



PO BOX 61731, Santa Barbara, CA. 93160-1731

April 2019 MMS HOA Newsletter

Dear Neighbors,

The More Mesa Shores Homeowners Association (MMSHOA) Board of Directors is committed to open communication and information sharing with Members through periodic newsletters, timely information posted on our website, and distribution of meeting minutes. Here is first newsletter for 2019:

Board Meetings: The purpose of Association's board of directors meetings is to conduct association business. Members of the community are welcome to attend the meetings and are invited to speak during the open forum portion of the meeting and observe the meetings in progress. Generally, board meetings are held on a monthly basis with a one-month break in the summertime.

- Board meetings are announced on the MMSHOA website (<https://moremesashores.com>) directly after the date, time, and location are set by the board at the most recent meeting.
- Board meeting agendas are posted 4 days prior to each Board meeting on both the MMSHOA website and on the Kiosk, as required by the Davis-Stirling Act.
- Approved Board meeting minutes are posted on the MMSHOA website within a few days after approval.

Board members for 2019 are Gail Johnson, President; Sandra Austin, Vice President; Donald Goodman, Vice President; Jim Peterson, Secretary; and Tom Condon, Treasurer. Please contact any board member if you have comments or concerns.

Cannabis Operations: Currently, the owners of two AG-I properties nearby have applied for permanent cannabis operations permits. The first is at 5295 Shoreline Drive, directly adjacent to More Mesa Shores, and the second is less than a quarter of a mile away on Anderson Lane. The County of Santa Barbara is also in the process of amending three ordinances related to cannabis operations including the "Land Use Development Code", "Licensing of Commercial Cannabis Operations Ordinance", and "Hoop Structures Ordinance Amendment".

The MMSHOA Board sent a letter to the Planning Commission ahead of their 4-3-2019 hearing to request that modifications being considered to mitigate cannabis impacts such as odor, night lighting, generator noise, nuisances, safety, and reduced property values in inland Santa Barbara County also be applied to the coastal zone. The Board also requested improved advanced notification of applications for cannabis operations permits and has been invited to participate with groups wanting reasonable cannabis regulation. One of our board members and another resident attended a recent meeting held at a home on Dorwin Lane to coordinate a response to the County.

Cannabis operations will be an agenda item at the More Mesa Shores Board meeting on 4-29-2019.

The More Mesa Shores Board encourages all concerned property owners to correspond with Gregg Hart, the District 2 Supervisor (email: ghart@countyofsb.org) and the Planning Commission (email David



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Villalobos at dvillalo@co.santa-barbara.ca.us). There is strength in numbers and it is important for Santa Barbara County leadership hears from you.

Beach Access Maintenance: After the heavy winter rainfall and normal wear and tear, there is noticeable damage to both the beach gate and the concrete steps. Soil erosion caused by the rain clogged several drains and caused significant soil buildup around the pilings of first landing.

The Beach Committee, chaired by Patricia Feingold, is getting quotes/estimates to address the most pressing maintenance work including removal of dirt and debris around the pilings, replacing rusted and corroded sections of the beach gate, patching the cracks on the concrete steps, and resurfacing the beach landing. Work will commence this spring.

Please note that the beach access will be closed for a short time while repair of the concrete steps and the beach landing is underway. Signs will be posted on the beach gate with the dates of the closure.

There is additional work to be done such as planting the slope on the west side of the concrete ramp with plants that will hold the soil and are drought-resistant. Power washing the wooden landings to remove dirt and lichen buildup has also been recommended.

Thanks to everyone who cleared mud and debris from the drains and helped stabilize the muddy slope.

Draft Road Improvement Guide: The Board is finalizing revisions to the Draft Road Improvement Guide and a Road Improvement Agreement template. The drafts will be distributed for comments within the next two months.

Life in More Mesa Shores: Two orchid nurseries in our neighborhood, Cal-Orchid and The Santa Barbara Orchid Estate, have an amazing inventory of beautiful and exotic orchids. Take the time to tour the nurseries and meet the owners and their employees. You won't be disappointed.

Announcements:

- **Volunteers Needed:** The Beach Committee and the Roads Committee are looking for new volunteers. Please let the Board know if you are interested.
- **Slow down More Mesa Shores Drivers, Guests & Service Workers:** There continue to be complaints about people driving way too fast on Orchid Drive and around corners onto the side streets. The roads are narrow fire lanes, parking is limited, and there are no sidewalks. Slow down and remind your guests and service workers to drive with caution in our neighborhood.
- **If you are hosting a large gathering, ask your guests to carpool or park in the public parking area on Shoreline Drive:** This will help reduce traffic volume, parking on narrow roads, and improve safety within our neighborhood.