

# Seashore News



June 2009

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Issue 427

## ELECTION RESULTS



L to R: Rob Rifkin—2nd VP, Kathy Jones—Secretary, Jerry Koppang—President, Todd Wallin—1st VP, Gary Tinnes—CFO.

At the Annual Meeting on May 19, the Inspector of Elections confirmed 568 votes and the election of Rob Rifkin and Gary Tinnes to the Board of Directors. The “on-going” and, “new” board members met for the election of officers and committee liaisons and the results are as follows:

### 2009–2010 BOARD OF DIRECTORS

President	Jerry Koppang
1st Vice President	Todd Wallin
2nd Vice President	Rob Rifkin
Chief Financial Officer	Gary Tinnes
Secretary	Kathy Jones

### COMMITTEE BOARD LIAISONS

Architecture	Rob Rifkin
Communication	Gary Tinnes
Finance	Gary Tinnes
Landscape	Kathy Jones
Maintenance	Rob Rifkin
Recreation	Todd Wallin
Traffic & Safety	Todd Wallin
View Preservation	Kathy Jones
Revitalization/Construction	Jerry Koppang
Investment	Gary Tinnes

## TRAFFIC & SAFETY COMMITTEE

— People, purpose, particulars, patrols and pictures...

Mike Card and Tim Murphy. Do you know these names? You should. They are the gentlemen who volunteer their time as co-chairs of the Traffic and Safety Committee. See accompanying photo so you’ll recognize them and thank them when you see them for their service to our community.

**Historical notes:** There are no paragraphs in the NSCA Rules and Regulations setting out a Traffic and Safety Committee but there are many rules under the 6100 number series that cover its field of authority. In the beginning, 1972–73, there was no such committee. In 1974 we see mention of a committee called “Security” that was headed up by Bob Chandler and, the next year by a name with which many of us are familiar, Dale Baltimore. Subsequent chair person names were Jim Guthrie, Phyllis Luengen, Norm Williams, Harriet Whitney, Dave Ohrn and Forrest Owen (1983–84).

In 1987 we see the name changed to “Traffic and Safety” and the chairman Ed Adams. Ed reports that the name change came about because the word “security” seemed to imply an association responsibility for the security of its members. A problem with this issue had arisen in another home owner’s association and, as a result, our



Traffic & Safety Committee: Seated: Tim Murphy and right, Mike Card, co-chairmen. Standing left to right: Patty Therolf, Board Liaison Pat O’Brien, Lori McNaught & Hersey Steinwinter. Absent: Jerry Moon.

Association thought it best to rename the committee to better describe its responsibilities. Another result of the security issue was the organization by Ed Adams of a Neighborhood Watch in Sea Terrace II, where he was president of its Association and, subsequently, in the rest of the community. His involvement with this led to a place on the Traffic and Safety Committee and eventually

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## FROM THE GM

**W**ELCOME TO THE NEW BOARD OF DIRECTORS – Thank you all for participating in this important part of living in a Common Interest Development (an HOA). This timeless Niguel Shores Tradition has been carried on again, and we offer congratulations, to the new Board President, Jerry Koppang and the two new board members, Rob Rifkin and Gary Tinnes. You can read all about the election here in this issue of the *Seashore News*.

**2009 VOLUNTEER OF THE YEAR – ROY DOHNER** – In addition to the Annual Election, the Board took the opportunity to announce this year’s winner as Roy Dohner. His selection came from nominations made by the association’s committees and represents the culmination of many years of service on the Board of Directors and on multiple committees. Congratulations to Roy. The actual

award presentation will take place during the dedication ceremony for the new Clubhouse in which he has played such a major role.

**THAT ALOHA COMMUNITY AT THE BLUFF** – The good news is that many people enjoy using the Bluff, and the bad news is that many people enjoy using the Bluff. All this enjoyment has the potential of not being as enjoyable as hoped. With that in mind, I have included a letter from a Niguel Shores homeowner, Dave McPherson, that first ran in the July 2008 issue of this newsletter and addressed this issue. Dave said this so much better than I could, and he is one of your neighbors. I asked him for permission to publish this again, and ask that all of you take time to read this discussion on respect, community, and the ALOHA FEELING. The letter follows:

***ALOHA!** Recently, I received an email regarding the purported banishment of “active” play at the beach Bluffs on weekend evenings. I was saddened by the message on several levels.*

*First, I have children in grade school. We all know that children in grade school do not act in a “passive” manner, unless they are sick or fast asleep. Does this new mandate mean that my children cannot enjoy the Bluffs too? Will they be required to sit still? Will I ever get to see the green flash before my kids graduate from high school? My family has been enjoying the Bluffs for as long as my kids have lived. Yet, their conduct was not an issue before. My kids are as much a part of this community as everyone else. In my opinion, this type of mandate is absurd. My kids have rights too! BUT...they cannot be allowed to abuse their rights.*

*That brings me to my second point. The real question here is: “Why are we now receiving this message?” I believe that the answer is: **MEMBERS OF THIS COMMUNITY WHO ENGAGE IN “ACTIVE” CONDUCT AT THE BLUFFS ARE NOT RESPECTING OTHERS WHO MIGHT WANT TO ENJOY THE BLUFFS IN A MORE “PASSIVE” MANNER.** It boils down to respect. Look at your conduct. Is it (reasonably) bothering someone else? Are your kids throwing a Frisbee into others and continually interrupting them? Is your group game making it impossible for others to walk across the grass for fear of being knocked down? Are your kids hanging from trees or potentially damaging the landscaping? Is your music so loud that*

*others have a hard time hearing each other? If you answered Yes to any of these or similar questions, you need to check yourself. You need to control your kids/group and alter your conduct. Most importantly, you need to respect others. I have found that, regardless of age, most residents of the Shores share a “beach lifestyle” philosophy. It’s why we live here and go to the Bluffs isn’t it? As such, I think that the Shores as a whole (from the Board to management to original owners to newbies) needs to borrow some cultural wisdom from our Hawaiian friends.*

*I would like you to join with me in a campaign to bring the Aloha spirit to the Bluffs and to the Shores as a whole. As a reminder, Aloha means: hello, goodbye, love, compassion, welcome, and good wishes. It means belonging to others with a common humanity. It’s defined better as a feeling in the heart than by words. I am so very tired of this divisive feeling in our special community. Passive versus Active? Hogwash! Where is the Aloha “Bluff Activists?” How about you in the “Passive” lobby? Are you living Aloha? If someone is not being compassionate or considerate at the Bluffs, go and talk to them, even if you see them bothering someone else...it’s your neighbor. The Bluffs is a unique and special place in this world. The Bluffs is where neighbors, young and old, congregate and enjoy our great coastline together. What a neat thing for all of us. Remember, we live in a COMMUNITY. Let’s start acting like one. **ALOHA!***

