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CITY COUNCIL TV 2nd and 4th Thursday Start 6:00 pm Recess 6:30 pm Resume 7:00 pm

Editorial deadline for the March issue of the *Seashore News* is February 15.

BOARD ACTIONS



- Accepted with regret the resignation of Jack Christiansen of the Recreation Committee.
- Approved the nomination of Sharon Stewart to the Landscape Committee.
- Conferred with legal counsel on legal and litigation issues and conducted several hearings and imposed fines.
- Approved the nomination of Jerry Koppang to the Architectural Control Committee.

Authorized the approval of Schonwit & Associates to conduct the 2005 annual audit.

Note: Copies of the General Session Minutes are available in the NSCA office for those wishing further details.

FROM THE HELM



The revitalization of the Community Center is moving ahead. Although we had fewer people voting than we had hoped for, there appears to be a strong consensus for one of

the five architectural styles. Another article in this issue of the *Seashore News* will tell you more. Please read it. Future issues and our web site will keep you informed about what we're doing. The information will be there so take advantage of it. This is the biggest thing that has happened in Niguel Shores since the final shovelful of dirt was turned.

The Board has approved the 2006 nominating committee. The members are Molly Fields, Redge Griffin, Gaye Powers, and Jack Sweeney. There will be three seats open for the Board in May. If you would like to run, contact the office or one of the members of the committee. Or if you know of someone you think might run if asked, call the office or a committee member.

We also have openings on most of our eight standing committees. The committees are listed on the next-to-last page of each issue of the *Seashore News*.

If you are interested, or know someone who might be interested, call the office. We will call back.

We do rely on our volunteers. It's fun, you'll meet some new people. And you'll help shape the future of our community.

By the way, Christmas is over, please take down your holiday decorations.

Jerry Milner NSCA President

COMMUNITY CENTER REVITALIZATION

During the past month much activity has been on-going. Pictures of the five alternative architectural exterior styles were posted on the website and photos displayed in the office windows and on the wall of the multi-purpose room, providing owners a choice of the outside design of the Community Center complex when ultimately finished. Ballots for design selection were made available from the office and on the website for downloading. Unfortunately the ballots mentioned in the last Seashore News article were omitted when distribution was made.

Two "Owner Public Hearings" were conducted to provide further guidance to the Revitalization team. Information from these hearings will be carefully considered as the team continues its work. Several owners commented that the time available for response on exterior architectural choice was too limited, exacerbated by the holiday time of the year and the ballot forms not being distributed with the January issue of the Seashore News. In agreement with the comments, the team has decided to extend the voting cutoff 30 days, ending February 13, to allow owners who had not cast ballots more time to make their desire known. This extension was immediately posted on the Niguel Shore website: niguelshores.org, where photos and ballots are still available. The office has an ample supply of ballots ready, and the previously omitted ballots from the Seashore News are enclosed with this issue for use by any owner who has not selected an alternative. All owners who have not voted are urged to make their selections known as soon as possible, but certainly before February 13 when the polling will end. Please return the completed ballot to the office in person or by mail.

The office staff completed their recommendations for a floor plan including usable interior space for an efficient handicapped accessible office, and the decision was made to include a small Community Activities Room in the new building to provide meeting space for committee, small group, and Board meetings. The office space and the community activities room combined to create a new building of about 1,900 sq. ft., as mandated by the Board. The final design of the new office building will not be determined until the desired style design is decided.

COMMITTEE REPORTS

ARCHITECTURAL CONTROL



This is the last of three articles about water problems and your home. We finally look at water that causes problems at or below the ground level.

Good drainage ensures that rainwater is carried away from your property to the street. From the street it will flow to a storm drain and then to the ocean. If you live on a downward slope you can not send any water from your property down the slope or you could cause erosion and/or slope failure! Make certain that underground drains and above ground swales or gutters are clean and free of debris that can prevent the water from flowing properly.

Always keep soil at least four inches below your weep screed or the lowest portion of your exterior sheathing. In addition, the soil should slope away from the structure to prevent pooling along the concrete slab. Both of these conditions apply to your neighbor's home as well, if you have access to their side wall. Concrete slab can absorb this pooled water over time, and allow moisture to penetrate and damage structural wood in walls as well as flooring that is placed on the slab.

