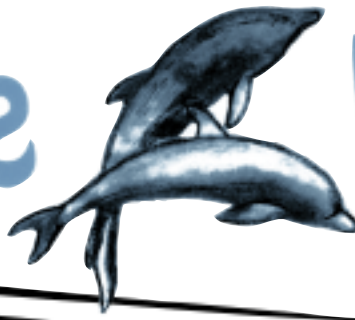


Seashore News



March 2008

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Issue 413

FROM THE HELM

Multi-purpose Room Revitalization Presentations – February 13 and 16

If you didn't enjoy the Home Owners Forum on Wednesday evening, February 13, then you just don't have a sense of humor. Although the subject of the presentation was very serious, with long-term implications for our association, some of the questions, outbursts, and responses were often entertaining.

Eight presenters using power point slides reviewed two variations of an architectural plan to rebuild the 35 year-old Multi-Purpose-Room Complex. The presentation also included the total cost estimate of \$ 2.9 Million or \$3,000 per property with an option to pay two \$1,500 payments.

The initial presentation on Wednesday evening excluded saunas with construction extending through the summer 2009 and offered two construction plan



CFO John Dougherty and architect Joe Petitpas, presenters at the Home Owner Forums on the MPR Revitalization

alternatives titled "A" and "B". After considering all the questions, suggestions and requests, representatives from the Board, Renovation Committee, Finance, and the Architect met and revised the plans and the recommendations.

On Saturday morning, February 16, a revised recommendation was presented which included a modified plan "B" with saunas, a June 2009 completion date, and a payment option of \$1,500 due in August 2008 and in April 2009.

On Monday the 18th an e-mail opinion survey was sent to 630 owners asking if they support the Board's recommended plan. If the responses are positive, a secret ballot vote will be conducted seeking approval of a special assessment of \$3,000 per property to rebuild our aging MPR complex.

At one point during the Q&A session, I was asked why 17 rest-rooms? I replied "it's a code requirement even though we have gotten along for years with only sex"... Although I meant six, the laughter drowned out my correction.

Our democratic form of self-government isn't always efficient but it's often entertaining.

—Roy Dohner



Rob Rifkin, Chairman of the MPR Revitalization Committee, during the Home Owner Forum presentation

PHOTO CONTEST



Winning photo by Bernie Fornadley — see page 12 for article.

FROM THE GM

COMMUNICATION—This still remains a primary topic this month. As a follow-up to the email discussion, we have now entered all the addresses that we have been given and have 630 in the data base. If you did not receive any of the recent notices of the MPR Project or did not receive the “ON LINE MPR SURVEY” then something is wrong and your email address is not in our files. Please email me an authorization to add your name, or come into the NSCA Office and fill out the necessary form.

PUBLIC FORUM MEETINGS—Thank you to all who attended the MPR Public Forums on Feb. 13 and Feb. 16. We had 83 residences represented on Wednesday and 63 on Saturday. Please see Roy Dohner’s “From the Helm” article in this issue for details. Based upon the results of the “ON LINE SURVEY,” the Board will make a decision at the March 5 meeting on how to proceed with the project and the special assessment.

RULE CHANGE MEETINGS—Two meetings are scheduled in March on Saturday the 22nd and Wednesday the 26th to discuss proposed Rule Changes for 2008. This is another very important project and we hope you are able to attend and share your comments. On February 21, you were mailed a copy of the proposed Rule Changes which you should have received by now. If for some reason, you did not receive them, please come into the office for a printed copy.

NEW PATROL SERVICE—By now you may have noticed a new look and new faces in the Mariner Gate House. We changed companies from UPS to Securitas on February 16. I am sure you are asking why the change and it is primarily a financial matter. UPS has provided an increased level of service over our previous company, Patrol One, but their contract proposal for 2008 reflected a 26% increase. This increase prompted the Traffic & Safety Committee to review the Patrol Service and look for competitive alternatives. In the end, the decision was

made to award the contract to Securitas and we wish to welcome them onboard the Niguel Shores Team.

ANNUAL ELECTION—Just a reminder that Candidate Nomination Forms are due back in the Niguel Shores Office by 5:00 p.m. on Monday, March 3. If not, candidates may not be included in the “Meet the Candidates” night on Wednesday, April 16.

BEACH BLUFF SHOWER—Some good news for all the Beach Bluff fans. As part of the Bluff Project, a shower will be installed on our side of the fence. Actually, the shower will be re-installed since there was one there years ago, and the new one will be both an overhead shower and a foot wash. Just a note: it will be potable water for those wanting a source of fresh water. No more carrying “jugs” of water to the bluff and it should be in operation by the end of May.

CREDIT CARD SERVICES—We have added Credit Card capabilities to the office services. We now can accept MasterCard, Visa and Discover Cards for payments. There is a 5 % service fee for using the card as a credit card, but there is no charge for using it as a DEBIT card. You must come into the office to take advantage of this service, as we do not accept payment over the telephone.

CURB ADDRESSES—Lastly, the Men’s Club has put together a program that will greatly enhance the safety of all residents in Niguel Shores. Beginning in April, they will begin a program painting addresses on the curbs in front of all residences. This is not only to assist guests and visitors but more importantly, the emergency responders to Niguel Shores. It will save crucial seconds and minutes when they come into the community, especially at night. They are requesting a \$20 donation for this service and if you wish to participate you can pick up a form and drop off a check in the NSCA office. I will also be sending this information by email and you will be able to download the form.

—Leo Riley, General Manager

STREET SWEEPING

Street sweeping will be done the **LAST FRIDAY** of every month. They will be sweeping the entire community **ALL DAY** starting with the community center parking lot at 6:30 a.m. on **March 28th**.

TENNIS COURT CLEANING

The tennis courts will be closed **Wednesday, March 26th**, until 2 p.m. for routine cleaning.

