

Seashore News



January 2009

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Issue 422

FROM THE HELM

I hope all of you have had a happy holiday season. As we look forward to the New Year, I'm sure all of you are mindful of the awesome economic and security challenges our country faces at home and abroad. Please join me in offering our moral support to our new President and other leaders as they attempt to right the ship of state.

Here at Niguel Shores we also face challenges that, while less significant, are nevertheless important to the success of our community. Among these challenges is the continuing need to find new volunteers for our important

committees. Whether your interest is in Architecture, Communications, Finance, Landscape, Maintenance, Recreation, Traffic and Safety, or View Preservation, there is a committee that can use your help. Volunteering will not only give you the satisfaction of contributing to the community, it will also give you the opportunity to make new friendships and renew old ones. If you can find the time, please step forward and volunteer for one of our committees.

Again, I wish you all a very happy, healthy New Year.

—John P. Dougherty

JANUARY 1, 1989

Does anyone know what happened on this date? That was 20 years ago and that was the moment when Dana Point became a city—as compared to an unincorporated area of Orange County supervised by “the county.” Thank your lucky stars that a good number of people worked very hard to have this happen so we can govern ourselves and control what happens to us. On January 1, 1989 the first City Council was sworn in at a rather dramatic event on board the tallship Pilgrim in the Harbor.

20th Anniversary

Re-enactment of Swearing In Ceremony

That event will be re-enacted on January 3 in celebration of our “cityhood.” All of the original council members are participating as well as many of all city council



Strand Beach—1920s

members who have served since then. Join them in this celebration: 2:00 at the Pilgrim in the Harbor.

Our city was a long time coming



Woodruff's Mediterranean Village

into being. Not much was here in the early days—a few bean fields, abalone fishermen in Dana Cove, a road south from Laguna Beach paved in 1929, a small business district in Capo Beach on Doheny Road with the railroad station there, surfing at “Killer Dana” near the cove before the harbor, Strand Beach and Salt Creek Beach for swimming. A sleepy little town with a few stores in the Plaza, the highway passing through and passing it by. In the mid 1920s a developer from Laguna Beach bought a few hundred acres to build houses in the center of town, went broke and was bought out by another syndicate (Chandlers

FROM THE GM

HAPPY NEW YEAR—Niguel Shores is ending 2008 with the finishing touches on two major projects (Beach Bluff expansion & street maintenance projects) and starts on the largest and boldest one yet—construction of the new clubhouse. Our goal is to have it completed by July 4th and have our annual summer event in the new facility. This will complete our major renovation projects and allow us to go back to just managing the community. If you get a chance during the holidays, take a walk down to the Beach Bluff and look at the improvements that have been made. Even though the finishing touches have not been completed, you can easily see how great this amenity is for the Association.

HOLIDAY TREE DISPOSAL—Just a reminder that there will be a dumpster outside the office from Jan. 2–Jan. 9

for free disposal of your tree. Please don't throw anything else in there as we will be billed if the trees are contaminated with trash or furniture, etc.

HOLIDAY OFFICE HOURS—The office will be open during normal business hours Monday, December 29–Wednesday, December 31. We will, however, be closed on Thursday, January 1 and not reopen until Monday, January 5.

IN SUMMARY—On behalf of the entire staff and our outside service contractors, Wendt Landscaping and Securitas Security Services, we want to say thank you for allowing us to serve you in 2008 and we look forward to another wonderful year here in Niguel Shores in 2009.

—Leo Riley, *General Manager*



Our Multi-Purpose Room now in a state of demolition—we loved it for 35 years—see a tribute on page 8.



And now, it's gone! The grey sad sky seems to add the right tone to the obituary of the well-used old building.

NOTICE OF SEA TERRACE TOWNEHOMES ASSOCIATION II ANNUAL MEETING:

The ST II Townhomes Association will be held in the Niguel Shores Conference Room on February 12, 2009 at 7:30 p.m. The Conference Room is located through the gate, and to the left behind the office. Ballots have been mailed to all homeowners with instructions on how to cast the secret ballot. Please return your ballots immediately as we need a quorum in order to conduct business at the annual meeting. Mark your calendars and plan to attend.

The agenda for the meeting will include:

1. Election of Secretary and Treasurer. (All other board members will serve thru 2009.)
2. Treasurer's annual report.
3. President's review of board actions in 2008
4. Discussion of concerns by homeowners

BOARD ACTION SUMMARY

DECEMBER 10, 2008 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of November 5, 2008.
- Approved the General Session Minutes of November 19, 2008.
 - Approved the September Variance & Delinquency reports.
- Authorization to remove 3 trees as part of clubhouse construction.

DISCUSSED:

- Surf Heritage Museum update / Task Force
- Asphalt, Beach Bluff & Clubhouse projects updates.
 - Special Assessment payment update.
 - Ficus root damage matter on Colima Bay.
 - Rodent trap request in Sea Terrace II.
- Changes to Board Meeting schedule in January & February 2009.

REVIEWED:

- Major Project list for 2008.

HEARINGS: None

DECEMBER 10, 2008 BOARD MEETING (Executive Session)

APPROVED:

- Approved the Executive Session minutes of November 5, 2008.
- Approved the Special Executive Session minutes of November 17, 2008.
- Approved the Executive Session minutes of November 19, 2008.
- Approved the Finance Committee's recommendation for 2008 Auditor Agreement.
 - Approved the November 15, 2008 assessment collection report.
 - Demand for payment and Notice of Intention to Foreclose.

