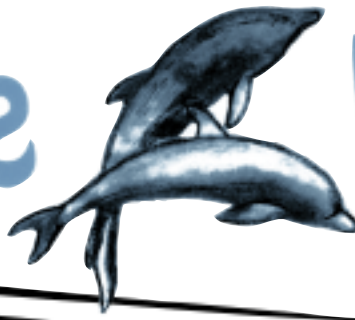


Seashore News



April 2008

Published Monthly by Niguel Shores Community Association

Issue 413

FROM THE HELM *State of the Shores*

As my term as President comes to a close, I am pleased to report the overall condition of the Niguel Shores Community Association is excellent, financially, legally, physically and operationally.

When elected, the Board established the following operational goals and objectives:

Treat owners as clients/customers. Improve communications, and approach conflict resolution proactively.

Reduce unplanned staff turnover and insure friendly, fair and firm rules enforcement. In addition, construct a new office facility, develop the design for the Multi-Purpose Room, recommend a financing plan and obtain community approval to proceed. Increase the use of technology in the day-to-day operation of the association.

Over the past few years many changes have taken place which have made the Board's job much more difficult. For example:

- Age of the homes creates more major construction projects.
- Maturity of the trees creates root damage and view blockage issues.
- Size and number of vehicles creates problems with the original small garages.
- Age of the infrastructure requires more frequent and more costly repairs.
- New State laws have mandated more expensive procedures/processes.
- Number and cost of legal disputes require more professional advice as a result of the dramatic increase in property values with a corresponding increase in the size of the penalties for mistakes.

Results include: Reduced litigation with improved rules enforcement. Friendly introduction to rules, plus dropping the word "Control" from the Architectural Committee's name and changing the committee name to View Preservation instead of Tree View Blockage indicating that



2007-08 Board of Directors: left to right: David Ontiveros, Roy Dohner Marilyn Moon, Pat O'Brien, and John Dougherty

privacy and view preservation are equally important. Owner managed computer controlled guest access. Voice mail, computer projector for presentations plus e-mail communications with 70 percent of owners. Electronic submissions/file conversions are currently underway. Approved Multi-Purpose Room architectural plan, an approved financing plan and a pending community vote.

Financial: 2007 year-end: Spending of \$2,889,229 as budgeted plus reserves of \$1,728,962.

Physical: \$1 million office built on time and on budget, \$300K water mediation project completed, satellite controlled irrigation system acquired for \$69K after a \$45K rebate, and community signage and overall appearance improved.

Operational: Beach Bluff Park improvements approved for fall 2008 construction including new retaining walls, repaving, grass expansion and a shower. Major repaving project in the fall. New patrol service. Master plans for pine tree pruning and street maintenance. Revised controls for pedestrian access and overnight parking.

Staff: Second anniversary of General Manager, improved reporting structure and an employee recognition program. Improved vehicle gate operation and new Web site under development.

continued on page 8

FROM THE GM

New NSCA Alphabet—**THE 3 F's** – The fact that you are reading this article is a simple statement that you care about where you live and how the Association is being managed. You may have also noticed that both the *OC Register* and the *LA Times* are running weekly insightful articles on living in homeowner associations and discussing many of the issues involved with this decision. The number one hot topic seems to be the enforcement of the Rules & Regulations and the measures, methods and philosophies that the association employs in carrying out this primary duty. This is a very sensitive issue, and after years in the property management business, I can assure you that each association has its own personality and develops its own reputation. This is usually a direct reflection of the Board of Directors and committee members that constitute the governing equivalent of the executive, legislative and judicial branches of the association.

In the world of HOAs, Niguel Shores has had a long exemplary history of highly experienced and ethical volunteer leaders who have made this one of the most desirous communities to live in. We have a monthly assessment that is 50 percent of what the going rate is in Orange County for a 30-plus-year-old “wood” community on the coast. In addition, if you read President Roy Dohner’s article in this issue on the *State of the Shores* you will see we have a progressive, healthy, well-funded community. More importantly, it is just a “cool, neat” place to live and really doesn’t suffer from the horror stories that you may have read about in the *Register* and the *Times* articles. Yes, we do have some homeowners with bad parking manners and an occasional dispute over the height of a neighbor’s Bird of Paradise, but overall, the conflicts are relatively few and resolved in a polite and equitable manner.

To this end, the Board of Directors has taken a long look at the methods and policies that we employ in achieving resolutions and has recently modified the policies by which we carry out enforcement measures. This is where the “3 F’s” come into play and it represents a vigorous philosophy of: 1) FAIRNESS, 2) FRIENDLINESS and 3)

FIRMNESS. This literally translates into a resolve of more friendly communication from association personnel, more “face to face” communication with homeowners and more direct Board involvement before problems reach the fine/lawsuit stage. Lastly, it represents a commitment, when all else fails, to pursue compliance as provided for in the Rules.

Functionally, what it means is that members will now first receive a friendly notice rather than a “First Notice of Violation.” If an issue still persists, it will be followed by a phone call from the staff or committee member, rather than a Certified Notice of Hearing.

These changes are on the cutting edge of HOA governance and represent the new, old fashioned, neighborly way of solving issues. We hope this spirit of neighborly friendliness spreads throughout the community.

New Patrol Service – By the time you are reading this, we will have almost two months of service by our new patrol company, Securitas. We have shared our new “3 F’s” philosophy with them and expect them to show the same spirit in carrying out their duties. If you have any comments on this, good or bad, I would like to hear them as well.

Security Issues – Most of you received my e-mail notification about the multiple vehicle burglaries during the past week. If not, several cars have been broken into (windows broken) and valuables have been taken. These include lap top computers, ipods and purses etc. that were visibly left on the car seats and floor. The moral here is park your car in the garage whenever possible and do not leave valuables in view as a temptation. **PLEASE NOTE:** Along these lines and in order to improve our access security, we will be changing the telephone number to the Gate House, and all the actual Gate Codes on May 1. You will receive notice in the mail of the new numbers and please let me remind you to be very careful who you give them to including your contractors and real estate agents.

—Leo Riley, General Manager

STREET SWEEPING

Street sweeping will be done the **LAST FRIDAY** of every month. They will be sweeping the entire community **ALL DAY** starting with the community center parking lot at 6:30 a.m. on **April 25**.