BOARD ACTION SUMMARY

FEBRUARY 6, 2008 BOARD MEETING (General Session)

APPROVED:

- Approved the December 2007 & year-end (unaudited) Financial Report, & Variance Report.
- Approved the resignation of Joe Ross from the Architectural Committee.
- Approved the February 2008 Litigation Disclosure Statement.

DISCUSSED:

- Revitalization of the MPR Complex and scheduled Public Forums.
- Annual Election, Inspector of Elections and Nomination Committee
 - Atlantic Avenue pine tree matter.
 - New Website and E-mail database projects.
 - Electronic file conversion project
- Finance Committee's recommendation for financial services.
 - Re-installation of shower on the Beach Bluff.
- Men's Club proposed program to provide painted resident addresses on curbs

MEETINGS:

- Conducted homeowner meeting with residents on Capstan - to protest AC approval.
- Conducted homeowner meeting with residents of Breakers Isle to discuss extraordinary budget items and allocation of funds.

FEBRUARY 6, 2008 BOARD MEETING (Executive Session)

APPROVED:

- 2008 Patrol Services Contract Amendment.
- 2008 Audit Services Agreement (Schonwit & Assoc.)
 - Consulting architect services agreement.
- DMC Design Group services agreement (Civil Engineer)

REVIEWED:

- General Counsel's status report on pending legal matters.

DISCUSSED:

- Update on Architectural Committee matters.
- Association Voice Website services agreement.

FEBRUARY 13 , 2008 BOARD MEETING (Special General Session)

DISCUSSED: —Public Presentation of the MPR Project and proposed special assessment.

FEBRUARY 15 , 2008 BOARD MEETING (Special General Session)

DISCUSSED: —2008 Proposed Rule Changes

FEBRUARY 16 , 2008 BOARD MEETING (Special General Session)

DISCUSSED: —Public Presentation of the MPR Project and proposed special assessment.

FEBRUARY 20, 2008 BOARD MEETING (General Session)

APPROVED:

- January 2008 Variance and Projected Reserve Expenditures Reports.
- The resignation of Eric Ackerman from the Traffic & Safety Committee.
 - The removal of a coral tree at the Garibaldi Gate.
 - The removal of a diseased Myoporum tree.

DISCUSSED:

- MPR Public Forum Meetings and on-line Opinion Survey.
 - Mailout of 2008 Proposed Rule Changes.
- Annual election and nomination committee actions.
 - Major project list

FEBRUARY 20, 2008 BOARD MEETING (Executive Session)

DISCUSSED:

- Update on Architectural Committee matters.
- Restrictions of the Supplemental CC&Rs of the Breakers Isle extraordinary assessment.
 - Association Voice Website services contract.
 - NSCA office staffing.

APPROVED:

- Appointment of Accurate Voting Services as 2008 Inspector of Elections

HEARINGS:

- Homeowner hearing to discuss violation of Rule 4112, failure to remove view blockage tree.
- Homeowner hearing to discuss violation of Rule 4112, failure to remove view blockage trees.

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—MAR. 5, 2008 at 9:00 a.m. NEXT PUBLIC HOMEOWNER FORUM—Mar. 22, 2008 at 10:00 a.m.

ARCHITECTURE

Synthetic Turf: Do you have a lawn? If you do then you may be tired of paying for water, fertilizer, and possibly a gardener. Perhaps you want your lawn to look better. In either case you should consider synthetic turf.

Synthetic turf is neither indoor/outdoor carpet nor is it unconvincing old-style AstroTurf. Synthetic turf is a convincing alternative to real grass and it is gaining popularity because it doesn't require water, but it is porous enough for rain water to soak into the ground instead of becoming runoff.

You can see some synthetic turf on the downhill stretch of Stonehill near the flashing sign that is probably telling you to slow down to 40 MPH. The strip of grass between the curb and sidewalk is synthetic turf.

Investigate for yourself. You will save water by not watering grass and you could qualify for a rebate from the Municipal Water District of Orange County (MWDOC). Residences are eligible to receive a rebate for the purchase and installation of synthetic turf that replaces at least 500 square feet of irrigated landscape. Check with the MWDOC before you choose from the many brands and styles of synthetic turf. For more details about this program, visit <http://www.mwdoc.com/ST.htm>.

—*Rob Rifkin*

AC SUBMITTAL RESULTS – FEBRUARY 7, 2008

33372 DOSINIA DRIVE: Final Submittal/ Replace driveway same as existing – CONDITIONAL APPROVAL

33521 PERIWINKLE DRIVE: Final Submittal/ Replace or repair driveway; paint exterior walls and fence same as existing; and replace old window screens – CONDITIONAL APPROVAL

23921 AMUNDSEN BAY: Final Submittal/ Paint house in Wells Gray and trim in Swiss Coffee – APPROVED

23912 AMUNDSEN BAY: Final Submittal/ Replace front wood fence in existing location with existing dimensions – APPROVED

33641 MARLINSPIKE DRIVE: Final Submittal/ Repair planter wall, trim plantings to no more than 3' or remove, install drainage – CONDITIONAL APPROVAL

24061 WINDWARD DRIVE: Final Submittal/ Remove fireplace/chimney and add Milgard white vinyl windows where chimney was located; replace sliding doors with Milgard white vinyl; replace windows with Milgard white vinyl windows; re-roof with Cedarlite in Silverwood color; and replace siding with Hardiplank lap

siding painted to match existing color – CONTINUED (for additional information)

23841 BLUEHILL BAY: Final Submittal/ Add faux stucco 16" parapet to garage, removing wood trim and replacing with stucco on garage and patio areas and paint - APPROVED

23892 TARANTO BAY: Final Submittal/ Paint siding and stucco house – APPROVED

33375 DOSINIA DRIVE: Final Submittal/ Add stone veneer to front of house - APPROVED

33811 VISTA GRANDE: Final Submittal/ Re-roof same as existing, red tile – APPROVED

24202 VISTA D'ONDE: Final Submittal/ Replace existing 2nd story windows (5) with stained glass. No modifications remove and replace; and cut 60" x 81" hole in kitchen wall – install 4" x 6" frame and beveled glass window. Does not involve any electrical or plumbing – APPROVED

NEIGHBORHOOD NOTIFICATION FORUM

No Neighbor Notification Forums are scheduled for February 21, 2008

FINANCE

Niguel Shores, during 2007, spent all dollars budgeted for daily operating expenses totaling \$2,889,229 and had a balance of \$1,728,962 in the reserve fund account for major assets. These dollars are presently un-audited. We have a Certified Public Accountant (CPA) who audits our financial statements every year and he began his work in February.

