby, Chair

Laird Riffle, Ken Young, Neal Rabin, Steve Eisler and

Macy McGuiness.

Beach Campout and Festival: Burleigh Skidmore and

Ron Gillio.

Finally, I cannot thank the Board of Directors (both past and present) enough for giving me this tremendous opportunity. It is one I do not take lightly or for granted. I look forward to further the achievements of this year with my extraordinary team.

Happy Holidays everyone!

1ST ANNUAL HOPE RANCH MEMBER HOLIDAY

SOCIAL was a tremendous success. It was great fun meeting so many members for the first time and seeing neighbors gather and laugh together.

I hope this will be on everyone's permanent calendar like the Beach Festival and Camp out every year. Thank you to the Board for approving this event (paid for with unused funds from the cancelled beach events this year) and approving the 2022 budget with funds set aside to do it again!

Keep an eye out for photos in the Hope Ranch Living Magazine and I hope to see more of you there next year.

HOPE RANCH PATROL VEHICLE NOW HAS A DIRECT LINE CELL PHONE

In the case of an emergency, always dial 911 FIRST and Dispatch (805-967-8335) but you can now call patrol directly or text them for non-emergency requests. They can also receive emails from the phone. We have been experimenting with this phone for about a month and it gets much better reception in most parts of the Ranch and response time is greatly improved.

805-800-9002 - PLEASE PUT IT IN YOUR PHONE

PATROL REPORT

Prepared by Frank Mendez, Patrol Supervisor

October 1 2:27PM – Patrol noticed a dog being walked off leash on Camino Medio. Patrol contacted the owner of the dog regarding the leash law violation. The dog was leashed without incident.

October 2 4:55PM – While entering the beach gate, patrol noticed some unusual activity at the entrance gate. After reviewing the camera footage, patrol found a tailgating incident had occurred. The lead vehicle had gained entry with a beach card and as the tailgating vehicle proceeded in, the gate arm came down and struck the vehicle. The HR office staff contacted the Resident about the tailgating violation.

October 2 7:46PM – Patrol received a call from a Resident on Marina who reported the neighboring property tossing cut tree limbs over the fence into their back yard. There were 5 cut limbs in the back yard that did appear to have been tossed over. Patrol documented the incident.

October 2 7:25PM – Patrol received a call from a Resident on Lago Dr. who reported that a male had become hostile and made threats against the Resident when he asked the male and a female walking-by if they were Ranch Residents. The couple confirmed they do live in the Ranch, and it was after the Resident commented that he has never seen them before that the male became hostile and made the threats. Patrol responded but the couple was not located.

October 3 5:00PM – Patrol received a call from a Resident who reported a homeless male seen on Las Palmas about an hour prior. No direction of travel was provided. While checking the area, patrol received a 2nd call – A drunk homeless male on Las Palmas heading towards the beach. Patrol continued checking but ultimately the homeless male was not located. No subsequent calls were received.

October 4 8:53AM – Patrol received a call from a house sitter on Via Corona who requested assistance with a wild animal trapped in a live trap on the property. Patrol responded and noticed it was an opossum inside the trap. Patrol was able to safely release the opossum down the hill and away from the residence. Note: Santa

Barbara County Animal Services/Control # is: 805-681-5285, should it be needed.

October 4 4:00PM – Patrol received a request from the Sheriff's Department for assistance to access the bluff along Via Roblada by HR beach for a cliff rescue. The initial report from a passerby on the beach indicated a female was stuck halfway up the cliff and no movement had been seen for about 5 minutes. The response included several Fire Department units, an AMR ambulance, various Sheriff deputies, and HR patrol. Access was gained from a property on the 4600-blk. of Via Roblada. The Fire Department deployed a drone with heat detection capability and a camera. It was determined the female was a mannequin as no heat signals were being detected. The Homeowner arrived and explained the mannequin was left over from a recent film shoot on the property. The Fire Department deployed their search and rescue team to remove the mannequin.

October 5 8:11PM – While patrolling the 4400-blk. of Via Alegre, patrol noticed the gates to a construction site wide open. Patrol used their "Flir" night scope to check for any activity on the site – No one was located. Patrol locked the gates and cleared without incident.

