

Seashore News

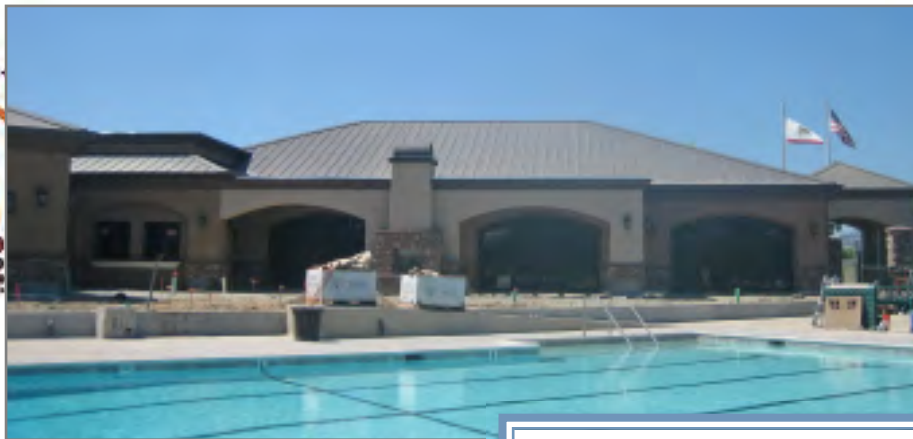


September 2009

Published Monthly by Niguel Shores Community Association

Issue 430

IT'S DONE . . . well, almost.



It's taken the better part of eight years but the community center revitalization project is finally done....well, almost.

After eight different Boards, four different volunteer committees, numerous community presentations, a number of major plan revisions, frequent and often-emotional community input and two special assessment votes, the buildings are finally done. And the relocation and expansion of the spa will be done soon.

This wouldn't have been possible without the support and hard work of the many dedicated volunteers and our professional staff.

Beginning in January 2002, the original team surveyed our community to assess our needs and develop a program. We also surveyed seven similar gated communities to understand how they planned and paid for their administrative and recreational facilities. Following a four-month selection process, an architect was hired, and plans were developed and presented to the community. In response to resident feedback the original plans were revised a number of times until a consensus was reached. Then in 2004 a special assessment of \$2,500 to construct both the office and recreation center was voted on and narrowly defeated.

As a result, the dues were increased, a second team was formed, and the plans were revised once again, separating

continued on page 16

September 5 ClubHouse Dedication

Just a reminder that the dedication ceremony is scheduled for Saturday, Sept. 5th and will begin with the breakfast served by the Men's Club at 8:00. The actual ceremony will be at 9:30 with the Marine Color Guard hoisting the flag over the facility for the first time. Following these events, we will be offering full tours of the facility beginning at 11:00. Lastly, the Recreation Committee has turned the dedication into a full day celebration with the addition of "Taco Night II" at the Beach Bluff. It begins at 4:30 and follows the same successful format as the original "Taco Night".

8:00–11:00 Pancake Breakfast in the Clubhouse provided by the Men's Club

9:30 Marine Color Guard will raise the flag

9:45 Dedication Ceremony

11:00–12:00 Tours of the new facility

11:00–1:00 Tile Painting poolside

4:30–8:00 Taco Night on the Bluff
(See Recreation on page 6)

FROM THE HELM: Monday Morning Leadership

Niguel Shores is truly blessed by a large group of talented energetic volunteers that serve numerous hours on committees that support our community without any compensation. We truly would be lost without this tireless group that keeps our community free of an impersonal management company and keeps our dues as low as they are. To support all the volunteers we have a great staff. With any organization there are superstars, rising stars and falling stars. I can assure you we do not have any falling stars among our employees.

If we as homeowners expect outstanding service from our Niguel Shores employees we need to treat each and every employee with dignity and respect.

Since the year 2000 we have had a total of 55 employees pass through our doors. That is a high turnover rate by any company standard. Every time we lose an employee our staff has to place ads, review resumes and interview

candidates. Once a new employee starts, we lose productivity for the trainer and the trainee. All of this costs us money. However, in the last three years under the direction and guidance of our General Manager Leo Riley the turnover has been less than five employees.

Many factors create turnover of employees, one of which is compensation, which brings me to my next point. Our employee salaries are reviewed annually and compared with homeowner association industry standards. We look at experience, certification requirements, longevity and management's evaluations and recommendations.

Recently a homeowner requested employee salary information for our Niguel Shores employees. Under the Davis-Sterling interest development act homeowners are entitled to such information. If you have an interest in such information please contact our General Manager.

—Jerry Koppang

FROM THE GM

CLUBHOUSE PROGRESS AND DEDICATION CEREMONY—After 7 seven years in planning, the ClubHouse is finally a reality and I believe the homeowners will be very proud of the final facility. So many other aspects of the project are being discussed in this issue; there is really nothing else that I can add to the story. Over the next few weeks, many thanks will be shared and given to all those who contributed to this project. **The Dedication Ceremony will be on September 5—See box on page one for program and times.**

FAMILY TILE PROJECT—For those of you who signed up for the Family Tiles, the workshop will be held on the Patio from 11:00–1:00. Just look for signs and tables and please remember: The Tiles cannot contain any commercial, political, religious, memorial or just plain distasteful message.

NEW SPA—The work on the new Spa has begun but permits and approvals have taken longer than expected. Therefore, it will not be completed when the ClubHouse opens. We are working as fast as possible to complete this last phase of the project and are confident that it will be as worthwhile as waiting for the ClubHouse and Beach Bluff.

EMERGENCY INFORMATION—Recently we had an unfortunate situation that reminded me to remind all of you that we need your latest updated emergency informa-

tion on file in the office. We had a homeowner call with flooding occurring from her neighbor's house. We called all the numbers we had on file and no answer, no message machine and no one home. The neighbor's pool was overflowing causing an enormous amount of water to drain into the neighbor's house potentially causing severe damage. Fortunately, we contacted the SCWD and they came out and shut off the water, but the entire incident reminded me to remind you. We mail the forms out every year in December, but we have them at the counter if your information is not accurate.

GOLF CARTS—IT IS GOING TO HAPPEN AND THE ONLY QUESTION IS WHOSE CHILDREN? See the Traffic and Safety Article on Page 5 about this problem. The problem is that we are seeing them being driven by unlicensed children as young as 10 or 12 years old!!! In addition, they have a cart full of kids and are driving in a manner that eventually will lead to someone being seriously injured or killed. They are unaware of the dangers of driving on these streets with full size vehicles and think they are simply at a protected park. I watched one group on a cart hit a speed bump without slowing at all, and the impact sent one teenager bouncing off the back of the cart. Just for the record—do not let your under aged unlicensed children drive your golf cart. We will be photographing them and contacting you if our Patrol Service sees them. Better us, than the Sheriff delivering some unfortunate news.

continued on page 14

BOARD ACTION SUMMARY

AUGUST 5, 2009 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of July 15, 2009.
- Approved the June 30, 2009 Variance & Delinquency reports.
 - Approved the June 30, 2009 Financial Report.
- Approved the “on –site” Reserve Study for Sept. 2009.

DISCUSSED:

- Surf Museum update.
- Beach Bluff & ClubHouse Reservation policies and fees discussion.
- Committee revitalization project update.
- Discussed the ClubHouse CUSD refund matter.
- Outside Instructors and Programs policies and fees.
- Ritz Carlton Expansion project.
- Board Meeting format.

REVIEWED:

- Special update on ClubHouse & Spa projects.
 - Family Tile Project update.
- Correspondence from homeowner regarding Ritz Carlton project.

AUGUST 5, 2009 BOARD MEETING (Executive Session)

APPROVED:

- Approved the Executive Session minutes of July 15, 2009.
- Status Report on assessment collections for June 22, 2009.
 - The Monthly Legal Status Report – March 2009.

REVIEWED:

- Attorney, Richard Fiore’s status report on pending legal matters.
 - Beach Bluff Paving project summary.
 - Violation Log.
- 2010 Budget process & contract review.
- Reviewed 2 letters and 1 email from homeowners on various matters.

DISCUSSED:

- Discussed paving company dispute matter.
- AC matters involving four (4) homeowners.
- Beach Bluff stair / sidewalk proposals / contracts.
- 2009 Fall paving contract.
- Irrigation system update.

HEARINGS/MEETINGS:

- Hearing with a homeowner for violation of Article IX, Section 12 – construction debris.
- Hearing with homeowner for violation of Rule 3103 & 3131.4 – Unauthorized modification and damage to the common area.
- Hearing with homeowner for violation of Rule 4112 & 4113 – failure to trim or remove plantings that unreasonably block neighbor’s view.

AUGUST 19, 2009 BOARD MEETING: (General Session)

APPROVED:

- Approved the appointment of John Dougherty to the Finance Committee.
- Approved the filing of a lien on APN 672-142 for delinquent special assessment.

DISCUSSED:

- Discussed pool and spa projects.
- Discussed Family Tile project update.
- Discussed Beach Bluff / ClubHouse rental policies and fees.
- Committee revitalization update.
- ClubHouse CUSD refund matter.
- Outside instructors program & policies.
- 2009 on-site reserve study.