REVIEWED:

- Attorney, Richard Fiore's status report on pending legal matters.
- Violation Log.

DISCUSSED:

- RJ Noble matter.
- Lien threat matter regarding Beach Bluff project.
- Rule 1205 – Committee Member – Conflict of Interest matter.
- GM & Board duties, responsibilities & authority.
 - AC matters involving four (4) homeowners.
 - WeatherTrak Irrigation System matter update.
 - Fence painting contract.

HEARINGS/MEETINGS:

- Hearings with homeowner – rescheduled to January 14, 2009, Board Meeting.

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—January 14, 2009 at 9:00 a.m.
NEXT PUBLIC HOMEOWNER FORUM—February 11, 2009 at 7:00 p.m.

ARCHITECTURE

No report.

FINANCE

As of October 31, 2008, we have spent approximately \$700,000 on “capital improvements” primarily for the beach bluff parking lot and street overlay, start-up costs relative to the new MPR building, and the tennis courts.

As we all have noticed, the completion of the new beach bluff parking lot was not completed by Thanksgiving as was planned. Due to the work necessitated by South Coast Water District, this did not occur. Their schedule has been a lot slower than ours. However, the inconvenience is mitigated by the fact that they are contributing funds to our street overlay and parking lot project.

During 2009, we will keep you informed each month on the “financial status” of our two largest projects—(1) the parking lot/street overlay work and (2) the MPR building.

As a reminder, the annual dues this year have been reduced to \$2596 (\$649 a quarter), so if you have automatic payments established, please don’t forget to reprogram them. It will simplify our accounting and Controller Ivy Hsia will greatly appreciate your effort.

Wishing all of us a healthy, happy, and prosperous 2009.

—*Marcy McNulty*

LANDSCAPE

We hope everyone is enjoying the pansies we recently planted in all of the community entrances. When they were planted we were experiencing unusually warm weather. Pansies prefer a milder climate so some had to be replaced.

Please enjoy a walk thru the Sea Terrace Park. The City of Dana Point did a beautiful job of incorporating drought tolerant plants.

The Landscape Committee and residents would greatly appreciate disposing of dog waste in a proper manner, not in the slopes, shrubs, grass and sidewalks.

We wish everyone a very Happy Holidays.

—*Irene O’Brien*

MAINTENANCE

Moving out of the MPR building and maintenance shop has taken most of our time this past month. A truck load of files and confidential records was sent to a secure off-site location.

Two forty foot cargo containers were located near the Stonehill gate. These were filled with a few truck loads of

items from the MPR and kitchen. Our old building had 640 square feet of loft space. This space was filled with some valuable things but also a 30-year accumulation of items no longer needed. The new building does not have loft space so all this must go on shelves in the maintenance shop. Therefore some sorting was required, with some things going to storage and the rest to the dumpster.

Another forty foot cargo container was located on the office parking lot. This one has windows, doors, lighting, and heating. This will be the maintenance shop and office for the next six months. We moved what we could from the maintenance shop into this container. A screened fence around the container hides the remainder of the larger items that were previously stored in the back room, and outside the shop. A nice feature of the new facility is an enclosed maintenance yard where work will be done and larger items stored, out of sight from the entrance to our community. The ambiance of the new building will not be lost!

—*Jack Christiansen*

TRAFFIC AND SAFETY

No report.

SEASHORE NEWS

As you read in the GM Report in December, the Board has rescinded its decision to charge for the *Seashore News* and it will continue to be distributed as before. However, our staff has been asked to work on a long-term plan for the newsletter, how to reduce its costs by selling more ads and researching reduced printing costs. It seems inevitable, given the trend in all print media and given the costs of same, that our newsletter must become something you read on your computer. We will be working, in the short term at least, to maintain it as is and as we all enjoy seeing on our doorstep each month.

You might have noticed that we have had a few articles written by our readers in the past few issues and we would like to encourage any and all of you who have some ideas about issues that you would like discussed in our newsletter to contribute what you have to say. Please feel free to contribute articles, photos, jokes, information, etc. It is, after all, your publication.

—*Mary Crowl*

VIEW PRESERVATION

You can trim and shape your plants in your private yard as they grow to prevent future view problems. If

you want to keep the tree or bush you are planting, be sure you know how tall it can grow. Remember, your neighbors value their views also. A mature tree that has to be topped is not an asset and can become very expensive if requiring regular trimming. Check with your local nursery or any good western garden book for a choice of the best plants for your view situation.

If you and/or your next-door neighbor feel that your view is being interrupted unreasonably and could possibly reduce the value of your home, submit a homeowner's request form to the View Preservation Committee at the NSCA office. We all want to enjoy our winter sunsets.

—George Traver

PHOTO CONTEST

At the Tree Lighting Ceremony Carol Yocom, *Seashore News* staff member as well as Recreation Committee chair, presented Gary Tinnes first prize for having his photo (you saw it in last month's edition) voted the Best Photo of the Year in our year-long photo contest. Gary received a gift certificate for dinner for two at a local restaurant. Congratulations Gary.

—Mary Crowl



FINANCIAL DEBT QUESTIONS?