Do everything that you can to encourage proper drainage on your property to protect your home and your neighbor's home. Remember to follow Rule 3118-2-b in your Niguel Shore Community Association Rules and Regulations to include a drainage plan with any submittals that alter the drainage on your property.

COMMUNICATION

The committee would be interested in hearing about or from Niguel Shores residents who are involved in activities in Dana Point. If there is news about a group or a school or an upcoming event that you believe is of interest to your neighbors, please write it up and submit it to the Seashore News. Your name and telephone number are necessary, so that the editing staff can check facts, names, spelling, etc.

Committee Reports continued on page 3

COMMITTEE REPORTS CONTINUED:

TRAFFIC AND SAFETY



MARINER GATE:

The gate officers have reported that the number of vehicles being denied access through the front gate has risen dramatically in the last two months because the residents have failed to call in their authorization ahead of time. This includes your guests, contractors, delivery, and repair people. Not only is this an inconvenience to you, it is causing a major back-up of vehicles in the guest lane.

We have over 21,500 vehicles a month pass through in the guest lane, which equates to an average of 70 cars per hour during a weekday. The gate officers do their best to keep the line flowing, but when a car arrives without authorization, the flow is interrupted and a back-up is created in a hurry.

You can do your part by contacting the front gate by telephone at 487-4880 or by FAX at 487-4182.

FINANCE

The financial results for the 2005 year should be completed soon and, subject to audit, will be mailed to all owners. There is still a vacancy on the committee for someone with any sort of a financial background. This is a great place to find out what is going on in the community. If you are interested in serving on the committee, please call Gretchen Rask at 489-2259 to arrange a visit to a meeting.

TREE VIEW BLOCKAGE

Lacking a quorum on the 2nd Monday of January, the committee did not meet; therefore there is no report. This committee responds to requests or complaints from residents. Before submitting a Home Owner's Complaint requiring committee action, the writer should be familiar with the wordage in the 4300 series of the Rules and Regulations concerning view blockage.

LANDSCAPE



Many yards are being overwatered, creating runoff problems. Too much water is more hazardous to the plants than too little water.

If you see a broken sprinkler or a place that is being overwatered in the common area, please call the office.

We are still having a problem with dog owners not picking up their dogs' waste. Hey, please show some consideration to your neighbors.

MAINTENANCE

Projects Completed:

- ▶ Replacement of broken reclaimed irrigation water lines in the Beach Bluff parking area with stronger gauge pipe to prevent future breaks and water leaks.
- Emergency drainage repair at Coral Bay.
 Safety repair on stairs between Sidney Bay and Niguel Shores Drive.
- ▶ Replacement of entrance gate arms with lighter gauge material to eliminate the expensive replacement costs to arm motor gears.
- ► Completion of annual Converse Report on slope migration.

Pending Projects:

- ▶ Working with SCWD to determine water leak along Stonehill.
- ▶ Installation of water sump pump at the bottom of Lateen.
- Water remediation project on Magellan, Cabrillo, and Niguel Shores Drive.
- Street overlay project.
- Water drainage problem at Amundsen and Tasman.
- ▶ Villa stairs to Faeroe Bay.
- Redesign of handicap entrance gate to pool.

Committee Reports continued on page 4

COMMITTEE REPORTS CONTINUED:

RECREATION



NIGUEL SHORES
BUS TRIP TO THE
PALM SPRINGS FOLLIES
WHEN: WEDNESDAY, MARCH 29
DEPARTURE: ABOUT 9:00 A.M.
COST: \$65 PER PERSON
INCLUDES BUS AND SHOW

TICKETS NOW AVAILABLE AT THE OFFICE



NIGUEL SHORES CRUISE

TIME TO SIGN UP FOR THE MAY 22ND DEPARTURE

CALL DON BEAVER FOR DETAILS 493-7430

SUPERBOWL SUNDAY FEBRUARY 5TH



DOORS OPEN: 1:30 P.M.
HOT DOGS, REFRESHMENTS
(NOMINAL CHARGE)
GOODIES

PLAYOFF GAME AT 3:00 P.M.