TABLED:

- Approval of General Session minutes of August 5, 2009.

AUGUST 19, 2009 BOARD MEETING: (Executive Session)

APPROVED:

- Final payment for DMC Engineering for asphalt project.
 - Change Order # 7 for ClubHouse project.
- Maintenance proposals for Beach Bluff stair repair and new tennis windscreens.

TABLED:

- Approval of the Executive Session Minutes of August 5, 2009.
 - Special Executive Committee discussion.
 - Compensation Committee discussion.
 - Recreation Director position discussion.

DISCUSSED:

- Update on legal matters.
- Fall paving project proposal.
- Beach Bluff paving project matter.
- Homeowner request for documents letter.

HEARINGS/MEETINGS:

- Meeting with members of the Finance Committee to discuss Committee business.
 - Meeting with homeowner to discuss asphalt projects.
- Hearing with a homeowner – continuation of violation Rule 4112 pad level planting and 4121 planting maintenance.
- Hearing with a homeowner – Suspension of common area use & voting rights—Tabled.

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—SEPT. 2, 2009 at 9:00 a.m.

ARCHITECTURE

The Architecture Committee Protects Homeowners' Interests

The overall purpose and responsibilities of your Architectural Committee is outlined in the Niguel Shores Rules and Regulations and the CC&Rs. One of our more significant responsibilities is to apply the Niguel Shores regulations and guidelines fairly and consistently to all applications for exterior changes to home owners' properties. We strive to maintain open communication with owner applicants while managing the variety of building and design rules and regulations that exist among the various Niguel Shores tracts.

As property owners ourselves, and as volunteers, we endeavor to quickly, but carefully, review and process each project that comes before the Committee. Some of the Committee members have served for several years while others are fairly recent additions--but all share the common goal of guiding homeowners through their projects, solving problems and protecting the interests of applicants as well as those of your neighbors. And, yes, there are times when the Committee must address and recommend action where there are violations to our community's regulations.

It is through this approval process that the Committee protects all owners' interests by ensuring compliance with our rules and regulations. By understanding our architectural standards and guidelines up front and adhering to them in your plans for any project, owners can avoid the disappointment, delays and costs associated with a change in expectations for a project or being required to redo plans—or even taking out construction already done without Committee approval or that is in violation of our regulations.

We have recently instituted the practice of assigning a member of the Committee to act as a single point of contact with each homeowner undertaking a major construction project. The purpose of this is to provide owners an ongoing resource to deal with questions or issues throughout the life of a project and to have a Committee member who is intimately familiar with your project. Our goal here is to improve and enhance the approval and construction phases while, again, protecting the interests of owners and the entire Niguel Shores community.

—Boyd Van Ness

FINANCE

The Finance Committee is operating under new leadership, succeeding former chairperson Marcy McNulty.

Marcy has been Chair since 2006 and during that time she did a prodigious amount of work, particularly in budgets, reserve allocations and contract accounting. Her shoes will be hard to fill. Marcy generously donated her time to special projects. She played a key role in the financial planning and oversight of our paving and ClubHouse construction projects. Her commitment to our community and her selfless generosity and hard work influenced how well these projects turned out. Fortunately there are several people on the committee who have worked closely with her and will be taking over the analytical side of her work. It is essential to the financial well being of NSCA that talented residents like Marcy make the effort to look after the complex financial issues and challenges that constantly arise in a community association as large as ours. We thank her for her service.

Many financial challenges will arise in the 2010 budget process that got underway in August 2009. Our committee will be working with other committees as well as management and the Board to set a budget for the coming year. In August and September we will be reviewing prior year's expenses and management's expense projection for the coming year. We will be looking for suggestions and methods to minimize controllable expenses and seeking revenue sources or savings that will pay for rising costs in such areas as legal expenses, repairs and maintenance, water and utilities and contract expense. Every year there are familiar as well as new challenges to keeping our budget, expenses and dues at levels that represent responsible management of the finances of NSCA and give our members the best value to expense ratio possible. This year will be no different. We will keep you posted in the next edition as to how our new budget is developing.

—Steve Stewart, Finance Committee Chair

LANDSCAPE

Just a reminder to all of us regarding South Coast Water District's watering schedule for Niguel Shores. It is Tuesday, Thursday and Saturday before 9:00 a.m. and after 5:00 p.m. The common areas use reclaimed water and are exempt. Anyone with a drip system can use it with no restrictions on days or hours.

The Beach Bluff landscaping project is drawing to a close. Kudos to our contractor, Shawn Wendt, and Raul Gomez and the landscape crew! They have done an outstanding job of redesigning and replanting the area. The



New landscaping at the Beach Bluff Park

use of drought resistant plants was a major consideration for the overall plan. The addition of mulch and ground cover will be the final step in improving the beauty of our Beach Bluff Park.

—Elaine Converse

MAINTENANCE

Some are asking, “Why the wall in front of the new community center, and what is behind the wall?”

Maybe you will recall that in front of the old community center there was a dumpster, and various items that appeared to be junk. There were pieces of fence, gate arms, lamp posts, irrigation pipes, and old lumber, all being saved by our frugal maintenance people for future repair jobs. These were useful and necessary items, but still a very ugly sight.

Painting projects such as lamp posts, mailbox posts and gate arms were all done outside in front of the building. We could have a painting project set up for several days which certainly did not improve the appearance of our entrance.

So, what is behind the wall? It is a maintenance yard. We will store all the large unsightly items behind the wall. The dumpster will be behind the wall. Maintenance people will park their trucks behind the wall and painting projects will be done behind the wall.

When residents and guests enter the community they will see an attractive new building. The many items needed to keep Niguel Shores attractive and in good repair will be stored conveniently out of sight.

—Jack Christiansen

SEASHORE NEWS

An official announcement: The Board has decreed that the name of the new building at the Community Center will be called the *ClubHouse*, one word with the capital H in the middle. The designation MPR was buried under the rubble of its demolished remains. Contributors to this newsletter may notice that all references to the new building in their articles have been changed to read *ClubHouse*. So be it.

—Mary Crawl

TRAFFIC AND SAFETY

The August meeting discussions were dominated by two subjects, the workload among the Securitas personnel this summer and golf cart safety.

Daily traffic volume at the Main Gate has increased significantly this summer and the Securitas personnel do a great job at keeping people moving through the gate and preventing entry by unauthorized individuals. They do, however, get bogged down with traffic backing up because of two very basic problems. Residents are failing to authorize entry for their guests, and often contact the gate for assistance in matters that are law enforcement issues. **Please contact the Sheriff’s Department directly for any type of law enforcement issue.**

Before your guest arrives either: 1) call the guest in or 2) enter the guest information at www.gateworksguest.com if you have a computer. If a guest arrives who is not authorized, Securitas is instructed to turn the guest away until authorization is received. If the workload at the gate is light, the gate personnel may call the resident for authorization but is not required to. A request to call the resident with each guest arrival is just not possible to fulfill.

Golf cart safety has been an increasing concern in our community. Seeing kids have fun is a joy, but seeing them being dangerously reckless is not. PARENTS, please do not allow your young child, or any unlicensed driver to operate your golf cart and do not allow any passengers that are not safely seated in the vehicle. **A golf cart driver is required to have a valid driver’s license.** Please read rule number 6431 in the NSCA Rules and Regulations for all of the golf cart rules. Our association has been relatively relaxed on the requirement that golf carts be registered with the association office and issued a sticker (Rule number 6401).



With the increased popularity of those vehicles within our community that requirement will be strictly enforced.

—*Be safe, Michael Card*

VIEW PRESERVATION

For action on your view blockage complaint, you can now fill out a specific View Preservation Committee (VPC) form that can be obtained from the office. The office staff will contact you in writing to inform you when your complaint will be reviewed by the VPC. The VPC will need to have access to your property on their meeting date (3rd Monday of each month) to view the item(s) in question. Up to five requests can be submitted at one time. Please submit each request on a separate form as each item will have its own VPC request number and tracking. Thank you.

—*Jim O'Neill*

NIGUEL SHORES WEBSITE

I want to start off by thanking the people who are continuing to contribute to the website. It's because of you

that other residents of Niguel Shores get to see the latest photos and news. If you would like to contribute to any of the club pages, please email me at webadmin@niguelshores.org. Be sure to check out the latest updates to the committee pages on the site as well as our updated forms on the website. We have also listened to your feedback and did a few revisions to the homepage to include the office hours and highlighting the latest photos we have from events in Niguel Shores.

I want to also take this time to encourage clubs to use their page on the website to communicate with your club members as well as give information to potential members who are interested in joining your club. Under the "community" menu you will see that *The Really Serious Oreo Cookie Book Club* keeps members updated on the next meeting and gives a breakdown of the books they are currently reading. It's a great way to keep everyone informed without having to send out emails all the time!

Lastly, be sure to check back next month for updates to the Men's Club, Women's Club and our Niguel Shores photo gallery.