- What are my best options for my credit debt and home loan?
- Some companies guarantee Home Loan Modifications...who can I trust?
- What is a Forensic Loan Audit, and do I qualify for one?
- Credit debt: management, counseling, or settlement?
- How do I maximize my credit score?
- Should I do this myself, or do I need outside help?

Free Seminar

(for Niguel Shores residents)

Where: Niguel Shores Office Boardroom

When: January 6, 7, & 8 7:00 PM - 8:00 PM

Reserve: email RSVP to andy@servingswell.com
(space for only 12 individuals per night)

presented by

FINANCIAL DEBT NETWORK

We **DON'T** do home loan modifications. We **DO** offer:

FREE ADVISORY SERVICE regarding options for credit card debt, loss mitigation (home loan modifications), and FICO credit score repair

FREE REFERRAL to pre-screened and certified companies to best serve you

FREE ASSISTANCE to help you at any point



Free service and seminar conducted by Andrew S. Hein
Niguel Shores resident @ 33515 Moonsail
Co-founder of the FDN

Your questions and comments are welcome anytime! **949.609.9496**

Seminar not endorsed by Niguel Shores

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Kids love Santa and,

...some just never grow up



Tree Lighting Party December 7, 2008

As you can see from the pictures, the Recreation Committee ended 2008 with a tree lighting party for everyone to enjoy. Santa told me that he enjoyed being with the children from Niguel

Shores who were so nice to him. He is sure they all had a wonderful Christmas. We are so fortunate to have local talent with the band that provided music for the party. The name of the group is Kinsman with Sam Fitzmaurice as the leader. The band plays locally and has recently recorded three of its original arrangements. The committee did

another outstanding job with decorations and refreshments: Alicia Martinez, Danielle Mills, Patty Cook and Michaela Ackerman, plus many other helping hands.

The Recreation Committee will present next month the activities we are planning for 2009 and welcome any suggestions. Their success will depend upon your attendance. The many pictures from the past year and favorable comments inspire us to plan for 2009 a year of activities you will not want to miss. Come to them all and enjoy being a part of this wonderful community.

—Carol Yocom



Back row left to right: Karin McPherson, Renee Bradshaw, Danielle Mills, Michaela Ackerman, Patty Cook, Emi Carter, Susan Meredith, Monica Snyder, Susan Fleming. Front row: Tina Mycka, Monica Vraneza, Santa Claus himself, and Alicia Martinez.



The Kinsman Band with Sam Fitzmaurice, leader.



She's thinking...



FROM THE NORTH POLE

Dear Niguel Shores Children,

Thank you for the warm welcome to the Niguel Shores Tree Lighting festivities. I enjoyed seeing the large crowd of children with their parents and other community volunteers who realize "it takes a village" to keep your community special.

You must have practiced a lot to sing so many songs with such enthusiasm. I was especially impressed with your good manners. Your parents have taught you well!

Be good boys and girls and I will be back to see you next year.

Santa Claus



Membership Chair Debbie Hanson and President Linda Koppang at the party

GARDEN CLUB

Debbie Hanson, Ann Christensen, Diane Meadow and Karla Sanders arranged a festive holiday party at Marie Calendar's in SJC on December 15. After wine, chicken pot pie, turkey, salads, corn bread and dessert, garden gifts were exchanged. The happy group departed in a light drizzle.

The meeting for January is to be held at the Cal Pacific Orchid Farm in Leucadia on January 19. We will meet in the Niguel Shores parking lot at 9:30 a.m. and car pool because there are very few parking places. After the meeting we will have lunch at a local restaurant which will be announced.

—Peter Rask

MEN'S CLUB

The Men's Club has a breakfast meeting on the first and third Tuesday of the month and residents are invited to be our guest at one of our meetings. Come with a member, call one of the officers such as Bob Ryan at 487-7848, or just come along. The meetings start at 8:00 a.m. For the next few months we will be having our meetings at the Community House in Dana Point. To get there go south on Del Prado, past the post office and turn left on Violet Lantern

then right on San Juan Street and the Community House is #24642 on your right.

One of the recent speakers at our breakfast meeting was George Pagano, Director of Sales for "The Strand" which is the fancy name for the Headlands development. George described how the present economic situation has drastically affected lot sales.

However, to date their sales have covered their investment so they are reasonably well placed to wait out the down-turn. George also made some startling statements. One of these was that of the 33 lots that they have sold, with an average price of about \$7M, the majority of the buyers paid cash. Another was that the Melo Roos tax was over \$27K per year and that many of the buyers chose to pay it off in a lump sum rather than make annual payments. Until the economy improves they are going to concentrate on selling the "cheaper" \$2M - \$4M lots and reserve the more attractive beach front lots for the future. This will include the most attractive beach front lot that they figure will fetch \$18M. George laid to rest all of the rumors about celebrities buying lots. The lone celebrity purchaser is golfer Johnny Miller. When asked about the restroom that interferes with the view from our bluffs, George said that once the house beyond the restroom is built the restroom blockage will not be a problem.

In December, our guest speaker on Tuesday the 2nd was Nicole Chambers who took over as President and CEO of the Dana Point Chamber of Commerce a few months ago. Nicole fielded many questions regard-

ing the proposal to locate a surf museum next to the library. Most of our members don't like the location and Nicole promised to carry this message to her members. On Tuesday, December 16, we were entertained by the Dana Hills High School Choir with a selection of Christmas and modern songs. There were eighteen members in the choir, so a quarter of the people in the room were carolers!