BIG SCREEN TV

GET YOUR CHANCE ON THE POOL

QUARTERLY PAYOFFS

OPEN TO ALL NIGUEL SHORES RESIDENTS

AND THEIR GUESTS

CLUB NEWS

MENS CLUB

The Mens Club of Niguel Shores meets the first and third Tuesdays of each month at 8:00 am in the multipurpose room. Each meeting includes a "homemade" breakfast, excellent fellowship, a short business meeting and an interesting guest speaker.

On February 7, our speaker will be Dana Point City Councilwoman Diane Harkey. She will give an update of our city council activities and share some of her personal views.

The February 21 meeting will be the "State of the

Association" address given by NSCA President, Jerry Milner. Come and hear what our Association has accomplished this past year and where we are going in 2006.

We invite all men of the community to hear our speakers and consider participating in the Mens Club meetings, golf, and many other outside activities. If you are not a member, please come and visit us. Be our guest and sample the fellowship.

Club News continued on page 5

CLUB NEWS CONTINUED:

WOMENS CLUB



The Womens Club will meet February 9, in the Community Center at 12:00 noon for the social hour. A catered luncheon will follow at 12:30 pm. The cost for the catered luncheon is \$12. A paid reservation is necessary for this event to be paid by noon on Monday, February 6. If you have not been contacted by your caller by this date please call Betty Steinwinter at 240-4462. You may take your check for \$12 to the office by noon on that date. Guests will be put on a waiting list.

At our meeting we will be celebrating the season of hearts and flowers just before Valentine's Day with our featured performer Sallyanne Bachman, the popular entertainer who left us asking for encores at our February meeting last year. She will be singing the romantic songs of Jeannette McDonald and Nelson Eddy of the Silver Screen era. Come join us to enjoy these musical memories together.

Barbara Milner, our outside activities chairman, reports that the trip to the newly reopened Getty Villa is full.

The Womens Club Board will meet at President Carol Yocom's home at 3:00 pm on Thursday, February 2.

WEDNESDAY BRIDGE



Newcomers are welcome to join us for bridge every Wednesday a the Community Center. For play in February call Dorothy Horany at 496-7671. Winners since last *Seashore News*:

Dec. 21 Jan. 4

Kay Wittmack
 Pat Conway
 Regina Brevik
 Helen Campbell

Dec. 28 Jan. 11

Shirley Heimstaedt
 Helen Campbell
 Gloria Thrailkill
 Pat Conway

GARDEN CLUB



The Garden Club will meet on Monday, February 20, at 12:00 noon in the Community Center. This is the planning meeting for the annual Niguel Shores Garden Tour which will be held in May, and we need the support and enthusiasm of all members. This is a special event on the club calendar when we look forward to enjoying some of the Niguel Shores gardens.

There will also be a plant exchange, so please bring a potted plant from your garden to exchange. A floral arrangement from your own garden may be brought instead.

Thanks to Debbie Hanson and her committee for arranging the December Christmas party, which members enjoyed. There will be a sign up for the March 20 field trip to Fusano Nursery in Laguna Beach at the February meeting.

It won't be long before spring is here, and everyone will be out working in their gardens. In the interim, remember to turn off automatic sprinklers when it rains.

Residents interested in joining the Garden Club may contact membership chairperson, Debbie Hanson at 493-7315.

You may call Master Gardeners of Orange County for any gardening queries. Their hotline is (714) 708-1646, or queries can be sent by e-mail to: ucmastergardeners@yahoo.com, or you can access them at www.uccemg.com.

PAGE TURNERS

Page Turners will meet on February 27 at 10:00 am at the home of Harriet Writer, 33711 Windjammer. Phyllis Tezer will lead the discussion of *The Kite Runner* by Khaled Hosseini, and Patty Therolf will provide refreshments. The three remaining books scheduled for this year are *The Water is Wide* by Pat Conroy, *The Birth of Venus* by Sarah Dunant and *The Mermaid Chair* by Sue Monk Kidd, in that order. Page Turners welcomes new members. Please call Marion Evans, 661-3248, if you would like to participate.