*—Dave McPherson*

**THE NEW BEACH BLUFF PARK** – Hopefully, by the time you are reading this, you have had an opportunity to visit the Beach Bluff and see and appreciate the final project which includes: The repaved parking lot, the expanded park, the new bluff shower, the new retaining walls, new tables, new benches and new bluff lighting. This represents the most comprehensive and complex project in the history of Niguel Shores. It had a budget in excess of \$1M dollars and involved not only the Association, but the City of Dana Point, South Coast Water Dept., County Of Orange, My Ocean, and the Headlands, LLC. Internally over four years,

it involved four different Boards of Directors, the Finance, Maintenance, Landscape, Traffic & Safety, Recreation, Communication, and Architectural Committees and the detailed involvement of our Legal Counsel, Fiore, Racobs & Powers. They all participated in the contractual aspects, financial management, design and construction of the project. In the end, not only do we have one of the best amenities in Orange County, but we were able to obtain a contribution from SCWD for \$550K+ to offset over 50 per cent of the cost of the project. This was facilitated by granting an easement across our parking lot for the piping of a

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# BOARD ACTION SUMMARY

## MAY 6, 2009 BOARD MEETING (General Session)

### APPROVED:

- Approved the General Session Minutes of April 15, 2009.
- Approved the March 31, 2009 Financial Report.
- Approved the March 31, 2009 Variance & Delinquency reports.
- Authorization to record lien on Parcel No. 672-147-31.
- Authorization to record lien on Parcel No. 672-012-003.
- Authorization to record lien on Parcel No. 672-214-051.
- Approved the resignation of Marcy McNulty from the Finance Committee.
- Approved the resignation of Doris Adams from the Communication Committee.
- Approved the initiation of Judicial Foreclosure on (3) properties: APN 672-041-12, APN 672-142-12, & APN 672-182-53.

### DISCUSSED:

- 2009 Proposed Rule Change discussion.
- Annual Election and 2009 nomination of board candidates.
  - Asphalt, Beach Bluff & Clubhouse projects updates.
  - Surf Museum update.
  - Colima Bay tree & Atlantic pines & other tree matters.
- Bank matter and request for Counsel to draft violation letter.
- Irrigation system and water conservation matter update.

### REVIEWED:

- Special Presentation & update on Clubhouse Project & Spa proposal by Construction & Finance Committee members Roy Dohner & Marcy McNulty.

## MAY 6, 2009 BOARD MEETING (Executive Session)

### APPROVED:

- Approved Litigation Disclosure Statement – May, 2009
- Approved the Executive Session minutes of April 15, 2009.
- Approved the Special Executive Session Minutes of April 22, 2009.
- Recording of one (1) lien on a delinquent property APN 672-147-31
- The demand for payment from (2) two homeowners.
- The Monthly Legal Status Report – March 2009.
- Change Order Requests 006/ 007 & 008 for Clubhouse Project.
- Legal Services Contract.

### REVIEWED:

- Attorney, Richard Fiore's status report on pending legal matters.
  - March, 2009 Assessment Collection Status Report.
  - Violation Log.

### DISCUSSED:

- Discussed paving company dispute matter.
- AC matters involving three (3) homeowners.
  - Pool / spa repair & conversion contracts.
- Beach Bluff landscaping proposals / contracts.

### HEARINGS/MEETINGS:

- Hearings with homeowner for violation of Article IX, Section 16 – Failure to maintain.
- Hearings with homeowner for violation of Article IX, Section 12, 14, 16 & 18 – Failure to maintain.
  - Hearing with homeowner for violation of Rules 4112, 4121 – Planting violations.

## MAY 11, 2009 BOARD MEETING: (Special Executive Session)

### APPROVED:

- Motion for Board President to draft letter to homeowners regarding spa matter.
- Motion to approve withholding full payment from contractor over dispute.
- Motion to approve counsel to draft a letter regarding the bluff grading.

### DISCUSSED:

- Discussed new Spa Proposal.
- Discussed paving matter dispute.
- Discussed Beach Bluff grading.

## MAY 19, 2009 BOARD MEETING: (Special General Session)

### APPROVED:

- Proposed 2009 Rule Changes.

## MAY 19, 2009 ANNUAL MEETING AND ELECTION

### APPROVED:

- Minutes of the May 20, 2008 Annual Meeting.
- Received and approved the Inspector of Elections Report announcing the results of the Annual Election. Candidates Rob Rifkin and Gary Tinnes were elected to the two open board positions for a two year term.
  - The nomination of Roy Dohner as the 2009 Volunteer of the Year Award.

## MAY 19, 2009 BOARD ORGANIZATIONAL MEETING (Special Executive Session)

### DISCUSSED:

- Board officer positions.
- Board committee liaison positions.
- Issues & objectives for the 2009–2010 BOD

### APPROVED:

- Nomination of Jerry Koppang as Board President, Todd Wallin as 1st VP, Rob Rifkin as 2nd VP, Gary Tinnes as CFO & Kathy Jones as Secretary.

**NOTE: The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA Office entrance. In addition, the General Session Agenda for the next Board Meeting will also be posted at noon on the Friday prior to the next meeting.**

**REMINDERS: NEXT GENERAL SESSION MEETING—JUNE 3, 2009 at 9:00 a.m.**

## ARCHITECTURE

No report this month.

## FINANCE

Niguel Shores currently has four significant and ongoing projects:

- (1) Clubhouse Project;
- (2) Completion of the beach bluff area;
- (3) Potential conversion of the swimming pool to salt water and spa repair or replacement; and
- (4) Irrigation System Analysis.

Up through April 30, 2009, we have incurred expenses totaling \$1,077,170 towards the Clubhouse Project. Each of the 960 lots in Niguel Shores contributed \$3,000 for this project, a total of \$2,880,000.

We do not have final dollar numbers yet regarding the 2008 Street Asphalt Overlay/Slurry Project and the Beach Bluff Parking Lot as we are still (a) negotiating with SCWD regarding their contribution and (b) contracting for the remaining landscape and beach bluff upgrades. During 2008, we budgeted \$884,711 for all of this work and it appears we will spend approximately \$800,000. We will report the final numbers later in the year.

As of April 30, 2009, we have fluctuating dollars (approximately \$250,000) in the checking account, \$2,840,378 in money market funds of which a significant amount is for the Clubhouse Project and street work, and \$1,353,234 in certificates of deposit ranging from 2.15 to 4.40 percent, maturing between 2009 and 2013. Our Investment Committee, consisting of Gretchen Rask, Sue Kichline, Board Liaison Todd Wallin, and Controller Ivy Hsia, continually performs a cash flow analysis to determine the proper mix between money market funds and certificates of deposit.

