

# Seashore News



March 2009

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Issue 424

## FROM THE HELM

Shortly after the board election in May 2008, our new board established some goals and objectives for the stewardship of our community for the coming year. We understood that in establishing these goals the board itself could not accomplish any of them without the support of our several committees and our management staff. I am pleased to report that we received the needed support from both our committees and from the community's management staff.

Now that our term is nearing its completion, I believe it is a good time to report to you on how we see our performance to date.

### **FIRST GOAL: Protect the Value, Desirability and Attractiveness of the Community**

The board approved a 2009 budget that reduced total expenses by \$396,000, as compared to 2008 actual expenses. The annual assessment was reduced from \$750 to \$649 per quarter for each household.

A bid package was developed for our landscape contract and bids were obtained. Our current landscaper was the low bidder at no increase over the 2008 contract price.

The board contracted with Grant Construction for the new Clubhouse at \$1.7 million well below the \$2.3 million estimated construction cost. This favorable contract gives us confidence that we can complete the overall project within budget. The Clubhouse is now under construction with a targeted completion date of July/August 2009.

The beach bluff parking lot paving, retainer wall replacement, and park expansion is nearing completion at approximately \$250,000 less than budget.

The board approved revisions to the residential development standards for the community. The revised rules

have been published as a supplement to the 3100 series of Architectural Rules.

### **SECOND GOAL: Become More Proactive in the Larger Community**

The board has established a task force to provide a uniform voice from the NSCA to the city concerning the development plans for the Surfing Museum proposed for Sea Terrace Park. The team's primary objective is to prevent the building of a thirty-thousand square foot structure on PCH near the corner of Niguel Road.

### **THIRD GOAL: Encourage Improvements in the Relationships between Homeowners and the Association**

The board has approved the implementation of a homeowner response program that tracks both service requests and violation compliance. The objective is to improve responsiveness to requests and more timely correction of rule violations. This program includes a new position of "service compliance coordinator" and a new tracking system. Homeowners can now submit their service requests online through the Niguel Shores website.

**IN CONCLUSION:** While much has been accomplished, much remains to be done. This board's term in office is nearing its end (May 2009). The next board will be responsible for the completion of the Clubhouse project, for continuing our efforts to prevent the building of a thirty-thousand square foot Surf Museum on PCH near the corner of Niguel Road, for continuing the prudent management of the finances of the community, and hopefully resolving other problems and issues that will come to their attention.

As I wrote at the beginning of our term among those unresolved issues is the need to broaden the involvement in

continued on page 14

*A Tale of Nine Bags*  
*or, How You get your Monthly Newsletter Year after Year after Year....*

Please go to page 10 for the whole story

## FROM THE GM

**ANNUAL MEETING & ELECTION**—Just a reminder that by the time you are reading this, you may be at the deadline for submitting nomination forms for this year's Board of Directors election. The cutoff date is Monday, March 2, 2009 at 5:00 p.m.

**JUST WHY?**—Here is a good one. I normally do not use this column to brow beat homeowners on rules that are being violated. Most HOA newsletters do this and soon the readers lose interest in the newsletter. My question, however, is this. I own two dogs and every day I walk them at 6:00 a.m. and 6:00 p.m. and do my duty picking up their duty. It is what responsible pet owners do. Here is the part I need help understanding, and it occurs both in the Association where I live and here in Niguel Shores. Some pet owners are conscientious enough to use a doggie bag to pick up the "duty" but then they simply throw the bag on the ground for someone else to pick up and dispose of it????? Can anyone help me understand what kind of thinking this represents? Recently, we even had one homeowner bring the bag into the office and leave it on the counter for the staff to dispose of it!!! Also, along this line, our maintenance crew will fill up the "doggie bag" dispenser with a new box and the next day it will be empty. We have even had reports of homeowners seeing pet owners (someone in a white Mercedes) taking all the bags leaving the dispenser empty for the next pet owner. I suspect that someone wants to keep a quantity of bags in their garage so they do not need to go to the areas where the dispensers and trash cans are. To this end, we are willing to begin selling boxes of these bags at our cost for those who would like this convenience. We have them in the NSCA Office for \$10 per box. In closing, please be considerate of your fellow homeowners and do the responsible thing with your pets.

**THE WEATHER**—Being both a boat owner and a pilot, I watch the weather out of habit. The string of consecutive storms in February brought much needed water but much un-needed delays to our three major construction projects. At this point, the July 4th Pancake Breakfast in the new Clubhouse is in jeopardy and alternative plans are being developed. The side story here is about the local TV stations that cover the weather. If you watch CBS, NBC and ABC you will notice a significant difference. CBS and NBC both give extended coverage NORTH up to Oxnard but fail to give the same detailed coverage to the SOUTH and Orange County. In fact, both station's weather maps

only show named locations SOUTH to Huntington Beach and completely ignore, Newport, Laguna and Dana Point. Now we come to ABC (7) where we actually find Dana Point listed on their map with the coverage that I count on every day to carry out our projects. Now I don't know if being a homeowner here in Niguel Shores has influenced Dallas Raines, and he is probably too modest to admit it, but I personally believe he is responsible for putting us on the map. Thank you Dallas and I hope everyone switches to ABC to show our appreciation.