TENNIS COURT CLOSURE

The tennis courts will be closed for resurfacing
MONDAY, MARCH 31 through
SUNDAY, APRIL 6
(Weather permitting)

BOARD ACTION SUMMARY

MARCH 5, 2008 BOARD MEETING (General Session)

APPROVED:

- The January 2008 Financial Statement
- The February 2008 Delinquency Report
- The Schonwit & Associates engagement letter (Audit Services)

DISCUSSED:

- Revitalization of the MPR Complex and scheduled Rules Public Forum
- Annual election and Nomination Committee recommendations
 - New Website projects
 - Electronic file conversion project
- 2008 proposed rule changes (mail out)
 - Atlantic Avenue pine tree matter
 - Volunteer of the Year Award
 - Ritz Carlton noise matter
- City of Dana Point temporary easement request
 - Major project list

CORRESPONDENCE TO THE BOARD:

- Fascher – e-mail – February 17, 2008
- Fields – e-mail – February 18, 2008
- Stefano – e-mail – February 27, 2008

MARCH 5, 2008 BOARD MEETING (Executive Session)

APPROVED:

- Executive Session minutes of February 15 and February 20, 2008

REVIEWED:

- General Counsel's status report on pending legal matters

DISCUSSED:

- Homeowner collection matter
- Policy changes for NSCA enforcement protocols

HEARINGS:

- Homeowner Hearing for violation of Rule 4113
- Homeowner Hearing for violation of Rule 4211
- Homeowner Hearing for violation of Article IX, Section 17

MARCH 19, 2008 BOARD MEETING (General Session)

APPROVED:

- February 2008 Variance Report
- Resignation of Cristin Cobb, Susan Meredith and Monica Snyder from the Recreation Committee

DISCUSSED:

- Board President's "State of the Niguel Shores Association" presentation
 - Update on Information Technology Committee objectives
 - Update on Headlands / Beach Bluff projects
 - Update on new Website project
 - Update on Volunteer of the Year Award
- Annual election and Nomination Committee actions
- Cox Communications Service Repair project on Breakers Isle
 - Major Project List

CORRESPONDENCE:

- Fornadley – Voice of the People submission – letter to the Board – March 08

HEARINGS: none

MARCH 19, 2008 BOARD MEETING (Executive Session)

DISCUSSED:

- Update on Architectural Committee matters
- NSCA office staff compensation ranges

APPROVED:

- Appointment of Accurate Voting Services as 2008 Inspector of Elections

HEARINGS:

- Two (2) homeowner hearings to discuss the suspension of common area use privileges and voting rights due to lien recordations

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—April 2, 2008 at 9:00 a.m. NEXT PUBLIC HOMEOWNER FORUM—April 16, 2008 at 7:00 p.m.

CANDIDATES FOR THE BOARD OF DIRECTORS—2008

Kathleen L. Jones

Kathy Jones, long-time resident of Niguel Shores, was born in Pasadena where she attended school through high school, and went on to earn a BS degree in Journalism at the University of Oregon. With this background, she became a reporter for the *Orange County Register* and, later, editor of the magazine, *Orange County Illustrated*. During this period, Kathy married Peter Jones, and subsequently raised two daughters and a son here in Niguel Shores. Her husband, Peter, is an attorney practicing in the Newport Beach-Irvine area. The Joneses bought their home in Niguel Shores in 1979, knowing about the community because Kathy's aunt and uncle, Cynthia and Robert Baugh, were residents here. Her uncle, Robert Baugh, was an early president of the Niguel Shores Board. The Joneses live in a twice-renovated house in the Berkus homes. The children, in their twenties, are grown and away—mostly.



Board Candidate Kathleen L. Jones

Pursuing her training as a journalist, she has in the past few years, edited a book on gerontology called *Heart Way*, has been doing free lance work for the Garner Valley Ranch, and is a credited researcher and journalist for the Gene Autry Museum.

Kathy has been involved in a number of committees and activities in Niguel Shores from the beginning. In the early 1980s she was chairman of the Recreation Committee; she was, during this same period, on an ad hoc committee to rewrite the Rules and Regulations; she currently serves on the View Preservation Committee and was, from 2003-05, editor of the *Seashore News*. In addition to all this, Kathy was, a few years ago, a candidate for the Board.

Kathy feels her training as a professional journalist gives her the ability to listen and remember what people say. She believes that this facility is important in the running of a community such as ours where homeowners are regularly asked for their input and are free to attend open board meetings. She understands the interests and needs of the community, having raised her family here and having an intention to remain—her only move will be, she says, “to move to the downstairs bedroom when we can no longer climb the stairs!” Her interests for the community lay in improvement of the infrastructure, in creating a pleasant environment, both physically and

mentally for all homeowners—a friendly, non-authoritarian atmosphere with fiscal responsibility and concern for all residents.

Kathy's hobbies are scuba diving, traveling and reading. She has, what she calls, “a surprising fact” about herself: She has been on seven game shows and has won \$5,000 and a car! The easiest was “Family Feud” and, the hardest, “Win Ben Stein's Money.” How about that?

Best wishes to board candidate Kathy Jones.

Phillip Gerald Koppang

Jerry Koppang, 19-year resident of Niguel Shores, retired businessman, and current member of the Architecture Committee is a welcome candidate for our Board of Directors. Jerry



Board Candidate Jerry Koppang

was born in Iowa and shortly afterward moved with his family to San Diego where he grew up. He studied biological science at San Diego State, became a radiological technologist, taught radiology part time and gradually moved into management. As director of Education for the California Society of Radiologic Technologists he developed programs to create specialties in his field in community colleges. Subsequently Jerry was the Director of Radiology at Mercy Hospital in San Diego for 17 years; he later took an advanced degree in hospital administration at UCLA and became a certified health care executive. A position of Vice President of Business Development at Saddleback College led him to develop an urgent care center there and to start two different companies in partnership with doctors—companies outside the hospital to help fund hospitals, and he eventually retired in 2005 as CEO of a company in Riverside that owned imaging centers in partnerships with radiologists. A certified health care executive, indeed.

Along the way Jerry and Linda Waggoner were married; they have three grown children (all in California still) and has six grandchildren. The Koppangs lived in San Juan for five years before finding a home in the Villas in 1989 and have loved Niguel Shores ever since. Jerry admires its diversity, its excellent layout, its amenities and appreciates the privacy that a gated community provides. He looks forward, as a Board member, to continue on the path set for us by the last two boards, to continue the development of the Community Center and to seeing projects to

CANDIDATES FOR THE BOARD OF DIRECTORS—2008

fruition that are in progress. Because of his experience on the Architecture Committee, he advocates developing better relations with the City of Dana Point Planning Department to eliminate future conflicts between the AC and the city. His involvement in many professional organizations, years in management and the need to make economic decisions, he believes, will be valuable experience for Board membership. He has an expertise in business development and wide experience in contracting, all of which, he says, provides him with good practical, common sense knowledge.

Best wishes, Jerry, for a successful and rewarding term.

