



NEWSLETTER

September 2025

Over the last year the MMS Board of Directors has been working on maintaining the community to its high standards as well as the following activities and projects:

- Blue reflectors were placed on all the fire hydrants to increase their visibility
- The Board is making arrangements with an official Inspector of Elections to conduct a formal vote, as required by Davis-Stirling law, regarding STRs, property setbacks, and potential new Board members.
- The sloped pathway to the beach stairs was made safer by improving the water drainage from the slope, thus preventing moss and sludge from growing and accumulating on the path.
- The beach entrance area was beautified by removing weeds and reducing overgrowth of landscape plants.
- A new camera was installed at the entrance to the community on Orchid Drive to replace the old one that was vandalized several months ago.

Caring for Our Neighbors

There have been several reports of dogs being off-leash and/or running free in the community. One homeowner was frightened by 3 dogs acting aggressively towards him while he was on a walk on Austin Road. Another incident unfortunately resulted in another homeowner being bitten by a dog. Please keep your dog on-leash at all times in community spaces to protect neighbors, other animals, and your dog.

There has been an ongoing noise issue at the short-term rental house at 5236 Louisiana Place. Despite numerous complaints to the homeowner, late night (past 10pm) noise has been a frequent problem at this home.

Please remove and dispose of your trash after visiting the beach. Help to keep our beach clean and beautiful for everyone to enjoy.

The 2025 MMS Annual Social is scheduled for Sunday, October 26th at 4pm. We hope to see you there! Updates to follow.

Full Circle in More Mesa Shores

Lisa Vampola Patterson

My family moved to Orchid Drive on July 4th, 1987, when I was just a baby. I grew up here as one of four kids in the lively Vampola family—riding bikes down the street, hosting lemonade stands, running to Barwick Drive to hang out with my best friend Stephanie Stanger, and nursing my first crush on the boy who lived across from us.



By

When I was growing up, this neighborhood still had a lot of empty lots, and I got to see them transformed one by one into beautiful homes with friendly neighbors. Every morning, I'd catch the bus to Hollister School from Mr. Gechter's front yard. At Christmastime, we'd deliver homemade cookies to the neighbors, and Mrs. Brown would always give us one back. I babysat for many neighborhood kids growing up, and one of those kids, Lyndsay, is now a teacher at my kid's school. I have so many fun childhood memories in this neighborhood.



At 18, I left Santa Barbara to attend UCLA, and after college I spent some time in Boston before eventually making my way to San Francisco, where I met my husband, Tyler, on a triathlon team. We were married in 2015, and on the drive back from our honeymoon, we stopped by my parents' house and happened to notice a house for sale just a few doors down on Orchid Drive Extension.

We were both buzzing with excitement. We saw so much potential in that house and knew right away that this was where we wanted to build our life together. With the help of the wonderful Moseleys, we ended up buying the home we live in now!

Now, I have my own little tribe of four Patterson kids, Claire (8), Teddy (6), Quincy (5), and Charlotte (3), to take on adventures and live the Santa Barbara life. Just like I did, they now attend Hollister School. We take walks on the Mesa, pop down to the beach on a whim, and wave to neighbors walking their dogs. My kids are building their own memories just a few steps from where mine began.



There's something especially meaningful about raising my family in a place where the neighbors not only know me, but also knew my family growing up. Being surrounded by people who remember my mom adds a quiet comfort that I treasure more than I can say. Thank you all for being such an amazing community, we're so grateful to be here.

Meet the Klein Family!

By Eric Klein

Hello new neighbors!

We are the Klein family and we recently bought the home at 5187 Via Valverde on the corner of Orchid Drive from Donna Rosales who was the original owner. I'm Eric, Kat is my wife, and our daughter is Annika (she's entering 10th grade at Dos Pueblos this coming year).



My wife Kat and I both grew up here in Goleta, and actually met and started dating in high school at Dos Pueblos. Kat's grandparents lived down at the end of Via Valverde back in the late 80s, and she has fond memories of their house there. We currently live near Lake Los Carneros in Goleta, and our nephews are living in the house while we make improvements.

In the included photo from left to right we have: Grant Kahn, Ryan DaFoe, Ethan Kahn, Annika, Kat, and Eric. The boys will be helping get the house ready for my wife and I to move in eventually once our daughter is ready to take over our current house (or maybe Anni will take over the Via Valverde house).

As many of you noticed we've been doing some projects on the house. We absolutely love the house and the location, and don't want to change the character of it. The old roof needed some attention and so we started with that to be ready for winter next year. We're in the process of re-landscaping the front yard to add some extra off-street parking, and get ready for building a pool in the backyard. We all expect the boys to stay living there for several years.

Some of you may already have met Ethan and Grant. Ethan is a general contractor and runs Camburn Construction, and Grant runs Goleta Home Services doing pressure washing and handyman repairs. Ryan works in the tech industry and works from home.

You'll likely see us on weekends stopping by to say hi or to walk our golden retriever Sophie down to the beach or out on the open space. Please say hi if you see us, and we're happy to be part of the neighborhood!