**POOL SIDE BBQ**—For the past two summers we have been operating a pool side Bar-B-Q on Fridays that has proven to be quite successful and appreciated. In light of this success and positive feedback, the Recreation Committee has agreed to try it on an expanded basis in 2009. As soon as the pool is reopened, they would like to operate the service from Monday–Friday and perhaps even on Saturday. We do not have the staff or volunteers to handle this expanded service so the suggestion has been given to hire local resident teens on a part time basis to do the cooking. We are looking to pay \$10/hr + tips for 3 hours per day (15 per week) during the period June through Labor Day. If you know anyone who might enjoy this, please have them contact Karen or me in the NSCA office.

**ST. PATRICK'S DAY PARTY CANCELLED**—We were originally planning a St. Patty's Day Party to kick off the new Beach Bluff Park. Unfortunately, the February storms have put the project behind schedule and landscaping (sod) will not be ready for use by mid March. Maybe Cinco de Mayo.

**NOTICE:** Two Town Hall meetings are planned to discuss the proposed Surf Museum: Wednesday, March 11 at 6:00 p.m. at the Ocean Institute and Wednesday, March 25 at 6:00 p.m. at the Dana Point Community Center in Room B. Questions: Contact Christy Teague at [cteague@danapoint.org](mailto:cteague@danapoint.org) or 248-3519. Interested residents should attend these meetings.

—Leo Riley, General Manager

### **The ST II Townhomes Board of Directors are now as follows:**

President, George Traver

1st Vice President, Adrienne Ruben

2nd Vice President, Rene' Cortez

Secretary, Karla Sanders

Treasurers, Frieda Baskin and Ann McCreery

Ad Hoc Member, Terry McLaughlin

# BOARD ACTION SUMMARY

## JANUARY 28, 2009 BOARD MEETING (General Session)

### APPROVED:

- Approved the General Session Minutes of October 29, 2008.
- Approved the Year End 2008 Financial Report (unaudited).
- Approved the Year End Variance (unaudited) & Delinquency reports.

### DISCUSSED:

- OC Health Dept. Pool Inspection Report / Graeme Baker Pool Safety Act.
  - Asphalt, Beach Bluff & Clubhouse projects updates.
  - 2009 Proposed Rule Change discussion.
- Landscape Committee – Breakers Isle representation motion.

### REVIEWED:

- Status of the Surf Museum in Sea Terrace Park.

### HEARINGS/MEETINGS: None

## JANUARY 28, 2009 BOARD MEETING (Executive Session)

### APPROVED:

- Approved the Executive Session minutes of January 14, 2009.
  - APS Contract for Engineering & Inspection Services.
  - Wendt Landscaping proposal for Bluff Landscaping.

### REVIEWED:

- Attorney, Richard Fiore's January 2009 status report on pending legal matters.
  - October 15, 2008 Assessment Collection Status Report.
  - Violation Log.

### DISCUSSED:

- Transfer of surplus 2008 Operating funds to the Reserve Fund.
  - Discussed budget for Beach Bluff amendments.
  - AC matters involving five (5) homeowners.
- Homeowner reimbursement claim for water pipe damage.
- Cancellation of Evening Public Forum on Feb. 11, 2009
  - Request for records by OC Superior Court.

## FEBRUARY 11, 2009 BOARD MEETING: (General Session)

### APPROVED:

- General Session Minutes of January 28, 2009.
- Approval of Boyd Van Ness to the Architectural Committee.
- Approval of Judy Pasek to the Communication Committee.
- Resignation of Betty Steinwinter from the Communication Committee.
  - October Variance Report.

### REVIEWED:

- Cash Flow Analysis 2009–2012.
- Finance Committee's recommendation of transfer of surplus 2008 Operating Funds.
  - Major Project list.
  - Nauticus Isle Annual Slope Survey for 2008.

### DISCUSSED:

- Update on Annual Election / Nomination Committee & candidates.
  - Surf Heritage Museum update.
- Update on Asphalt, Beach Bluff, and Club House projects.
  - Water Usage / Irrigation system update.
  - 2009 Proposed Rule Changes.
- Pool matters – Salt Water Conversion & Pool Strainers update.

## FEBRUARY 11, 2009 BOARD MEETING: (Executive Session)

### APPROVED:

- Approval of Executive Session Minutes of January 28, 2009.
- Approval of Special Executive Session Minutes of January 12, 2009.
- Approval of Special Executive Session Minutes of January 21, 2009.

### REVIEWED:

- Attorney Fiore's status report on pending legal issues.
- Special Assessment Payment / Delinquencies update.
- Final Construction Contract for Clubhouse Project.
  - Violation Log.

### DISCUSSED:

- Update on AC legal matters.
- Beach Bluff landscape proposals / amendments.
- Counsel Fiore's comments on Transfer of 2008 Surplus Budget Funds.
  - United Paving matter.

### HEARINGS:

- Four (4) Homeowner Hearings for various violations of the Rules & Regulations.
  - One (1) Homeowner Meeting to discuss financial matter.

**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—March 4, 2009 at 9:00 a.m.  
NEXT PUBLIC HOMEOWNER FORUM—May 19, 2009 at 7:00 p.m.**

## ARCHITECTURE

No report this month.

