



# Vandenberg Village Association

*“We are a volunteer organization  
dedicated to the enhancement of our Community”*

Email: TheVVA@vandenbergvillage.org

Serving since 1976

Web: <http://www.vandenbergvillage.org>

## Our 2025 End-of-Year Newsletter

### **From the VVA Board President:**

**President**  
Ronald Stassi

**Vice President**  
Larri Degarmoe

**Secretary**  
Marell Brooks /  
Monika Bennett

**Treasurer**  
Steven Heuring

**Board Member**  
Dr. Charley Blair

**Board Member**  
Dr. Susan Bean-  
Mandibles

**Board Member**  
Amanda Esparza

Hello to our VVA members and Village residents. It has been the past practice of the Vandenberg Village Association (VVA) to distribute an end-of-year newsletter to members and others with a President's Message. Next year's president will likely do the same.

This past year we completed a two-year project to replace the deteriorating “**Welcome to Vandenberg Village**” sign at the intersection of Constellation Road and Apollo Way. The first phase was accomplished in 2024, with the design, purchase and installation of the sign. The cost of the sign was **\$3,359.25** and its mounting was done by volunteers. Because of funding restrictions, landscaping the area around the sign was postponed until 2025.

Due to the presence of several underground utilities (mainly energized cables) in the area where the earlier sign was located, and since VVA was made aware of the lengthy approval process it would have to go through if it was planning to do any excavation work, both the sign and landscaping were undertaken in the following way: the new sign was mounted on the existing support structure where the old sign was and the landscaping was limited to the placement of various sized boulders rather than plant materials. This second stage was completed by VVA board members and other volunteers.

Thanks for your past membership support and with your help we hope to identify other improvements that can be done in 2026. *We look forward to receiving your membership renewal as well as your help asking your new neighbors to join. Please share this letter.*

Ronald Stassi, President - Vandenberg Village Association

## 2026 Vandenberg Village Association Membership Form

(Please Print Legibly. Complete and mail to: VVA - 3745 Constellation Road, Vandenberg Village CA 93436)

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: (this is critical) \_\_\_\_\_

*“Your email address allows us to keep you informed in a timely manner on matters impacting our community.”*

Dues are **\$10.00** per year. Membership includes all members of a household but only allows for **one vote**.

Check #: \_\_\_\_\_ Check Amount: \_\_\_\_\_ or Cash Amount: \_\_\_\_\_ Date: \_\_\_\_\_

## Our 2025 Accomplishments:



**“Welcome to Vandenberg Village” sign Completed:** A group of volunteers completed the final phase of our welcome sign. It was completed during “*Operation Sparkle*” which is a twice yearly event. The beautification event is a collaboration between the *Village Lions Club*, *Calvary Baptist Church* and the *VVA*. We offer our thanks to Susan & Sean Riley for their donation of the gravel and landscaping stones. Our hope is that Operation Sparkle will encourage all residents to take the time to make aesthetic improvements to their properties such as cleaning street curbs, parkways, sidewalks and accumulated debris in their front yards.

**Please do not post illegal signs at our entry sign.** These signs detract from the efforts by volunteers to enhance the entrance to our community. Illegal signs should not be posted there or in any public road intersection or on utility poles. Keep our Village looking good. Thank you for your cooperation.

## Lompoc Valley Medical Center - Satellite Medical Facility Coming to Village

*By Dr. Susan Bean-Mandibles, VVA Board Member*

Lompoc Valley Medical Center will be opening a new healthcare facility in Vandenberg Village in summer 2026. LVMC has acquired the property currently occupied by Coast Hills Credit Union, which will now lease the space from LVMC. The Clinic will provide expanded primary care, ENT (ear, nose & throat) services, walk-in urgent care, and an outpatient laboratory. An X-Ray department will be added later.



## Village Inn Open for Business



After a arduous remodeling effort, The Village Inn and “Dave’s Place” was finally able to open for business this year. Please read the following note from the new General Manager:

“Hello neighbors!

As we celebrate almost seven months in this wonderful community, we want to share our gratitude for the warm welcome we’ve received since opening our doors. It has truly been a pleasure getting to know many of you, and we’re excited to continue becoming part of the fabric of the neighborhood.