Todd Wallin

Todd was born in the base hospital at Quantico, Virginia where his father was a marine. The family had a number of moves because of his father's career. Todd grew up in Lake Tahoe, Las Vegas and, finally, in Lake Forest where he graduated from El Toro High School. He then attended UC Santa Barbara on a full tennis scholarship.



Board Candidate Todd Wallin

Todd, a born entrepreneur, has founded three companies that he has sold, starting in high school when, as class president, he organized his senior high school trip to Hawaii. The trip was so popular that students from other schools began to hire him to organize their trips. This business grew quickly into one of the largest spring break companies in the US. This led to a second business in which he provided ski and snowboard tours for college students. (He met his wife, Patty, on one of these trips when she was the ski club advisor at Saddleback College.) A third business was a marketing company that produced major consumer trade shows around the world: import car shows, houseboats, video gaming, skiing/snowboarding and golf. Todd's current business venture is Beverage Technologies, a company that works with major sporting events and concerts to provide mixed beverages. These range from the Super Bowl to the Kentucky Derby, MLB, NBA, and NFL events, and NASCAR races.

Todd works from his home, an arrangement which has provided flexibility for him to serve on several Niguel Shores committees. He was on the Recreation Committee for a year, has been on the MPR Revitalization Committee for the past year and on the

Finance Committee for two years. This committee experience has led to his interest in, and provides a valuable background for, serving on the Board.

Todd says that what he likes best about Niguel Shores is its activism. There is opportunity for people to participate and get involved in running the community. He likes his neighbors and finds Niguel Shores a wonderful community in which to raise his young family. His sons Jake and Josh are nine and six. Todd coaches tee ball and has several Niguel Shores kids on his team. Todd's wife, Patty, is a math professor at Saddleback College and shares with Todd her love of this community.

Todd sees that our community is in somewhat of a transition state with young families moving here who have different needs from retired members or families with grown children. He would like to serve the best interests of the entire community while balancing the needs of individual homeowners. He would also like to help finalize the MPR project. Like others, he would like to give back something to this community that has provided for him and his family such a great place to live for the past eight years. Well said, Todd, and best wishes.

(These articles were written from notes taken during interviews with the candidates. —*Mary Crowl*)

Volunteer of the Year Award (Dorothy Dudley Award)

The time has come again to nominate candidates for the **Volunteer of the Year Award**—our Niguel Shores award for the best volunteer of the past year. The Award was established in 1980 to recognize individuals who have, over the years, contributed their time and knowledge for the benefit and betterment of the community.

The following guidelines are to be applied in considering potential recipients of this award:

1. Cumulative service given benefitting NSCA—service is not to be based solely on one “spectacular” offering.
2. Variety of activities the individual or couple has engaged in over the years.
3. Services rendered to NSCA as a whole, not a particular club, group or committee.

For each candidate, please make sure to list all accomplishments and other reasons why you are nominating each person or couple.

The Board will make its decision at the April 16 meeting so the award can be presented at the Annual Meeting on May 20.

Please submit candidate suggestions in writing to the office to the attention of Leo Riley on or before April 15.

ARCHITECTURE

Leave it to California to create a whole new real estate term—"Mansionization." I am not sure when it first appeared, but it was brought to center stage last month, first on Friday, February 15 in the *Orange County Register* (Focus/In Depth) in an article entitled "The Big House at 2 Angell," and two days later on Sunday, February 17, in the *LA Times* (OPINION pg. M6) entitled the "Monstrosity Next Door."

To quote the *Times* article, "the use of the term 'mansion' is not complimentary. It is meant to conjure up a scenario in which a residential street of say, 1950s ranch houses suddenly gets a new neighbor—a 3,500 or 4,000 square foot house with two stories."

When this happens, some neighbors say the architecture is out of character for older communities. The question becomes, how big is too big? This issue affects many HOAs, but particularly those like Niguel Shores which are 35 + years old and sitting on prime real estate.

If you would like to learn more about this topic, you can read these articles on-line in the archives section of both newspapers. You can also come into the Niguel Shores office and ask for a printed copy at the lobby desk.

The Architecture Committee and the Board of Directors are closely watching this emerging issue and would like to hear your opinion on the matter. Please email me GM@Niguelshores.org or drop off your comments in the Niguel Shores office.

— Leo Riley

NEIGHBORHOOD NOTIFICATION FORUM

APRIL 3, 2008

COMMUNITY CENTER MULTI-PURPOSE ROOM

12 noon – 23711 COLIMA BAY
Proposed Remodel

FINANCE

MPR Repair or Replacement

The General Manager, Board of Directors, and volunteers continue to work on the replacement proposal for the Multi-Purpose Building. To some, total replacement may seem expensive. But when you consider all the elements of repair—electrical, plumbing, sewer, termite damage, the small, 35-year-old kitchen, the roof, the small maintenance area, inadequate handicap areas, earthquake protection, and inadequate storage, total replacement begins to sound much more attractive.

We will be voting on the total replacement proposal in May 2008. If the proposal does not pass, the budget will be increased to start saving for the major repairs needed. Regardless of how we repair or replace the MPR, we will obviously have to expend a significant amount of money.

As stated in previous months, our two major physical assets are (1) buildings and (2) streets. These assets combined are worth millions, and in addition to landscape, are the most visual aspect of our community. The other two major assets of Niguel Shores, which no one can put a price tag on, are (1) the extraordinary contribution of all our volunteers and staff and (2) our beach area.

Street Repair

Beginning in September and continuing through November, we will be performing extensive street repair (asphalt overlay or slurry depending on the street), which will cost approximately one million dollars. This will include the new beach bluff parking lot.

The Cost of Raw Materials

I have heard several residents comment that they don't understand why the cost of commercial buildings has risen since the housing market is depressed. My understanding of this topic is this: Existing houses are fixed assets in a given

AC MAJOR PROJECTS—MARCH 6, 2008

(See Bulletin Board by Office for all AC Projects)

33821 MERCATOR ISLE: Replace doors/windows; replace driveway; replace garage door; paint; add skylights; space addition; remodel – **CONDITIONALLY APPROVED** City approved plans required

AC MAJOR PROJECTS—MARCH 20, 2008

(See Bulletin Board by Office for all AC Projects)

33931 NAUTICUS ISLE: Replace driveway with pavers; repair existing patio cover; repair/maintain existing drainage; landscape; replace patio hardscape with pavers; and a lap pool (drawings provided) with built in BBQ – **APPROVED**

33701 CROSSJACK DRIVE: Replace driveway and patio hardscape with pavers; replace drainage; add irrigation; add a 16" seat wall towards rear wall; add 12" retaining wall (paver brochure and drawings provided) – **CONDITIONALLY APPROVED**

23722 BRISBANE BAY: Re-roof and replace skylight – **CONDITIONALLY APPROVED**

area and cannot be moved. The whole world competes for raw materials and raw materials are scarce, not to mention the cost of crude oil/gasoline and the transporting of materials. In addition, labor costs rise each year.