## FINANCE

During 2008, we spent \$1,117,113 on “capital improvements,” primarily for the (1) beach bluff parking lot and street overlay, (2) start-up costs relative to the new Clubhouse, and (3) tennis courts.

Our ending reserve balance, as of December 31, 2008, was \$1,649,133. This does not include (1) dollars reserved for the Clubhouse project or (2) dollars owed to us by South Coast Water District.

During 2009, we will be contributing an additional \$450,000 to the reserve account.

The Board kept the “2009 operating budget” very close to the “2008-operating budget;” therefore, your reduction in quarterly dues from \$750 to \$649 was due primarily to the fact that we need fewer dollars in the “reserve account” because most of our major assets (buildings and streets) will be new.

Beginning in late February 2009, our CPA firm will begin auditing our 2008 financial statements.

In the coming months, we will report the financial status of the (1) completed street/beach bluff project and (2) Clubhouse project as the numbers become available.

—*Marcy McNulty*

## LANDSCAPE

As you drive down Niguel Shores Drive to the Beach Bluff we hope everyone is enjoying the beautiful ocean view after removing the diseased *Myoporum* shrubs on the slope. The Landscape Committee selected *Tecoma* to be planted on the slope. *Tecoma* is a drought and disease tolerant ground cover with an orange bloom used throughout our community.

An update on the Bluff: All the planter areas have to be cleared of cement and rocks before we can add topsoil and plant. The irrigation is being completed on the expanded grass area and the sod will be in place soon. It will take about four to six weeks before there can be foot traffic on the new sod. We have received homeowners request and inquiries about masking the public bathrooms on the Strands with shrubs or trees. We are looking into this request and considering the type of tree or shrub that will not create any ocean view blockage for residents.

We wish everyone a happy Saint Patrick’s Day.

—*Irene O’Brien*

## MAINTENANCE

This month we have replaced some of our more needy sidewalk sections. Sidewalks at the corner of Niguel Shores Drive and Capstan Drive, and about fifteen foot sections near the beach parking lot, Windward, and the Cabrillo pedestrian gate have been replaced. When repairing the Cabrillo sidewalk we added a ramp which will make this gate easier for strollers and wheel chairs.

Painting has been completed on the gates and fences in Sea Terrace II. By the time this article is published we will have finished painting the Tasman stairway, perimeter fences near Salvador Bay, Verrazanno Bay and the beach parking lot fence and gates. A paint and primer developed for offshore oil rigs were used on the iron gates and fences. We expect this product to give several years of service before painting is again required.

The exterior of the Mariner Drive Guard House is in good repair. The inside is a different story. Maintenance is in the process of doing some cleaning, painting and making several repairs. We will soon have the inside looking as good as the outside.

—*Jack Christiansen*

## TRAFFIC AND SAFETY

We have learned that telephone sales scams are alive and well. We can probably expect even more as the economy continues its slide. There is a company cold calling residents claiming to be agents of the gas company, asking to visit residents for an evaluation of energy efficiency. They are actually vinyl window salesmen and not commissioned by the gas company. There are also solar energy companies cold calling with a pitch that they are agents of the Edison Company. We suggest you not fall for these pitches without verifying the caller’s credentials.

You have likely noticed a “radar trailer” in the community recently. The Sheriff’s Department provided it to us to bring attention to how well we are complying with our speed limits in the Shores. The gates around our community do not immunize us from compliance with the traffic laws, which fully apply here as they do on PCH. Please watch your speeds and respect the stop signs. Our kids depend upon us as role models and for the public safety which the traffic laws protect.

Lastly, we continue to experience break-ins and thefts in Niguel Shores, mostly with vehicles and open garages. We can help mitigate that problem by reporting all crimes to local law enforcement. It helps the Sheriff’s Department

build a data base for future prevention and punishment, and may be the difference between your collecting on an insurance claim or not. Many times fingerprints are left behind, and if the Sheriff has the resources available at that time, taking prints may quickly solve the crime. We can effectively eliminate theft by keeping our garages closed and locking our vehicles.

—Michael Card

## RECREATION

This committee is planning a future for YOU. Due to the construction of the Clubhouse and the Bluff Park not being ready, event plans have been changed. A celebration of the Beach Bluff Park official opening combined with a St. Patrick's Day celebration was planned. However, because the weather has caused a delay in our bluff being a beautiful green for St. Patrick, the celebration has been postponed. (St. P. says, "Sorry to hear that. I'm off. See you next year.").

At this time we do not have a date for a party in April. It is time, however, to start trying chili recipes to win the



**CHILI COOK OFF, MAY 3** on the bluff. The chairman, Patty Cook, will have all the information in the next *Seashore News*.

As you are watching all the changes at the Bluff Park and construction of the Clubhouse,

think about the fun parties we will soon have at both facilities. Thanks from the Recreation Committee to the community for understanding the delay of events.

FYI: City of Dana Point Community Services and trips of interest for the Niguel Shores Community:

MISS PATTY TRIPS, CALL 949 248-3530

The Scarlet Pimpernel—Lawrence Welk Dinner Theater Thursday March 19: Lunch is included, departs at 10:30 a.m. and returns at 5:30 p.m. Cost \$95.00

## SERVICES

AARP Driver Safety Program: Driver refresher course for motorists age 50 and older. April 22 & 23. Call 949 496-4252.