October 8 10:10PM – Patrol received a Report of a loud party on Monte near Canon. Patrol checked and located a loud party (with no music) behind a property along Lago. Patrol contacted the Resident about the complaint and was advised the guests will be contacted to quiet down. No additional complaints were received.

October 9 6:00PM – Patrol received a Report of 2 dogs apparently stuck on the cliff by Hope Ranch beach. Patrol contacted the Resident who confirmed it was her dogs. The county Fire Department responded and rescued the dogs without incident.

October 10 1:22PM – Patrol received a Report of a dead goat on the vacant lot on Via Tranquila next to the Hope Ranch office. Goats and Llamas were placed on the lot for vegetation clearing. Patrol checked and was able to locate the goat's remains. Patrol contacted the owner of the goats who was already aware of the dead goat.

October 11 4:00PM – Patrol received a request for assistance reviewing the "Flock" license plate reader cameras due to a CHP pursuit that initiated in the Ranch involving a high speed black motorcycle that failed to yield the day before at 5:00pm. CHP first spotted the motorcycle on Las Palmas & Lago and continued s-b along the county road, exiting out Marina and onto Cliff Dr. Video footage from the lookout cameras also captured the motorcycle that was last seen south on Cliff Dr. License plate and

motorcycle/rider images from that date and the previous weekend were located and provided to CHP. Video footage showing more detail of the rider and motorcycle was also provided. CHP conducted a follow-up investigation.

October 14 10:50PM – While patrolling the 4200-blk. of Llano Ave., patrol noticed a parked white Dodge truck. Patrol contacted a couple in the truck and confirmed they were non-HR Residents. The couple advised they were “just talking.” The Dodge left without incident.

October 15 10:35AM – Patrol received a report from the HR office about a dog attacking a female on the 4300-blk. of Marina Dr. It was reported the dog had attacked a female employee of a Residence and sustained injuries from the attack that required medical attention. The female reported the matter to the Santa Barbara County animal services/control and the Sheriff’s department to investigate the matter further.

October 17 3:50PM – Patrol received a report from a Resident who reported loose goats on Via Trepadora next to the HR office. Patrol responded and located approximately 20 loose goats. The owner of the goats was called, and the goats were returned to the vacant lot on Via Tranquila.

October 18 6:45AM – While patrolling Las Olas, patrol noticed a couple exit a rental van parked on Las Olas. The couple appeared to be travelers and inquired how to access the beach. Patrol directed them outside the Ranch to Cliff Dr. The couple left without incident.

October 20 9:56AM – Patrol received a request from the Sheriff’s Department to assist with a burglar alarm activation on the 1200-blk. of Cresta Ave. Patrol responded and the Resident advised the alarm was accidentally set off. A nearby Resident also reported to patrol hearing a loud alarm coming from the area, most likely related to the alarm activation. Patrol cleared without incident.

October 21 3:25PM – Patrol received a Report from a Resident that the gate arm at the beach gates was not working. Patrol checked and noticed the gate arm in the break-away position. Suspecting the gate arm may have been struck by a vehicle, patrol checked the video footage and discovered a black SUV tailgated behind a white SUV that entered the beach. The gate arm came down on the front roof area of the black SUV as it followed the white SUV into the beach. Patrol forwarded the information to the HR office for further review and follow up with the Resident.

October 22 1:54PM – Patrol received a Report from a Resident about motorcycles at HR beach and a rider trying to get one that broke down out of the sand. Patrol responded and met with 2 riders at the beach parking lot. It was determined the motorcycles were e-bikes that had a similar appearance to motorcycles. One of the e-bike's chains fell off and was inoperable. Patrol provided access out the beach gates for the non-Ranch riders who brought a vehicle to pick up the broken-down e-bike.

October 23 1:23PM – While monitoring traffic on Las Palmas, patrol noticed an organized bicycle race going s-b through the Ranch along the county road. Soon after, an AMR ambulated with lights and sirens passed by in the same direction. A Sheriff's unit and a SB County fire engine were also dispatched to the scene at the 4300-blk. of Marina Dr. Emergency radio traffic indicated it was a downed bicyclist. Emergency medical personnel attended to the bicyclist at the scene.