The daily operating budget covers primarily landscape, guard service, maintenance, the community center upkeep, and general and administrative – salaries, insurance, legal fees, taxes, etc. We pay federal and state taxes on interest income. We are glad to report that legal fees did not exceed our budgeted amount during 2007.

During 2007, we spent a total of \$1,429,870 on major assets. Of this total, we spent \$1,137,328 on the Community Center revitalization and office building, \$121,909 for slopes, \$85,951 for the sprinklers and water irrigation system hardware, \$18,114 for Phase 2 of the Community Center revitalization, \$12,494 for the clubhouse interior, \$45,601 for street resurfacing and \$8,473 on street entrances.

During 2008, we will spend approximately one million dollars on our streets. We have 13 miles of streets within Niguel Shores. We are not fully funded in this category as

our reserve account is supposed to allocate dollars for the next 30 years of street work. Due to the rapid increase of oil prices in the last three to four years, we do not have funds for streets that far out and probably won't be fully funded until 2012. Under current law and regulations, we are not required to be fully funded and of course, we want to maintain our low dues, so we will continue to strive for full funding by 2012 (This assumes a special assessment for the MPR project is passed. Otherwise, full funding will be many years in the future).

In the meantime, we need a new MPR building. As stated above, our reserve account is set up to continually cover the next 30 years. Because buildings are expected to last more than 30 years, total replacement is not and was not included in the reserve account. The current estimate for total replacement of the MPR building is approximately \$2.9 million. This dollar amount will cover the entire MPR meeting area, kitchen, bathrooms, maintenance and storage areas, parking lot and all the tie-ins with the new office building. They are currently taking surveys on the design and method of payment. The survey process is now underway and an official vote with ballots will be taken in May.

The staff and volunteers believe that delaying the MPR project could result in chasing dollars and inflation and trying to save for an unknown future dollar amount. Plus, a bigger risk is having to sink unknown dollar amounts into the building just to use it while we save the money.

The Finance Committee strongly supports the MPR Committee design process and the Board on this project. They are still seeking input on the "design". This building is our only major asset for the next 30 plus years, so please get involved. We strongly support a vote for a "special assessment", with \$1,500 paid in August 2008 and \$1,500 paid in April 2009. Construction would begin in November 2008 and conclude in June 2009. There are 960 homes in Niguel Shores and we need everyone's involvement on this project. Please go by the office for new updated information if you are not signed up for e-mail notification.

—*Marcy McNulty*

LANDSCAPE

The Board of Directors has adopted a new policy regarding the planting, trimming and removal of trees in the common areas. The new policy is as follows: No tree located on NSCA common area will be planted, removed or trimmed by a homeowner except in an emergency, without the following conditions:

1. A proposal submitted to the Board of Directors by the Landscape Committee with a reason for the planting, trimming or removal.

2. Homeowners in the respective area will be notified of the proposed planting, trimming or removal and their input solicited for consideration.

3. The Board will approve the planting, trimming and removal of any tree on common area.

—*Janet Traver*

MAINTENANCE

The most common home owner request received by the Maintenance Department has to do with standing water in our street gutters. It is a fact that we have poor drainage on many of our streets. Some of the homes were not built on a high enough pad, and many of the streets do not have a sufficient grade.

While we must live with this problem, the good news is that we live in an arid climate. Evaporation will take care of the occasional rain drainage. But we still have drainage from ground water, the community irrigation and resident irrigation. We continue to work on the community irrigation system, and that problem is improving. Sometimes we can make improvements by cutting grooves in the gutter or by replacing a section of the gutter. Gutter replacement is very expensive and we have found it to provide only marginal improvement. We have included, in this year's budget, funds to have the gutter grooves cleaned every other month.

Help is needed from residents:

1. Check your irrigation system and try not to over water. It is our experience that the major source of standing water is drainage from private property.

2. Please, if there is dirt or blockage in the gutter in front of your home, be a good neighbor, clean it up and let the water flow.

—*Jack Christiansen*

VIEW PRESERVATION

This committee only meets once a month on the last Monday at 1:00 p.m. Please keep this in mind if you are submitting a view blockage problem. In order for your view problem to be discussed, you must have your request form with a photo or diagram of the problem submitted to the office the week before the scheduled meeting. Forms are available in the office and on the Web site (www.niguelshores.org). Click on NSCA forms and then download "owner request form".

If it is necessary for the VP committee to view the problem on site, you or an adult will have to be present the fourth Monday of the month in the afternoon. This is necessary to allow the committee to fully understand the view problem. Please be sure your picture or diagram is as accurate in detail as possible.

—Irene O'Brien

WWW.NIGUELSHORES.ORG

A renovated Web site is under development by our new staff member, Kathleen Capalla (see accompanying article) and will become available in March. It will have a great

new look and will allow homeowners to fill out NSCA forms on line and lessen the need to visit the office except for bar codes and similar issues. Additional facilities will become available as the site is developed.