—*Kathleen Capalla*

RECREATION

September means school starts and our dedication of the ClubHouse and fun activities for everyone. What a summer we have had enjoying the bluff. The pictures on page 8 and in color on the Web site show how much fun was had at the Summer Bluff Party. Thanks to Danielle Mills and Alicia Martinez and their committee.



Taco Night—Saturday, September 5 we are having another Taco Night to celebrate the dedication of the new ClubHouse from 4:30 to 8:00 p.m. at the Bluff. The Cabo Taco Cart will have a delicious taco bar with music...A No Host Bar with margaritas, wine and beer for \$3. Tickets are in the office for \$13 with children under 10 Free.



Potluck—Sunday, September 20: We will have the pleasure of using the new kitchen in the new ClubHouse. See article on page 11 for information on reservations.



Chili Cook Off—Sunday, September 27... Chili Cook off from 12:30 to 3:00 p.m. A Family day in the Park. Entry forms are in the

office for your favorite recipe or join a group of friends to make the winning entry. The judges will be from local restaurants selecting three (3) winners to receive trophies. For \$5 you can taste and see if they made the right selection. There will be music and a No Host Bar with beer and wine. Tickets are in the office. Patty Cook as chairman and the committee are looking forward to tasting many entries.

October dates for your calendar: Potluck on Sunday the 18th. Halloween Party on Sunday the 25th.

November: Art Affaire needs you to make this happen. Call Barbara Milner at 443-2911 to enter.

Dana Point Seniors and Recreation Dept.: AARP Driver Safety Program, Oct. 28-29, call 949 496-4252.

Beach Cities Senior trips: September 27—the Spirit of Hollywood. November 12—Palm Springs Follies. Call Evie Love for information (949) 496 4109. Miss Patty's Trip: December 10—The Mission Inn Holiday Tour, call (949) 248-3530.

The recreation committee hopes you will find many activities that you enjoy.

—*Carol Yocom*

How Good is Your Chili Recipe???

NSCA CHILI COOK-OFF

Sunday, September 27 - 12:30pm to 3:30pm
Niguel Shores Park

We can only accept 15 Entries
Deadline to enter is **September 20th**
Entry Cost: **FREE**

★ **Hot Dogs** ★
★ **Margaritas** ★ **Beer**
★ **\$5 to Taste the Chili**



First Come - First Served
Teams welcome!

Entry Forms and Rules
Available in the NSCA Office.
Professional Judges!!

**Bring The
Family And Join The Fun!**

FREQUENTLY ASKED QUESTIONS:

- ★ How much does it cost to ENTER the Chili Cook Off? *Nothing...It's FREE!*
- ★ How much Chili do I make? *Enough to fill a large Crock Pot TWICE. This is for everybody coming to taste, as well as the judges.*
- ★ What do I bring the Chili in? *Chili must be brought in your own Crock Pot. It needs to be cooked at home since we have limited electrical output. The Crock Pot will be to keep the chili warm while everyone tastes it.*
- ★ Where do I bring my Chili? *Bring your Chili to the NSCA Park Area and you will be assigned a number and spot. We need all entrants to sign up ahead of time so that we know how many electrical outlets needed. Maintenance is making special arrangements for us and we have to give them ample time to get it done.*
- ★ How much does it cost to TASTE the chili? *\$5 to taste as much chili as you want.*
- ★ What do I get for my \$5? *A wrist band that will allow you to taste any chili you want.*
- ★ What else will you be selling at the Chili Cook Off? *Hot Dogs, Soda, Beer, Wine, Margaritas. These will be for a nominal price.*
- ★ Do I need to bring my own table and chairs? *We will be providing each entrant one 6 ft table. Contestants are encouraged to decorate their assigned station. There will be some picnic tables in the park area to sit and enjoy your chili!*

Summer Bluff Party



Bluff Party organizers
Danielle Mills and
Alicia Martinez



Dancing to Flock of 80s
music at the Summer
Bluff Party

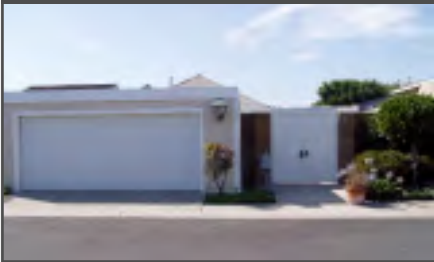


Nancy Tinnis and son,
Matthew, tending bar at
the Summer Bluff Party



Ticket sellers Suzanne Enis & Recreation
Committee chair, Carol Yocom

JUST LISTED—23821 Ionian Bay - \$949,000



MONARCH BEACH
REALTY

JUST LISTED—33671 Shackleton Isle - \$3,490,000



23806 Bluehill Bay

JUST SOLD



23591 Verrazanno Bay

JUST SOLD



23791 Salvador Bay

JUST SOLD



Joseph Wm. Smith

MONARCH BEACH REALTY
10 Monarch Bay Plaza, Monarch Beach, CA 92629
(949) 489-1100

www.monarchbeachrealty.com
Specializing In Personalized Service



Mark Sweeney

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

GARDEN CLUB

Part II of a discussion with Gary from Laguna Hills Nursery: Fertilize Organically!

All plants contain at least 17 minerals. Most homeowners apply "complete" fertilizers that have at least (N) nitrogen, (P) phosphorus, and (K) potassium. If you only apply three minerals the plants will eventually become chlorotic (anemic), pale in color due to a lack of minerals. Four of the 17 minerals in plants are found in air or water and need not be added. Gary has yet to find any single chemical fertilizer that has 13 minerals. On the other hand organic fertilizers have all 17 minerals. This is because organic fertilizers contain dead plants and/or animals. The use of organic fertilizers is becoming more popular for the following reasons:

1. This is what most plants were designed to use.
2. Organic matter feeds the soil and keeps the soil alive and healthy. Exclusive use of chemicals eventually kills the soil.
3. All the nutrients are present and chlorosis (nutrient imbalance) is rare.
4. Organic fertilizers are slow release and less likely to burn the plant or pollute.

The majority of plants in nature are recyclers. Ninety-five percent of known plant species utilize Mycorrhizal fungi. This soil dwelling organism breaks down the duff (layer of fallen leaves, stems, etc.) and returns the minerals to the plants. A well known variety of Mycorrhizae fungi is the truffle which is attached to certain oak trees in France.

Plants are much healthier when the ground around them is covered with organic mulch. Gary recommends 2" to 3" deep. **(Do not mix the mulch with**

the soil below.) Compared to bare soil, a deep covering of mulch accomplishes the following.

1. Releases nutrients consistently
2. Provides a home for beneficial soil organisms
3. The products of decomposition along with the action of soil organisms improve soil permeability
4. Improves absorption of rainfall and irrigation
5. Slows evaporation
6. Insulates the soil from excessive heat or cold
7. Prevents the germination of (weed) seeds

Mulches allow a plant to have a much larger root system. Without mulch the soil close to the surface is too hot and dry. With mulch the roots can inhabit the zone up to the soil surface where there is more oxygen.

Happy Gardening...

—Jerry Koppang



The first Garden Club meeting of the new year will be Monday September 21 at 12:00 noon. Light refreshments will be served. Garden Club annual books will be distributed. A horticultural table will be provided for our plant raffle. As summer comes to an end we look forward to our new beautiful meeting room for this first meeting of the year. Please bring your garden experiences and questions with you for an open discussion.

Did you have any birds visiting your garden this year? You know, we have an aficionado birder among us. His name is Karl Kuhn. Did you experience the whirring overhead of humming birds...or the pecking at your windows of this bird? Do you recognize it?

—Linda Koppang

MEN'S CLUB

As we look forward to the opening of the new ClubHouse, we bid farewell and thanks to the Dana Point Community House for providing a facility for the Men's Club meetings while we anxiously awaited the completion of our new building. We will miss the 8:15 a.m. trash truck making its rounds while our guest speaker was in the middle of their presentation, but everything isn't perfect! Oh well, you kind of had to be there. We're headed to neutral grounds for our August 18 meeting as we are having it at Carlos's Mexican Restaurant. And of course the big food news is the September 5 NSCA dedication with the Men's Club providing their internationally famous breakfast. You all come!!

Our speakers for the 18th breakfast at Carlo's (2 eggs, 2 pancakes, 2 pieces of bacon and coffee) have been solicited at great expense. Jerry Koppang, President of the NSCA, will give the group a briefing on the "State of the NSCA" and Roy Dohner, co-chair of the Construction Oversight Committee, will review the ClubHouse Project. This is where we get the real story.

Our speaker on July 21 was Roger Hogan, President and General Manager of Capistrano Toyota/Scion. Confessing to be a car nut his entire life, Roger gave a lively and

informative talk about the pleasures and woes of the dealership business. Presently auto sales are down 50 percent in the U.S. The industry was averaging 15–17 million sales per year and now is at the 8–9 million level. He stressed how critical it is for auto dealers to have a rounded and efficient balance of sales, parts, service, and used cars. Cars do wear out and dealers are presently tightening their belts and waiting for the economy to strengthen so that sales will return to an improved level. He has two dealerships, the other is in Claremont, and his three sons are in the business with him...a family affair. Oh, by the way, Roger did have his eye on Jim Clark's red 51 MGTD auto. Watch out Jim.