The Board has recently received information regarding the treatment of excess funds from the MPR Project. Per our legal counsel, any excess funds must be either (1) retained in the Reserve Account and/or (2) applied towards upcoming quarterly dues. Either method is basically the same result. If the Reserve Account has an elevated balance due to excess assessment funds, then lower quarterly dues are needed. As stated in previous newsletters, we are in the process of putting together a five-year forecast for our Reserve Account. This forecast will be mailed to each homeowner during November, 2009 per a new California requirement for Homeowner Associations.

—*Marcy McNulty*

## LANDSCAPE

Those of you that have been down to the Bluff in the last couple of weeks have seen the great progress that is being made. The sod has been laid, several large Melaleuca bushes have been planted in an effort to block the lovely Strand restroom view, dead and dying trees and shrubs have been removed and we have more new plants coming in soon. The Committee would like the community to enjoy and respect the new landscaping at the Bluff. Please help by reminding everyone not to walk on the new grass until the fencing is removed.

The Landscape Committee has been working on a new Master Plan for the community. This plan is a “wish list” for future improvements in the landscaping of Niguel Shores. We are trying to focus on more updated and low water plantings in anticipation of water restrictions that are sure to be imposed by the city in the future.

**For more information on low-water plants, please read the very informative Garden Club article, written by our new Board President, Jerry Koppang, in this month’s *Seashore News*.**

—*Karen Linger*

## MAINTENANCE

In the year 2002, seven year old Virginia Graeme Baker’s life was tragically cut short by suction entrapment in a family spa during a birthday party. There have been over 150 entrapment related injuries and deaths in the past two decades.

In December, 2007 Congress enacted, and President Bush signed, the Virginia Graeme Baker Pool and Spa Safety Act named for the granddaughter of former Secretary of State James Baker III. The act requires all public pools to modify the water circulation system to remove any possibility of an entrapment hazard. This involves special drain covers and, in some cases, adding a second drain line, or vacuum release systems.

The Act requires that all pools be in compliance by December 19, 2008 and if the pool is closed (as the Niguel Shores pool is) it must be in compliance before opening in 2009.

Maintenance has consulted with several contractors to determine how best to bring our pool into compliance and make it as safe as possible. A contractor has been selected. The Niguel Shores swimming pool and spa will be in full compliance before it opens in the summer of 2009.

Your pool is as safe as we can make it. However, quoting from the Federal Safety Act, please keep in mind,

*“Adult supervision at all aquatic venues is a critical safety factor in preventing children from drowning.”*

—*Jack Christiansen*

## TRAFFIC AND SAFETY

Recently there has been more and more daylight and the weather seems to be heating up. Graduation activity is everywhere you look; this year’s Memorial Day has passed us; the Tioga Pass has opened, and agapanthus flowers are in bloom. These are all sure signs that the summer season is upon us. With that will come an increased level of traffic into our community, and of course related safety concerns. Not only will there be more vehicle traffic, but there will be a lot more corresponding pedestrian activity especially by young folks. Everyone should be extra cautious when driving and or walking. The posted speed limit in our community is 25 M.P.H. but that can be misleading as that is the maximum speed we should drive under ideal conditions. The basic speed law requires that we consider all existing conditions, such as lighting, weather, cars, and pedestrians and adjust our speed accordingly to a slower pace. That is simply common sense and allows for maximum safety for all.

Recently we have received several complaints and inquiries about the right of way at the gate at Niguel Shores Road and Mariner Drive. Apparently, by driving patterns, more than a few folks are confused about this. Niguel Shoes Road at Mariner is controlled by stop signs for traffic in both directions. There is no such control for incoming traffic on Mariner Drive. Consequently, when stopping for the stop signs on Niguel Shores Road, we have to remain stopped, and yield the right of way to incoming traffic. Please be patient and come to a complete stop and evaluate the traffic flow. Everyday, every hour, you can see someone roll through this intersection without stopping.

With the onset of summer we will have a lot of guests joining us here in the community. Please take the time to register them at the gate as it will save a lot of time, and possible aggravation. July 4th is on a Saturday this year and, as such, it will be our community’s busiest day of the year. I would like to take the opportunity to remind everyone that with the ongoing construction activity, our community festivities will be held down at the Beach Bluff this year. As per our rules and regulations, parking at the Bluff will be restricted to residents with resident bar codes on their vehicles. Guest vehicles will not be allowed entrance into the Bluff parking area. For instance, Pat O’Brien entertains dozens of his closest friends (I think they are his skateboarding buddies) down at the Bluff. To get there, they either walk

or Pat transports them in his car. Of course Pat has them leave their skateboards behind because he realizes that skateboarding at the Bluff is unsafe and against the rules. While enjoying the holiday, please be mindful of others that are enjoying themselves too in this relatively crowded area. Music turned up a bit, and a good game of tag football might be appropriate during quiet times, but it is likely to interfere with others when a good number of people are present.

From all reports our security staff is performing its responsibilities at a very good level. However, their duties are restricted, and not designed to be a substitute for professional law enforcement. Our security officers should not quell loud parties, catch fleeing suspects, take police or crime reports, break up disturbances or referee disputes. I would like to remind everyone that should we need an emergency or police response to phone the Dana Point Sheriff’s office or 911. More than a few people have phoned the gate and reported emergencies that would have best been reported directly to the Sheriff’s Department for a quicker and better response.

Finally, a ring of suspects involved in burglary from vehicles was recently broken up by a series of arrests. These car clouts lived near by and I suspect on occasion preyed on victims in our neighborhood. This serves as a reminder to not leave valuables in our cars and to in every case lock them.

Have a safe summer.

—*Tim Murphy*

## SEASHORE NEWS

A tribute to one of our long-time staff members: Doris Adams. Doris is leaving Niguel Shores for a nearby retirement home and has resigned from her long and valued participation in “getting out the news.” This was in addition to her (and her husband’s) many other contributions to our community which, over the years, have made Niguel Shores an even more pleasant place to live. She contributed art work for the newsletter, photos for the Web site, general editing for her assignments and was the very best proof reader. All I can say is, thank you Doris and I very much wish you weren’t leaving. Best wishes for many happy days in your new life.

—*Mary Crowl*



Doris Adams

## RECREATION

Here we are again trying to have the opening of the Bluff!!!

**June 13 – Family Taco Night: From 5:00 to 7:00 p.m.**



the El Patio Taco Cart will provide tacos with four different meats and all the condiments. There will be Mexican entertainment. All this for \$10 for adults and \$5 for children under

12. Drinks will be available. Tickets will in the office. Start the summer with a family night at the new Bluff with the new tables. If the Bluff is not ready for our foot traffic, the Taco Night will be in the Park.