At least three bids and preferably more will be, and have always been, sought for any major contract. That includes all building construction and street asphalt work. The market place will determine the price.

So put simply, these four statements apply to the MPR Project:

- Our volunteers and staff are planning and designing, with input from the owners,
- The owners of the 960 homes will decide whether to “replace or repair”,
- The owners will contribute through (a) an assessment or (b) increased budget and increased dues, and
- The market place will determine the price.

The Finance committee has an opening and invites interested members to join. Call Marcy (487-2308).

—*Marcy McNulty*

LANDSCAPE

The committee has noticed several paths in different parts of Niguel Shore’s common slopes. These wear areas are being created by gardeners that do not have access from the front yard, or individuals taking a short cut to or from their homes. This practice can be very destructive and unsightly to the slopes involved, as well as costly.

The CC & R’s Article IX, Section 17 prevents activities on slope control areas “which might damage or interfere with established slope ratios, create erosion or sliding problems, or interfere with established drainage functions or facilities”.

It is necessary that all of you with gardener access problems talk to your neighbors about allowing access through their back yard on gardening day. Please talk to your young people about the necessity of not using the slopes as a short cut to or from home. If a slope should fail, the cost of restructuring and reinforcing as well as planting can easily exceed \$10,000 and more, depending on the size of the damage.

The Landscape Committee involved with the common area slopes and other common areas is planning to systematically update all slopes and common areas in Niguel Shores. Their funds are limited and, when money has to be spent on something that could have been prevented, the process really slows down.

—*Janet Traver*

MAINTENANCE

We have completed two contractor projects for this month. Brick entrance aprons have been installed on Atlantic and Colima Bays by West Coast Paving. We budget to replace two of these aprons each year. The Breakers Isle gate and fence have been painted by Iron Brothers Construction. Our Maintenance men have completed most of the ancillary painting at all our gates.

The Water District’s sewer project is on schedule for completion next month except for the destruction of the old pump station. That should take place in September. Engineering and construction drawings are being prepared for the road and parking lot reconstruction on the ocean side of PCH. This project will also include the slurry seal of several streets on the inland side of PCH. So that we do not disrupt summer activities, the start of construction is scheduled for late September/early October.

One of the most dangerous streets for wheelchairs or baby strollers is Niguel Shores Drive. The high curbs make use of the sidewalk difficult. A contract has been issued to install ADA type curbs at four locations on Niguel Shores Drive. Upon completion, strollers and wheelchairs will be able to use the sidewalk and not the street. This work should be completed in April.

Tennis players will note that some new wind screens have been installed on courts 3 and 4. Players will also appreciate resurfaced courts scheduled to be installed as soon as weather permits. We need some warm days to allow the proper adhesion of the surface material.

—*Jack Christiansen*

VIEW PRESERVATION

View Preservation Committee is trying to shorten the time it takes from a homeowner requesting (in writing) a ruling on view blockage and an actual decision made by the committee. With the help of digital cameras and computers, some time is being saved. It is always best to schedule a viewing from a property on the last Monday of the month, when the committee meets. In any case, it is mandatory that the homeowner be present to point out precisely which tree, shrub, or clump is creating a view issue. It may be obvious to the homeowner, but committee members can’t guess which tree specifically is causing a problem. The committee appreciates residents’ frustrations on views, both pro and con, and is doing its best to resolve misunderstandings or disputes as efficiently and fairly as possible.

Kudos to the landscapers for trimming all the trees on Mariner, and other community streets. It is hoped residents

regained some of their views and those who love the trees were pleased with the trimming solution.

—Kathy Jones

WWW.NIGUELSHORES.ORG

As many of you already know, Niguel Shores will be launching a newly designed Web site in the near future. This new Web site will include new features that will lessen paperwork for residents and make it easier to stay updated on the latest happenings in the community.

Every club and committee in Niguel Shores will have its own page on the Web site. These pages can consist of

photos, event listings, news, member information, contacts and more.

If you are in a club, or committee, please feel free to send me any content (event listings, articles, member information, photos and etc.) you would like to see on the Web site. We hope you will take some time to contribute.

You can send your content to webadmin@niguelshores.org. If you don't have access to a computer, feel free to stop by the office to drop off your content. Thanks in advance for your contributions. Stay tuned for more information about the new Web site features soon!

—Kathleen Capalla

RECREATION

CAROL YOCOM, EDITOR

April 19: French Flea Market – see flyer

April 20: Potluck – see notice

May 18: Chili Cook-Off – see flyer

Join trips provided by the Dana Point Recreation

Department: Since we do not have enough people for bus trips in Niguel Shores, you can gather some friends and join these groups for fun trips. The cost is usually very reasonable since the Department needs only to break even. You will make your own reservations. We will have the information for you in the *Seashore News* each month.

Recreation Department Trip: Getty Center: Tuesday, April 22. Depart 9:30 a.m. Return: 5:00 p.m. Fee: \$28.00. Lunch on your own. The bus departs from the Community Center, 34052 Del Obispo St., Dana Point. For registration information call Pat Mitchell at 248- 3530.

Beach Cities Senior Club Trip: Call 949-496-4109 for a trip schedule. This Club has several day trips to casinos.

April 17: Santa Barbara Surf and Turf. Visit the Gardens of the world, Land and Sea Adventure. Lunch on your own. Leave at 6:30 a.m., return at 6:30 p.m. Cost: \$75.

The Recreation Committee hopes this will help you enjoy some local trips. **Reminder to Committee: Next meeting: April 3, 7:00 p.m., MPR.**

—Carol Yocom

POTLUCK

Signs of spring are everywhere! We have welcomed back Daylight Savings, Spring Training, March Madness, and spring showers have given us green hillsides and colorful flowers.

Let us welcome you to our April Potluck on Sunday, April 20 in the multi-purpose room. The social hour starts at 6:00 p.m. followed by a potluck dinner. If you will be attending for the first time, we ask that you call a committee member who will coordinate the food contributions.

Please bring your own table service, beverage and \$1 per person.

A-E	Ann McCreery	487-0495
F-O	Sheila and Ray Furst	661-0601
P-Z	Irene and Blair McDonald	481-3035

From the Helm continued from page 1

Volunteer recognition: Un-Open house for 200 current and former volunteers in July. The generational shift, mentioned by the past president, George Evans, continues as reflected by the age of our volunteers with 20 percent under the age of 50.

City Support: Positive proactive support of NSCA interests related to headlands restrooms and a passive Sea Terrace Park.