Frank Van Nostrand, Public Affairs Specialist for Social Security, was our guest on August 4. Frank gave a very inspired presentation on Social Security and reviewed the system in very understandable relevant terms. Frank has been involved in Social Security for 37 years and really knows the system. It was a delight to listen to such an informed and knowledgeable individual. Their phone number is 1-800-772-1213. Their web site is www.socialsecurity.gov and is a valuable resource for information about all Social Security programs.

Our guests in September will be Mitch Higgenbotham of the Tuskegee Fliers in WWII on the 1st and the 15th we will have Kathleen Dispenza, Marketing Coordinator of the Covington retirement community residence and our very own State Assembly representative, Diane Harkey. Now we'll find out what's really going on in Sacramento.

Meetings are the 1st and 3rd Tuesdays and call Bob Ryan for details.

—Bob Ryan

WOMEN'S CLUB

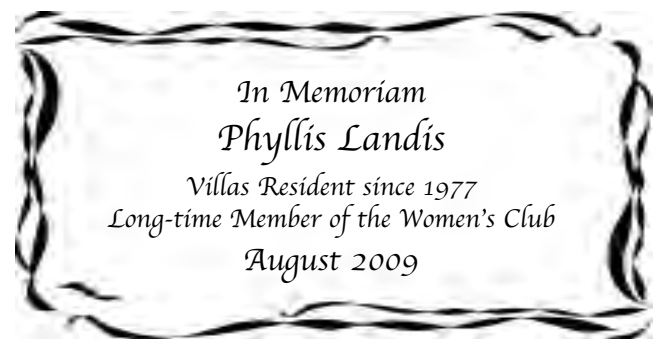
President Nancy Tinnes announced committee chairs for the upcoming year at a luncheon at her house for outgoing and incoming officers and committee heads. Ceacy Johns will be in charge of Programs, and Carol Yocom steps in as Parliamentarian. Historians for the year are Barbara Boyd and Phyllis Tezer. Membership will be guided by Suzanne Enis, Carol Yocom and Aileen Brazeau, while Gretchen Rask will continue to coordinate the telephone callers. Suzanne Enis and Marilyn Moon will provide table decorations, and Frieda Baskin and Sheila Furst will organize all hospitality needs. Diane Hearne and Gloria Weintraub will chair Care and Concern, and Tina Fornadley will organize Outside Activities. Carol Kuhn is in charge of the Christmas party.

The first meeting of the 2009–2010 year will be September 10 in the ClubHouse, our new building. Telephone callers will begin contacting members after September 3 to determine who plans to attend and whether to bring a dessert, salad or just themselves. The potluck luncheon starts at 12:00. The meeting will be a review of the past—recognizing and honoring past presidents and the high points of their tenure—as well as a look at innovations for our future.

Membership, open to all residents of Niguel Shores, is \$10. In addition, members pay \$2 per luncheon to cover costs. Those wishing to join may leave a check at the office, where they fill out a form with name, address, telephone number, email address, birth date (month only!) and spouse's name. This information is important for our handy Women's Club Directory. Anyone having questions about membership may contact Suzanne Enis at 661-7607 or email her at suzanne.enis@cox.net.

Tina Fornadley is looking forward to arranging outside trips. She welcomes suggestions and can be contacted at go4it@cox.net. Share your own experiences about places to go, things to see. Tina will supply information on plans under consideration at our September meeting.

—Phyllis Tezer



WEDNESDAY BRIDGE

We are looking forward to our first bridge of the season on September 9, a few days after the ClubHouse Dedication Ceremony.

We want to invite new bridge playing Niguel Shore residents to come and join us. We meet at 11:30 every Wednesday in our new ClubHouse and we ask you to bring a sandwich and soft drink or else have a snack before you come.

Please give me a call, Helen Campbell, (496-4230) if you are ready for a nice afternoon with congenial and casual bridge players.

—Helen Campbell

LIBRARY NEWS

Children's Library: This summer we had the biggest Summer Reading Program ever—1097 kids signed up for "Home Run Readers." Over 500 children completed reading 10 hours or more, and some completed the reading program several times. At our weekly programs, we had no less than 200 children and parents each week. We had to move the shows to the Sea Terrace Park. Our thanks to the city for the use of the park.

In the fall, Toddler/Pre-School Story Time will be held on Tuesdays at 10:30 a.m. beginning September 15 through October 20. After-School Club with crafts and stories will be on Thursdays at 4:00 p.m. for children 5 and up. Registration is required, and may be done by calling or stopping by the library. The library phone number is 496-5517. We are looking forward to our Halloween Haunt in October.

Adult Library: The Adult Summer Reading program was also a great success. The winners of the drawing were thrilled with the Sees Candy, Santa Anna Zoo tickets, autographed books, and the grand prize of a two-hour kayak tour from Coastline Kayak Tours.

Over 100 people showed up for the Brother Yusef blues guitar concert. There were refreshments provided by the Friends of the Library. If you get a chance, thank the volunteers in the bookstore.

Coming in October or early November, we look forward to another evening of music by professional guitar player, John Hopkins.

—Judy Pasek

PAGE TURNERS

Page Turners resumes on Monday, September 28, with a discussion of *Arthur and George*, a work of historical fiction by Julian Barnes. The story is set in late Victorian England and recounts a miscarriage of justice that the famous author, Arthur Conan Doyle, seeks to right.

The morning group will meet at 10:00 a.m. at the home of Ann Christiansen at 23841 Bluehill Bay and the afternoon group will meet at 1:00 p.m. at the home of Frances Ozimec at 33391 Padina Circle. Hope Luedeke will be the discussion leader for both groups.

The remaining books for the coming year are:

- | | |
|-----|--|
| Oct | <i>We Have Always Lived in the Castle</i> ,
Shirley Jackson |
| Nov | <i>Cannery Row</i> , John Steinbeck |
| Jan | <i>A Tale of Two Cities</i> , Charles Dickens |
| Feb | <i>Climbing the Mango Trees</i> , Madhur Jeffrey |
| Mar | <i>Hotel on the Corner of Bitter and Sweet</i> ,
Jamie Ford |
| Apr | <i>The White Tiger</i> , Aravind Adiga |
| May | <i>The River of Doubt</i> , Candice Millard |

Page Turners meets on the fourth Monday of each month September through June, except for December. If you wish more information please call Gloria Weintraub at 248-8205 (rdabook@cox.net) or Kathleen Hardcastle at 481-5503 (khlagona@gmail.com).

—Kathleen Hardcastle

Potluck—Come join us in celebrating T. G. I. F.—Thank Goodness It's Finished!

We look forward to seeing you at the first Potluck in our lovely new ClubHouse on Sunday, September 20 at 6:00 p.m. Bring your own table service and the beverage of your choice. \$2 each at the door and contribute a Main Dish, Salad or Dessert. Call one of the numbers listed below to make a reservation.

This is a great way to meet your neighbors! Please RSVP asap:

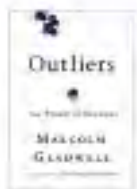
A–E Ann Christiansen 248-1962, **F–O** Sally Lee Howd, 489-4365, **P–Z** Gloria Weintraub 248-8205

—Ann Christiansen

REALLY SERIOUS OREO COOKIE BOOK CLUB

Malcom Gladwell's best seller, *Outliers*, was critiqued and discussed, appreciated and also thought based on a fair bit of hindsight.

All in all, however, we were enlightened on a subject that we had not thought seriously about before—unexpected reasons for success—hence, a rewarding read. In September we will discuss *Mistakes Were Made (but not by me)* by Carol Tavris and Elliot Aronson, social psychologists both and, incidentally, residents of California... It does, the jacket says, “offer a fascinating explanation of self-deception—how it works, the harm it can cause, and how we can overcome it.”



Our meeting will be at the home of Mary Crowl, 33585 Windlass Drive, on Wednesday, September 16 at 1:00 p.m. Non-fiction readers are always welcome. Call Norton Schwartz at 481-2459 for more information or e-mail him at nortlynne@cox.net. Read up and come along.

—Mary Crowl

FITNESS

September 9, Wednesday is the Big Day! Leslie starts her Stretch and Strengthen Workout—Monday, Wednesday and Friday—8:30-9:30 a.m.. For information call Joan Beyer @ 496-1428 or Elaine Converse @ 493-8066.

—Joan Beyer

HOME FROM THE SEA

Three Niguel Shores men returned recently from a 2600 mile sail from Honolulu, Hawaii to Dana Point. It was the return leg of the Transpacific Yacht Race from Los Angeles to Diamond Head.

Pat Hearne (Cassandra Bay), the owner and skipper, and Don Young, (Dosinia Drive) as navigator, both raced over and brought the boat back.