**4th of July will be very special this year** with the Men's Club having the catering coaches for breakfast and later at the Bluff for lunch. See the schedule of activities that have been planned by Nancy Tinnes and her committee. We would like to have face painting and crafts for children if you can help or know of anyone who can. Please contact Nancy Tinnes. Plan on coming to the BBQ where the grill is provided for you to cook and enjoy entertainment.

**August 2:** Another BBQ with your Niguel Shores friends.

**August 23:** Mark your calendar and get a group together to enjoy the fun **Summer Beach Party** with delicious food, drinks and the music group you enjoy: **"The Flock of 80's."** Tickets will be on sale for \$30 per person at the 4th of July party and in the office.

**Miss Patty's Trips:** Griffith Park Observatory, Tuesday, August 11, 8:00 a.m. to 6:30 p.m., \$25. Trip includes a morning stop at the Farmer's Market. For more information call 248-3530.

**Beach Cities Senior Club Trips:** Many to casinos in the area. 7/19/09 Tibbie's Great American Cabaret aboard the Queen Mary, \$95, luncheon on the Queen Mary. Arrive 11:30 a.m. depart 12:00 noon. Return approx. 6:00 p.m. For more information, call Evie Love (949) 406-4109.

**AARP Driver Safety Program.** Next class: July 29 and 30. Call 496-4252.

—Carol Yocom

# Celebrate July 4<sup>th</sup> in Niguel Shores



Join us at the Community Center for:

- ★ Breakfast
- ★ Flag Raising Ceremony
- ★ Community Parade

Join us at the Beach Bluff for:

- ★ Kids Crafts
- ★ Sand Castle Contest
- ★ Community Barbecue
- ★ D. J. and Dancing

## GARDEN CLUB

Our annual Beach Bluff Barbecue will be held on June 15 at 12:00 noon. Barbecued hamburgers and beverages will be provided. We need members to provide one of the following: hors d'oeuvres, salad or dessert. The fee for this year's gathering will be \$8 per person. Please call Jerry Koppang with your culinary contribution for the Barbecue.

### **Saving Water in the Garden...**

Research shows that California residents use up to 50 per cent more water than they need to maintain healthy, beautiful gardens. California is blessed with an ideal growing climate, rich and fertile soils and long growing seasons. A resource we do not enjoy is an abundant water supply. Year after year we import water from nearby states to support our cities and agriculture. As cities continue to expand and, as drought conditions appear periodically in the west, saving water has become an imperative for everyone. Some of the things you can do to save water in your garden include:

**Water early in the morning**—Set your automatic sprinklers to run in the early morning and finish before 8:00 a.m. This will reduce evaporation and will lessen the likelihood of water waste from winds. You will also find that plant disease and water damage are reduced.

**Mulch**—Placing a layer of organic mulch on the soil surface around plants can save hundreds of gallons of water each year. Mulch prevents water evaporation and also stops weeds from growing.

**Repair and adjust sprinklers**—Observe your sprinklers as they run. Adjust them as necessary to reduce overspray on sidewalks, roads, and patios. Repair damaged sprinklers immediately. Check pipes for leaks.

Quick repairs and adjustments can save as much as 500 gallons each year. Use trigger sprayers when watering. The days of using water luxuriously are over. Every hose should be equipped with a trigger sprayer so water is not wasted as you water containers and the rest of your garden. Trigger sprayers are especially useful when washing cars. Also, use a broom instead of a hose to clean driveways and sidewalks.

### **Minimize water loss in pots**—

Use water-retentive potting soil in all container gardens. Add soil polymers to your potting soil at planting time. Polymers store water for plants to use as the soil dries.

### **Helpful tips for May and June:**

Succulents and such: Now is the best time to buy, plant, divide and move succulents. The natives are thirsty? Or so you might think. Actually this is when our native plants begin to go into dormancy. Stop watering the natives. You are only wasting water if you do. Happy Gardening...

—Jerry Koppang

## MEN'S CLUB

Pete Hammer, ex Marine and currently President of the 5th Marine Support Group in Dana Point, was our guest speaker on April 21. Pete was a Captain in Vietnam flying F-4 Phantoms. After his military service he became active in the 5th Marine Support Group. This organization is involved in various charitable endeavors for the families of active Marines including fund raisers, car washes, tours of Camp Pendleton, mailings and donation requests to help support the group. Several restaurants and churches in the area are active supporters. Care packages are sent to overseas soldiers and financial assistance is available to

families state side who are in need.

Their Board of Directors include, Diane Harkey, John Hicks (Harbor Grill), Jack Loconsolo (Jack's), Terry Rifkin, Elena Flyer, Robert Moore, and Doug Chotkevys as Secretary.

Pete discussed the group's current activities including some insight into the 5th Marines activity overseas. This is an excellent organization worthy of our support.

May 5 was our Annual Ladies Day Breakfast. Over 90 attendees enjoyed a wonderful breakfast prepared by Senior Cook Jerry Koppang and his crew. Our speaker was Don Lasseter, well known author of true crime novels. His first novel was published in 1995 followed by 18 more. His most recent book, *You'll Never Find My Body* was published in January 2009 and his favorite is *Their Deeds of Valour*.

Vicki Jobe of the American Cancer Society was our guest on May 19. Our guests for this month will be Peter Baston, President/CEO of Memorial Hospital, and Agent Jose Ortiz of the U.S. Border Patrol on June 2 and June 16 respectively.

Our long time resident and friend, Norb Berberich, passed away last month. Memorial services were held at the El Niguel Country Club on May 8. We'll all miss a terrific friend.

The Men's Club has a breakfast on the first and third Tuesday of each month. All male residents are welcomed. Please call Bob Ryan at 487-7848 for details and directions.

—Bob Ryan

## WOMEN'S CLUB

**Home Tour Thanks:** Niguel Shores Women's Club had a successful home tour and luncheon in May. Thanks to Ginny Nevitt and the committee for a job well done.

Additional and generous thanks must go to the six homeowners who opened their attractive homes for the tour.

**Seaside Social Tea:** Thursday, June 11 will bring a new experience to Women's Club members: a Seaside Social Tea at the Dana Point Yacht Club. A delicious salad, tea sandwiches and dessert pastries will be on the buffet for only \$15, due in the Niguel Shores office by June 5. (A corkage fee of \$15 will be charged to wine drinkers.) The program will consist of introduction and election of nominees for next year's offi-

cers: President, Nancy Timmes; Secretary, Karla Sanders; Treasurer, Ardis Ghobrial. Installation of these officers will occur in September in our new Clubhouse. This June tea/luncheon will give us the opportunity to invite guests, socialize with friends, learn about the Women's Club, make suggestions, and enjoy the beautiful view at the Yacht Club.