Club News continued on page 6

CLUB NEWS CONTINUED:

POTLUCK

Join friends and neighbors for social hour and supper on Sunday, February 19, at 6:00 pm in the multipurpose room. This date happens to be International Friendship Day and what better way to celebrate? Committee members will call everyone on the list with details. Newcomers are especially welcome to become a part of this wonderful Niguel Shores tradition. Please call the corresponding committee member below (your last name) to be included. You'll be advised which potluck dish to bring, salad, hot dish or dessert. In addition, we ask you to bring your own eating utensils and beverage, wine, cocktail, etc. Nibbles and

ice are provided. A \$1 per person donation is accepted at the door. Hope to see you there.

A-E Barbara and Jerry Milner 443-2911 F-O Ceacy and Dick Johns 493-8355 P-Z Barbara and Skip Eissfeldt 496-5855

> In memoriam **Lavonne Borland** January, 2006

SPORTS NEWS

MENS GOLF



Our first tournament for 2006 was held at the Costa Mesa Golf and Country Club on January 10, 2006. The game was Tin whistle – and the player with the most points scored is the winner. Prize money was given to the top eight players.

Veteran player Lee Writer had a score of 42 points, Gary Katsuki, 41, Peter Rask, 40, Dave Ontiveros and Bob Enger each had 38. Roy Dohner and Boyd Van Ness had 36 and Don Ellis and Bob Gutknecht had 35. There was a tie for Closest-to-the-Pin on the 2nd hole. New members are Don Baer, Barry Banducci, and Michael Kaylor. We urge all golfers living in Niguel Shores to join us for these great golfing experiences.

Golf Tip of the Month – *Use a New Ball*. Avoid using a ball that has been scraped on a cart path or has little nicks in the cover. The flight of the ball may be changed.

This month's quote: "If your best shots are practice swings and gimme putts, you might wish to reconsider this game."

WOMENS GOLF



Monday, February 13, will be Fun Day for the Niguel Shores Women Golfers. Please call Chris Beaver, 493-7430, or Linda Ross, 248-3408, about golf tee-times. Please call Lee Sweeney, 661-5924, or Carolyn Hughes, 481-0511 about lunch. Fun Day will start at Aliso Creek Golf Course at 8:00 am, for nine holes of golf. The course is in beautiful shape. The winter days have been surprisingly mild, and each second Monday of the month has lived up to its name.

After golf, lunch will be served in the multi-purpose room in Niguel Shores Community Center, and will be followed by a short meeting.

The club is open to golfers of all levels and is played for 'fun'. It is open to all the ladies of Niguel Shores and to their guests who need not be residents. Prospective members who would like to know more should call any of the names listed above.

In January, the game-of-the-day was a scramble format. The winning team, Judy Boitano, Chris Beaver, Diane Ballou and Lee Sweeney had a very good score of 32. The best drive on hole #9 was made by Chris Beaver, and both prizes for Closest-to-the-Pin on par-three holes were won by Judy Boitano. Outstanding teamwork, what!

DISASTER PREPAREDNESS

A close watch is being kept on reports from London that Avian Influenza (H5N1 strain) has spread from East Asia to Romania, Greece, and Turkey. The latter has confirmed infected poultry in 10 of the country's 81 provinces – including Istanbul, Bursa and Ankara. (Spiegel online, Jan. 9, 2006)

The H5N1 strain is a highly contagious virus that mostly affects poultry. It can currently be transmitted only from birds to humans, with poultry workers and children its main victims.

"There have been no cases - anywhere in the world - of a human contracting bird flu from another human. Nevertheless, health experts remain concerned that the virus could mingle with a human flu virus and mutate into a human-to-human strain if enough people catch it from exposure to slaughtered birds." (Spiegel, Jan. 9, 2006).

The World Health Organization (WHO) is taking an active role in better communication, information exchange, tests and the immediate culling of poultry stocks in affected areas.

In the meantime protect yourself and others by having a flu shot (the season is not over until March), and observing basic tenets of hygiene if you have a cold or flu.

NEIGHBORHOOD ADS

Items for *Seashore News* ads must be submitted by the 17th of the month except in Feb., Nov. and Dec. when they are due on the 15th of the month. Include a check payable to NSCA, \$3 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the *Seashore News* assumes responsibility or liability for quality of goods advertised. See Rule 5525.

36" Toshiba TV, tube type, 3 yrs. old, \$200. Coffee table, oak and leaded glass \$50. Both in excellent condition. Call Steve at 496-2083.