—Carol Yocom

## SEASHORE NEWS

One of our venerable readers suggested some time ago that we carry in the newsletter announcements of our residents other than so many memorials. Of course, I heartily agreed and asked for same. However, reluctant readers did not come forth with anything of interest. Now, it just so happens that I have news of two new arrivals in Niguel Shores—there may be others of which I know not. There is a new baby boy and a new baby girl about whose names I'm not authorized to disclose but will tell you that one of them arrived, much to the father's chagrin, in the middle of the Super Bowl Game. Just at the end of the first quarter, the mother-to-be said, "I've got to go." Off they went to the hospital where the baby arrived sometime during the second half and father missed, what is purported to be, the greatest Super Bowl Game ever! How wonderful it is to have these newcomers in our community and, if any of you have similar good news to announce, please let us know. In these of all times, we do need good news.

—Mary Crowl

## VIEW PRESERVATION

No report this month.

## NIGUEL SHORES WEBSITE

I'm excited to announce that the Niguel Shores website has doubled the amount of visitors each month since summer of 2008. We are excited to see that you are taking the time to visit the site to look at all the new pictures and information we update on a monthly basis. If you haven't noticed yet, we now have individual club pages on the website. We are asking all residents who are participating in a club to help us fill each club page with more pictures and information!

Here is just some of things you can contribute to make the Niguel Shores website better and even more interesting:

- Photos for the Niguel Shores Online Gallery
- Photos for the individual Club Pages
- Information/Stories for individual Club Pages
- Your suggestions of what you want to see on the website

All information and pictures can be sent to [webadmin@niguelshores.org](mailto:webadmin@niguelshores.org). Thanks again for taking the time to visit [NiguelShores.org](http://NiguelShores.org). Be sure to check back frequently for more updates!

—Kathleen Capalla



## GARDEN CLUB

The March Garden Club will feature a field trip to:

*Bea Grow's home garden  
in San Clemente*

*Monday March 16, 2009. Meet  
in the parking lot at 9:00 a.m.*

Bea is well known in the Orange County gardening world. Her garden is totally organic and she has been featured in many articles in the OC Register.

### Fertilizer: Get the facts

Did you ever wonder if you are feeding your garden the right fertilizer? How can I tell if I am buying the right stuff?

Just as you do when you buy food for your family, start reading the label.

There are three main ingredients in every fertilizer.

N = Nitrogen, feeds foliage

P = Potassium, produces flowers and fruit

K = Phosphorus, keeps plants healthy and strong

You will find them listed in that order on every package. It's the combinations of these ingredients that determine the best fertilizer for your plants. If you are not sure what a particular plant needs, try feeding it a quarter to half the recommended rate and see what happens. A water-soluble fertilizer works well for this because it gives a quick result. If the plant improves feed a bit more the next time. Or switch to a granulated fertilizer with a similar analysis for long term feeding. Take a look at the table below to see what

fertilizer to use for different types of plants (the actual numbers will vary from brand to brand, but the proportions will be similar)

	N	P	K
Annual and perennial flowers	15	30	15
Deciduous trees and shrubs	15	10	9
Evergreens	12	6	12
Most vegetables	24	8	16
Lawns	30	2	3
Roses	9	18	9
Tomatoes	8	18	21

Rose Tip.....For insects, use an organic mixture of one part skim milk to four parts of water. Be sure to spray your roses when they begin to leaf. Happy Gardening.

—Jerry Koppang

## MEN'S CLUB

The speaker at our February meeting was Roger Schaufele who has held several top-level positions at McDonnell Douglas including V.P. of Engineering. He is currently a professor of aircraft design at Long Beach. His presentation was focused on the evolution of aircraft from the piston to the jets and the development of the DC-8. The four-engine jet was the first fully turbo-jet aircraft built by Douglas and he detailed many of the complex engineering challenges that faced their group including aircraft structure and sound suppression. A total of 556 aircraft in several different models were built from the late 50's through the early 70's. There are still about 200 being used as cargo planes by companies including UPS. The DC-8 is a very successful and beautiful aircraft.

New Club officers for 2009 are President, Blair McDonald, VP, Bob Ryan, Secretary, Steve Leonard, and



2009 Men's Club Officers left to right: Morry Meadows—Treasurer, A. Blair McDonald—President, Bob Ryan—Vice President, Steve Leonard—Secretary.

Treasurer, Morry Meadows.

Lisa Bartlett, Dana Point Mayor, will be the speaker at our February 17 meeting. There is a lot going on in Dana Point and we look forward to her comments.

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 7:45 a.m. For the next few months we will be having our meetings at the Community House in Dana Point. To get there go



Men's Club President Blair McDonald with Dana Point Mayor Lisa Bartlett.

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.

—Blair McDonald

## WOMEN'S CLUB

The NSWC enjoyed a presentation by Tony Marino of the Orange County Wine Society in February. Several members tasted four different wines and enjoyed interesting stories about the largest collection of Snow White memorabilia in the U.S. belonging to Mr. Marino. Lunch at Gemmell's was, as usual, quite delicious.