Future Challenges: Dues verses costs, MPR assessment approval, minimize staff turnover, reduce

neighbor-to-neighbor conflicts, control uninvited guests and overnight street parking, increase efficiency through technology and deal with more governmental regulations.

Keys to success: Quality volunteers, quality staff, timely and quality communications, balance the demands of vocal minorities verses the interests of the silent majority.

It has been a privilege to serve our community and I thank you for your part in making Niguel Shores such a wonderful place to live.

—Roy Dohner

GARDEN CLUB



Raul Gomez, Operations Manager for Wendt Landscaping

Niguel Shores Garden Club honors Raul Gomez of Wendt Landscape on Arbor Day, April 16, for outstanding landscape service to the Niguel Shores Community. Our plantings have been great—especially the pansies. A big bouquet of thanks to Wendt Landscaping for all the beauty they have brought to our community. How lucky we are!

This month's regular meeting of the Garden Club will be held on Monday, April 21 at 12:00 noon in the MPR room.

April Meeting Notes – Voting for next year's officers. Report on the Niguel Shores garden tour and assignments: The tour is scheduled for May 19, so be sure to mark your calendar. Pre-sale of the garden tour tickets for garden club members is \$10. Sign-up sheets for helping with the garden tour will be available. Bring a potted plant or floral arrangement from your garden to exchange. In order to participate, you must bring a plant. Label the name of the plant and add care instructions and your name. Also, we would enjoy your sharing a favorite garden tip.

March 20 marked the first day of spring. If you have not already started your spring plantings, put down your reading materials, turn off the TV, and

get to the serious business of planting your spring garden now! Some good plant choices include Gerbera daisies which bloom from spring to fall for armfuls of long lasting bouquets. They do well in sun, or partial sun inland. Another favorite is Impatiens. Each plant becomes an unstoppable flower factory. America's favorite flower grows in shade, part sun and in coastal gardens, full sun. And last, but not least is the Ranunculus with their bright, bold colors. They couldn't be easier to grow. These are just a few of the beauties out there.

If you prefer indoors to outdoors there are some lovely houseplants that are always looking for a home. For instance, the braided monkey tree makes an architectural statement. Boldly braided trunks are topped off with a canopy of bright green, gracefully arching leaves, a low-light easy care choice. Areca palm is popular for bright indoor spaces. Each graceful arching frond has many small leaflets cresting a bushy, tidy plant. I sincerely hope I have energized your garden thoughts and will see you creating a new, or revitalizing a tired garden, soon. Happy spring and happy gardening!

—Patty Therolf

St. Patrick's Day Celebration: On St. Patrick's Day the Garden Club met in the MPR where they scarfed up a traditional meal of corned beef and cabbage. This was a production by gourmet cooks Jerry Koppang, Jack Christiansen, Jack Sweeney and others. It would have been excellent even if there had been no wine, but plenty was served by Bob Borland, Myron Miller, Tom McNicholas and others. We were delighted to see Joe Sanders who has not been able to attend many events in the Shores of late but who is now firing on many

cylinders. Some 60 persons were in attendance.

The meeting was conducted by President Jack Sweeney and Vice President Linda Koppang. Maestro Sweeney produced a lecturer on the subject of Shamrocks by a local Leprechaun who came up from his lair in the bed of the San Juan Creek just for this event. He led the gathering of would be Irishmen in the singing of "Molly Malone", "Over in Killarney", "Irish Eyes are Smiling" and "Four Leaf Clover". We did not get his name but we do have his picture.

—Sometime correspondent
Peter Rask



The Singing Leprechaun

MEN'S CLUB

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

Our meeting on April 1 will be a "Meet the Candidates" meeting at which the candidates who are running for election to the NSCA Board of Directors will have an opportunity to tell the members about themselves and the talents they would bring to the board.

On April 15, the speaker will be Bruce Christian, President and CEO of the South Coast Medical Center.

May 6 will be our annual "Ladies Day" when members' wives and widows will be invited to attend as guests of the Club. The speaker will be Woodrow Carter, Superintendent of the Capistrano Unified School District. Mr. Carter and the Board of Trustees recently adopted a budget that incorporates the Governor's proposed reductions in funding and would involve the layoff of 400 teachers, administrators and support staff.

On May 20 Bill Berger will tell us about the Ocean Institute. At our June 3 and 17 meetings the speakers will be the Dana Point City Manager, Doug Chotkevys, and Angela Luedtke of the Orange County Fire Authority.

The Men's Club President, Jim Clark, is organizing a program that combines a neighborhood safety project with a fundraiser. The project consists of painting your house number on the curb where it can be seen easily by emergency personnel. A donation of \$20 is requested. If you would like your number painted please fill out your information (name, address and telephone number) on one of the flyers that are being distributed or on a slip of paper and leave it in the box located at the NSCA center.

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

—Blair McDonald

WOMEN'S CLUB

Special thanks go to Gabby Frei, who is a physical therapist with Saddleback Memorial Center's Rehabilitation Unit, for taking the time from her busy schedule to speak at the March luncheon on Fall Risk Reduction. The information was very interesting and informative. The interactive portion of the program was very helpful in illustrating the information which was presented.

The next meeting of the Women's Club will be held on Thursday, April 10, at the Community Center. A social half hour begins at noon followed by a catered luncheon with wine at 12:30 p.m.

A fashion show provided by Sea Styles at Dana Point Harbor will follow the luncheon. The luncheon will cost \$15. Paid reservations are necessary for this event and may be made by taking a check made out to NSWC to the office by April 3. There are a maximum of 79 spaces for the luncheon which will be filled with members first. If all of the spaces are not filled by April 3, guests on a waiting list will be admitted. If you wish to put a non-member on the guest list, please call Gretchen Rask at 489-2259. If you have questions regarding this policy, please contact Tina Fornadley at 388-9080.

Beginning with the April meeting, there will be a Book Exchange Table available. Members may bring books that they have finished reading and exchange them for books brought by others. After the meeting, all books remaining will be donated to the Dana Point Friends of the Library Bookstore.

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

Becky Lentini is planning a trip on Wednesday, May 21, to the Bower's Museum to view an exhibit of the Terra Cotta Warriors from China. Those who have been lucky enough to have already seen the Terra Cotta Warriors feel it is a truly awesome experience that you would want to share. The cost for admission is \$14 for seniors plus a \$2.50 purchase fee. If you are interested in attending, please call Becky at 481-8429.

—Barbara Boyd

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WEDNESDAY BRIDGE

For play in April, call Dorothy Horany at 496-7671. We have needed many substitutes lately, so if you would like to join us, make that call now. Not all of our members live in The Shores so you may bring along a friend from outside if you wish. Winners since the last *Seashore News* were:

February 20: Kay Wittmack, Frieda Baskin and Edie Tisch.