Our goal from the beginning has been simple: to create a comfortable, inviting place where guests feel at home and locals feel appreciated. Whether you’ve stopped in for a meal, hosted visiting family with us, or simply waved hello while walking by, your support has meant the world to our team.

In the coming months, we look forward to offering more ways to connect—whether through seasonal menu specials, neighborhood events, or partnerships with local organizations. Keep an eye on our Facebook pages for announcements regarding our third Thursday wine dinners every month, and feel free to check the calendar on our website for events. We’re committed to being a positive, contributing member of the community and a place you’re proud to have nearby.

Please feel free to drop in anytime to say hi, enjoy a bite, or let us know how we can serve the neighborhood even better. We’re grateful to be here and excited for what’s ahead.”

Warmly,  
Jake Lindley  
General Manager and Vandenberg Village resident

## Upcoming Highway One Project

Certain residents of Vandenberg Village, whose properties back up to Highway 1 recently received notification letters from the Department of Transportation (**Caltrans**) regarding an upcoming highway project.

A public meeting was held on November 13th at 5:30 PM at Allan Hancock College to discuss the project. Eight representatives from Caltrans attended the meeting to present information and answer questions. However, attendance from Vandenberg Village was minimal, with only two residents present. Despite the small audience, the **Caltrans** team proceeded with their presentation, providing valuable insights into the project’s scope and objectives.

### Project Scope and Early Plans

The Highway 1 project is currently in its early stages. Planned improvements include removing vegetation and widening culverts along the highway. In addition, the project will add new ADA-compliant ramps at the intersections of Constellation and Allan Hancock College, enhancing accessibility for all community members.

### VVA - Adopt-a-Highway Volunteers

Volunteers from the Vandenberg Village Association have been performing monthly litter pick up along Highway 1 for 23 years. We have an assigned stretch from our sign at the Wye to the border of VSFB, near Santa Lucia Canyon Road which is approximately three miles. We have a core group of a dozen volunteers and just added two new volunteers, Lynn and Tony. A huge thanks to all of you.

We could use a few more volunteers. You need to be in pretty good shape to deal with bumpy terrain and to feel safe working along a highway where vehicles are often traveling well above the speed limit. To be a Volunteer, you need to watch a training video and sign a waiver.

**Please contact Marell Brooks (805-588-5869) to join our group.**

# Vandenberg Village Year-End Real Estate Market Snapshot

By Amanda Esparza, VVA Board Member

As 2025 winds down, here's a quick look at how our Village real estate market shaped up. While the national news felt chaotic at times, Vandenberg Village stayed steady, attractive, and reliably in demand.

## Low Inventory Kept Us in a Seller's Market

Inventory stayed tight again this year, with an absorption rate of 2.08 months (down from 2.36). Limited supply continues to support home values and keep demand healthy, even as buyers take a more thoughtful approach.

## Homes Took a Little Longer to Sell

- Average Days on Market: 48
- Median Days on Market: 24
- Buyers were selective this year, but well-priced, well-prepared homes still saw plenty of activity.

## Most Active Price Ranges

- \$550K–\$600K: 12 sales
- \$600K–\$650K: 10 sales
- \$750K–\$800K: 11 sales
- \$900K–\$950K: 5 sales

Homes under \$550K were scarce, and sales over \$1M stayed limited, which is typical for the Village.

## Home Values Stayed Strong

- Median sale price: \$645,000
- Average sale price: \$672,137  
(*virtually unchanged from 2024*)
- Median list price: \$691,700

That stability reflects the confidence sellers have in our neighborhood and the consistent demand we continue to see.

## Looking Ahead to 2026

Vandenberg Village remains one of the most stable and desirable neighborhoods in the Lompoc Valley. With continued interest from Space Force personnel and local families, plus low inventory supporting values, the outlook is strong. If rates ease, we could see activity pick up, especially at the higher price points.

If you ever want help understanding what this means for your home, I'm right here in the neighborhood and happy to be a resource.