For Sale: Analine honey colored leather chair - 33"h, 48"w, 39"d, mint condition. \$250. Tunturi 417 Stair Stepper \$50. Ladies and men's golf clubs and golf bags - \$50 each. Call 493-9739.

Big Bear cabin -2 bedroom, 2 bath, close to resorts, shops, restaurants. Call Sandy at 487-4159.

For Lease: 3 bedroom plus family room, 2 bath, end unit very private. Available February. Call 496-1900.

Selling: Thomas Kinkade 18"x24" gold-framed canvas "Seaside Memories VII," small Hummel collection, beautiful medium oak roll top desk 59"x33", Little Women Madame Alexander dolls. Call 661-5860.

VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words, typed if possible, including name, address and phone number of writer. Refer to NSCA Rule #5221,2,3. Submissions are due on the 17th of the month except in Feb., Nov., and Dec. when due on the 15th of the month.

Do You Just Belong?

Are you an active member, The kind that would be missed? Or are you just contented That your name is on the list? Do you attend the meetings And mingle with the flock? Or do you like to stay at home, Then criticize and knock? Do you take an active part to help the work along? Are you satisfied to be The kind that just belongs? Do you work on the committees To see there is no trick? Or leave the work to just a few And talk about the clique? Come to meetings often And help with hand and heart. Don't be "just a member..." Please, take an active part! Really think this over. You know right from wrong. Are YOU an active member? Or do you just belong?

Anonymous Submitted by Marion Evans

Kudos to Dick Mackaig for having the vision and determination to have NSCA fully reserved by 2005. Well done!

Gerlinde Duffy

I was surprised when I acquired property in Niguel Shores several years ago at the very modest Association fees, particularly in view of Niguel Shores being a gated community with considerable amenities, including direct beach access.

Voice of the People continued on page 8

VOICE OF THE PEOPLE continued

I have since come to feel strongly that, compared to outside property management companies which I deal with frequently, our present management setup with on-site staff being managed by volunteer homeowners provides the best of all worlds: very good value in directly paid, conscientious, staff, and caring oversight.

We would be making a huge mistake to change our overall association management structure by getting an outside company involved at (guaranteed) increased cost.

David Field

All articles submitted for publication to the Seashore News must include the author's name and a phone number.

Articles not in compliance will not be published. Thank you for your cooperation.

COMMUNITY ACTIVITIES

DANA POINT LIGHTHOUSE SOCIETY

The Dana Point Lighthouse Society will meet in the Community House at 24642 San Juan Avenue, Dana Point, on February 21, at 7:00 pm. Call John Gile at 218-2589 for details.

DANA POINT LIBRARY

The Dana Point Library Book Club, "Readers by the Sea," will meet on Friday, February 24, and again on March 24, at 11:00 am.

To place an ad call the NSCA office at 493-0122.



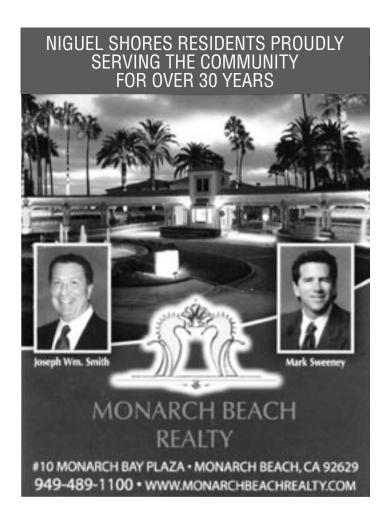




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NSCA DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION 33654 Niguel Shores Drive, Monarch Beach, CA 92629 Office 949/493-0122 Fax 949/831-0116

BOARD OF DIRECTORS

NSCA STAFF

Jerry Milner	President	Skip Eissfeldt	General Manager
Dick Johns	1 st Vice-president	Ivy Hsia	Controller
	- 1 k		

2nd Vice-president Community Relations Manager Don Johnston Karen Decker

Maintenance Manager George Evans Secretary Dave Crook Gretchen Rask Chief Financial Officer Eva Curtis Administrative Assistant

> Receptionist Kevyn Sweningson George Cooley Maintenance Staff Dave Smith Maintenance Staff