March 5: Helen Campbell, Shirley Heimstaedt and Betty Steinwinter

March 12: Betty Steinwinter, Helen Stevenson and Gloria Thrailkill

March 19: Dorothy Horany, Rita Lapple, and Regina Brevik

—Betty Steinwinter

PAGE TURNERS

Page Turners will meet on Monday, April 28, at 1:00 p.m. in the home of Harriet Writer, 33711 Windjammer, with refreshments supplied by Patty Therolf.

The discussion of Lisa See's book, *Snow Flower and the Secret Fan*, will be led by Gretchen Rask. A language kept a secret for a thousand years forms the backdrop for a novel of two Chinese women whose friendship and love sustains them through their lives.

Page Turners meets in members' homes on the fourth Monday of each month, September through June except December, with a date change in May when we will meet on the 19th because of a holiday. New members are always welcome. The meeting format includes a brief social time at 1:00 p.m., with light refreshments, followed by discussion led by members who volunteer for a specific book. Please call Diane Hearne, 661-6267, if you would like to participate.

—Hope Luedeke



Bridge players left to right: Freida Baskin, Theo Whitehead, Francesca Rossi and Patricia Conway

WHAT! ANOTHER BOOK CLUB??

And why not? This one will focus on non-fiction: current issues, history and biographies. Be opinionated or objective, as long as you read the book. We will meet once a month, on the third Wednesday, starting April 23 at 1:00 p.m. with the first meeting at the home of Norton Schwartz at 23621 Sidney Bay. RSVP by telephone 481-2459 or e-mail to Nortlynne@cox.net The first meeting will be to decide what books to read and discuss. Coffee, tea, water and Oreos will be served with paper napkins.

—Norton Schwartz

KENTUCKY DERBY

Come join your neighbors for our annual Derby Day when we see how good we are at picking the winners. It's especially fun with our Mint Juleps, wine, beer or soft drinks. The best hot dogs and goodies are served after 2:00 p.m. Saturday, May 3.

—Don Beaver

In Memoriam
Carla MacNair
(Mrs. Richard)
Long-Time Perth Bay Resident
March 2008

In Memoriam
Ernest R. Sewell
Gourami Bay Resident & Past Member
of the Sea Terrace II Board
September 2007

MEN'S GOLF

Two rounds of golf were completed this month under picture perfect playing conditions... warm, sunny, dry, spring-like weather. The first round at Camp Pendleton Marine Base Golf Course was accompanied by the traditional SOS breakfast. Afterwards, 26 hackers stumbled out to play their rounds. The winners were too numerous to list, but first place went to Gary Katsuki, Terry McLaughlin and Bob Converse. "Lachel Closest to the Pin" honors went to Jack Sweeney and Jerry Koppang. The next round was staged at Meadow Lake and the weather was grand for the 23 golfers that made the long trip. Team 1st place honors went to Dave Ontiveros's team of Bob Russell, Myron Miller and Blair McDonald. "Lachel Closest to the Pin" on #4 was won by Jack Sweeney again, and Jerry Pearl on #10.

Our next junket is Arrowood and the famed San Luis Rey Downs course. Come join us for lots of fun.

Quote of the Month:

"Any change in your golf swing works for a maximum of three holes and a minimum of none at all."

—Bob Borland

TENNIS ANYONE?

Like to play but don't know who to call for a game? Come to the courts on Sunday, April 27 at 2:00 p.m.

We'll have a Round Robin, and you will meet new people with whom you can exchange phone numbers. You can also tell me what you'd like to see in the way of a tennis program for Niguel Shores. The Recreation Committee would like to revitalize our tennis activities but need your input.

—Barbara Milner 443-2911

DIPPY DOLPHINS

The Dippy Dolphins took the occasion of the March birthday of their instructor, Cynthia Carlson, and met for an elegant lunch at Ristorante Ferrantelli. Cynthia has stepped in and made this class really special. Please come and join the class for really good exercise and great camaraderie every Monday, Wednesday and Friday from 9:30 until 10:30 in our 82° pool. The cost is \$3 per session or \$27 if the month is paid in advance.

Pictured above from left to right are half of Karla Sanders, Diane Hearne, Anne Morris, Irene McDonald, Bunny Ross, Wilma Lindberg, Rhea Gutknecht, Kay Unis, Phyllis Tezer, Instructor Cynthia Carlson, Harriet Writer, Bunny Mahoney, Mel Williams, Ruth Levitan, Jane Pendergast, Linda Rice, standing, and half of Marian Kennedy. Attending also were Barbara Brabeck, Pam Taylor and Hope Luedeke.



—Hope Luedeke

WOMEN'S GOLF

Next Fun Day is Monday, April 14. Check in time is 8:00 a.m. at Aliso Creek Golf Course. After playing, the group will meet at the Niguel Shores Community Center for a meeting and lunch made by Liz Kelsch (661-5802) and Eileen McDonald (249-8905). Golf captains are Barbara Brabeck (493-9399) and Irene McDonald (481-4035). Please call one of the lunch captains and golf captains if you are not signed up or if you must cancel. Last minute cancellers also need to call the starter at the course (499-1919). The game of the day was Green Ball. Players had to take turns hitting a green ball and this score had to be used as the team's score. Team #3 (Val Mitchell, Ceacy Johns, Irene McDonald, and Annie Greenwald) won with a 47.

Other awards:

Low gross:	Val Mitchell	40
Low net:	Liz Kelsch	31
Low putts:	Marlene Lynch	15
Closest to pin #6	Val Mitchell	
Closest to pin #8	Ceacy Johns	
Longest drive:	Val Mitchell	

Bad day at Aliso Creek: On the first hole, one of our friends had to hit the green ball over the creek. Alas, the ball went into the water. The hitter cried, "I think I'll drown myself in the creek!" Her teammate replied, "I don't think you can; you can't keep your head down that long!"

—Liz Kelsch

LIBRARY NEWS

The **Children's Storytimes** will resume through the month of April. A Toddler/Pre-School Storytime is slated for Tuesday mornings at 10:30 a.m., with stories, songs and fingerplays. No registration required.

School-Age **After School Club** will get underway on Thursdays at 4:00 p.m. the month of April, for children 5 and up. Crafts and stories will be featured.

The **In-N-Out Promotion** will continue until April 19. Children reading five books will receive a certificate to receive a free hamburger at In-N-Out. Ask at the reference desk for details.

Imagination Celebration: A display of children's art will be featured from April 19 through May 18. Display your child's art at the library for all to see. Ask the Children's Librarian, Carolyn Hopkins, for details.