On March 12, we will meet 12:00 noon at Gemmell's new restaurant, The Vintage Steakhouse, 26701-B Verdugo Street in San Juan Capistrano. It is located by the railroad depot, in the train behind Sarducci's restaurant. Callers will solicit attendees and needs for carpooling to this

location. The program will be from Bowers Museum, entitled "Forbidden City," a peek behind the gate of China's ancient capital complex. Chuck Liebelt, the speaker, is a member of the Bowers Docent Guild and Toastmasters International. He has presented countless programs for Bowers. **Lunch will be \$15.00. Please submit your check to the Niguel**

**Shores office by March 5.** We hope that members will avail themselves of this opportunity for a new experience.

Continuing a previous activity, a table for book exchange will be available for those who would like to share their readings and obtain new ones.

### 2009 Women's Club Home Tour

The 2009 Women's Club Home Tour, *Between the Ritz and the Ritzier*, will take place on Tuesday, May 19. Reservations are \$25. We have an exciting mix of six homes. The tour begins at 9:30 and, after the tour, we will be having a lovely lunch at The Vintage Steakhouse in San Juan Capistrano.

Bring your check to the next Women's Club meeting or put it in the Women's Club box in the Niguel Shores Office, clearly marked "Home Tour." We have a limited number of reservations. Please plan on wearing walking shoes.

We still need drivers with SUVs and, perhaps, docents. Anyone interested, please contact me.

—Bunny Ross



Recent Home Tour photo courtesy of Aileen Brazeau

## WEDNESDAY BRIDGE

We have such a nice bridge group and would like to add a few names to it. If you are interested in playing casual bridge, please give Kay Wittmack—661-8177—a call and she will be sure to find a spot for you.

- January 21 Dorothy Horany and Rita Lapple
- January 28 Patricia Conway and Kay Wittmack
- February 4 Dorothy Horany, Kay Wittmack and Ellen Tolme
- February 11 Doris Deal, Helen Campbell and Shirley Heimstaedt
- February 18 Dorothy Horany and Gloria Thraelkill

—Helen Campbell

## REALLY SERIOUS OREO COOKIE BOOK CLUB

In February the Club had a lively discussion of the Barack Obama book, *Dreams from my Father*. This insight into the new president’s childhood and early adulthood, discussions of his schooling and his search for identity in traveling to Kenya to meet his African family help one understand his “path to the Whitehouse.” Written in 1995 while he was in law school, the story is not influenced by this later political life.

The next two chosen books are, *The Lemon Tree* by Sandy Tolan for March (Israeli-Palestinian issues discussed from both sides) and, for April, *The Zookeeper’s Wife* by Diane Ackerman.



The next meeting will be on March 18 at 1:00 p.m. at the home of Mary Crowl, 33585 Windlass Drive. Please call Norton Schwartz at 481-2459 or e-mail him at nortlynn@cox.net for information about the Club.

—Mary Crowl



## PAGE TURNERS

Page Turners will meet on Monday, March 23. Newcomers wishing to join should call Gloria Weintraub at 248-8205. The book choice for this month is *The Heart is a Lonely Hunter*, by Carson McCullers.

The morning group at 10:00 a.m. will meet at the home of Patrice Miller, 33911 Via de Cielo, with refreshments supplied by Patty Therolf. Karla Sanders will lead the discussion.

The afternoon group will meet at 1:00 p.m. The discussion will be led by Norton Schwartz at the home of Marilyn Pappas, 33841 Niguel Shores Drive.

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

—Hope Luedeke

## LIBRARY NEWS

We did not receive the Library News for March. Please call the library at 496-5517 for programs and information.

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## MEN'S GOLF

The 2009 Men's Club Golf schedule kicked off in fine fashion as 25 golfers teed up at Twin Oakes golf course on January 27 where course conditions were ideal. Tournament format was 1-2-3 and the winning team of Jerry Koppang, Gary Katsuki, Jack Sweeney, and Boyd Van Ness beat out the rest of the field. Winners of the Lachel Closest-to-the-Pin award went to Bill Johnson on hole #7 and Myron Miller on hole #17.

This year the Men's Club will play an organized tournament only once a month as opposed to previous year's schedules of twice a month. Next month's schedule will be played at Meadow Lake on February 24.

### Quote of the month:

"Golf is a lot of walking broken up by disappointment and bad arithmetic." —*Author Unknown*

—*Bob Borland*

## WOMEN'S GOLF

Our next Fun Day is March 9 at Aliso Creek Golf Course. Check in time is 8:00 a.m. Golf Captains are Irene McDonald, 481-3035 and Gretchen Rask, 489-2259.

Our Lunch Chairmen are May Gramer, 248-1272 and Eileen McDonald, 249-8905. If you have not signed up for golf or lunch or if you need to cancel please call the above captains.

Our February Golf Fun Day was cancelled because of rain but we all met for lunch and a business meeting at the home of Gretchen Rask.

Our January Fun Day was postponed by one week and the results of our golf game didn't make it into the Niguel Shores February newsletter. Ceacy Johns was the star of the day. She had closest to the pin on #6 and #8. She also had the lowest gross and tied for the lowest number of putts. The winning team was Annie Greenwood, Ceacy Johns, Val Mitchell and Linda Ross. India Rouse had a chip in. Marlene Lynch and Irene McDonald tied with Ceacy Johns for the lowest putts.