Brian Pearson (Dosinia Drive) joined the boat in Honolulu for the return trip of 2600 miles in 17 days. The Transpac, as it is called, is the granddaddy of all ocean races and has been raced every other year since

1908. The 42 foot boat, *Far Niente*, and its race crew of six, left the start line off Point

Fermin on June 29 and arrived the morning of July 16 for a third place finish and trophy.

Wives Diane Hearne and Dianne Young flew to Honolulu to be at the finish line and to enjoy the legendary arrival party thrown for each boat after its finish and four nights of luaus and awards ceremonies at the three hosting yacht clubs.

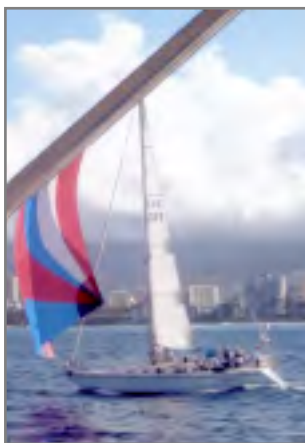
After eight days including re-provisioning food and fuel and getting necessary repairs done, Brian, Don and Pat left on July 24 and arrived to a dock reception of families and friends on August 10.

“Awesome” and “long” were the words most used by the returning sailors. They all said motoring through almost 500 miles of the North Pacific High has to be seen to be believed. “The middle of the ocean and seas like glass” was the description.

—Diane Hearne



Crew of the Far Niente: Left to right: Brian Pearson, Don, Young and Pat Hearne



Far Niente in Honolulu

In Memoriam
Jane Pendergast
 Resident Dosinia Drive
 August 2009



In Memoriam
Gale Storm
 Resident Blue Hill Bay
 “My Little Margie”
 June 2009

MEN'S GOLF

The Men's Club Golf Tournament was played at Arroyo Trabuco Golf Club on July 28. We had 5 – foursome teams playing the 1-2-3 format. There was a tie for first place between the team of Charlie Clark, Woody Woodward, Myron Miller and Lee Writer with the team of Barry Daniel, Blair McDonald, Al Thome and Bob Russell. The team of Peter Rask, Gary Katsuki, Mac Brown and Jerry Koppang was second.

For the first time in modern memory closest to the pin honors on both the 4th hole and the 11th hole went to one person, Gary Katsuki. A new men's club member, Doug Lewis, played with us for the first time.

September tournament will be at Twin Oaks Golf Club and we return to Camp Pendleton in October that will include the famous Pendleton Breakfast.

"The golfer has more enemies than any other athlete.

He has 14 clubs in his bag, all of them different, 18 holes to play, and all around him are sand, trees, grass, water, and wind."

—Tom McNicholas

WOMEN'S GOLF

Next Fun Day is Monday, September 14. 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. In July and August the course served a great barbecue lunch which we were able to purchase. This is no longer available but they have offered to provide sandwiches which we must order in advance. If you have not already signed up or you need to cancel golf, please call one of the captains: May Gramer 248-1272 or Liz Kelsch 661-5802. Last minute cancellers also have to notify the starter at the course. May and Liz will also be happy to take your sandwich orders. We always welcome all level of golfers. This is golf for fun.

This month our format was a scramble. We had two winning teams with a score of 37:

Team 2 Liz Kelsch, Val Mitchell and Ruth Stahl

Team 4 Judy Boitano, Diana Doalson and Peggy Mackinnon

Longest drive on #9—Val Mitchell, Closest to the pin on #6

—Eileen McDonald, Closest to the pin on #8—May Gramer

"The best wood in most amateurs' bag is the pencil!"

—Irene McDonald



COMPLETE DINNER
\$10.95
Includes Appetizer, Entree & Dessert
 From 10:00am to 10:00pm
 Alcoholic Beverages or Cash Only
 Certain Days Only (See Menu)

OPEN DAILY FOR BREAKFAST, LUNCH & DINNER

**WE DELIVER TO THE BLUFF
OR TO YOUR HOME!**

Let us cater your next event!
 go to www.mycafemezzaluna.com
 to view our catering menu.
 Cafe Mezzaluna can be reserved for
 private parties of up to 80 guests!
 Rehearsal Dinners, Birthdays, Showers,
 Anniversaries, Corporate Functions, Etc. . .

TRY OUR DELICIOUS NEW COMPLETE DINNERS
FOR ONLY **\$10.95!**

THIS MEAL INCLUDES YOUR CHOICE OF APPETIZER

- + SHRIMP COCKTAIL
- + JUMBO STUFFED MUSHROOMS WITH CRABMEAT
- + CAESAR SALAD
- + BABY GREENS SALAD

CHOICE OF ENTRÉE

- + SALMON DINNER W/ PASTA & VEGETABLES
- + SHRIMP MARINARA OVER LINGUINE
- + LINGUINE W/ CLAMS & MUSSELS
- + CHICKEN MARBALA
- + VEAL BARMIGIANA
- + EGGPLANT ROLLANTINI W/ IMPORTED RICOTTA
- + PASTA W/ MARINARA, MEATBALLS OR SAUSAGE
- + BAKED TROOP EGGPLANT ROLLANTINI RAVIOLI & LASAGNA

CHOICE OF DESSERT:

- + HOMEMADE AWARD WINNING CHEESECAKE
- + ITALIAN CANNOLI
- + 8 FLAVORS OF ICE CREAM
- + FRESH FRUIT

2 RITZ CARLTON DRIVE • DANA POINT
949-276-7900
WWW.MYCAFEMEZZALUNA.COM

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

BEACH BLUFF & CLUBHOUSE RESERVATIONS AND RULES—Public Forum on this topic in the ClubHouse on Wednesday night, September 16 at 7:00 p.m. It is obvious that we have changed the dynamics of the Beach Bluff and ClubHouse by the changes that have been made. The good news is that a lot of new people have been enjoying the facilities but, unfortunately, it does not include everyone. There are many problems from security to parking to just plain availability. The Board has received many complaints and it has been trying to find solutions to the problems. They have discussed this at length with the ultimate goal of revising the Rules and Policies. To this end, as noted above, the Board will also conduct a Public Forum on this topic in the ClubHouse on Wednesday night,

September 16 at 7:00 p.m. Mark your calendar and if you have comments on this topic, that would be the best opportunity to make them known to the Board.

NEW ACTIVITY PROGRAMS—TENNIS ANYONE? With the new Niguel Shores world class facilities, we are looking at new possibilities for uses by the residents. We are exploring many options, and one new one that has already come together is a revitalization of the Tennis Program. Please review the information and introduction of our new teaching pro and Tennis Czar, Gary Dudic, in the flyer insert explaining all the program highlights. You can't beat the quality of instruction or convenience and look for information on the new program in future newsletters.

—Leo Riley, General Manager



Carol's Cuisine Corner

These places are for your information to visit, and are not from a restaurant critic. We all like to find good places to enjoy food with our friends. Since I have a reputation of eating out all the time with friends, I thought maybe some ideas would be of help to our Niguel Shores Community. This column is to help you find some places with good prices that I have found for your enjoyment in our area. If you have any suggestions, please send them to me at zmamie@cox.net and let me check them out.

Let's try some breakfast specials in our area!!!:

R.J. Café: 25002 Dana Point Harbor Drive. 218-5757. Breakfast and lunch served all day from 6:30 a.m. to 3:00 p.m. Good food with local neighbors at a responsible price.

The Brig: 34461 Golden Lantern. 496-9046. Breakfast served all day from 7:00 a.m. Monday to Friday, 6:30 a.m. Saturday and Sunday....Nice patio area which is also pet friendly. You will enjoy large servings of American favorites for all meals.

Bonjour: 24633 Del Prado. 496-6368. Quaint French bistro in Dana Point. Relax on patio for the best French breakfast and lunches served all day 7:30 a.m. to 3:00 p.m. Monday to Friday and Saturday and Sunday 8:00 a.m. to 3:00 p.m.

Mollies Famous Café: 32033 Camino Capistrano, San Juan Capistrano. 240-9261. If you want very large good pancakes, plus any other breakfast this is another place to go. Served all day 5:30 a.m. to 8:00 p.m., Sunday 6:00 a.m. to 3:00 p.m. Comfort food at good prices on the entire menu.

There are many more in the coming months to tell you about. See you at some of the above. Keep the restaurants in the area open by enjoying all their specials. Bon appetit....

—Carol Yocom

Happy Hours and Dinners:

Savannah Steak and Chop House: 32441 Golden Lantern. 493-7107. Open at 5:00 p.m. with Happy Hour in the lounge only. Dinner specials for \$10. What a deal!!! Filet, halibut, crab legs, fried chicken, vegetable risotto. Plus regular prices on their delicious variety menu. Make reservations.

Hennessey's Tavern: 34111 La Plaza. 488-0121. Happy Hour is 4:00 to 7:00 p.m. Early bird 4:00 to 7:00 p.m. Monday to Friday. All entrees \$10 each. Tuesday all day, breakfast 2 for 1. Burgers for lunch and dinner are 2 for 1. Wednesday is the Luck of the Irish: flip of a coin for a free meal. Sunday: turkey dinners are 2 for 1.