October 24 9:05PM – Patrol received a Report from a Resident about a loud audible alarm heard on the 900-blk. of Estrella Dr. Patrol responded and could hear the alarm and noticed the garage door of the Residence was wide open. The Sheriff's responded to assist and located the source of the alarm was coming from the fire alarm system. The alarm was silenced but soon activated again. Patrol contacted the Resident who decided to disable the alarm to stop it from sounding.

October 25 12:22PM – Patrol received a Report from a Resident who reported a tree down and blocking nearby both lanes on the 4600-blk. of Via Bendita. Patrol contacted the HR maintenance crew about the downed tree. Patrol arrived on scene to conduct traffic control and managed to cut some of the branches to clear one lane before maintenance arrived. The maintenance crew responded and cleared the tree from the road. The owner (Resident) of the tree was contacted and he had his landscapers pick up the debris along this property. Note: Heavy rain at the time.

October 25 4:50PM – Patrol received a request from the Sheriff's department to assist with an alarm activation on the 4000-blk. of Cuervo. On scene, the Sheriff's and patrol attempted to gain access onto the property but were unable to do so without a gate code. The Resident was contacted via cell and advised the property manager would be advised. No gate code was provided to the Sheriff's and the Residence went unchecked. The cause of the alarm activation was undetermined.

October 26 3:45PM – While at the HR board meeting, patrol received a report from a Resident at the meeting who reported 2 males, possibly homeless, with what looked like tarps on Las Palmas Dr. Patrol cleared from the meeting, responded to Las

Palmas, and contacted 2 males who were walking n-b on the 700/800-blk. of Las Palmas Dr. One of the males had a blue backpack that resembled the color of a blue tarp. Patrol gave the males directions out of the Ranch along the county road, and they were both last seen heading towards the Las Palmas exits.

October 26 4:22PM – While checking the fire gate along the 4200-blk. of Vieja Dr., patrol noticed an unattended orange baby stroller with what looked like a baby sitting in it. On an initial check, patrol did not see anyone around but soon after a female in workout attire came up a trail that comes up the hill from the Modoc Preserve. The female appeared to be exercising on the trail. The female left with the stroller once she got back to it.

October 27 3:45PM – Patrol received a Report from a Resident on the 4600-blk. of Via Huerto who reported someone going through her trash. Patrol responded and found a young adult male carrying several pieces of wood that had been set out for trash pick-up. The male was walking to his vehicle parked outside the fire gate on Via Huerto. Patrol contacted the male and followed up with the Resident. Patrol advised the Resident that the male was interested in the discarded wood. The Resident was okay with him taking all the wood. The male said he would take all the wood without making a mess.

October 30 10:04AM – While patrolling the 4600-blk. of Via Huerto, patrol noticed a So. Cal. Edison utility truck blocking both lanes of the 4600-blk. of Via Huerto at Via Carretas. Patrol contacted an Edison line worker and learned that private tree trimmers working along a property on the 4600-blk. of Via Huerto had caused a power line to come down while cutting/trimming trees on the mentioned property. The Resident called 911 and the SB County fire department responded and secured the area. The tree trimmers left the scene and Edison responded and de-energized the line. Per Edison, the Resident involved would be responsible for the cost of the repair. Note: Power was not restored until the following day in the a.m. hours.

October 30 10:04AM – Patrol received a Report from a Resident on Vieja Dr. who reported a loud party on the 4600-blk. of Via Vistosa. Patrol responded and located a loud Halloween party. Patrol contacted the Resident about the complaint, and he advised he will move his guests indoors. Patrol cleared and a bit later, patrol heard on the Sheriff's scanner traffic that the same Resident called the Sheriff's about the same party. The Sheriff's responded and cleared with a drive-by. The Resident who complained was not willing to sign a complaint.

November 1 8:55AM – Patrol received a report from the Ranch office about a vehicle that had been reported by a Resident as being parked on Via Glorieta with 2 young people sleeping inside

the day before. Patrol located the unattended silver Mercedes parked on Via Glorieta with a parking warning from the Sheriff's department. Patrol noted the inside was messy and the exterior of the Mercedes was in poor condition. The vehicle was photographed, and patrol monitored for any activity. Patrol checked with a nearby Resident who did not recognize the Mercedes. Patrol tagged the Mercedes with an orange warning sticker and followed up with CHP, who also tagged the Mercedes with a parking warning notice. UPDATE: At 10:28pm, the Mercedes was towed by private tow by the owner's uncle.