Our speaker on January 6 will be John Dougherty, President of NSCA, who will report on the status of the Association and on Tuesday, January 20, the speaker will be Dr. Arron Spitz of South Orange Coast Urology Associates who will enlighten us on one of our favorite subjects.

—Blair McDonald

WOMEN'S CLUB

The Women's Club kicks off 2009 featuring *An Inside Look at the Theatre* with a representative from the Laguna Playhouse speaking on Thursday, January 8. Join us to learn about the theatre which is celebrating its 88th Season. You will have a chance to win

tickets to the upcoming show, *Around the World in 80 Days*.

We will meet at 12:00 noon at Gemmel's Restaurant at 34471 Golden Lantern in Dana Point Harbor. Our delicious lunch will include soup or salad, choice of entrée, and coffee, tea or soda. The cost is \$15 for members and \$17.50 for guests. Please make out your check to NSWC and leave in the Niguel Shores office. We must have your check by January 5 to reserve your seat.

Bonita Chamberlin reports that our sales from the November lunch were \$1500.77. She thanks you very much for your support for Inside Afghanistan.

February's Meeting will feature a speaker from the Orange County Wine Society. Several members of the Women's Club Board met for a



“trial luncheon” at the elaborately decorated Gemmel's Restaurant. The menu, Christmas décor, location, parking facilities and general ambience were all heartily approved. As you see in the article above, the January lunch for members will be held there. Present in the photo, left to right: Board President, Tina Fornadley, Karla Sanders, Becky Lentini, Freida Baskin, Ann Morris, Bunny Ross, Gretchen Rask and Mary Crowl.

—Miluna Fausch & Mary Crowl

REC CENTER REVISITED

Before the memories of our old multi-purpose room become too indistinct, there are still several activities that can be recalled.

For more than ten years the Camerata String Quartet has entertained us at an annual concert. Their loyal following has enjoyed classical, semi-classical and modern music. The MPR has also served as the location for the annual meetings of our Townhouse Associations, Sea Terrace I and Sea Terrace II.

Over the years many of our senior citizens have taken refresher driving courses called “55 Alive.” Their reward was a five percent reduction in the cost of their automobile insurance.

In the late 1980's and early 1990's, with the assistance of Dan and Jean Aldrich, Niguel Shores sponsored a lecture series. Speakers included outstanding members of the UCI faculty as well as some local politicians. Probably the most unusual speaker was Thomas Kenealy who was a visiting professor from an Australian university. Dr. Kenealy was the author of *Schindler's List* and an activist seeking to make Australia a republic. His book became famous when it was made into a movie by Stephen Spielberg. Kenealy gave an interesting and entertaining lecture enjoyed by all. However, the idea of an Australian Republic never got off the ground.

—Ed and Doris Adams

WEDNESDAY BRIDGE

We will be playing bridge every Wednesday starting in January 2009. We invite new members to join us by calling Dorothy Horany at 496-7671. Winners since last *Seashore News* were:

- Nov. 19 Dorothy Horany and Frieda Baskin
- Nov. 26 Kay Wittmack and Frieda Baskin
- Dec. 3 Linda Jonas, Frieda Baskin and Helen Stevenson
- Dec. 10 Helen Campbell and Dorothy Horany
- Dec. 17 Dorothy Horany and Shirley Heimstaedt

—Helen Campbell

REALLY SERIOUS OREO COOKIE BOOK CLUB

Several dripping members met on a rainy December day at the home of Rich Schwartz to discuss the perils of walking across Afghanistan as recounted in *Places in Between* by Rory Stewart. His trek, even though seeming foolhardy to us, piqued our interest in that country and inspired further reading about the country and that area. Our January book is *Waking Giant, America in the Age of Jackson* by David Reynolds. A little American history and then, back to the exotic east in February with *Shadow of the Silk Road* by Colin Thubron. *A History of the Middle East* by Peter Mansfield will follow in March—a topic of intense contemporary interest. We do serve oreo cookies and water as promised by Norton Schwartz who started this book club. Please call him at 481-2459, or e-mail him at nortlynn@cox.net, if you'd like information about the group. Our meetings are on the third Wednesdays at 1:00 p.m. and our next gathering will be on January 21 at the home of Sally Lee Howd at 23902 Amundsen Bay. Read up on Andy Jackson and come along to discuss him.

—Mary Crowl

PAGE TURNERS

Page Turners will meet on Monday, January 26. Newcomers wishing to join should call Gloria Weintraub at 248-8205.

The morning group at 10:00 a.m. will meet at the home of Gretchen Rask, 33631 Brigantine Drive, with refreshments supplied by Chris Beaver.

The afternoon group will meet at 1:00 p.m. at the home of Norton Schwartz, 23621 Sydney Bay. Carolyn Sidwell will provide the refreshments

Diane Hearne will lead both discussions of *Ladies of Liberty* by Cokie Roberts. The author pays homage to the heroic women whose patriotism and sacrifice helped create a new nation, presenting a colorful blend of biographical portraits and behind-the-scenes vignettes chronicling women's public roles and private responsibilities.