Many thanks go to Bernie Fornadley who had developed the original Niguel Shores Web site and maintained it, as a volunteer, for the past eight years. The planned new site will be much more comprehensive and require a great deal more time than one could ask of a volunteer so the Board has provided funding for a part-time position to set-up and maintain the enlarged site. More news to follow.

—Mary Crowl

NEW STAFF MEMBER



Kathleen Capalla at work on the Web site

Kathleen Capalla is the new part-time staff member who will be responsible for the re-vamped and much enlarged Niguel Shores Web site, and well-qualified she is. Kathleen started her Web experience at the young age of 15 when, as a high-school student in San Bernardino, she established an on-line music magazine that published celebrity interviews. She, and her twin-sister as a some-time substitute, did the interviews with popular music figures. Since then she has continued free-lancing as a Web site designer while getting a degree at U.C. Riverside in marketing and economics. In keeping with modern ways of doing Web business, she rarely meets her clients so is pleased to be at Niguel Shores where she can talk to all of us while working on our Web site. Say hello to Kathleen if you pass through the office.

—Mary Crowl

In Memoriam

Jeannette Mitchell

Long-Time Bluehill Bay Resident

February 2008

In Memoriam

John Bullett

Salvador Bay Resident

February 2008

It is international entertainment for Niguel Shores:
See you doing an Irish jig on March 8 and with a French beret on April 19...

—Carol Yocom

COMING ATTRACTIONS—ENJOY OLD AND NEW ACTIVITIES...

DATE	EVENT
Mar 8	Don't miss A Night in Dublin with dinner and movie <i>Waiting for Dublin</i> . See flyer on page 8.
Mar 16	Pot Luck at the ball park! See details below.
Apr 12	Scrapbooking
Apr 19	French Flea market for everyone to have an opportunity to sell their treasures and find some from neighbors to replace them. Enjoy the fun of being a vendor and hawk your treasures. See flyer on page 9.
Apr ?	Tennis Round Robin (date to be announced)
Apr 20	Potluck Night
May 3	Save the date: Kentucky Derby party—details in next issue.
May 18	Chili Cook-Off (Start now working on chili recipes for the contest)
Jun 20	Pool side BBQ will begin every Friday in June/July/August
Jul 4	Celebration (Another year to enjoy with neighbors)

If you want to add to the calendar submit your idea to the Recreation Committee. Your help on any of the events that have been planned for YOU would be appreciated. Start the New Year with marking your calendar to have fun times with your neighbor. The SSN will have details before each month on the coming attractions.

Please note the following change in the upcoming Recreation Committee meeting dates: **Tuesday, March 11** and **Thursday, April 17**. All other meetings will be held on the first Thursday of the month.

POTLUCK

It is our Welcome to Spring Potluck. Spring also means baseball so, wear your favorite team's colors and we will all have a ...



Join us on Sunday, March 16 in the multi-purpose room. Social hour starts at 6:00 p.m. followed by our potluck dinner.

Please bring your own table service, beverage and \$1 per person. Also, bring a main dish, salad or dessert to share.

Call your respective contact:

- A-E Anita Geyer 496-2125
- F-J Mary Crowl 489-1738
- K-O Mary Williams 248-7164
- P-Z Marguerite Printz 493-2040
- F-O Susan and Boyd Van Ness 489-3182
- P-Z Marcia and Bob Enger 248-0161

SUPERBOWL WINNERS AND WORKERS...

February 3 and the Battle of the Titans in the annual Superbowl classic finally came down to the New York Giants winning the coveted title of football's best. Again, as in past years, a lively crowd saw one of the best games that they had seen in the history of the game. The fun of getting together on a rather dark day, enjoying the game and topping it off with some of the best hot dogs produced in The Shores in the recent past, along with other goodies and beer and wine rewarded the attending fans. The crew that put this all together was Anita Geyer, Don Beaver, Chris Beaver, Myron Miller, Tina Fornadley, Ann Christiansen and Jack Christiansen. The talents of Janet Dohner created the signs at the gates.

Jim Clark was the most perceptive with his betting on the winner on the big card. Jim O'Neil and Tina Fornadley won twice. Others winners were Ed Adams, Dick McNair, Dave Ontiveros and Marian Pearl. Closest to the winning final total score was Don Ellis who guessed a 28 to the actual 31.

—Don Beaver



A NIGHT IN DUBLIN

Date: Saturday, March 8

Place: Multi-purpose Rm

Time: 6:30 p.m.

Come to enjoy an evening of Irish stew and a complimentary, exclusive showing of Chuck Conaway's (a Niguel Shores Resident) most recent film production: **Waiting for Dublin** subtitled *Chronicles of a Silly War*. It's a romantic comedy about a Yankee pilot in neutral Ireland at the end of World War II. There's a bet, intrigue, a pretty redhead, a German and lots of Irish charm.

A prize winner at the Moondance Film Festival, officially selected for the Shangai Film Festival and it will be shown next at the Tiberon Film Festival.

A dinner of Irish stew and dessert will be served by Chaparosa Grill for \$15 per person with a no host beer and wine bar. The bar opens at 6:30 p.m. and dinner will start at 7:00 p.m. with the film to be shown afterwards.

All ages are welcome. Please send the form below to the office or stop in with your check for reservations.

Name: _____
Address: _____
Phone: _____
E-mail: _____

Enclosed is my check for _____ persons @ \$15 each



All photos courtesy of www.waitingfordublin.com

NIGUEL SHORES 1ST ANNUAL FRENCH FLEA MARKET (Vide-Grenier Marché)



Sat. April 19th, 7 a.m. - 11 a.m.
In the Community Center Parking Lot.

Get rid off that old furniture, baby stuff, toys, books, clothes, tools...
Clean out your garage, closets and all your drawers....

If you have stuff to sell, sign up for a space. What better way to make a few extra dollars than to join your neighbors at this community garage sale.
Remember your junk could be another person's treasure.