*Golf is a plague invented by Calvinist Scots as a punishment for man's sins!*

This does not apply to our group. We just have fun. Come and see for yourself. We play at Aliso Creek Golf Course on the second Monday of every month. Anyone interested in joining a friendly group of ladies for a fun day of golf should call one of the Golf Captains. Any level of golfer is welcome and a handicap is not required.

—*Irene McDonald*



View from the Beach Bluff Park March 2009

# *A Tale of Nine Bags*

*or, How You get your Monthly Newsletter Year after Year after Year....*

One could make a perfect organization chart of the hierarchy of the distribution of the *Seashore News*. We are here to tell that tale. At the top of the organization chart is a box for Bob Converse, CEO of Distribution. Just below is a line of nine boxes, each with the name of the area distributor and the number of newsletter copies that person needs. Below the nine are numerous boxes listing those people who walk the streets and put the newsletter on the doorsteps.

At the top, Bob Converse is eminently qualified to be the CEO of this operation because of major experience in this field. He was a distributor of the Los Angeles Times in large areas of west LA for 27 years before moving into management as Assistant Director of Circulation, Marketing and Distribution. He was drawn to this volunteer job when he retired in 1989 in Niguel Shores and began as a sub for Dan Johnson. When Dan became ill, Bob stepped in and has continued as the very efficient and reliable head man.

Now we come to the “Nine Bags.” From the beginning, each area had a “Bag” designation, a category which continues to this day. Bob Converse is in charge of the initial triage to fill each bag with the requisite number of copies and deliver them to the middle managers below. We will now visit the “Nine Bags.”

**BAG NO. 1 (105 COPIES):** Berkus Homes with **Gerry Pearl** who started his distribution job in 1976. Gerry is truly home grown, grew up in Hollywood and attended



Gerry Pearl

Occidental College where he met his wife, Marian. They came to their present home in Niguel Shores in 1976 and from that time on he has been in charge of newsletter distribution in the Berkus Homes. He says, “The job sometimes got so boring that Marian and I would do it together just to have an outing!” He has a number of

helpers: Lily Ekuan, Dalin Dunlap, Jeanne Webb, Kathy Jones, Sharon Stewart, Ruth Levitan and back-up, Carolyn Sidwell. In addition, my list shows Cristin Cobb as one of the group but, when I talked with Cristin, an Orange County girl who, with husband Jim (a Boston native) and three sons, came here eight years ago and was recruited by a neighbor to deliver the newsletter, I discovered that she has passed on this fun job to Blake, Shane and Chad—three handsome young Cobb “paper boys” who love this job. They take their happy large young dog and sometimes their skateboards and glide around the neighborhood delivering the *Seashore News*. Mother started it, they came along, they



Blake, Shane and Chad Cobb

grew up and now their career is well underway. One wonders if, like a number of others, they will be doing it still 30 years from now...

—Mary Crowl

**BAG NO. 2 (136 COPIES):** **Tom McNicholas** is the person responsible for making sure that 136 copies of the *Seashore News* is in the hands of the people that deliver the paper to many of the homes in Sea Terrace I. He delivers a number himself and has the following helpers: Ian Ross, Bobbi Kahn, Liz Kelsch, Jack Sweeney, and Bob Ryan.

Tom’s “newspaper career” began as a 12-year-old delivering the Milwaukee Journal. Being the strong mid-western type, he managed to get the papers to the doorsteps





Tom McNicholas

through the long cold winter. To this day he is surprised that he started delivering papers in October and quit the job in April—go figure. Tom was paid three cents for each paper he delivered, which he reminds us, is actually three times more than he makes delivering the *Seashore News*! In 1973 the McNicholas family found Niguel Shores when Tom decided the commute from Arcadia to Santa Ana was definitely getting old. While in the AVCO sales office he saw that one of his close neighbors in Arcadia had already purchased a home at the Shores. The McNicholases were surprised when the home they bought in The Shores wasn't finished in time for move-in. The surprise ended up being a very good one, as AVCO paid for all of the new homeowners to stay at the Marina Inn for a month until the homes were finished. A month at the hotel was a wonderful way to meet your new neighbors and life-long friends.

When asked if Tom enjoys helping with the *Seashore News*, his answer was, "Oh yes, I always like to contribute." A person who spends time with Tom McNicholas is guaranteed to walk away with a big smile.

**BAG NO. 3 (173 COPIES):** The biggest number of deliveries is in Sea Terrace I and Broadmoor homes—the bailiwick of **Bob Gutknecht**. His long list of helpers is: Chris Beaver, Walt Stout, Dick Johns, Jo Turner, Karen Linger, and Bob Borland. Bob G. delivers a good number himself. One of the venerable volunteers in this area is:

**Jo Turner:** The *Seashore News* is delivered to 30 residents on Capstan Drive by long-time resident Josephine Turner. The Turner family was living in La Habra and Jo was working in Newport Beach when they discovered Niguel Shores. In 1974, one of Jo's colleagues told her about some new condos being built on a



Jo Turner

golf course right off Crown Valley. One weekend Jo and Frank took a drive to look at the condos. Having missed the turn on Crown Valley, they ended up at Niguel Road and accidentally "stumbled upon" Niguel Shores. Seeing the view from an open house on Capstan Drive was all it took for Frank to literally start writing a check!