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

—Hope Luedeke



LIBRARY NEWS

Toddler & Pre-Schoolers warm up to some stories at **Winter Storytime**, Tuesdays at 10:30 a.m. starting January 13 and going through February 17. No registration required.

School-Age After School Club for children five and up will be on Thursdays at 4:00 p.m. Crafts and stories are featured at this event starting January 15 and continuing through February 19. You must be registered to attend.

Come along in your pajamas to our **Family Pajama Storytime** with the Sunshine Readers, the last Monday of the month at 7:00 p.m.

Whales and dolphins will be on display in our display cases.

The **Library Book Club** will be reading *The Professor and the Madman* by Simon Winchester on January 14. The Dana Point Book Club meets every second Wednesday of the month from 10 a.m.–11 a.m. in the branch meeting room.

Tax forms will be available at the library in late January. Also, the Dana Point City Council meetings are now available on a DVD format in the library and may be checked out.

—Judy Pasek

MEN'S GOLF

The 2008 Men's Club Golf program came to a foreclosure at the Great American Putt Off at Talega Golf Course putting area on December 9. The 35 would-be putters showed up to try their skills on the tough little set up full of sand traps, dead sticks, grass clippings and impossible hole locations. Three putting-teams ended up the round tied and they were Charlie Clark and Don Beaver, Don Ellis and Carl Printz and Myron Miller and Lee Writer.



Putters on the green were left to right: Roy Dohner, Jack Sweeney, Dick Johns, Kraig Karnazes, Jim O'Neill, Al Thome & Bob Borland

A delicious brunch was enjoyed by all. Everyone then proceeded to their respective homes for a well-deserved nap in preparation for the Grand Christmas Ball that evening at El Niguel Country Club.

Next year's schedule has yet to be established but will be reduced greatly in scope to one outing per month due to manpower availability, bad economic times and, not to mention, our aging golfers!!!

Quote of the month:

"Law 19: Golf should be given up at least twice per month."

—Bob Borland

Editor's Note: This is the last year that Bob Borland will be Golf Chairman. After many, many years of Bob handling this assignment it is time for a new Golf Chairman to take over. I'll start the New Year by being the first to say THANK YOU to Bob for his years of services.
—Karl Kuhn

WOMEN'S GOLF

The first Fun day of the New Year will be Monday, January 12 at Ben Brown's. Golf Captains are Lee Sweeney (661-5924) and new member Barbara Mcklveen (715-9473). Hostesses are Judy Boitano (661-9495) and Marlene Lynch (493-6494). Lunch will be at Judy's home following golf. Judy will preside at the meeting with her new board: Vice president, Eileen McDonald; Secretary, Irene McDonald; and Treasurer, Val Mitchell. Dues of \$15 are payable and checks are now to be made out to Val. December featured a Christmas tournament with lunch at the Fountains. A number of former members joined in the festivities. There were prizes, drawings, poems, stories, jokes, and favors arranged by Joan Beyer and Sally Lee Howd.

Golf winners:

- Low gross: Louise Thornton
- Low net: Marlene Lynch
- Low putts: Louise Thornton
- Closest to pin #6: Marlene Lynch
- Closest to pin #8: Eileen McDonald
- Longest drive: Louise Thornton
- Chip in: Louise Thornton
- Mystery game: Team # 3 India Rouse, Barbara Mcklveen, Irene McDonald, Louise Thornton and Barbara Brabeck

Joke of the day:

Why do golfers always carry two pairs of pants with them?
Just in case they made a hole in one!

—Liz Kelsch

Editor's Note: I wish to thank Liz for her timely and excellent articles on Women's Golf for the SSN this past year. I am sure that all who read her articles join me in saying we all appreciate the job that she has done.

and other L.A. money) headed by Sidney Woodruff who created a master plan for a “Mediterranean village by the sea,” with lots for sale and grand plans for this vacation area for L.A.



Swearing in Ceremony January 1, 1989: Original City Council Members: Bill Bamattre, Judy Curreri, Eileen Krause, Ingrid McGuire and Mike Eggers.

residents. Some houses were built and the basic layout of Dana Point came from Woodruff’s plans. The crash of 1929 finished all that and, from then until the late 1960s, little changed. Monarch Bay was the first area developed by the modern developer who built and sold houses, was bought out by AVCO who, in turn, continued the development of much of this area including Niguel Shores. Dana Point was far from becoming a city at this point. A number of efforts had been made to incorporate the city but all were thwarted by the fact that the area was not big enough to support an independent city. Capistrano Beach wanted to incorporate but was too small. In the end, the county authorities forced Capistrano Beach to join Dana Point in this effort and, with a vote by residents of the Monarch Beach area in favor of joining with Dana Point for incorporation, a viable city was formed and

the eventual incorporation of Dana Point as a city became possible. See photo for original city council members.

Incorporation 1989

The subsequent 20-year history of our city is being published in a booklet prepared for the January 3 celebration. Each year is chronicled with the council members listed. There were wars over development and concerns over crime in the center city. The large hotels have afforded the city generous income, as well as smaller ones that create additional revenue. Lack of industry has emphasized the hotel taxes as an important contribution to Dana Point’s budget. The Headlands development was an ongoing controversy with an eventual compromise settlement limiting the number of houses and other development (controlled by the Coastal Commission). Over the years, much of the city concerns were of little interest to Niguel Shores which seemed to exist as a separate entity from the city but, now and again, actions by the city have come to our attention. It is to our benefit that we become involved in our city—we benefit from our location in it and must take responsibilities as residents of, not only Niguel Shores, but of Dana Point.