The cost is \$5.00 per space which includes a table and two chairs.
The size of each space is a regular parking lot stall.

Register now at the office as we only have 32 spaces
OR

Come shop for priceless treasures at very low prices!



Questions? Please call Nancy Tinnes (949) 364-5535.

GARDEN CLUB



The regular monthly meeting of the Garden Club will be on Monday, March 17 at 4:00 p.m. in the MPR. A short business meeting will be held followed at 5:00 p.m. by a traditional St. Patrick's Day dinner of liquid refreshments, corned beef and cabbage and dessert. Cost will be \$3.00 per person. Reservations are limited and can be made by calling our Chief Leprechaun, Jack Sweeney, at 661-5924 before March 10. You are asked to bring your own dishes and utensils. The dress code for the evening is GREEN!!! Jack has made arrangements for a "Special Guest Speaker" who is bound to warm the cockles of your heart. You won't want to miss this one!!! Don't forget—this extravaganza begins at 4:00 p.m.

For those of you who would like to know a "wee bit more" about St. Patrick I offer the following: There were many high-standing bishops and priests working hard to convert Ireland at the time, so how did St. Patrick end up with all the credit? It was said that Patrick had a unique and gentle personality that won people over easily and that he truly fell in love with the Irish people. When he attempted to convert the country from paganism, he used traditional Celtic symbols to explain. For example, he was famously known to use the three leaflets of a shamrock to teach the Christian

concept of the "Holy Trinity." The number three was a sacred number in traditional Celtic belief.

Patrick continued on in Ireland until he was 90 years old and wrote a number of literary pieces (the most famous being the Confessio). He did not, however, rid the country of snakes. Though it is true that there are no natural snakes in Ireland, there never were. During the Ice Age the island disconnected from the rest of the continent before snakes reached that part of the land.

The deeds of St. Patrick spread quickly by word of mouth and he became a true hero to the people. He eventually died on March 17, around 461 AD, and that day has been commemorated as St. Patrick's Day ever since. In closing, I wish you a fun-filled day with your Irish friends and those who wish they were.

Meeting Notes: Select nominating committee for next year's officers. The Garden Tour Committee is busy working on the gathering of gardens and assignments. If you would like to show your garden, please call co-chairs Jack Sweeney 661-5924 or Francine Stout 248-7627. The tour date is May 19, 2008.

A sign up sheet will be available for the Orange County District Meeting on April 7, 2008 at 9:30 a.m. The Laguna Beach Garden Club will

host this meeting at the Newport Hills Clubhouse. The topic will be "How to Grow the Best Vegetables in Orange County". There will be Penny Pines at this meeting.

Until we meet again may you and yours enjoy "The luck of the Irish" with all your spring plantings.

—Patty Therolf

WOMEN'S CLUB

Special thanks go to Tina Fornadley, Anne Morris and the Hospitality Committee for putting on such an outstanding February luncheon honoring Chinese New Year. The speaker, Terry Curzon, from the Bowers Museum gave an extremely informative



Speaker Terry Curzon, Chinese art expert at the Bowers Museum, with examples of the collection.

presentation on various types of Chinese art which helped to illustrate the development of Chinese culture.

The next meeting of the Women's Club will be held on Thursday, March 13, at the Community Center. A social half hour begins at noon, followed by a potluck salad luncheon at 12:30 p.m. Reservations are necessary to attend the luncheon. If you have not received a call by Monday, March 10, please call Gretchen Rask at 489-2259. The speaker at this luncheon will talk about emergency services at area hospitals and when it is appropriate to access these services.

The March Board Meeting will be held on Thursday, March 6, at 3:00 p.m. in the Community Center.

—Barbara Boyd

MEN'S CLUB

The Men's Club of Niguel Shores meets the first and third Tuesday of each month at 8:00 a.m. in the multi-purpose room. Each meeting includes a time of fellowship during a "home-made" breakfast followed by some brief club announcements and a presentation by an interesting guest speaker.

On March 4, the speaker will be Roy Dohner, the President of the Niguel Shores Community Association. Roy will discuss the status of the Association.

On March 18, the speaker will be Wendy Wetzell Harder, MBA, APR who is the Director

of Community Relations for Soka University.

The Men's Club is open to all residents of Niguel Shores. If you wish to attend or become a member, please come and be our guest for breakfast and hear our speaker's presentation.

—Blair McDonald



Soka University Founders Hall.

ACTIVITIES BETTY STEINWINTER, EDITOR

WEDNESDAY BRIDGE

For play in March, call Shirley Heimstaedt at (760) 747-0219. We have needed many substitutes lately, so if you would like to join us, make that call now. Not all of our members live in The Shores so you may bring along a friend from outside if you wish. Winners since last *Seashore News* were:

January 23 Patricia Conway, Helen Campbell, and Margaret Brugger.

January 30 Gloria Thrailkill, Helen Campbell and Patricia Conway

February 6 Patricia Conway, Frieda Baskin and Kay Wittmack

February 13 Kay Wittmack, Edie Tisch and Frieda Baskin

—Betty Steinwinter

PAGE TURNERS

Page Turners will have a date change to the third Monday in March because of the Easter holiday, and will meet on Monday, March 17, at 1:00 p.m. in the home of Irene McDonald, 24076 Gourami Bay, with refreshments supplied by Karla Sanders.

The discussion of *Jar City*, a mystery by award-winning Icelandic author Arnaldur Indridason, will be led by Hope Luedeke. This first book in a series of Icelandic crime novels by Arnaldur Indridason, offers English language readers a fairly traditional crime scenario. What makes this foreign-language crime novel so interesting is its ability to transplant the reader into another country and culture, not as a tourist, but as a temporary resident.