November 2 4:00PM – Patrol received a report from the HR office about a dog attack (no bite) of a female on Via Carretas. The Resident said that a dog attacked her while on a walk with her husband and she had to use a stick and rocks to defend herself. The Resident called the HR office who followed up with the owner of the dog. The dog owner apologized for the situation and said she would address the issue of how the dog escaped from the property.

November 02 5:02PM – While monitoring the 4200-blk. of Vieja Dr. for unleashed dog activity, patrol made several contacts with different dog owners walking their unleashed dogs. The owners complied and leashed their dogs without incident. Note: Reminder to please leash your dog while out in public and keep your dog secure on your property.

November 3 9:48AM – Patrol was contacted by a Hope Ranch maintenance employee who turned in a purse he had found on his way home. The designer purse was along the road and contained a wallet with the owner's, a Ranch Resident, driver's license. Patrol contacted the Residence and turned the purse in to the owner's husband. Patrol learned the purse had been left on top of the Resident's vehicle and the Resident had driven off. Note: Many thanks to HR maintenance employee Ramon Olivares for his good deed.

November 5 9:19PM – Patrol received a Report from a Resident on the 4600-blk. of Via Vistosa who reported a suspicious vehicle (with out of state plates) parked directly on his driveway. The vehicle was messy inside, and the exterior had body damage all around. The Sheriff's department was contacted, and 4 deputies and a supervisor responded. The vehicle registration was clear and no report of it being stolen. While on scene, loud singing was heard from the adjacent property. Contact was made at that property and the owner of the vehicle was located attending a church meeting. The owner of the car advised she parked there as she was running late and got desperate. The vehicle was moved without incident.

November 6 9:50AM – While monitoring the HR beach, patrol noticed a Resident walking with 2 unleashed dogs. Patrol contacted the Resident about the leash law violation and the dogs were leashed without incident. A bit later on Via Roblada, 2 females leashed their dog when they saw the patrol car approaching.

November 9 10:57AM – While patrolling Las Palmas, patrol noticed a transient male walking n-b along Las Palmas. Patrol monitored and the male was last seen exiting out the Ranch on Las Palmas.

November 10 10:52AM – Patrol received a call from a Resident who reported a transient behind the locker structures at HR beach “stashing” his pack. Patrol responded and located a male filling up a water bottle in the faucet. As patrol walked up, the male started walking to the beach. Patrol contacted the male who said he had gotten some water. The male was last seen walking w-b on the sand along the beach towards Goleta.

November 10 4:45PM – Patrol received a call from a Resident on Via Abrigada who reported smoke in the area of Via Huerto. Patrol checked the area and located the source of the white smoke – A residence on the 4400-blk. of Via Bendita firing up their BBQ grill, which did produce some white smoke.

November 11 AM hours – Patrol received several calls from Residents who inquired if construction was allowed on Veterans Day. There was active construction at several sites in the Ranch. Patrol contacted the Residents and informed them that Veterans Day was not listed in the Ranch Building Guidelines as a prohibited holiday for construction work. The Residents were referred to the HR building admin. for further info. Note: Per the Ranch building guidelines; “There shall be no construction activity on New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving or Christmas.”

November 17 12:53PM – Patrol received a call from a Resident who reported 2 loose dogs with collars & tags on Via Tranquila & Via Esperanza. Patrol responded and the dogs were secured by 2 females who were standing by. The owner of the dogs was contacted and was on the way to pick up the dogs.

November 17 7:30PM – Patrol received a call from an alarm company about an alarm activation at a Residence on the 4300-blk. of Via Esperanza. While enroute, the Resident contacted patrol and asked for a call back after checking his residence. On arrival, patrol took note of several observations, including that the home was not secure. Patrol followed up with the Resident and contacted the Sheriff’s for assistance. Deputies checked the

interior of the Residence and found evidence of a break-in. A perimeter was established, and a K-9 was called to the scene. No suspect(s) were found and at the time it was unclear if anything was taken from the home. Update: Upon inspection of the home, the Resident discovered specific items of value were missing from the residence. Note: At this time, the Sheriff's Department is investigating the break-in. If you have any information on the above matter, please contact the Sheriff's Department at 805-683-2724. HR Residents were made aware of this incident by the HR General Manager via email.