Congratulations to our city on its 20th anniversary. We trust it will continue to weather all storms and provide the safe haven that we inhabit.

—Mary Crowl

SEA TERRACE PARK



Dedication of Sea Terrace Park by Mayor Joel Bishop on December 1, 2008.



View of Sea Terrace Park formally opened to the public on December 13, 2008

MEET YOUR NEIGHBOR

Californians All

Kraig Karnazes was born in L.A., grew up in the inland suburbs and, luckily for him, moved with his family to San Clemente at age 12 or so and adopted that wonderful “beach life style.” Graduate of San Clemente High School, married his childhood sweetheart, a graduate of



Carolyn and Kraig Karnazes with sons David and Nicholas at the Beach Bluff with Catalina Island behind...

Dana Hills High School, Kraig seems the epitome of a Southern Californian as the world sees us. An athlete, who excelled at volleyball, became a champion in that sport in college, competed, coached, played lots of beach volleyball and, briefly, played as a professional in Europe; a skill that took him round the world and helped shape his joie de vivre, competitiveness and enthusiasm for his sport, his work and his family. To back up a bit, Carolyn was also a volleyball player in high school—the mutual interest that brought them together. Athleticism runs in the family as Kraig’s brother, Dean Karnazes, is a well-known runner, the “ultra-marathon man,” who has published books on the subject and won great renown and many awards.

Kraig and his brother both studied at U.C. Santa Barbara until a tragic loss of their younger sister in a car accident brought them both back home to be with their parents. Kraig enrolled at U.C. Irvine to continue his studies—first biological sciences and, later, social

sciences. After a time as a professional volleyball player mentioned earlier, he began his career as a commercial real estate appraiser. He says that being forced to read the Wall Street Journal as the only English-language publication available during his time at the pro team headquartered in Belgium, gave him a compelling interest in and initial knowledge of business in general and the financial world in particular. A penchant for research and personal investing eventually led him to interview for a job as a financial advisor which became the field that provided work that he really enjoyed. Kraig said he always thought that work was something that one had to endure rather than enjoy and was somewhat surprised to learn that one can actually enjoy one’s job...

Backtracking again, Kraig came home from Europe to marry Carolyn in January 1988 and took her back to Europe where they honeymooned in the south of France and enjoyed travels around Europe with his team and, once the season ended, had their own idyllic journey to the Greek islands to visit a tiny island in the Aegean



A spectacular photograph sent to the *Seashore News* by Kraig—our introduction to him.

where his mother's ancestors came from and Athens, where his father's family originated.

A change to a larger brokerage firm led Kraig to begin specializing in estate planning and retirement investment strategies. That remains his expertise today and that firm, given the business climate of today, was taken over by another and now, with more recent economic disruptions, the latter firm, too, is subject to a takeover. Kraig says he has been going through the many stages of bereavement over the loss of his company: denial, anger, acceptance, recovery, etc., and now must start over. Not an easy time.

In the meantime, the Karnazes have two handsome and delightful young sons, David is seven and Nicholas, eleven, both attending local schools. David is on a swim team and Nicholas plays water polo and volleyball. Kraig will teach a junior varsity volley ball team this coming year. Carolyn, who had worked in real estate sales, is now a full-time mother and chauffeur for those busy boys. Life is very good. They have been in Niguel Shores for three years and love it here. Kraig is a member of the Men's Club and enjoys golf with that group as time permits. We wish them well and hope their future is as bright as their past.

—Mary Crowl

VOICE OF THE PEOPLE

Letter to the Editor: "A Wolf in Sheep's Clothing"

The city of Dana Point plans a convention center, aka "surf museum," in the newly expanded Sea Terrace Park at the corner of Niguel Road and PCH. This museum includes a 30-foot-high, 30,000 square-foot building with bus parking, a building that would be approximately 2½ times larger than the Starbucks/Morgan Stanley Building at Ritz Drive and PCH. The surf museum will also serve as an overflow for the local hotels.

Just last week we went to a dedication of the park which our taxes had paid for. Now it is proposed to take parts of that park and put this museum on it. If you are opposed to having this museum at this location, please call, write or e-mail the mayor, city manager or city council at 248-3513. Find e-mail addresses for City Council members at danapoint.org. Mailing address for city council members is City of Dana Point, 33282 Golden Lantern and phone is 248-3500. Check the Web site for additional information.

The second project that is being proposed is to have a walkway along the base of the Niguel Shores beach. This would reduce the width of our beach approximately 15 feet and increase public exposure. Again, if you are not for this, we need letters to be sent to our Orange County Supervisor: Patricia C. Bates, City of Orange, 333 W. Santa Ana Blvd. Santa Ana 92701 (714-834-3550).

Let's not be asleep. Let's voice our feeling before it's too late. I believe we've learned from the past, with the public restroom at the beach, to become aware early and act.

—Sue & Burr McKeahan

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.