Bella Napoli: 34212 Pacific Coast Highway. 496-0009. Happy Hour 4:30 to 6:30: beer and wine 1/2 price. Italian Cuisine is served for lunch 11:30 a.m. to 2:45 p.m. and dinner, 4:30 p.m. to 9:00 p.m. Kids menu is available.

Olamendi's: A new opening of Olamendi's in Monrarch Bay Plaza. 218-7394. 11:00 a.m. to 9:00 p.m. (closed on Tuesdays). All the Olamendi's restaurants have a Mexican menu for every one's taste.

MEET YOUR NEIGHBOR:

I can do California...

Meg Schuler, born and educated in New York, gave it up to come to Southern California—guess why? The man of her life lived here and she decided, “I can do California.” It’s just an aside to a long and fruitful career in home health care. Meg has a B.S. in nursing from Wagner College on Staten Island and an MBA. She “worked at nursing” for a couple of years and naturally gravitated to administration being a take charge type. She was an administrator in a Visiting Nurse Association, a senior executive in a Hospital Health Care System and then headed up its Home Care and Hospice Division. She retired a few months ago from being Senior Vice President of Interim Health Care, a for profit company providing home health care.

Meg had met her husband, Harry, during a business trip to China where both attended the same event—she as a health care professional and he as a college academic and administrator. They became good friends and dated regularly. The only hitch was that he lived in California and she in New York. His children were here so it was agreed that she would come to California where they married and lived first in Newport Beach, later in San Francisco and back again to Dana Point and, eventually, to Niguel Shores. After a few weeks of retirement, furnishing and remodeling her exquisitely furnished and decorated home here in Niguel Shores she, with that done, was off again to give her services to the local Hospice of Saddleback Valley. Following is a story of its history and what it does and what she does.

The word hospice comes from a Latin word meaning guesthouse, a word used in the past to describe a place of shelter for religious pilgrims. That term was taken up again to name a movement begun in the 1960s by Dr. Cicely Saunders, a British physician. She established St. Christopher’s Hospice near London where a team approach to professional care giving applied the first use of modern pain management techniques to compassionately care for the dying. The first hospice in the U.S. was established in New Haven, CT in 1974. There are now more than 4,000 hospice programs in this country. The majority of them are Medicare certified and they care for over one million people per year. Hospice “is not a place but a concept of care.” Eighty percent of hospice care is provided in patient’s homes and nursing homes. The goal is to improve the quality of the patient’s last months and days by offering



Meg & Harry Schuler

comfort and dignity. The special aim is to control pain and discomfort, to deal with the emotional, social and spiritual impact of the disease on the patient, the family and friends.

If a person has a terminal illness or disease that is no longer responding to aggressive care, they are eligible for hospice care. The physician must certify that, if the disease were to run its normal course, the patient may be expected to die within six months but, when the hospice benefit is 100 percent covered by Medicare, the patient may be on hospice for many months if there is a continual decline. The course of decline differs so much that even though the time of death cannot be predicted, the prediction remains that, if the illness continues as it usually does, the patient may be expected to die. The more common diagnosis for hospice care includes cancers, end-state Alzheimers and dementia, end-state cardiac and renal diseases or simply debility unspecified.

Hospice covers all services, medications and equipment related to the terminal illness to include physician and nursing services, home health aides, therapy, social work services, respite care for the family, psychological and spiritual counseling for the individual and bereavement services for the family for a year after death. The services, the support, compassion and caring that are geared toward the patient and family are unsurpassed and of significant value to the family and patient equally. Families with terminally ill patients in their midst would be wise to consider hospice care for their loved ones.

—Meg Schuler and Mary Crowl

the office from the recreation center. A number of alternative architectural styles were presented but residents overwhelmingly voted for the originally proposed style. Based on more feedback, the height and profile of the office were reduced to achieve a general consensus.

In 2006, after approximately \$1,000,000 was accumulated, the office construction began. Concurrently, a third team was formed to develop a plan to design and fund a future renovation of the recreation center. An interior design was presented and based on feedback, an interior hallway and room divider were eliminated, saunas and family restrooms were added, the outdoor shower was relocated and the lobby reconfigured as a resident's lounge. Story poles were erected and due to view reduction concerns, the roofline was lowered and once again the design was revised generating more expense and delay.

Subsequently, another consensus was reached and the Architectural Committee and the Board approved the revised plan and appointed a fourth team to manage the construction. New cost estimates were developed, bids were requested, and based on an estimated cost of almost \$3,000,000 a second special assessment vote was held and a \$3,000 per lot charge was approved in the summer of 2008. Fortunately, contractor bids came in lower than originally estimated as the economy took a downturn.

The office construction took only four months but a much larger recreation center was expected to take 6 months with completion projected by June 30, 2009.

Although prior soil borings indicated no problems, ground water was evident as the foundation work began. The project was immediately delayed 60 days to mitigate the ground water problem at a cost of around \$150,000. In addition, the City added a grease interceptor requirement, at a cost of over \$50,000.

Renovations always present more unforeseen problems than new construction and additional work always increases the cost. Beginning in January, each weekly construction meeting generated additional issues and many required revisions to both the original plan and budget. Most changes were mandatory, such as the water problem and dealing with the unforeseen underground infrastructure problems, but a few were optional. For example, in the main meeting room to improve functionality and reduce future damage, a chair rail was added for displays, the wall material upgraded to hide pinholes, and a perimeter insert was added to hang pictures.

The biggest optional extra was the relocation and expansion of the Spa, generating another delay as the Board went to the community for input before making a decision. Just two weeks ago, we received notice of a new City law requiring Planning Commission approval of an "\$11,000 public art project" or a payment, in lieu, to the City. Only a week later all construction was stopped as the City withheld all inspections and permits until we delivered a check, held as good faith, until we do an art project. As I said, it's done.....almost.

Many environmentally sustainable features are included in both community center buildings. In the recreation center building, lighting systems include programmable controls, interior motion sensors, and low-voltage fixtures. HVAC is thermostatically controlled split system heat pumps. Plumbing includes, automatic dual flush, low flow toilets and urinals and sensor-controlled faucets. Insulation of R-19 in all roof areas and R-13 in exterior walls and exterior glass is low E solar dual glazed. Interior finishes contain recycled content and paint and wall coverings meet the Green Seal Standard for indoor air quality.



The Way it Was

The original project for the office and recreation center was estimated to cost \$2.5 Million and targeted for completion in June of 2006. But the "total project cost" will now be approximately \$4.0 Million and should be complete by the end of 2009.

Many of the requested revisions solved one problem while creating a new one. For example, the roofline was lowered and peaked to improve views for one group while creating new angles and glare problems for another. The original plan was to increase parking and build the recreation center before the office so the existing structure would remain and recreational activities could continue on site. However, the office was built "first" forcing all recreational activities off-site during construction.

The new recreation center project costs are slightly under budget in spite of the many unplanned surprises. Although actual costs were higher than the initial budget estimates, they were manageable due to lower bids.

Now that both buildings are done and the spa and related improvements will be complete by year-end, I am very happy to report, the community center revitalization plan is done.....well, almost.

—Roy Dohner

GLORIA ONTIVEROS

The sudden passing of Gloria Ontiveros has left a great gap in the wonderful diversity of Niguel Shores—a resident who contributed so much to our enjoyment of life. Gloria was one of our resident artists and teacher of art in the community who exhibited regularly in the Niguel Shores annual Art Affaire as well as in many other venues. She was active in the local arts organizations and was President of the Dana Point Fine Arts Association in 2007 after serving several years on its board. She organized the annual "Art in the Park" exhibit in Sea Terrace Park just across the street from Niguel Shores. We knew her, too, through her surviving husband, Dave Ontiveros, who had been co-chair of the Maintenance Committee and was a recent member of our Board of Directors. Both were friends and neighbors to many and Gloria will be missed by all who knew her.



Gloria Ontiveros at a recent Art Affaire

—Mary Crowl

VOICE OF THE PEOPLE

To the Editor: Support Your Recreation Committee

In response to a recent article in our *Seashore News*, I think we absolutely should support our Recreation Committee's events by:

#1 not having to pay for wine at events, but, by charging a fee for guest parking at the bluff. As a resident, homeowner, I cannot get a parking place at the bluff, so if we charge guests only for parking, we will raise enough money to help the Recreation Committee subsidize their entertainment needs, etc. to have bigger and better events at no additional cost to the homeowner. It seems that we cannot stop guests from parking at the bluff, so at least let's make it profitable.

If any homeowner agrees with this statement let your board know. This is only my solution to an ongoing problem.

Joe Orsini



EXPERIENT: "The feeling you get from an advisor with more than 30 years experience."