*Source: FlexMLS, YTD through Nov 30*

# Current Insurance Market & Protecting Your Home

By Kelly Breen, VVA Member,

Homeowners insurance costs have been rising across the U.S. in recent years, driven by inflation in construction materials, more frequent severe weather events, and higher rebuilding costs. Rising premiums are part of a broader market trend, not unique to one company.

## What this means for you:

- **Stay informed:** Understanding why costs change helps you budget and make smarter coverage decisions.
- **Check for gaps:** Standard homeowners' insurance may leave out certain risks. Reviewing your policy helps ensure you're fully protected.
- **Review Your Rebuild Coverage:** Make sure your dwelling limit reflects your home's current replacement cost (*materials, labor, codes*), not its market value. Have you renovated recently—added a new kitchen, updated flooring, or expanded square footage? Your rebuild cost

has likely increased, and your coverage should reflect that. Ask about inflation guard and extended replacement cost options to help keep your coverage aligned with rising rebuild expenses.

- **Document Your Belongings:** A simple photo or video walk through of each room creates a home inventory. If the unexpected happens, this record makes the claims process faster and more accurate.

- **Seasonal Maintenance:** As fall and winter set in, check your roof, gutters, and smoke detectors. Preventive steps now can reduce the likelihood of claims and sometimes qualify for discounts.

- **Liability Protection:** Homeowners insurance isn't just about the house itself — it also helps protect you if someone is injured on your property.

# Actions Residents can take to help keep Vandenberg Village Looking Good.

**Putting Away your Trash/Recycling/Green Waste Containers:** This is one of those tasks that isn't difficult, yet collectively makes a noticeable difference in the overall appearance of our community. Following are the applicable Ordinances that all residents are obligated to follow. **Ordinances No. 4689 and No. 4188#2 of S. B. County Code:** No container shall be placed adjacent to a street for collection service more than 24 hours prior to normal collection time and shall be removed from said location within 12 hours after collection. **Sec. 17-8 states that:** Containers are to be maintained on the owner's property out of public view.

**Keeping Street Gutters Clean:** As we are all aware, we do not have street sweeping service in the Village. It has been discussed in the past, but it never received enough support to actually be implemented. The result is many of our streets become littered with debris, especially along the gutter and at intersections. Compounding this issue is the dirt originating from gophers that spills over into the street. Thankfully, some residents do a very good job of taking on the chore of maintaining the appearance along the street in front of their homes. However, due to the windy nature of our area, their efforts can be short lived, if their neighbors do not do the same. So, please take a moment now and then to give the gutter in front of your home a good sweeping. If you have a lawn service please ask them to include street gutter sweeping as part of their job.

**Taking care of No-Man's Land:** In front of most of our homes throughout Vandenberg Village you will see a long strip of land, approximately 48 inches wide between the street curb and the sidewalk. We understand that some residents feel this area doesn't really belong to them and it is someone else's job to maintain it. We have actually heard comments stating: - "*It's the County's job!*" Unfortunately, we believe these individuals are confusing "maintenance easements" with ownership. For example, our Community Service District has maintenance easements to access water and wastewater infrastructure throughout our community. PG&E has access easements, as does Southern California Gas, Verizon, Comcast/Xfinity, Frontier, etc. Associated with these easements are homeowner restrictions such as getting a permit before you dig across certain areas of your property to ensure you do not damage the underground utilities.

**Sidewalk & Street Encroachment:** S. B. County - Urban Forestry restricts a homeowner to just one tree to be planted in this "no man's" area and as the tree matures it must be trimmed to allow unimpeded pedestrian traffic along the sidewalk and emergency vehicle access on the street side. In addition, any other encroachment of landscaping features and vegetation onto a sidewalk or street from your property (regardless as to how nice it looks) is not allowed. While we're on the subject of sidewalk encroachment, be mindful of vehicles parked in your driveway. Are you able to pull in past the sidewalk to include those notorious shin knocking bumper-hitches? If not, your vehicle is in violation of the encroachment ordinance. And, while visiting a neighbor, it is not okay to block the sidewalk with your car, even though your "only gonna be a minute". If you can't pull all the way in to the driveway, you can parallel park in front of the driveway entrance. But do not pull in and park across the sidewalk. This could make it dangerous or impossible for a person with a disability to negotiate their way past to include causing an fall.