**Club Dues:** Please remember that Women's Club membership dues in



Yacht Club Event Room where the Seaside Tea will be held.

the amount of \$10 should be submitted to the Niguel Shores office as early as possible so your name can be included in next year's directory.

—Bunny Ross

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to its chairmanship in 1987. Concerns at that time were controlling entry to the community, particularly preventing outsiders who were getting in and burglarizing vacation homes, etc. The Neighborhood Watch program helped in this area as well as in looking out for children going to and from school. Parking did not seem to be quite the problem it has become as there were some fewer cars and fewer regulations. Ed had a colorful group on his committee with Ray Goodheart, ex CIA agent, Dan Aldrich, ex chancellor of UCI and Joe Lewis, an ex L.A. park district official. Lots of good experience there.

**Current Members:** The Traffic and Safety Committee, like most committees, meets once a month in the Conference Room. Current members of the committee in addition to the co-chairs are: Jerry Moon, Hersey Steinwinter, Patty Therolf and new member, Lori McNaught. Pat O'Brien is the Board Liaison (the new Board Liaison as of 5/19 is Todd Wallin), Karen Gibson, Staff Liaison, and all meetings are attended by representatives of the security firm, Securitas (of which see following article). General Manager, Leo Riley, attends these meetings as well. Staff member, Karen, prepares the agendas. Many topics of discussion and matters for decision are determined by homeowner request forms as is the case with other committees. Residents who have an interest in their neighborhoods bring to the attention of the committee what may be violations and infringements upon Association rules. This committee is responsible for handling such issues—they visit homes to determine viability of street parking, garage use, and the many variations that exist in this area. The Committee is involved in the performance of the security firm, discusses bids when changes are needed and advises the General Manager and Board during the selection process.

This committee has logically often drawn people who have spent careers in law enforcement, a fortuitous arrangement since they can continue to practice their craft in retirement, to the benefit of themselves as well as the community. As mentioned earlier, there are a great many paragraphs in our rules that cover gate access (pedestrian and vehicular), authorized vehicles (definition of), entry permits, parking and operation of, registration of, guest parking, skateboards and scooters, speeding, and many variations on all of these items. It's easy to see that experience in law enforcement would be a natural for this committee but, of course, a wide variety of experience and interests have brought residents to the committee over the years.

**Chairmen:** Back to our current chairmen: Tim Murphy, who brings to the committee many years of work in law enforcement in Seal Beach, has lived in Niguel Shores for six years. Because of his continued interest in this field, when he saw an appeal in the newsletter for new members, he offered his services to the committee. Mike Card comes to Niguel Shores from the San Gabriel Valley where his career was in real estate, lending and development and he continues consulting work in that field. He became interested in joining the committee through concerns about parking matters in his area. Being a good community minded person, he offered his services to the committee to help solve related problems. Little did Mike and Tim know that the then dynamic chairman, Eric Ackermann, was soon to resign because of work obligations and they would inherit his job. Both seem satisfied with their participation and enjoy contributing to this all-important committee. (Some recent past chairmen: Rick Foth 1989–91, Pat Long 1993–96, Jerry Moon 1997–98, Larry Coffing 1999–01, Martin Detric 2002–06).

—Mary Crowl

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## WEDNESDAY BRIDGE

During construction of our new Community Center, we have been able to use facilities at Dana Point Library. However, the Library will reclaim this room in June for the summer months. Therefore, we are temporarily suspending Ladies Wednesday Bridge after May 27 until our new Clubhouse is available. For further information, call Helen Campbell at 496-4230.

### Winners up to the present time are:

- April 22 Patricia Conway and Dorothy Horany
  - April 29 Helen Stevenson and Helen Campbell
  - May 6 Dorothy Horany and Helen Campbell
  - May 13 Francesca Rossi-Sunness and Kay Wittmack
- Helen Campbell

## REALLY SERIOUS OREO COOKIE BOOK CLUB

The May 20 meeting involved a discussion of the Joe Bageant book on contemporary small-town America, *Deer Hunting with Jesus*. The Club's next meeting will be on June 17 at 1:00 p.m. at the home of Phyllis Tezer, 33731 Crossjack Drive to discuss *Confederates in the Attic— Dispatches from the Unfinished Civil War* by Pulitzer Prize winning author, Tony Horwitz. July's book will be *The lost City of Z—A Tale of Deadly Obsession in the Amazon* by David Grann. Contact Norton Schwartz at 481-2459 or norhtlynne@cox.net if you'd like to join or to have further information.

—Mary Crowl

## PAGE TURNERS

The last meeting of the year for Page Turners will be a **joint meeting of both morning and afternoon groups** to select the books to be read next year. Eight books will be chosen from fifty-one titles in the categories of classic, fiction, mystery, non fiction, and memoir/autobiography. The meeting will be held at the home of Chris Beaver, 24121 Windward, at 1:00 p.m. on Monday, June 22, with refreshments provided by Linda Ross.

Page Turners meets on the fourth Monday of each month, September through June except December. The meeting format includes a brief social time with light refreshments, followed by the book discussion.

—Hope Luedeke

## LIBRARY NEWS

**Brother Yusef:** Have you ever wondered what happens after the library closes? Come and find out Friday, July 17

at 7:00 p.m. when Brother Yusef, known blues guitarist, joins us for a night of "traditional" finger picking and slide guitar playing with the contemporary feel of urban blues.

**Book Club:** For the month of June we'll be reading *King Solomon's Mines* by Sir H. Rider Haggard. The Book Club meets the 2nd Wednesday of the month from 10:00 – 11:00 a.m. in the branch Meeting Room.

**Children's Library News:** *Take me out to the ballgame.* Join the Big League and become a *Home Run Reader* in this season's Summer Reading Program held at the Dana Point Library. Ballplayers come to the ticket office beginning June 22. Become a team player, receive a score card to track plays, become a most valuable player, and score prizes for reading. The season comes to an end on August 14.

Catch the All star line-up of **Special Weekly Events** on Thursdays at 11:00 a.m. (Professional Performers). Pick-up a schedule of events. **All Star Story Time**—Tuesdays at 11:00 a.m. **Pajama Story Time**—June 29 and July 27. All programs sponsored by the Friends of the Library, the National Charity League, and Women's Club of Dana Point.

**Library Book Store:** The Friends of the Library need paper backs in good shape.

—Judy Pasek



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### EMERITUS PROGRAM

As mentioned in the previous issue of the *Seashore News*, the Saddleback College Emeritus Program will be presenting a class entitled “Film As Literature” beginning on Monday(s) August 24 from 2:30 to 5:30 p.m. and running for 10 weeks. The Saddleback Schedule of Classes will be available the first week of July and will contain registration materials necessary to enroll in this class. The college will deliver several copies of this schedule to the Niguel Shores office to be available for our residents. A meeting of the Emeritus Committee will be scheduled this month to determine the best way to assist those who need help with registration and to discuss any other possible related concerns. If you are interested in committee membership or have any concerns please contact me at 248-1629.