CALL FOR A FREE NO-OBLIGATION PORTFOLIO REVIEW:

- In-house *ACTIVE* portfolio management targeted to beat the **S&P 500 Index

EXPERIENT
PORTFOLIO MANAGEMENT

"Niguel Shores Resident"

Phone: 949-388-4239

Fax: 949-388-4249

Email: john.foti@experientfinancial.com

Web: www.experientfinancial.com

CA Dept. of Insurance License #0528763

*Registered Representative offering securities and advisory services through National Planning Corporation (NPC), Member FINRA, SIPC, a Registered Investment Advisor. Experient Portfolio Management and NPC are separate and unrelated companies.

**Performance not guaranteed

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

Teens Talking

Sometimes in our lives we reach rock bottom. We experience what we call hell. For each individual person it is different in many respects. But for most all of us, it is described as dark, tough, and devastating. This hell can be an awakening. Some people call it a breakdown; others believe it is a breakthrough. For the few who find it as a breakthrough, you can guarantee fourteen year old Taylor Carol to be accounted for those few. Taylor was diagnosed with ALL leukemia with Philadelphia chromosome at the young age of eleven years old.

The day he found out leukemia would become his close enemy for the next years in his life; he was in his pediatrician's office sleeping on the chair exhausted and very ill. Taylor remembers being "so tired I just fell asleep, and at first I was diagnosed with sickle cell anemia, but after running more tests they found out it was leukemia. I just never would have imagined something like this happening." To better his chance of survival, and ensure the best doctors for battling cancer, Taylor and his family made the decision to move to Seattle where he would be treated for leukemia. After testing all the family members for possible bone marrow matches, they remained unsuccessful for some time. However, a match was found from a man of no relation to Taylor living in faraway Germany. Taylor's surgery was performed in Seattle by the doctor herself who conducted the very first bone marrow transplant ever in its history. After a successful surgery, Taylor returned home on a private jet, for he was still immune compromised. He touched down in Orange County looking on to an entire spectacle of friends and family waiting for his arrival on the landing strip. "When I finally got

home it was Christmas time and our house was covered in beautiful decorations and gifts. It was the best Christmas we've ever had." His leukemia had finally been beaten and he would emerge as a triumphant twelve year old cancer survivor.



Looking back on all the tears, laughter, and hardships during his year and a half battle with cancer, Taylor remembers his doctors always said "healing was 50% medicine, but the other half was accomplished mentally. The community and their support helped me to reach that other 50%. In the end, they helped me heal so much." Just as the old saying goes, "what does not kill us makes us stronger," Taylor represents this very well. This single phrase marks the basis of fourteen year old Taylor Carol's life. "I always wanted to do something special with my life. I didn't just want it

to pass me by when I got better. Having cancer made me a lot more determined to succeed." His determination to help other kids with cancer became lyrical as he co-wrote the lyrics and melody for the song "True Courage", with Grammy winner Mateo Messina. Taylor performed "True Courage" in front of a crowd of 3,000 people as a soloist at Benyroya Symphony Hall in Seattle. He took his passion to make a difference in the world of cancer a step further as he began speaking and singing in charity events and became a spokesperson for charities such as Hopelabs, Johnson and Johnson Companies, "Catch a Cure" Cancer Foundation and many other events. Taylor has been diligent in continuing his help with cancer for he will be returning yet again to Seattle in the upcoming weeks to sing and speak at a charity called Donate Games, founded by his Dad Jim Carol. If it wasn't for the downside, it would only seem fitting that everyone should habitually endure cancer, till they've realized to live their own life to its fullest potentials daily, and make a difference as much as Taylor has. With his combined efforts in every charity event and foundation he's either sung or spoke at, he has been personally involved in helping to raise \$4,250,000 for patients and families battling cancer in 2008.

Now, after being cancer free for two years, Taylor is looking forward to being a freshman at Dana Hills. He aspires to become a singer in the near future, or studying to be a doctor at one of the most prestigious colleges; Harvard or Stanford. Taylor is enrolled in the highly esteemed HMO program at Dana Hills, which will begin his career path towards the field of medicine. Taylor describes being a singer as a way he can "spread awareness to other children across the globe about cancer. I can use it for motivation and to just put a smile on their faces." Along with his

singing, Taylor is also acting and dancing in the high school's SOSCA program, although he manages to admit "when it comes to dancing, I kind of have two left feet, but I'm working on it." Even with two left feet plotting against him, Taylor has practiced hard this summer to try out for the tennis team at Dana Hills to even further elongate his list of activities at Dana.

Doctors are always reliant on getting the point across that laughing is often the best medicine for any ailment.

In Taylor's case, his ailment became his greatest fears, his biggest challenge, and all the while he broke down those barriers with a smile. With the immense dedication of doctors and loving support from family members and friends, Taylor found the difference between impossible and possible through sheer determination and an unyielding will power to succeed. I have never met any other fourteen year old boy with feet as big as a size twelve, and a heart equally as big and loving.

He's taken his experiences with cancer, and used them to grow and be thankful for every moment he has with his family and friends. His appreciation for life and everyone around him somewhat correlates him as having the wisdom of two hundred year old Yoda. Just get rid of the gangly green skin, pointy elf ears, add two left feet, and put a permanent smile on his face, you have the makings of a Taylor Carol.

—Colleen McNaught

BRETT'S IRON



- Wrought Iron
- Repairs
- Painting

- Gates
- Fences
- Railings
- New

(949) 487-1680
www.brettsiron.com
 Lic. # 862398, Bonded, Insured

M.C. Gregg Painting
Quality, Affordable Painting
 Mike Gregg
 Owner/ Operator

Free Estimates

Over 30 years experience
 Interior and Exterior

Office: (760) 721-5420
 Cell: (519) 895-4359
 Lic. # 375096
 Bonded & Insured



Joel Emery Construction Services

Room Additions—Remodel Interior—Major/Minor
 License #480708—Plans—Engineering
 Exterior Siding—Gates—Patio Covers
 Trim Upgrades—Vinyl Fencing—Handy-Man Services
Many Niguel Shores References



For Estimates Call:
 Cell: (949) 874-8257 or
 Off: (949) 661-8239



SPRINKLERSCAPE
Landscaping

LANDSCAPING & IRRIGATION SERVICES

Landscapes and Hardscapes
 Irrigation System
 Installation, Repair and Replacement
 Water Features
 Low-Voltage Lighting
 Outdoor Living

(877) SCAPE-21
www.sprinklerscape.com

Bank With Confidence

Friendly service you can count on
 Great rates on 55+ Checking
 No ATM Fees



INDEPENDENCE BANK

San Juan Capistrano Branch | Located in Marbella Plaza
 FDIC (949) 373-1570 | www.independence-bank.net

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

NEIGHBORHOOD ADS

Furnished Rental: September through May – Panoramic Oceanview Side Halyard – 1 story, 3 bedroom / 2 bath. Updated large rear / side deck. Fenced area with doggy door. All the amenities of home. Please call 626-795-9155.

Beautiful vacation rental: Ocean and sunset views. Sleeps 4–6. 2 bedrooms / 2 baths plus convertible den. Please call Mary Ann Smith at 626-485-4981.

Wanted: Competitive Tennis players. I have table & great space to play in Niguel Shores. Please email: LAS@omahasteaks.com or call 949-240-8124.

For Sale: at the Fountains Dana Point Retirement Community. One bedroom condo. Fee simple ownership. Owned by former Niguel Shores resident. Pristine condition. Details call Frances Ozimec 949-240-8553 cell 714-271-2717.

Beach Rental on Perth Bay. 3bdrm, 2bths, approx. 1700 sq. feet. Furnished or unfurnished, 2 car garage. Big Ocean Views! \$4800 monthly. Call Vallie at (949) 933-6589. This is for SEPT and OCT.

Idaho Rental – Sun Valley / Ketchum, Idaho – Summer / Winter. Very nice 2 br / 2 ba mobile home 3 mi s. of Ketchum Spa. Mtn. views, open spaces – walk to Fly Fishing. Grassy setting near bike path. \$100./night. David 949-290-8420 www.agiftingservice.com/sunvalley.html

Dog-X-Change: Give Your Dog a Vacation – with us! In return, when we go out of town, take care of our dog. CALL: Norton and Lynne Schwartz, 23621 Sidney Bay 481-2459.

For Rent in Niguel Shores: 33455 Cockleshell Dr. Furnished or Unfurnished. Flexible lease terms, entirely remodeled, 4 bed + Large sitting room, dining room, family room and gourmet kitchen. Panoramic Ocean View, huge back yard. Please call owner 949-500-3460.

For Sale by Original Owner: Completely remodeled 3,000 s.f. home with swimming pool, spa and 400 square foot oceanview deck. Off white travertine flooring and Fabrica carpet throughout. 3 bed & bath. 33671 Shackelton Isle. Call Joe Smith at (949) 489-1100. \$3.4M

Ads for the Seashore News must be submitted by 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 (Non-Commercial Ads Only)

What's in store for your financial future?

With news of market volatility dominating the headlines, do you feel in control of your financial future? Now, more than ever, it's important to remember not to let fear and emotions dictate your actions, especially when it comes to investing. You can take control – and Wachovia Securities can help. Call today to request our free brochure that provides a step-by-step approach to helping create your investments. Have you or Mack toward your financial goals.