To the Editor: RULE 6405 —OVERNIGHT PARKING

I was appalled to read in the NSCA notice of rule changes that the Association is again trying to raise the fee for an overnight parking waiver to \$100. This was tried last year and reversed. I assume because of indignation by the residents. Nothing has changed. The proposed charge is unwarranted, punitive, and has no real basis in cost.

Since its inception, Niguel Shores has always tried to minimize the number of cars parked on the street overnight (although it is beyond me why parking on the street during the day is acceptable), but has recognized that, with the exception of the custom homes, the houses are limited to two car garages and that some households will have more than two vehicles. After all, there are many of us with more than two drivers in the family. The CC&R's have always stated that overnight street parking is permitted where the number of vehicles owned by a household exceeds the available garage and driveway space. To now try to charge a fee of \$100 per year per car is clearly meant to be punitive. There is no other justification. The new procedure requires that an inspection be made of the garage when a waiver is requested. This is a waste of manpower and an unjustifiable cost as the Association records show the garage and driveway space and the number of cars registered to that household. Then to require that the garage be reinspected every year is absurd. Does the Association think the garage has mysteriously multiplied with more space since the prior year's inspection?

I would encourage other homeowners to contact the Association and register their concern with this rule change. After all what's next?

—Stan Kimmel

SURFING HERITAGE MUSEUM IN SEA TERRACE PARK UPDATE

This report on the status of the Surfing Heritage Museum application to the City Council is as of December 18, 2008. As many in Niguel Shores know, the Surfing Heritage Museum Foundation is seeking to put a 30,000 square foot, 30 foot high building with underground parking in Sea Terrace Park, behind the Dana Point Library. Many of you also signed a petition initiated by our community objecting to putting the museum in the park. Besides objecting to the size of the museum (just consider that our new community center will be 7000 sq. ft.) and its proposed location, this community considers such a proposal a betrayal by the city of an AGREEMENT made by the city to the citizens of D.P. in 1992, 1994, and again in 2005 that Sea Terrace Park would be a PASSIVE community park.

Before I proceed with the current events, let me back up and give a little history surrounding Sea Terrace Park. In 1992 the City's Community Development Department prepared, in collaboration with the Monarch Beach Resort, Inc. Developer, a Monarch Beach Resort Specific Plan. This plan contained development standards for this premiere coast property, including the area identified as Sea Terrace Community Park. The site plan for this park, in the section titled "Parks and Open Space," shows the library and a landscaped park with trails, picnic areas, a tot lot and an amphitheater element and identified it to be consistent with the city's General Plan and designated it as recreation/open space. Although this specific plan was amended in 1995 and 1997, the site plan for the park was not changed.

A "Master Plan of Parks and Recreation—Twenty Year Plan" draft document dated February 1994 represented the latest update by the Capistrano Bay Parks and Recreation District. In a section titled "Proposed Public Parks" it describes the Sea Terrace Park, as "ultimately Dana Point's second community park..."

In September 2005, the city adopted a Parks, Recreation and Open Space Master Plan (another 20-year plan), the development of which was built upon a 2001

community resident input and survey. In a section titled "Facility and Program Recommendations," Sea Terrace Community Park—Phase II," the recommendation is to provide passive turf areas. It further states the vision for the park is to become a center of civic focus, with community buildings set in a passive park setting. Later in this document, in the summary, a list of criteria was shown "that should garner the highest priority," of which #1 was serving



Aerial view of Sea Terrace Park (7) that runs along Pacific Coast Highway north from the corner of Niguel Road and PCH. 1. PCH, 2. Niguel Road, 3. Mariner Drive, 4. Gate Entrance to Niguel Shores on Mariner Drive, 5. Proposed Surf Museum in Sea Terrace Park, 6. Dana Point Library.

the greater good of the community. An attachment to this Master Plan was a document identifying parks available for rentals and allowable use. Sea Terrace Community Park was classified for uses (1) Mini Gatherings—30 persons max. (2) Informal Gatherings—75 persons max. and (3) Formal Gatherings—200 persons max.

In August 2007, the City received a letter from the Surfing Heritage Foundation requesting the city to enter into formal discussions to explore opportunities to locate a world-class surfing museum and cultural heritage facility in D.P. Later that month the City Council authorized staff to work with representatives of the Foundation to identify a

feasible permanent location for the Surfing Heritage Museum in D.P. In April of this year (2008) a community outreach effort was initiated to determine acceptance of a museum in Sea Terrace Park at the corner of Niguel Road and PCH. Serious objections were received from the Niguel Shores community, not for a Surfing Heritage Museum, but for locating that museum in Sea Terrace Park.

That short history brings us to the current situation. At the November 18 City Council meeting the City Manager, Doug Chotkevys, presented to the Council a revised plan for the Surfing Heritage Museum in the Sea Terrace Park that moved the building location away from the previous location on the corner of Niguel Road and PCH that he said was the “main” objections voiced by the citizens of “Niguel Shores.” The new location was moved northward along PCH toward the Salt Creek Park Tunnel. (See the aerial photograph overlaid with the museum/plaza location). When asked if any other nearby Home Owners Assoc. (HOA) voiced objections, Mr. Chotkevys stated there was none. When asked if the other HOAs were notified of this museum proposal he stated they were. I’ll say more on that comment later.