—Bunny Ross

### FITNESS CLASS

Get prepared—Leslie’s “Stretch & Strengthen Workout” starts again in the fall in the new Clubhouse. Ask your friends, class is open to all—fun included! Details soon. For information call: Joan Beyer 496-1428 or Elaine Converse 493-8066.

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*To the Editor:*

After over 30 years, my wife Doris and I are leaving Niguel Shores for a retirement facility in Aliso Viejo. For us Niguel Shores has been a wonderful experience. There’s no place in the world that equals it. As we leave, we would like to suggest an idea for the community to consider.

Doris would like to donate one of her paintings to the community. Wouldn’t it be nice if there could be a permanent display of paintings by some of the fine artists of Niguel Shores? Such artists could include Sally Strand, Tom Swimm, Gloria Ontiveros, Agnes Copeland, Janet McKaig, and (at least) photos of Frank Turner’s sculptures.

Perhaps an ad hoc committee could work out the details. I would be happy to try to contact these artists to see if they felt like we do. We will only be here ‘til the middle of June, so please let us know soon.

—Sincerely, Ed and Doris Adams

GM continued from page 2

new lift station located at the north end of the Headlands project. This also allowed us to eliminate and remove our 35-year-old antiquated lift station and utilize the new facility.

As you can see in this summary, many homeowner volunteers and professionals assisted in making this project a reality. I would like to thank each and every one of them for their contributions. In particular, I would like to recognize the Niguel Shores Maintenance Department and its efforts under the management of George Cooley and the entire Wendt Landscape crew, under Raul Gomez who proved to be the “Picasso” of bluff grading.



The expanded Bluff Park with new sod and table— May 2009.

His neck may never recover from the days of sitting on that tractor looking over his right shoulder to see if the grade was just perfect. At the end of the day (actually,

quite a few days) the Association has a state of the art amenity and was able to pay for all of it from existing reserves with no assessment increase. Last word on the Bluff regards the new sod. The ugly fence is necessary to keep people off the grass until it takes root. It will not be coming down until, Friday, June 5 so please be patient as it is almost ready for the summer.

—Leo Riley

## MEN'S GOLF

In keeping *politically correct* as our government leaders are doing, the format for this month's tournament was *bailout*. i.e., award higher points (dollars) with poorer or sub par performance. As such thoughts prevailed, the group played Twin Oakes Golf Course on April 26 under ideal playing conditions. Winners of the *bailout* rewards were as follows: Alpha Flight 1st place went to Roy Dohner, and second place to Terry McGlaughlin. Beta Flight winners were Phil Carter and Charlie Clark and Charlie Flight contenders were Dave Onteveros and Blair McDonald. *Gene Lachel Closest to the Flagstick* winners were Roy Dohner and Charlie Clark.

May's schedule takes us to Encinitas Ranch Golf course followed by Camp Pendleton in June.

**Quote of the month:**

"If there is a ball on the fringe of the green and a ball in the bunker, your ball is in the bunker."

—Bob Borland

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## WOMEN'S GOLF

Next Fun Day is Monday, June 8. Check-in time is 8:00 a.m. at Aliso Creek Golf Course. A short business meeting and lunch will be held at the course. Starting in June the course will serve a great barbecue lunch which you may purchase. If you have not already signed up or you need to cancel golf, please call one of the golf captains: Val Mitchell 582-8311 or Victoria Siegfried 338-7444. Last minute cancellers also have to notify the starter at the course.

We always welcome all level of golfers. This is golf for fun.

In our game of the day everyone had to take a "mulligan" which turned out to be very interesting and not as easy as you might expect. Some of us left it so late that we were forced to take it on the last hole and even the last putt! It was a close game.

There were two winning teams.

Team 1: Chris Beaver, Diana Doalson, Eileen McDonald and Lee Sweeney

Team 2: Judy Boitano, Ceacy Johns and Victoria Siegfried

Longest drive on #9 was Diana Doalson.

Closest to the pin on #6 was Judy Boitano

Closest to the pin on #8 was Marlene Lynch.

**Words of wisdom from Winston Churchill:**

"Golf is a game who's aim it is to hit a very small ball into an even smaller hole with weapons singularly ill-designed for the purpose"

—Irene McDonald

In Memoriam  
 Gail Guthrie  
 Vista D'Onde resident  
 April 2009

In Memoriam  
 Norb Berberich  
 Resident of Halyard Drive  
 Past President of the Men's Club  
 April 2009

### Our Security Service

They wave, they smile, they are friendly but they are also alert, vigilant, helpful and professionals with integrity. We have all seen them, the security personnel at the Niguel Shores Mariner Gate. The last three descriptions above—integrity, vigilance, and helpfulness—are the three fundamental values emphasized by Securitas, our security partners. In fact, the three red dots in the company logo signify those three corporate values.

Since February 2008, when Securitas began serving this community, those values have resulted in the vastly improved security control in our community, which was easily verified at the Niguel Shores office by the sharp decrease in security complaints received since Securitas started here.

Some background on Securitas: This company is a world leader in security. It was established in 1972 in Europe and expanded to North America in 1999 when they purchased the well-known companies, Pinkerton and Burns. They provide security services to roughly 30-gated communities between Newport Beach and Capistrano Beach. They also provide security services to commercial businesses like Albertsons, office buildings, hotels, etc.

For this article I interviewed the man in charge of our Securitas personnel, Post Commander David Gonzalez. Since our security service is required 24/7 David has 2 supervisors to assist him: Gerardo Gomez and Jesus Lopez. Rounding out their staff at the Mariner gate currently are Miguel Flores, Thorsten Kuklinski, and Michael Mel. All of the security staff has at least two years' experience with Securitas and there have been no turnover of personnel, which speaks well for the professionalism of this company.

During the upcoming summer months, additional staff will be added to handle the increase in visitors in the summer. The three shifts that man the Mariner Gate are as follows: 6:00 a.m. – 2:00 p.m., 2:00 – 10:00 p.m., and 10:00 p.m. – 6:00 a.m.

Of course, manning the Mariner Gate is only part of Securitas's responsibilities. David and his supervisors patrol our streets, community center, and beach parking.

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Post Commander David Gonzalez in a Securitas roving patrol vehicle

David emphasizes that he places priority first on getting visitors through Mariner Gate as efficiently as possible. Therefore, all hands help there during the busiest times of the day: from 7:00 a.m. to 9:30 a.m., from 11:30 a.m. to 1:30 p.m., and from 4:30 p.m. to 6:30 p.m. On a typical day they process more than 600 vehicles.