A couple of years after moving into the Shores, Jo was asked to deliver the *Seashore News*. Thirty years later she is still at it every month. Jo said she enjoys talking to neighbors as she delivers the paper and will continue to do it "as long as I am alive and I can walk".

For those that don't know, Jo's husband, Frank, is the well-known sculptor who created the dolphins at the entry. Their daughter, Paula, and her husband (past Men's Club President) Jim Clark are also residents of the Shores. Our community is very fortunate it was a nice clear day when Jo and Frank took their drive.

—Karen Linger

**BAG NO. 4 (91 COPIES): Pat Patterson** is responsible for these 91 copies in the Garden Homes. May Crawford, Betty Quinlan, Ginny Nevitt and Ann Ryan each have a street and Pat himself delivers 23.

Pat came to Niguel Shores in 1973 from Orange. His wife, Betty, started delivering the newsletter with the very first issue (May, 1973). When she passed away, Pat took over the assignment because he also wanted to contribute. Pat says, "I enjoy



Pat Patterson

getting out for a long walk but, I don't meet many neighbors because I deliver early in the morning. I had delivered newspapers as a kid—my qualification for doing this job!"

—Karl Kuhn

**BAG NO. 5 (84 COPIES): Lynn Dawson**, one of the nine area distributors in the Garden Homes, came to Niguel Shores in 1986 from Pasadena. I started delivering the *Seashore News* twenty years ago, in 1988. We were empty nesters and I wanted to be involved in our community. I was already involved in our city as a Planning Commissioner. I like doing it because it gives me exercise, lets me be outdoors, and lets me meet our neighbors which is a definite plus. I have been involved in community service work and continue to enjoy this part of it. She is



Lynn Dawson

responsible for 84 homes and has several helpers: Diane & Robert Kilmurray, Carol Kuhn, Patty Cook, Jim Woodward, Susan West, Jan Sener-Hiss, Lee Richardson, and a substitute, Jim Woodward.

—Karl Kuhn

**BAG NO. 6 (86 COPIES): Barbara Hall** is the main distributor of the Sea Shore News for the Shores Garden Homes. Barbara and her husband John moved to the Shores from Pacific Palisades in 1972. She is a fourth generation California where she has spent most of her life She did escape for 2 years in her youth where she attended Stevens College in Missouri. By her own admission, she majored in siesta, clean room and of course MRS. which she feels uniquely qualifies her for this highly technical job. She took the job in 1984 when someone called and twisted her arm. Barbara says she does enjoy it because she gets some exercise. Her able helpers are Forest Owen, Dick McNair, Ruthie Stahl, Sue Heimrich and Marti Poivre. Please give them big thanks if you happen to run into them on their appointed rounds.

—Judy Pasek

**BAG NO. 7 (136 COPIES): Donna Rosecrans** is known in the distribution group as Bag Lady #7 but her home is the one we all enjoy passing by on our way to the bluff—the one with always beautiful flowers in bloom that looks like a dream cottage. They moved here in 1974 from Balboa Island and, over the years, Donna has been involved in many committees. Her friend, Joyce McDowell, got her involved in the distribution of the *Seashore News*. Donna

delivers the newsletter to seven different people who, in turn, distribute it in their neighborhoods (Those helpers are: Sue Edison, Suzanne Enis, Tom & Jane Roberson, Marilyn Moon, Cyril Jones, Michael Martinez and Charlie Clark). She, her grandson and her dog deliver those on her street. Sometimes her husband goes along so that it has become a family adventure. She comments that the *Seashore News* has become a work of art and commends the fabulous job that is being done with it.

—Carol Yocom



Donna Rosecrans in her garden

**BAG NO. 8 (78 COPIES): Barbie and Grover Brown** came to Niguel Shores twenty years ago from Westwood, CA and have been delivering the *Seashore News* for the past ten years to residents on Vista d’Oro and Porto Fino. They enjoy the job as it provides opportunities to meet and talk with their neighbors—a big plus to living here. The feeling of belonging is strengthened by these contacts and the job gets them out for long walks.

**Jerry Koppang** has been delivering on Vista d’Onde, Porto Verde, Porto Nuevo and Via del Cielo for two years now. He and his wife, Linda came here from Riverside where he had been CEO of a hospital/medical group for 17 years. Jerry enjoys being involved in the community, is currently on the Board, was on the Architecture Committee and is a regular at the Men’s and Garden Clubs. His favorite memory of his delivery job is that of a dog that barked endlessly at him for months but, finally came to accept his intrusion on his territory and now welcomes him—something of an accomplishment. Jerry says he feels like a friend to everyone he meets.

**Agnes Gouin** and her husband moved to Niguel Shores in 1980 from Three Arch Bay. She got started delivering



after asking her current deliverer why she was always late. The answer she got was, “How would you like to do it?” and, she’s been delivering ever since. She likes the job because she likes to walk and visit with her neighbors. When her daughter was young she liked to walk too, so they did it together. Getting acquainted with the neighbors



Agnes Gouin on the job

is a definite plus to living in the Shores. There is nothing really, that qualifies one for the job, unless it’s friendliness or wanting to help “spread the word.”