Page Turners meets in members' homes on the fourth Monday of each month, September through June except December, with a date change in March and May this coming year because of holidays. New members are always welcome. The meeting format includes a brief social time at 1:00 p.m., with light refreshments, followed by discussion led by members who volunteer for a specific book. Please call Diane Hearne, 661-6267, if you would like to participate.

—Hope Luedeke

MEN'S GOLF

The Men's Club Golf ventured to the Vineyard Golf Course in Escondido where 23 players completed their round under magnificent golf conditions, great weather and a course in very good condition. Dave Ontiveros's team of Jack Christensen, Bob Enger and Barry Daniel took first place honors followed by the second place team of Jerry Pearl, Gary Katsuki, Bob Hill and Grover Brown. Third place went to Tom McNicholas, Bob Scott, Morey Dohner and Jerry Koppang. "Lachel Closest to the Pin" awards went to Morey Dohner and Mike Baskin.

Next month's golf will be played at Meadow Lake and Castle Creek.

As a matter of correction to the February issue that erroneously listed the name of Tom "Chinchonus" as a winner of the "Lachel Closest to the Pin" award, that revelation was a violation of security regulations in that Tom "Chinchonus" is the CIA operative name for Tom McNicholas. Shame, Shame!

Quote of the Month:

"When I die, bury me on the golf course so my husband will visit." *Author unknown.*

—Bob Borland

WOMEN'S GOLF

Golfers! Come to the wearin 'o' the green Fun Day, Monday, March 10, 8:00 a.m. at Aliso Creek. Wear some-thing green or you won't make the team.

After nine holes of golf, the group will meet at the Niguel Shores Community Center for more fun and lunch prepared by India Rouse (248-1336) and Barbara Brabeck (493-9399). Golf captains are Lee Sweeney (661-5924) and Liz Kelsch (661-5802) Call the above gremlins to sign up or make changes.

Last minute cancellers also need to call the starter at the course. (499-1919). Lunch captains are needed for April 14.

February Game of the day winners:

First place: Team #1 Mitchell, Rouse, and Lynch	44
Second place: Team #2 Sweeney, Beaver, and Kelsch	46
Low gross: Mitchell, Lynch	43
Low putts: Sweeney, Lynch	15
Closest to pin #6: Mitchell	
Longest drive: Mitchell	

Thought for the day:

"If you drink, don't drive." *Dean Martin*

—Liz Kelsch

PHOTO CONTEST

Thanks very much Bernie Fornadley for that super winning photo of America's national bird! Too bad they're called a *Bald Eagle* when they have such a beautiful head of white feathers. Many thanks to the other photo submitters. All of the photos can be admired in color on the Web site at www.niguelshores.org.

Upcoming categories are:

- March – Children
- April – Floral Scenes
- May – Sports
- June – Still Life/Abstract

There, you have ample notice to take new photos or search through your treasures of the past. Send them in and try for "Photo of the Month." In any case, we will display all photos submitted on the Web site. We continue to have a good response and encourage everyone to join in.

—Mary Crowl



Second place winners tied: Janet Dohner's nibblers at left and Gary Tinnes' ambling moose below.



Festival of Whales March 1-2, 8-9



March 1 – Parade 10:00 a.m.
On PCH – Selva to Golden Lantern,
Street Fair in La Plaza 10:00-5:00,
Art Show in the Harbor 9:30-5:00

March 8-9 – Art Show, Harbor Music Series, and on
Sunday, Pancake Breakfast

All four days: Whale watching, Open House in the Sailing
& Events Center, Ocean Institute speakers and events on
the Pilgrim.

See www.dpfestivalofwhales.com/events for more.



Visit danapoint.org to learn about the construction of the Sea Terrace Park along PCH behind the library. This neglected parcel of Dana Point park area is finally in the process of being developed.

LIBRARY NEWS

Give a big Dana Point welcome to our new reference librarian, Jenn Johnson.

March is a busy month at the library. Reading is the big deal. The entire town is encouraged to join in the 'BIG READ,' a national effort to promote the joys of reading. Reader's Rally will be featured throughout the month of March. Readers are encouraged to visit the Orange County Libraries to pick up a passport where they are stamped. Incentives will be awarded. At Dana Point Library Reader's Rally story times will be offered at 11:00 a.m. and 4:00 p.m. on Thursday, March 6. Model cars from various decades will be displayed.

There will be an In-N-Out Promotion between March 8 and April 19. Read five books and receive a free hamburger certificate for an In-N-Out burger. On Teen Tech Week, March 3-8, a display of books will be featured.

Irish Folk Music & Dance will be featured on Thursday, March 13 at 4:00 p.m. for ages five and up. On St. Patrick's Day, March 17, story time will be at 11:00 a.m. for young people, and on March 31, Family Pajama Storytime with the Sunshine Readers will be at 7:00 p.m.

—Betty Steinwinter

DANA POINT

City Council Meetings:

2nd & 4th Tuesdays at 6:00 pm • City Hall, 33282 Golden Lantern

Council Meeting telecasts:

Live on day of meeting

Rebroadcast on Tues & Thurs of the following week at 7:00 pm on Channel 30

DANA POINT HISTORICAL SOCIETY

The Historical Society is celebrating its 20th year throughout 2008.



DANA POINT
HISTORICAL
SOCIETY

The next monthly meeting will be a visit to the Surfing Heritage Foundation Museum in San Clemente on Wednesday, March 26 at 7:00 p.m. Docents will lead tours of the Museum

Visit our Web site at

www.danapointhistorical.org

e-mail: dphistorical@hotmail.com

Call 248-8121 for more information

DANA POINT FARMER'S MARKET

in the Plaza
Saturday 9:00 a.m. to 1:00 p.m.

This is a Certified Farmer's Market that sells fresh picked vine and tree ripened produce, a market where farmers sell their crops directly to the public.