David and his supervisors handle the roving patrols. They are conducted after the rush of visitors tapers off. They generally make two or three runs per shift until 11:00 p.m. that take about five total hours. You have all seen the white Securitas car in your street. They have a routine but flexible route to cover the whole community. They have installed data stations, called toco points, at important locations throughout our community. The toco system records the date and times the patrol registers at each location. They especially target areas that have been known to facilitate mischievous activities (smoking, drinking, loitering). Securitas monitors vehicle parking at least four nights per week. Citations are given per Rule 6440. Roving patrols will increase during the summer. Contractors, service providers and some guests do cause street blockage and are advised to move.

David's goal is to always look for ways to improve the service they provide. To assist him in doing that he asked for all of our help. The following requests have been made in the SSV many times before but they need to be highlighted again:

- 1 – Call, go on-line or fax your guest's names as early as possible, no later than 2 hours before the expected arrival.
- 2 – Party lists of ten (10) or more guests must be turned in to the office no later than 48 hours before the event.

Remember, security must make a courtesy call to you to confirm that a guest is to be admitted if there was no prior call-in. All of us working together can only improve the security service we now enjoy.

—Karl Kuhn

*In Memoriam*  
**David Parrett**  
 Long-time former resident of Moonsail Drive  
 Past Board Member  
 April 2009

## Tie a yellow ribbon...



The tree, the ribbon, Britt and Lori Bohn, their 3-year-old daughter, Kempton, and 1-year-old son, Alex.

Saturday, May 16, was Armed Forces Day. While the houses on Colima Bay proudly flew the American flag, the neighbors gathered in the late afternoon at the end of their cul-de-sac for a BBQ dinner to show support and comfort to one of their street neighbors. That neighbor, Britt Bohn, is a Naval Aviator and will be deployed to Afghanistan beginning later this summer. In tribute to Britt and his lovely family the neighbors placed a yellow ribbon around a tree at the end of the street which will remain there until Britt returns home at the end of his deployment.

—Karl Kuhn

## CRESCENT WALK

The new wooden board walk that the county just finished is located at the bottom of a crescent shaped, [hence the name] piece of land along with the ramp, both of which are owned by NSCA. The county has easement rights to both so they had full authority to add this nice board walk.

This new walk connects the concrete sidewalk that runs the length of the Strand development to our ramp that descends from our bluff park down to the sand. The walk has massive railings on both sides and is constructed to last several lifetimes.

When the public stairs that connect Selva parking lot to the ramp are opened to the public there will be a full circuit of public walks around the Strand development. They are completing a vista promenade in front of the Selva Parking Lot that has expansive ocean views. Dogs on leashes are welcome on these sidewalks.

The next improvement will be when the county extends crescent walk along the rock revetment at the beach in front of NSCA. This walk will tie together the complete beach from Ritz Cove past the Strand, up and over the headlands to the harbor area.

Get out and walk. Truly, a most beautiful area.

—Steve Leonard



Crescent Walk along Strand Beach

Editor's Notes on Strand Beach taken from the *Dana Point News* of April 9, 2009: "The Dana Point Planning Commission approved the transfer of about five acres of beach area between the Headlands development and the ocean to Orange County two weeks ago.

Back in 2004, when the development was approved by the city, one condition of the approval was the dedication of public parks, open space and public trails. Now Strand Beach falls under that public open space. The once privately owned beach area that has been used by the public for a while will now be managed by the county as it officially becomes county property..."

(Photos by Steve Leonard)



Strand Beach from southern access path

# Teens Talking

Thick layers of fog gently caress the beautiful harbor area of Dana Point; the smell of sea spray lingers in and out of the winding streets of Niguel Shores. Along those windy streets are new families who have just settled in, and the many pioneers of this neighborhood who were the first to create the outstanding representation of the Niguel Shores community. With that representation, Niguel Shores has been recognized for its efforts to be seen as one big family. On any account board members of Niguel Shores come together and created activities for upcoming holidays, and more importantly, residents put together and run most of these activities. The kids who have been attending these activities for so many years are for the most part grown up, and now are on their way to becoming accomplished young adults.

I, Colleen McNaught, have been living in Niguel Shores since I was seven. I made two new friends upon moving in, and now I'm glad to say those two neighbors have become my best friends. Chelsea Wilder and Laura Beresford were in almost every childhood memory I have of growing up in the Shores, whether it be at one of the many holiday parties or bluff barbecues. Now, ten years later the three of us attend Dana Hills High School where we continue to make memories together. One day not too long ago, Chelsea and I sat down at a local Wahoo's and I started to ask her questions about high school, her activities, what sports she plays, and the goals she has set for the near future. Most importantly I asked her what she loves most about Niguel Shores, and what special memories she'll hold on to for the rest of her life. Thanks to the

Shores and the importance of keeping this neighborhood together like a huge extended family, kids, like Chelsea, and me who have grown up here from an early age, have the opportunity to look back on an amazing childhood.

Chelsea is a busy seventeen year old junior who juggles daily the responsibilities of being a highly recognized "Academic Queen" among her friends; she also participates in various clubs,



and is a member of the Dana Hills Volleyball team. Chelsea is currently a member of the Varsity team and is the libero for Dana Hills. Along with excelling in sports, if you've been to South Coast hospital recently, which I hope not, you can find Chelsea working there as an intern through a program called Health and Medical Occupational Academy or simply known

as HMO. Through this program Chelsea hopes to pursue a career in the medical field. Along with HMO, Chelsea is also a member of National Honors Society and California Scholastic Confederation, or NHS. NHS is a very busy club that includes having the members maintain a certain amount of volunteer hours through recycling, beach clean ups, and even tutoring kids at Marco Forster middle school. Chelsea and other members must also maintain a 3.75 GPA to be an active member of the club. With three AP classes, Chelsea has an accumulative GPA of a 3.9. This is extremely difficult to achieve considering all the other activities she participates in. "I study all day Sunday, and about two hours a night during the school week. It is very stressful sometimes, like in the past weeks I had my AP testing. I just about died," recalls Chelsea. Next year she will be a senior at Dana and although she hasn't narrowed her choices down on what colleges she will apply for, she plans on attending a UC school. After college Chelsea would "like to leave California and live in a big city, but I will eventually come back to Dana Point and settle down," she explained. Some fond memories from Niguel Shores that she remembers are "attending the Halloween party each year, judging the Sand Castle Contest for Fourth of July with the amazing Molly Fields, and being able to go to Strand Beach everyday with friends. Also, growing up with the really awesome people in the Shores has helped make every memory even more bitter sweet." We both walked out of Wahoo's that day feeling really lucky to have grown up in such an amazing neighborhood that helped shape our childhood, and that is now giving us the opportunity to show the community what accomplished teenagers we have become.