Mr. Chotkevys then proceeded with his staff recommendation that the Council approve the museum concept and a joint-use agreement with the Surfing Heritage Museum Foundation to construct said museum at the new location in Sea Terrace Park. Before the audience, consisting mostly of Niguel Shores residents, had an opportunity to voice their objections to the museum proposal Councilwoman Lara Anderson made a motion that a Task Force be established to further delineate what such a joint-use agreement would look like. The council approved this motion and two councilpersons, Lara Anderson and Lisa Bartlett, were assigned to the task force along with the City Manager and representatives from the Foundation. It was also requested that the building site in Sea Terrace Park be staked to allow everyone to see the proposed location and reference size. During the following public comment period, 65% opposed the museum in the Park (the majority was from Niguel Shores) and 35% supported a museum in D.P.

Days after the council meeting, Leo Riley and I were asked to join the Task Force, along with Terry Walsh, former President of the D.P. Historical Society. Other parties invited were the Friends of the Library and some local business leaders. However, no other HOAs were invited. The first Task Force meeting was held on Tuesday, December 9. All parties were given an opportunity to present their side in this issue - the Surfing Heritage Museum wanted the museum in Dana Point and originally wanted more than 30,000 sq. ft. but scaled down their

request to fit this envelope; the city claimed to have looked at five other city sites but they were not acceptable to accommodate the requested size plus parking; we, from Niguel Shores and Terry Walsh, spoke only in opposition to the museum location in Sea Terrace Park, not to a surfing museum in D.P. Time restraints then ended the Task Force meeting and a second meeting was scheduled for Dec. 17.

After that first Task Force meeting, Leo Riley contacted board members and property managers for eight other HOA’s in D.P. and even attended the Board of Directors meeting of the Tennis Villas on Niguel Road. They all stated unanimously that they had not been contacted by the city on this matter and they were unaware of the issues. In an e-mail to D.P. Mayor Lisa Bartlett, Leo requested that the President of the Master Association of Monarch Beach HOA’s be invited to the next Task Force meeting. Consequently, at the December 17 Task Force meeting, in addition to Niguel Shores, the above mentioned HOA Master Association president and the president of the Tennis Villas HOA were present. Again, the issues discussed centered on the location of the museum, the size of the museum, the access to the museum and the traffic into and out of the museum. There were proposals discussed to (1) reduce the size of the museum by designing into it a second story, (2) move the museum further into the park toward the St. Regis, and (3) investigate having a signal light entrance off PCH. Of the three, the alternate location seemed to provide the most promise as consideration was given to moving the location to the other side of the “tunnel” with traffic access from PCH and the Stonehill connector (effectively by-passing Mariner Drive and Niguel Road). The City Staff was directed to develop this alternate location and go through another round of public notification. The City Manager directed the staff to put up story poles and helium balloons to show the profile in the new location (not just ground level staking).

The next meeting has been scheduled for Wednesday, January 7, 2009 at which time Lara Anderson asked all attendees to come prepared to discuss what joint-uses they would like to have in the Sea Terrace Park.

The City Manager is supposed to present the results of the Task Force meetings at the next City Council meeting, Monday, January 12, 2009. Since the results of the next Task Force meeting will not be known until after you receive the January SSN, you may want to attend the council meeting to hear what transpired. Also, a “Fact Sheet/Frequently Asked Questions—Surfing Heritage Museum” was passed out by the city at the December 17 Task Force meeting. Copies of this fact sheet will be available at the Niguel Shores office.

—Karl Kuhn

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			1 NEW YEARS DAY OFFICE CLOSED <i>Note: Trash pick up will be delayed one day</i>	2 OFFICE CLOSED	3																																																																						
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5 4:00 Finance Committee	6 8:00 Men's Club Breakfast at the Community Hse. 10:00 Recreation Committee 3:00 Women's Club Board Mtg.	7	8 1:00 Architectural Committee 12:00 Women's Club lunch at Gemmels Restaurant	9 10:00 SSN Staff	10																																																																						
12 3:00 Landscape Committee	13 9:30 Traffic and Safety Cmte.	14 9:00 NSCA Gen. Session Board Mtg.	15 2:00 Maintenance Committee <i>AC Deadline</i>	16	17 NSCA Office Open 6:30 – 5:00 9:00 Sea Terrace I Annual Mtg. NSCA Conf. Rm																																																																						
19 9:30 Garden Club (see page 7) Martin Luther King, Jr. Day	20 8:00 Men's Club Breakfast at the Community House Inauguration Day	21	22 1:00 Architectural Committee		18																																																																						
26 1:30 View Preservation Committee 10:00 & 1:00 Page Turners Chinese New Year	27	28 9:00 NSCA Gen. Session Board Mtg. TENNIS COURTS CLOSED UNTIL 2PM For Cleaning	29 <i>AC Deadline</i>	30 STREET SWEEPING	31																																																																						
Sheriff's Department: 770-6011 (Non-emergency services) Niguel Shores Office: 493-0122 Niguel Shores Fax: 831-0116		DECEMBER 2008 Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td>29</td><td>30</td><td>31</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				FEBRUARY 2009 Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</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							
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1:00 pm, 1st and 3rd Thursdays
See Calendar
3:00 pm, 2nd Monday
2:00 pm, 2nd Wednesday
10:00 am, 1st Tuesday
10:00 am, 1st Friday
9:30 am, 2nd Wednesday
1:30 pm, 4th Monday

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