VOICE OF THE PEOPLE

Regarding last month's "Voice" from Mr. & Mrs. Kinder:

We are fortunate to live in a gated community with curbs and sidewalks, wide and well-maintained streets, and (for the most part) ample parking for guests (unlike some of the other hillside, gated communities in the area). Unfortunately, it only takes a few residents to take advantage of this privilege and turn it into their own, personal parking lot. If no over-night restrictions were in effect, some streets would be permanently lined with vehicles (the worst being wide, commercial trucks) because they would never have to move their vehicles. This is an infringement on the neighbors who care about their streets being uncluttered. Thus, our neighborhood's clean, pristine appearance would be in serious jeopardy.

Letters are welcome, typed if possible, including name, address and phone number of writer. Refer to NSCA Rule #5221, 2, 3. Submissions are due on the 15th of the month.

—Jim and Kathy O'Neill

MEET YOUR NEIGHBOR

Meet Your Neighbors the Seccombes

Jarvis is a man who cycles up and schusses down! He and his wife, Diane, are Coloradans born, bred and schooled. Graduates of the University of Colorado, Diane became a fourth grade teacher and Jarvis continued on to law school at the University of Denver. He became, at one time, the District Attorney in Denver, with the distinction of being the youngest person in this office of any major city in the country.

When their two sons arrived, Diane gave up teaching to tend to the family and, much later, took up being a general contractor building *spec* houses for a hobby and, later still, went into real estate. Meanwhile Jarvis continued his career in corporate law until, somewhat late in life; he was threatened with a serious health problem. Modern medicine has served him well as he has since taken up the exciting sport of snow boarding after a life time of skiing. He took up temporary residence in Vail, Colorado to become the oldest certified snow board instructor in the USA and has thoroughly enjoyed swinging down the trails on his snowboard and teaching others to do the same. Not only that, he has participated in the Ride the Rockies, a 6-7 day bicycle tour of 400 to 500 miles in the Rocky Mountains! They ride over



Jarvis and Diane Seccombe with their dog, Hobie

a number of passes of ten to twelve thousand feet. So, you see why "he cycles up and schusses down!"

Jarvis and Diane spent their honeymoon in South Laguna, returned many times to this area and, now, love their "beach house" in Niguel Shores which they bought with another couple six years ago. They spend half the year here with their big, lovable Hobie and meet lots of friends and neighbors on their many walks. The other half is back in Denver with their sons and grandchildren. Say hello to them when you see them out and about now that you know them.

—Mary Crowl & Karen Linger

LITERARY OSCARS

This year's Best Picture Oscar was awarded to the film *No Country for Old Men* that was based on the Pulitzer Prize winning novel of the same name by Cormac McCarthy. How many other Best Pictures came from award winning books or plays? The first was a 1938 win by the Pulitzer winning play, *You Can't Take it With You*, by Hart & Kaufmann. In 1939, a Pulitzer for fiction produced the great *Gone With the Wind* by Margaret Mitchell. Next, a movie in 1949 was made from a Pulitzer fiction winner, *All the King's Men*, by Robert Penn Warren. In 1953, a book by James Jones won the National Book Award and was made into the Oscar winner for Best Picture, *From Here to Eternity*. The next was *Driving Miss Daisy* in 1988 from a Pulitzer Prize winning play by Alfred Uhry.

One Nobel Prize winner's work won a Best Picture Oscar in 1964: *Pygmalion* by George Bernard Shaw became *My Fair Lady*. Many other famous and literary prize winning writers had Best Picture movies. Among them were Shakespeare, Dickens, Remarque, Du Maurier, Ferber, Jules Verne and Joseph Fielding—do you know the movies?

—Mary Crowl

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NEIGHBORHOOD ADS

For Rent—Furnished home, Great view, Ocean side of Halyard. 1 story, 3 bedrooms, 2 baths. New paint, Carpet, Furnishings. Gas BBQ, Large yard. Available September through May. No Smoking, No pets. Please call (626) 795-9155.

For Lease—Townhome on Halyard Drive. 3 bedroom, 2.5 baths, Huge master suite with fireplace, Large yard and patio. Updated amenities. \$2,850 mo. Call (949) 498-5329. No smokers, No pets.

Wanted—A Niguel Shores home for 10-12 days beginning August 1st. Special reunion by family of long time Niguel Shores owner/resident. Prefer 3 bedrooms. Please call Forrest at (949) 496-6707.

Wanted—A young person is needed to help for an hour or two at dinner time, 5 nights per week. Good pay, hours flexible. Call Bobbe Kahn (949) 493-5203.

For Sale—One set of French Doors (Dining Room Palermo Model) Mfg by Renaissance. Single lite, White, Perfect, Non Tarnish Brass Hardware. Size 59" x 78". Price: \$1,300. Telephone (949) 661-4093.

For Sale—Golf Cart. 2001 Electric Club Car. Very Strong 48 Volts. New batteries. Windshield, seat covers & storage. Great condition, Well maintained. Extras. Perfect for The Shores. \$1,900. Joe (714) 488-3410.