Pajama Storytime will be held April 28 at 7:00 p.m. with the Sunshine Readers.

Don't forget to celebrate your **National Library Week** April 13 – April 19.

Special Cinco De Mayo Program in May!

—Betty Steinwinter

NEED A CAR WASH?

Line up on Saturday, April 5 at the South Shores Church on Crown Valley between 8:00 a.m. and 1:00 p.m. for a great car wash provided by the Fifth Marine Regiment—the "Fighting Fifth," the Marine Corps' most highly decorated regiment. This is one of its local Support Group fundraisers to generate funds to assist the families of the active duty marines and to fulfill needs of the marines themselves. We should all line up and help out whether the car needs it or not! They are offering free refreshments (all donated) with the car wash.

ONE BAG AT A TIME

The Problem:

- **14 plastic bags—contain enough petroleum to drive a car 1 mile.***
- **380 billion plastic bags or wraps—are thrown away each year in USA***
- **Cities spend up to 17 cents per plastic bag in disposal costs, wasting millions of tax dollars****

Source: *Govt. report. **City of San Francisco report

Everyone can help.

Recycle or use personal canvas bags. —Karl Kuhn

KITTEN SHOWER

The San Clemente-Dana Point Animal Shelter is holding a *Kitten Shower* to train and inform interested people how to care for kittens, mom cats with new-born kittens and pregnant cats. It is also a great refresher class for experienced foster families. The Shelter desperately needs foster homes for kittens so please attend the Shower and offer to help:



Sunday April 20, 5:00 p.m. – 7:00 p.m.
221 Avenida Fabricante, San Clemente

The Shelter needs responsible homes that have time to socialize and can transport to the Shelter and vets' offices, preferably with no children under six. An area away from other pets such as an extra bathroom or bedroom is needed, and the fosters should live in South Orange County in case of emergencies and to use the Shelter vets in this area. Pet Project Foundation, the volunteer group, will furnish food, supplies and pay vet expenses. Contact Carol Kuhn at 496-0814 or call Cindi Kane at the Shelter at 361-6129.

DOGS ROCK!

And they rock no better than at Pet Project Foundation's Wag-A-Thon. This is the day your dog has been looking forward to all year. Saturday, April 26, from 8:30-1:00 in the beautiful Dana Point Harbor, you and your dog will enjoy music, the Disc Dogs in Southern California, food, the Bowser Bazaar, and more! Your dog will be very excited to meet movie dogstar Charlie who plays Nicodemus in *Licensed to Wed*. Maybe he will be giving pawtographs! You may register and pick up your tee shirt and bandanna at the Ocean Ranch Starbucks on Saturday, April 19 between 10:00 a.m. and 4:00 p.m. The address is 32515 Golden Lantern, Dana Point, at the corner of Del Avion and Golden Lantern.



MEET YOUR NEIGHBOR

A (Weather) Man for all Seasons

One of our newest neighbors is none other than Channel 7's personable weatherman, Dallas Raines. (And yes, that IS his birth-given name!) Dallas, who has been forecasting the Southland's weather in KABC for 25 years now, was a likely candidate to end up here in our beautiful Niguel Shores. Raines grew up in Georgia where he became fascinated with tornadoes and the dynamics that created such weather phenomena at a very young age, and decided he would formally study Earth Science, with an emphasis on meteorology and climatology. The Georgia boy headed off to Florida State University where he got his first taste of life by an ocean. After school, Dallas had the great fortune of combining his passion of weather with a career in television. Hawkeye Ted Turner snatched a young Dallas Raines, fresh out of school, to start and head his new business that he called CNN. While on CNN some executives at ABC-TV started to take note of the energetic meteorologist who was already stacking up the awards for informative storm coverage. Wisely ABC decided to offer Dallas a job. Raines had to decide between doing Good Morning America in New York or doing local weather for KABC-TV in Los Angeles. It wasn't a difficult decision for Dallas. He said he was



Dallas, Georgia, Austin and Dannie

yearning for the west, for the ocean, and for the palm trees. His young bride, Dannie, said she was looking for "swimming pools and movie stars." One of their first visits to the ocean was to Dana Point. The couple fell in love with the area. Dallas remembers when his children were very little; the family was playing on the beach at Salt Creek. Looking up at our bluff they dreamed "someday." Well, fortunately for all of us that someday has come. In between working in Los Angeles, and working with his favorite children's charities throughout Southern California, you can see Dallas and his family catching a wave, playing tennis, riding their bikes, or simply standing in awe as the sun slips into the Pacific. Dallas' closing thought: "This place truly is Utopia."

—Provided by Bernie Fornadley

NEIGHBORHOOD ADS

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

For Lease—Townhome on Halyard Drive. 3 bedroom, 2.5 baths, Huge master suite with fireplace, Large yard and patio. Updated amenities. \$2,750 mo. Call (949) 498-5329. No smokers.

For Sale—Each piece unique: Teak fainting couch \$650. Antique carved bench-couch with cushions \$2,500. Primitive Timor carved backless bench/coffee table \$450. Sculpted teak burl coffee table \$600. (949) 489-5565

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

Ads for the Seashore News must be submitted by the 15th of the month. Include a check payable to NSCA, \$3 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability for quality of goods advertised. See Rule 5525 (Non-Commercial Ads Only)

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PHOTO CONTEST

Janet Dohner wrote: "Here is my entry for the "Children" March photo contest!

Our two boys learned to swim in the NSCA pool because their grandparents (Dick and Carla MacNair) were original owners here.

As soon as we became grandparents we looked forward to taking our granddaughter Hayley in the pool, it brought back great memories!" Thanks Janet for that wonderful photo of Hayley and congratulations.

We're delighted to see so many excellent entries in our contest and encourage you to keep them coming. The April theme will be Floral Scenes.

May will be Sports, June, Still Life/Abstract, and July, Patriotic Scenes/July 4th.


—Mary Crowl



ANOTHER THIRD GENERATION IN THE POOL

This is a photo of two year old Mason John Mullinix, who is the third generation Mullinix to enjoy the Shore's pool. His grandmother, Marge Mullinix, who lives on Brigantine brought her son Guy, (Mason's dad) home to Niguel Shores when he was two days old. Mason came home to the Shores when he was one day old. So that's a record that will be hard to beat! They all love the pool.

—Doris Adams



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The Immel Team

VOICE OF THE PEOPLE

To the Editor:

In 2004 the Board asked for an assessment of \$2,395 per property owner for the “renovation, modernization and expansion of the Community Center” estimated to cost \$2.3 million dollars. A vote was taken, the plan was rejected and the Board was asked to look into a less ambitious plan in order to avoid having to make an assessment on all the residents.