—Colleen McNaught

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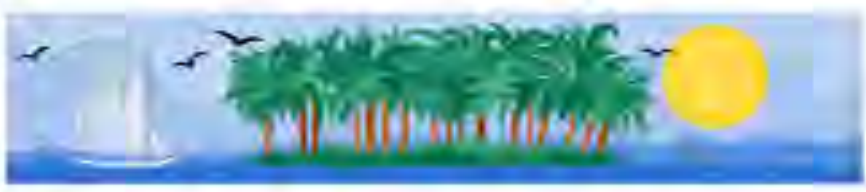
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- Water Damage and Restoration
- www.beaconcarpetcleaning.com

*NSCA is not responsible for any work done nor are we recommending any of the advertised companies*

# JUNE 2009 in Niguel Shores

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																													
					Sunday																																																																													
1	2 7:45 Men's Club Breakfast 10:00 Recreation Committee	3 9:00 NSCA Gen. Session Board Mtg.	4 10:00 Women's Club B.O.D. 1:00 Architectural Committee	5 10:00 SSN Staff	6 NSCA Office Open 8:30-5:00 7																																																																													
8 3:00 Landscape Committee	9	10 9:30 Traffic and Safety Cmte 2:00 Maintenance Committee	11 12:00 Women's Club June Tea <i>AC DEADLINE</i>	12 	13 5:00 Taco Night at the Beach Bluff 14																																																																													
15 12:00 Garden Club Bluff BBQ 1:30 View Preservation Committee	16 7:45 Men's Club Breakfast	17 9:00 NSCA Gen. Session Board Mtg. 1:00 Oreo Cookie Book Club	18 1:00 Architectural Committee	19	20 NSCA Office Open 8:30-5:00 21 Father's Day  Summer Begins 																																																																													
22 1:00 Page Turners 4:00 Finance Cmte 	23	24 <i>TENNIS COURTS CLOSED UNTIL 2PM for Cleaning</i>	25 <i>AC DEADLINE</i>	26  <i>STREET SWEEPING</i>	27 28																																																																													
29 	30																																																																																	
Sheriff's Department: 770-6011 Non-emergency services.  Dana Point Community Support Unit 248-3580 Business Services 8:00 am to 5:00 pm Monday--Friday		MAY Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							JULY Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td></tr> </table>					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
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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**  
**www.niguelshores.org**

**BOARD OF DIRECTORS**

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 Todd Wallin      1<sup>st</sup> Vice-president  
 Rob Rifkin        2<sup>nd</sup> Vice-president  
 Kathy Jones      Secretary  
 Gary Tinnes      Chief Financial Officer

**NSCA STAFF**

Leo Riley	General Manager	gm@niguelshores.org
Ivy Hsia	Controller	controller@niguelshores.org
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Sabrina Rogers	Member Services Rep.	msr2@niguelshores.org
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Dave Smith	Maintenance Lead	
Dennis Cannon	Maintenance Staff	
Frank Geck	Maintenance Staff	

**NSCA COMMITTEES**

Architectural Committee  
 Finance  
 Landscape  
 Maintenance  
 Recreation  
*Seashore News* Staff  
 Traffic and Safety  
 View Preservation

**AD HOC COMMITTEES**

Construction Oversight  
 Investment  
 Website

*Sea Terrace Townhomes Assoc. I*

Don Beaver, President  
 Don Bear, 1<sup>st</sup> Vice-President  
 Al Glatt, 2<sup>nd</sup> Vice-President  
 Ceacy Johns, Secretary  
 Meg Werby, Treasurer

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Ginny Nevitt  
 Marcy McNulty  
 Irene O'Brien  
 Jack Christiansen  
 Carol Yocom  
 Mary Crowl  
 Mike Card/Tim Murphy  
 Bonnie Gilberstadt

**CHAIRPERSONS**

Rob Rifkin/Roy Dohner  
 Gretchen Letson-Rask  
 Kathleen Capalla

*Sea Terrace Townhomes Assoc. II*

George Traver, President  
 Adrienne Ruben, 1<sup>st</sup> Vice-President  
 Rene Cortez, 2<sup>nd</sup> Vice-President  
 Karla Sanders, Secretary  
 Frieda Baskin & Ann McCreery, Treasurers  
 Terry McLaughlin, Ad hoc member

**MEETINGS**

1:00 pm, 1<sup>st</sup> and 3<sup>rd</sup> Thursdays  
 See Calendar  
 3:00 pm, 2<sup>nd</sup> Monday  
 2:00 pm, 2<sup>nd</sup> Wednesday  
 10:00 am, 1<sup>st</sup> Tuesday  
 10:00 am, 1<sup>st</sup> Friday  
 9:30 am, 2<sup>nd</sup> Wednesday  
 1:30 pm, 4<sup>th</sup> Monday

**MEETINGS**

To be determined  
 To be determined  
 To be determined

*Women's Club*

Tina Fornadley, President

*Men's Club*

Blair McDonald, President

*Garden Club*

Linda/Jerry Koppang, President

***Seashore News***

**Editor: Mary Crowl—mccrowl@cox.net**

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 Karen Linger – kvling@cox.net  
*Clubs: Garden, Men's, Women's*  
 Judy Pasek – gpasek@cox.net  
*Page Turners, Library News, Bridge*

Carol Yocom – zmamie@cox.net  
*Recreation, Special Events, Potluck*

Staff—

*Calendar, Directory, Voice of the People, Notices,  
 Neighborhood Ads, Business Ads, In Memoriam*  
 Kathleen Capalla – webadmin@niguelshores.org *Website*

(open position)

*AC, Landscape, Maintenance, T&S*

*Seashore News Collating – Shirley Smith*

*Seashore News Distribution – Bob Converse*

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# BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**

JUST LISTED BY CONNIE



33381 PERIWINKLE DRIVE

JUST LISTED BY CONNIE



24038 LEEWARD DRIVE

IN ESCROW BY CONNIE



23861 TARANTO BAY

JUST SOLD BY CONNIE



33605 MOONSAIL DRIVE

## \*2009 REAL ESTATE UPDATE FOR NIGUEL SHORES\*

22 HOMES CURRENTLY FOR SALE—PRICE RANGE FROM \$689,500 TO \$9,997,000.

9 HOMES CURRENTLY IN ESCROW—LIST PRICE \$795,000 TO \$1,900,000.

7 HOMES SOLD AND CLOSED—PRICE RANGE FROM \$799,000 TO \$8,000,000.

\*(INFORMATION PER MULTIPLE LISTING SERVICE AS OF 5/15/09)\*

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