NSCA COMMITTEES Architectural Control

CHAIRPERSONS

1:00 pm, 1st and 3rd Thursdays Bill Rosecrans / Rob Rifkin (acting) See Calendar

MEETINGS

Communication Rotating Bernie Fornadley Webmaster

Vacant See Calendar Finance 3:00 pm, 2nd Monday Landscape **Rotating** 9:00 am, 3rd Friday Maintenance Roy Dohner / Dave Ontiveros 1:30 pm, 4th Wednesday Rotating Recreation 9:30 am, 3rd Wednesday Traffic and Safety Martin Dedrick 1:00 pm, 2nd and 4th Mondays

Tree View Blockage Hal Therolf

OTHER ORGANIZATIONS

Sea Terrace Townehomes Assoc. I Sea Terrace Townehomes Assoc. II Womens Club Carl Printz, President George Traver, President Carol Yocom, President Don Beaver, 1st Vice-president Adrienne Ruben, 1st Vice-president Mens Club Eric Ackermann, 2nd Vice-president Pat Long, 2nd Vice-president Norb Berberich, President

Marion Evans, Treasurer Colin Cato, Treasurer Family Club

Ceacy Johns, Secretary Karla Sanders, Secretary Gay Powers, President Garden Club

Seashore News

Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NSCA Board actions and community activities and to encourage participation in community affairs.

> Editors - Ceacy Johns / Hope Luedeke Editorial Staff - Communication Committee Collating - Shirley Smith Distribution – Bob Converse

The Communication Committee expends all reasonable effort to confirm the accuracy of statements in the Seashore News but assumes no responsibility for errors, omissions of fact or use of material that might be offensive in some way.

Francine Stout, President



FEBRUARY 2006 in Niguel Shores



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					Sunday
TO THE REPORT OF THE PERSON OF		1 8:30 Fitness Class 9:00 NSCA Board 9:30 H ₂ O Aerobics 11:30 Bridge 1:00 Open Board Mtg 3:00 Mens Tennis STREET SWEEPING	2 8:00 Ladies Tennis 1:00 Architectural Control Cmte. 3:00 Womens Club Board Mtg.	3 8:30 Fitness Class 9:30 H ₂ O Aerobics	5 Super Bowl Sunday Doors open at 1:30 pm
6 Womens Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics	7 8:00 Mens Club Breakfast 1:00 Art Class	8 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 3:00 Mens Tennis	9 8:00 Ladies Tennis 12:00 Womens Club Luncheon	10 8:30 Fitness Class 9:30 H ₂ O Aerobics	12
Womens Golf Fun Day 8:30 Fitness Class 9:3 H ₂ O Aerobics 1:00 Tree View Blockage Cmte. 3:00 Landscape Committee	14 8:00 Mens Club Golf 1:00 Art Class	15 8:30 Fitness Class 9:30 H ₂ O Aerobics 9:30 Traffic and Safety Cmte. 11:30 Bridge 3:00 Mens Tennis 4:00 NSCA Board 7:30 Homeowners' Forum	16 8:00 Ladies Tennis 1:00 Architectural Control Cmte.	17 8:30 Fitness Class 9:00 Maintenance Committee 9:30 H ₂ O Aerobics	18
20 Womens Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 Comm. Cmte. 12:00 Garden Club	21 8:00 Mens Club Breakfast 1:00 Art Class	22 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 1:30 Recreation Committee 3:00 Mens Tennis	8:00 Ladies Tennis	24 8:30 Fitness Class 9:30 H ₂ O Aerobics 3:00 Finance Cmte.	26
Womens Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 Page Turners 1:00 Tree View Blockage Cmte.	28 Mens Club Golf 1:00 Art Class	Нарру	Valenti	ne's Day	
Sheriff's Departr Non-emergency se Dana Point Com Unit 248-3580 Busines 8:00 am to 5:00 pr	munity Support	Sun Mon Tue V 1 2 3 8 9 10 15 16 17	ry 2006 Wed Thu Fri Sat 4 5 6 7 11 12 13 14 18 19 20 21 25 26 27 28	Sun Mon Tue V 5 6 7 3 12 13 14 1 19 20 21 2	Wed Thu Fri Sat 1 2 3 4 8 9 10 11 15 16 17 18 12 23 24 25 19 30 31 31