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)

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DPT/10/10/05/07 AT 06/2008

Monarch Beach Market Indicator Fourth Quarter 2006 vs. 2007

Monarch Beach Condos					
Item	4th Quarter 06	4th Quarter 07	Change	Change	
# Sold	10	6	-4	-40%	
Days on Market	88	126	38	43%	
Average Price	\$1,488,463	\$1,185,555	-\$214,908	-15%	
Monarch Beach Single Family Homes Under \$1 Million					
Item	4th Quarter 06	4th Quarter 07	Change	Change	
# Sold	3	3	0	0%	
Days on Market	66	105	39	59%	
Average Price	\$989,178	\$799,444	-\$116,334	-12%	
Monarch Beach Single Family Homes Over \$1 Million					
Item	4th Quarter 06	4th Quarter 07	Change	Change	
# Sold	14	11	-3	-21%	
Days on Market	43	180	137	319%	
Average Price	\$4,227,405	\$2,614,545	-\$1,612,856	-38%	



Joseph Wm. Smith



Mark Sweeney

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MARCH 2008 in Niguel Shores



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY SUNDAY
					1 NSCA Office Open 8:30 - 5:00
3 8:30 Fitness Class 9:30 H ₂ O Aerobics	4 8:00 Men's Club Breakfast 1:00 Art Class	5 8:30 Fitness Class 9:00 NSCA Gen. Session Board Mtg 9:30 H ₂ O Aerobics 11:30 Bridge	6 8:00 Ladies' Tennis 1:00 Architectural Committee 3:00 Women's Club Board Mtg.	7 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 SSN Staff	8 6:30 Night in Dublin
10 8:00 Women's Golf Fun Day 8:30 Fitness Class 9:30 H ₂ O Aerobics 3:30 Landscape Committee	11 8:00 Men's Golf 1:00 Art Class 7:00 Recreation Committee	12 8:30 Fitness Class 9:30 H ₂ O Aerobics 9:30 Traffic and Safety Cmte. 11:30 Bridge 2:00 Maintenance Committee	13 8:00 Ladies' Tennis 12:00 Women's Club Luncheon	14 8:30 Fitness Class 9:30 H ₂ O Aerobics	15 NSCA Office Open 8:30 - 5:00
17 8:30 Fitness Class 9:30 H ₂ O Aerobics 1:00 Page Turners 4:00 Garden Club Dinner 	18 8:00 Men's Club Breakfast 1:00 Art Class	19 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 9:00 NSCA Gen. Session Board Mtg	20 8:00 Ladies' Tennis 1:00 Architectural Committee 	21 8:30 Fitness Class 9:30 H ₂ O Aerobics	22 10:00 Public Comment Mtg 2008 Rule Changes
24 8:30 Fitness Class 9:30 H ₂ O Aerobics 1:00 View Preservation Committee	25 8:00 Men's Golf 1:00 Art Class	26 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 7:00 Public Comment Mtg 2008 Rule Changes TENNIS COURTS CLOSED UNTIL 2PM for Cleaning	27 8:00 Ladies' Tennis	28 8:30 Fitness Class 9:30 H ₂ O Aerobics STREET SWEEPING	29
31 8:30 Fitness Class 9:30 H ₂ O Aerobics 4:00 Finance Committee					30

Sheriff's Department: 770-6011
(Non-emergency services)

Niguel Shores Office: 493-0122
Niguel Shores Fax: 831-0116
Mariner Gate: 487-4880
Mariner Fax: 487-4182

FEBRUARY

Sun	Mon	Tue	Wed	Thur	Fri	Sat
					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	

APRIL

Sun	Mon	Tue	Wed	Thur	Fri	Sat
		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			

NSCA DIRECTORY
NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
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Mary Crowl
Eric Ackermann
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CHAIRPERSONS

Rob Rifkin
To be determined
Sea Terrace Townhomes Assoc. II
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Adrienne Ruben, 1st Vice-President
Rene Cortez, 2nd Vice-President
Karla Sanders, Secretary
Tobias Lawry, Treasurer

MEETINGS

1:00 pm, 1st and 3rd Thursdays
See Calendar
3:30 pm, 2nd Monday
2:00 pm, 2nd Wednesday
7:00 pm, 1st Thursday
10:00 am, 1st Friday
9:30 am, 2nd Wednesday
1:00 pm, 4th Monday

MEETINGS

To be determined
To be determined
Women's Club
Roberta Bunny Ross, President
Men's Club
Jim Clark, President
Garden Club
Jack Sweeney, President

Seashore News

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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.

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BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**

REAL ESTATE UPDATE FOR NIGUEL SHORES-2008

REAL ESTATE ACTIVITY AS OF 2/14/08

- 25 HOMES CURRENTLY FOR SALE—PRICE RANGE \$895,000 TO \$4,580,000.
- 1 BERKUS HOME FOR SALE—LIST PRICE OF \$1,395,000.
- 2 BROADMOOR HOMES FOR SALE—PRICE RANGE \$1,399,000 TO \$1,788,500.
- 3 CUSTOM HOMES FOR SALE—PRICE RANGE \$2,990,000 TO \$4,580,000.
- 2 GARDEN HOMES INLAND SIDE—PRICE RANGE \$1,249,000 TO \$1,299,000.
- 6 GARDEN HOMES OCEAN SIDE—PRICE RANGE \$1,233,000 TO \$2,099,000.
- 9 TOWNHOMES FOR SALE—PRICE RANGE \$895,000 TO \$1,450,000.
- 2 VILLAS FOR SALE—PRICE RANGE \$1,199,000 TO \$1,595,000.

MONARCH BEACH AREA OF DANA POINT-2008

REAL ESTATE ACTIVITY AS OF 2/14/08

- 101 HOMES CURRENTLY FOR SALE—PRICE RANGE \$389,000 TO \$9,895,000.
- 11 HOME CURRENTLY IN ESCROW—PRICE RANGE \$385,000 TO \$3,200,000.
- 5 HOMES SOLD TO DATE—SALES PRICE \$886,900 TO \$4,150,000.

THE STRAND AT HEADLANDS CUSTOM HOME SITES

(NEXT TO NIGUEL SHORES)—REAL ESTATE ACTIVITY AS OF 2/14/08

- 118 LOTS TO BE RELEASED IN 10 TO 11 PHASES
- 33 LOTS SOLD AND CLOSED IN FIRST THREE RELEASED PHASES
- SOLD PRICES FROM \$3,625,000 TO \$9,000,000.
- 5 SITES HAVE STARTED HOME CONSTRUCTION

PER MULTIPLE LISTING SERVICE AS OF 2/14/08

*This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

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