Since that time a new office building has been built using money in reserves at a cost of around \$1 million dollars. Now we will all soon be asked (again) to vote ourselves an assessment of \$3,000 to finance the construction of a new MPR at a cost of \$2.9 million dollars. The bottom line is that this less ambitious building plan will end up costing us a minimum of \$3.9 million dollars - \$1.6 million dollars more than the plan that was rejected in 2004. Why didn't the current Board follow up on what the voters asked when they rejected the 2004 plan and instead they increased the cost by \$1,600,000 while we are in the midst of a recession and a depressed real estate market?

Most of us rarely make use of the MPR and will be satisfied to defer construction until reserves are built up from the annual dues increases we have been paying. Our

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.

dues have gone up 30.7 percent, a \$704 increase since 2004. We will be voting NO against this harsh assessment and can wait until monies are available in reserves. Please get involved and cast your vote so that you have a voice in this matter. Thank you.

—Bernie Fornadley

Board response to Letter to the Editor:

A revised plan for the MPR building has been developed. To date 210 members of our community have voted on this revised plan with 133 in favor (63%).

In 2002 our dues were increased to fund the new office (project successfully completed) and to build a reserve fund for a future MPR. That fund is now gone. Our largest reserve item is maintenance of our streets; asphalt prices (like oil prices) have increased by over 400 percent since early 2002. This increase and general inflation has consumed the 2002 dues increase that was intended to fund a future MPR.

If the special assessment is not approved the dues will have to be increased again to build a reserve fund for a future MPR rebuild and to fund the necessary interim repairs required to maintain the existing 35-year-old building in a useable and safe condition.

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APRIL 2008 in Niguel Shores



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY SUNDAY																																																																																										
31  TENNIS COURTS CLOSED For Resurfacing	1 8:00 Men's Club Breakfast 1:00 Art Class  TENNIS COURTS CLOSED For Resurfacing	2 8:30 Fitness Class 9:00 NSCA Gen. Session Board Mtg. 9:30 H ₂ O Aerobics 11:30 Bridge TENNIS COURTS CLOSED For Resurfacing	3 8:00 Ladies' Tennis 1:00 Architectural Committee 3:00 Women's Club Board Mtg. 7:00 Recreation Committee TENNIS COURTS CLOSED For Resurfacing	4 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 SSN Staff 7:00 Re-showing "A Night in Dublin" on TV TENNIS COURTS CLOSED For Resurfacing	5 NSCA Office Open 8:30 - 5:00 TENNIS COURTS CLOSED For Resurfacing 6 TENNIS COURTS CLOSED For Resurfacing																																																																																										
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14 8:00 Women's Golf Fun Day 8:30 Fitness Class 9:30 H ₂ O Aerobics 3:30 Landscape Committee	15 8:00 Men's Club Breakfast 1:00 Art Class	16 8:30 Fitness Class 9:00 NSCA Gen. Session Board Mtg. 9:30 H ₂ O Aerobics 11:30 Bridge 7:00 Meet the Candidates Night  ARBOR DAY <i>(The Garden Club Honors Rauf Gomez)</i>	17 8:00 Ladies' Tennis 1:00 Architectural Committee	18 8:30 Fitness Class 9:30 H ₂ O Aerobics	19 NSCA Office Open 8:30 - 5:00  French Flea Market 7:00 - 11:00 a.m. 20  POTLUCK 6:00 in the MPR																																																																																										
21 8:30 Fitness Class 9:30 H ₂ O Aerobics 12:00 Garden Club	22 8:00 Men's Golf 1:00 Art Class  Earth Day	23 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 1:00 Book Club (Non-Fiction)	24 8:00 Ladies' Tennis	25 8:30 Fitness Class 9:30 H ₂ O Aerobics  STREET SWEEPING	26 27  2:00 Round Robin																																																																																										
28 8:30 Fitness Class 9:30 H ₂ O Aerobics 1:00 View Preservation Committee. 1:00 Page Turners 4:00 Finance Committee	29 8:00 Men's Golf 1:00 Art Class	30 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 	 																																																																																												
Sheriff's Department: 770-6011 (Non-emergency services) Niguel Shores Office: 493-0122 Niguel Shores Fax: 831-0116 Mariner Gate: 487-4880 Mariner Fax: 487-4182	MARCH <table border="1"> <tr><td>Sun</td><td>Mon</td><td>Tue</td><td>Wed</td><td>Thur</td><td>Fri</td><td>Sat</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td>31</td><td></td><td></td><td></td><td></td><td></td></tr> </table>		Sun	Mon	Tue	Wed	Thur	Fri	Sat							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31						MAY <table border="1"> <tr><td>Sun</td><td>Mon</td><td>Tue</td><td>Wed</td><td>Thur</td><td>Fri</td><td>Sat</td></tr> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> </table>		Sun	Mon	Tue	Wed	Thur	Fri	Sat					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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NSCA DIRECTORY
NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
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Dennis Cannon	Maintenance Staff	
Frank Geck	Maintenance Staff	

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

AD HOC COMMITTEES

Revitalization
Investment
IT/Website
Sea Terrace Townhomes Assoc. I
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Don Bear, 1st Vice-President
Ceacy Johns, 2nd Vice-President
Al Glatt, Secretary
Meg Werby, Treasurer

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Ginny Nevitt / Jerry Koppang
Marcy McNulty
Irene O'Brien
Jack Christiansen (acting)
Carol Yocom
Mary Crowl
Mike Card/Tim Murphy
TBD

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Gretchen Letson-Rask
TBD
Sea Terrace Townhomes Assoc. II
George Traver, President
Adrienne Ruben, 1st Vice-President
Rene Cortez, 2nd Vice-President
Karla Sanders, Secretary
Tobias Lawry, Treasurer

MEETINGS

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

MEETINGS

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

Seashore News

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BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT
BY **CONNIE MCKIBBAN**



JUST LISTED BY CONNIE



33508 SPINNAKER DRIVE

JUST LISTED BY CONNIE



33811 SHACKLETON ISLE

IN ESCROW BY CONNIE



33881 NIGUEL SHORES DRIVE

FEATURED PROPERTIES LISTED BY CONNIE



33552 HALYARD



23731 BRISBANE BAY



33761 WINDJAMMER



33791 VISTA GRANDE



33631 MAGELLAN ISLE

2008 REAL ESTATE UPDATE FOR NIGUEL SHORES
22 HOMES CURRENTLY FOR SALE—PRICE RANGE FROM \$849,000 TO \$4,250,000.
1 HOME CURRENTLY IN ESCROW—LIST PRICE OF \$4,580,000.

(INFORMATION PER MULTIPLE LISTING SERVICE AS OF 3/11/08)
*This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

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