**Lastly, along with living within a residential community comes responsibilities:** It's incumbent upon all homeowners to maintain their property in a manner as to not cause a public health or safety issue. With an ounce more of effort it can also be aesthetically pleasing. No one is suggesting you have to spend \$1000's of dollars in landscaping. Simply keep it neat & clean and pest free.

## County Codes for the Village

While some residents belong to Home Owner Associations (HOA) that have their own enforceable rules, the majority of us must rely on the enforcement of residential codes by Santa Barbara County - Code Enforcement office. ***Enforcement is not an active effort performed by the Code Enforcement Office. Enforcement is Complaint driven and requires a complaint be submitted.***

### To Report a suspected Residential Zoning Violations:

Contact the S. B. County Zoning Enforcement Desk: 805-934-6251) or visit their website at:

[www.sbccountyplanning.org](http://www.sbccountyplanning.org) and click on ENFORCEMENT. You will be required to give your name/contact info, but it will be kept confidential.

### ***The following are the most Common County Unincorporated Residential Zoning Violations:***

- Piles of debris more than 100 sq. ft. or more stored in public view.
- Unregistered vehicles in the driveway or in the yard in public view.
- Vehicles/trailers parked on the lawn or in easements in public view.
- Paved area in front yard **must be less than 50%** of total frontage. (Only 50% or less can be used for parking to include driveways)
- Hard-landscaping cannot be used for parking.
- Side Easements cannot be used for RV/Trailer parking unless ***behind a solid side fence, and cannot extend beyond the most front part of the residence.***

### ***S. B. County Sign Code:***

- Commercial signs are not allowed on residential property or in public easements. (*Commercial businesses have their own requirements*)
- Public utility poles cannot be used to post signs. (*A more effective method to recover lost pets is through social media and having your pets micro-chipped*)
- Political yard signs may be posted on residential property beginning 6 weeks before an election. They should be removed 48 hours after election. Commercial businesses are not permitted for political signs.
- ***No signs at all (political or commercial) should be posted at public road intersections or in the public easements.***

### Common Vehicle Code Violations:

#### • Public Street Parking:

- 72 hour limit for all motorized vehicles.
- 24 hour limit for detached trailers, campers
- Blocking Sidewalk (Encroachment - ***parking across a sidewalk is never permissible. If you can't pull completely into a driveway, you must park on the street.***

**For Enforcement:** Notify the CHP - Buellton Station by Email: [755-traffic@chp.ca.gov](mailto:755-traffic@chp.ca.gov) ***These reports are confidential. Per policy you do not have to give your name unless you want a follow-up report.***

**Ord. No. 1691, § 1; Ord. No. 4842, § 1, 9-4-2012 - Sec. 23-13.1. - Parking for more than seventy-two consecutive hours—Prohibited.** No person shall park or leave standing any vehicle upon any street or highway within the county for a period of seventy-two or more consecutive hours.

**Ord. No. 3520, § 1 - Sec. 23-13.6. - Parking of vehicles for sale:** No person shall park, place or leave standing any vehicle on any public street, highway or alley at any time for the principal purpose of displaying such vehicle for sale.

***(Local Example: parking near the intersection of Burton Mesa Blvd and Constellation) in front of CoastHills Credit Union.)***

### **Ord. No. 4394 § 1 - Sec. 23-13.9.**

**- Parking of vehicles for overhaul, maintenance or repair:** No person shall stop, stand or park any vehicle upon a public street, road or right-of-way for the purpose of overhaul, maintenance or repair of such vehicle except for emergency repairs requiring less than two hours to complete. Violation of this section is an infraction punishable by a fine not to exceed two hundred fifty dollars for each day the violation continues. Each day such violation continues shall constitute a separate offense.

### **Ord. No. 4469, § 1 - Sec. 23-13.10.**

**- Parking of detached trailers, fifth wheels and equipment for twenty-four or more consecutive hours—Prohibited:** No person shall park any trailer, fifth wheel or equipment that is transported by truck or trailer which has been detached from the tow vehicle upon any public street, highway or right-of-way within the county for a period of twenty-four or more consecutive hours.