—Doris Adams

**BAG NO. 9 (78 COPIES): Pat Powers** is both an Area Distributor for Sea Terrace II and champion deliverer who distributes the biggest number—all 78 copies in her area! Pat was born in Derby, Connecticut, was in the real estate business in Palm Springs, lost her home in the Laguna Beach fire of 1993, and moved to Niguel Shores in 1998. About six months ago she offered to help Pat Long deliver the newsletter thinking he needed a rest. She enjoys the exercise and knows most of the people on her street who, she says, do look after each other’s property when someone is away. She had delivered papers when she was



Pat Powers

nine years old in Connecticut and even walked them up to the front door on snowy days—a good, reliable “newspaper girl” for her job with the *Seashore News*.

—George Traver

Back to the beginning: Off to the side of that top box in the organization chart that Bob Converse inhabits is a box occupied by Shirley Smith—head of collating for the *Seashore News*. In the old days, Shirley and her group actually did collate the individual pages of the newsletter and stapled them together—a major operation set up in the old MPR. Nowadays, they are called upon occasionally to do the inserts as needed. Shirley’s list of helpers is: Pat and Jack Broering, Pat Elder, George and Alice Freundlich, Jo Turner, Barbara Lindsay and Georgiana Emery.

There you have it! A goodly number, seventy more or less, that are involved in a well-oiled smooth operation that gets the newsletter on your doorstep every month (maybe when we count all of the Cobb boys, it is 72!). It was fun to learn about them, talk to some of them, and learn that they all enjoy the job, enjoy meeting their neighbors, enjoy contributing to our community. We, the *Seashore News* staff, thank them profusely and hope that all the recipients, when they see these loyal “paper boys and girls” on their streets will thank them, too.

—Mary Crowl



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Helm continued from page 1

our governing process. The highest and best form of community involvement is volunteering to serve on one of the several committees that contribute so much to both the current functioning and long-term improvement of the Niguel Shores Community.

Historically most of our committee members have been retirees who have well served the community; however, some are now focusing on other interests and leaving the ranks!

We will need an influx of volunteers who have a desire to serve the community, who would like to learn more about the day-to-day running of the community, who may see areas where they may like to work toward improvement, beautification, and make suggestions based on their experiences elsewhere, etc. In other words we need individuals who can make a positive contribution to the community.

To make this happen we must find ways to reduce the structural barriers that prevent the younger members of our community who are still working full time from participating. Perhaps more evening committee meetings!


We must also find ways to involve more women, who have many varied backgrounds to contribute. Perhaps we can find ways of facilitating stay-at-home moms to become more involved!

— John Dougherty



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MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																							
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2	3 7:45 Men's Club Breakfast 10:00 Recreation Committee	4 9:00 NSCA Gen. Session Board Mtg	5 10:00 Women's Club B.O.D. 1:00 Architectural Committee	6 10:00 SSN Staff	7 NSCA Office Open 8:30 - 5:00																																																																							
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9 3:00 Landscape Committee	10	11 9:30 Traffic and Safety Cmte. 2:00 Maintenance Committee	12 12:00 Women's Club Lunch - Vintage Grill  AC DEADLINE	13	14																																																																							
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23 10:00 Page Turners 1:00 Page Turners 4:00 Finance Committee	24	25  TENNIS COURTS CLOSED UNTIL 2PM for Cleaning	26  AC DEADLINE	27   STREET SWEEPING	28																																																																							
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<b>Sheriff's Department: 770-6011</b> (Non-emergency services)  <b>Niguel Shores Office: 493-0122</b> <b>Niguel Shores Fax: 831-0116</b>		<b>FEBRUARY 2009</b> Sun Mon Tue Wed Thur Fri Sat <table border="1" style="width: 100%; border-collapse: collapse;"> <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								<b>APRIL</b> Sun Mon Tue Wed Thur Fri Sat <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td> </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		
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**NIGUEL SHORES COMMUNITY ASSOCIATION**  
**33654 Niguel Shores Drive, Monarch Beach, CA 92629**  
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**MEETINGS**

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

**MEETINGS**

To be determined  
 To be determined  
 To be determined

*Women's Club*

Tina Fornadley, President

*Men's Club*

Blair McDonald, President

*Garden Club*

Linda/Jerry Koppang, President

***Seashore News***

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 Kathleen Capalla – webadmin@niguelshores.org  
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*Finance Committee, Sports News*  
 Karen Linger – kyling@cox.net  
*Clubs: Garden, Men's, Women's*  
 Judy Pasek – gpasek@cox.net  
*Page Turners, Library News, Bridge*

George Traver – grtraver@cox.net  
*Landscape, T&S, VP Committees*  
 Carol Yocom – zmamie@cox.net  
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*Staff—*  
*Calendar, Directory, Voice of the People, Notices,*  
*Neighborhood Ads, Business Ads, In Memoriam*  
  
*Seashore News Collating – Shirley Smith*  
*Seashore News Distribution – Bob Converse*

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19 HOMES SOLD IN 2008 - PRICE RANGE FROM \$800,000 TO \$4,300,000.

1 HOME SOLD IN 2009 - SALES PRICE OF \$925,000.

\*(INFORMATION PER MULTIPLE LISTING SERVICE AS OF 1/15/09)\*

\*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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