FREE BROCHURE

Key Contact:
Financial Advisor
2155 Ocean Ave.
Capistrano Beach, CA 92626
949-944-2155
www.wachovia.com/retirement
Investment Service Desk

WACHOVIA SECURITIES

MEMBER OF THE WACHOVIA FINANCIAL GROUP. ALL OF OUR SERVICES ARE PROVIDED BY WACHOVIA SECURITIES, INC. WACHOVIA SECURITIES, INC. IS A MEMBER OF THE FINANCIAL INSTITUTIONS GROUP. WACHOVIA SECURITIES, INC. IS A MEMBER OF THE FINANCIAL INSTITUTIONS GROUP. ©2009 Wachovia Securities, Inc. FOR MORE INFORMATION, VISIT US AT www.wachovia.com

Planet Beauty®

Bring this in for **20% OFF** your purchase.

Dana Point Location in Ocean Ranch Shopping Center at Golden Lantern and Camino Del Avion near Starbucks and Round Table Pizza (949)493-7111
For other locations visit us at www.planetbeauty.com

bareMinerals THYMES CAUDALIE
YON-KA bliss kai HAI
GUCINA DDF MARIO BADESCU
dermalogica ENJOY
stila L'OCCITANE N.V. Perricone, M.D.
RevitaLash smashbox PURE FIJI

Some exclusions may apply. See store for details

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

(949) 661-8985 Lic No
557966



Tracy Boston, Dennis

31137 Acapulco Dr
Dana Point, CA 92629

Bonded
Liability Insurance
Workman's Comp.



Clean, Seal and Polish

Carpet and Upholstery Cleaning

Carpet Repair and Re-stretch

Areas Rugs Cleaned

Tile and Grout Cleaning

Travertine and Stone Cleaning and Sealing

949-489-2823

IICRC. Certified Master Technician
DP Services, Serving Niguel Shores Since 1989

BRAD & JUDY BRANDMEIER



BEACON PRINTING
SERVING BEAUTIFUL DANA POINT SINCE 1980

24681 LA PLAZA STE. 125 · DANA POINT, CA 92629
949-661-3877 · FAX 949-240-3382
beaconprinting@sbcglobal.net



BEACON CARPET CLEANING INC.

949-496-6079

FAX 949-367-0633

www.beaconcarpetcleaning.com

Ken Rogers

Linda Rogers

An IICRC Certified Firm • Better Business Bureau
ASCR Member • Licensed — Bonded — Insured
Charter Members Host® Professional Cleaners Association

- Truck-mount steam and Host® dry extraction carpet cleaning systems
- Area Rug Cleaning
- Tile and Grout Cleaning and Sealing
- Upholstery Cleaning
- Water Damage and Restoration
- www.beaconcarpetcleaning.com

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

SEPTEMBER 2009 in Niguel Shores

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																						
					Sunday																																																																																						
	1 8:00 Mens Club Breakfast 10:00 Recreation Committee	2 8:30 Fitness Class 9:30 H ₂ O Aerobics 9:00 NSCA Gen. Session Board Mtg. 11:30 Bridge	3 1:00 Architectural Committee 4:00 Womens Club Board Mtg.	4 8:30 Fitness Class 9:30 H ₂ O Aerobics	5 NSCA Office Open 8:30 - 5:00 Clubhouse Dedication Taco Night																																																																																						
					6																																																																																						
7 OFFICE CLOSED <i>Labor Day</i>	8 8:00 Mens Golf	9 8:30 Fitness Class 9:30 H ₂ O Aerobics 9:30 Traffic and Safety Cmte. 11:30 Bridge	10 9:30 Maintenance Committee 12:00 Womens Club Luncheon AC DEADLINE	11 8:30 Fitness Class 9:30 H ₂ O Aerobics	12																																																																																						
					13																																																																																						
14 Womens Golf Fun Day 8:30 Fitness Class 9:30 H ₂ O Aerobics 2:30 Emeritus Class 3:00 Landscape Committee	15 8:00 Mens Club Breakfast	16 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 1:00 Orea Bk. Club 3:00 NSCA Gen. Session Board Mtg.	17 1:00 Architectural Committee	18 8:30 Fitness Class 9:30 H ₂ O Aerobics	19 NSCA Office Open 8:30 - 5:00																																																																																						
					20 Pot Luck																																																																																						
21 8:30 Fitness Class 9:30 H ₂ O Aerobics 12:00 Garden Club 1:30 View Preservation Committee 2:30 Emeritus Class	22 8:00 Mens Golf	23 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge	24	25 8:30 Fitness Class 9:30 H ₂ O Aerobics	26																																																																																						
					27																																																																																						
28 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00/1:00 Page Turners 2:30 Emeritus Class 3:00 Finance Cmte	29	30 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge TENNIS COURTS CLOSED UNTIL 2PM for Cleaning																																																																																									
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		AUGUST Sun Mon Tue Wed Thur Fri Sat		OCTOBER Sun Mon Tue Wed Thur Fri Sat																																																																																							
		<table border="1" style="width: 100%; text-align: center;"> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td>31</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						<table border="1" style="width: 100%; text-align: center;"> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> <tr><td></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									
						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																																																																																										
				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																																																																																					

NCSA 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

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

NCSA STAFF

Leo Riley	General Manager	gm@niguelshores.org
Ivy Hsia	Controller	controller@niguelshores.org
Karen Gibson	Community Manager	msmgr@niguelshores.org
George Cooley	Maintenance Manager	mm@niguelshores.org
Matt Northrop	Member Services Asst.	msr1@niguelshores.org
Sabrina Rogers	Member Services Rep.	msr2@niguelshores.org
Kathleen Capalla	IT/Web Administration	webadmin@niguelshores.org
Dave Smith	Maintenance Lead	
Dennis Cannon	Maintenance Staff	
Frank Geck	Maintenance Staff	

NCSA COMMITTEES

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

CHAIRPERSONS

Ginny Nevitt
 Steve Stewart
 Rotating
 Jack Christiansen
 Carol Yocom
 Mary Crowl
 Mike Card/Tim Murphy
 Bonnie Gilbertstadt

MEETINGS

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

AD HOC COMMITTEES

Construction Oversight
 Investment
 Website

CHAIRPERSONS

Rob Rifkin/Roy Dohner
 Gretchen Letson-Rask
 Kathleen Capalla

MEETINGS

To be determined
 To be determined
 To be determined

Sea Terrace Townhomes Assoc. I

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

Sea Terrace Townhomes Assoc. II

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

Women's Club

Nancy Tinnes, President
Men's Club
 Blair McDonald, President
Garden Club
 Linda/Jerry Koppang, President

Seashore News

Editor: Mary Crowl—mccrowl@cox.net

Sub Editors:

Open Position
AC, Maintenance Committees
 Karl Kuhn – karlcarol@cox.net
Finance Committee, Sports News
 Karen Linger – kvling@cox.net
Clubs: Garden, Men's, Women's
 Judy Pasek – gpasek@cox.net
Page Turners, Library News, Bridge
 Open Position
Landscape, T&S, VP Committees

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*
Seashore News Collating – Shirley Smith
Seashore News Distribution – Bob Converse

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

IN THIS ISSUE:

Activities	11–12	Committee Reports	4–8	Neighborhood Ads	20
Board Action Summary	3	Directory	23	Sports News	13
Calendar	22	GM's Message	2	Teens Talking	18
Clubs	9-10	Meet Your Neighbor	15	Voice of the People	17

BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**

JUST LISTED BY CONNIE



23902 AMUNDSEN BAY

JUST LISTED BY CONNIE



23831 BLUEHILL BAY

IN ESCROW BY CONNIE



33541 ATLANTIC AVENUE

JUST SOLD BY CONNIE



23782 SALVADOR BAY

2009 REAL ESTATE UPDATE FOR NIGUEL SHORES

18 HOMES CURRENTLY FOR SALE—PRICE RANGE FROM \$799,000 TO \$8,600,000.

6 HOMES CURRENTLY IN ESCROW—LIST PRICE \$700,000 TO \$5,900,000.

25 HOMES SOLD AND CLOSED—PRICE RANGE FROM \$592,000 TO \$8,000,000.

(INFORMATION PER MULTIPLE LISTING SERVICE AS OF 8/26/09)

(949) 234-5660 - CALL CONNIE

NIGUEL SHORES SPECIALIST

#1 IN SALES IN NIGUEL SHORES SINCE 1991!

TOP 1% IN SALES FOR PRUDENTIAL CALIFORNIA REALTY



**Prudential
California Realty**

Please call me if you would like a confidential and complimentary market analysis outlining the value of your home, a tract floorplan for your model, or for information regarding refinancing, termite companies and any related real estate information.

An independently owned and operated member of The Prudential Real Estate Affiliates, Inc.

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



SEASHORE NEWS
NIGUEL SHORES COMMUNITY ASSOC.
33654 Niguel Shores Drive
Monarch Beach, CA 92629