

Seashore News



April 2010

Published Monthly by Niguel Shores Community Association

Issue 437

FROM THE HELM *by Jerry Koppang*

I wanted to take the opportunity to share with all of you the presentation that was made at the last Public Forum held on February 17. From 2006–2010 three Boards of Directors have governed Niguel Shores. Each Board has accepted the responsibility to continue the forward motion of our community. We have tried to maintain the continuity

from one Board to the next to keep the operation of Niguel Shores as smooth as possible for the homeowners. Since 2006 we have seen the greatest change in our community amenities since the Shores development began in 1969. Since 2006 we have seen the following organizational changes, functional changes and capital improvements:

2006 ORGANIZATION/PERSONNEL CHANGES

Hired new General Manager, Leo Riley

2007 ORGANIZATION/PERSONNEL CHANGES

Maintenance manager promoted from within and began reporting to G.M. Landscape contractor and patrol service contractor began reporting to G.M. Prior to 2007 these functions reported to their respective committees with no overall coordination of responsibilities.

■ **Functional changes**

Began e-mailing “Notices to Homeowners” on 1/25/07. Now, over 60% of homeowners receive e-mail
Began weekly staff meetings for NSCA employees and contractors
Contracted with Securitas for Patrol Services

2008 ORGANIZATION/PERSONNEL CHANGES

Karen Gibson achieved California Certification as a Community Assoc. Manager

■ **Functional Changes**

Installed GateWorks system for electronic access to Mariner Gate
Added burgler and fire alarm systems
Developed Homeowner Response Program and developed violation log tracking system
Developed new interactive website
During construction of new office building all administrative services were continued in a temporary building.

■ **Capital Asset Improvement**

Install new phone system with voice mail
Constructed new office building and entrance pavilion
Installed satellite irrigation system
Implemented new signage program
Joint project with South Coast Water District for new sewage pumping station

and cost sharing for paving beach bluff parking lot.

2009 ORGANIZATION/PERSONNEL CHANGES

Minimized staff turnover of senior staff and zero turnover in Maintenance staff since Jan. 2007

■ **Functional changes**

Began development of master landscape plan
Began Emeritus program with Saddleback College
Created outside tennis program
Participated in Surf Museum task force with city of Dana Point

■ **Capital Asset Improvement**

Constructed new ClubHouse
Constructed new larger saltwater spa
Pool modification to comply with Virginia Graeme Baker Act.
Expansion of Beach Bluff park and added permitted shower

As you can see, the last four years have been busy years for the volunteer committees and the general manager. I think we can all agree the changes have been positive for the community and have improved the overall quality of life in Niguel Shores and improved property values as well.

2010 is a critical year in many ways. We will be electing three new board members this year. What makes it a critical year are the candidates running for the Board. You

will have an opportunity to review resumes of the candidates in this issue of the *Seashore News*, however you will not know where they stand on such issues as Niguel Shores management, project funding, and the way Niguel Shores is governed. I urge all of you to come to “Meet the Candidates” night, Wednesday April 21 at 7:00 p.m. We need a Board that will continue to move the community forward and work with current management. ■

Another new listing reaches International
Markets through Masters and Wilson



Laguna Beach | 406 Alta Vista
\$1,999,000 – \$2,299,000

THE BEST TEAM. THE BEST SERVICE.

When it comes to the purchase or sale of luxury property in South Orange County, a successful strategy demands the counsel of seasoned real estate experts. Our team has forged an exemplary reputation in the industry by providing our clients with sterling results and an unmatched level of service. From simple relocations to intricate family trusts, we understand the complexities and nuances of every type of transaction. Because our team is highly collaborative, every client benefits from the total resources of our entire group.



KARAN
MASTERS



DANIELLE
WILSON

PLEASE CONTACT US FOR FURTHER INFORMATION

KARAN MASTERS | 949.338.8818 | kmasters@homgroup.com
DANIELLE WILSON | 949.584.6469 | dwilson@homgroup.com

HOMGROUP.COM

2010 Annual Meeting & Election of the Board of Directors—Just a reminder that nominations for the 2010 Annual Election are in and we have five candidates for three open positions. The candidates are, in alphabetical order: Daun Dunlap, Sam Johnson, Kathy Jones (incumbent), Sue Kichline, Steve Stewart. You can read the interviews of all the candidates further on in this issue of the *Seashore News*. This is a very important election year in that we have three incoming positions with a five member board. The incoming group could have a controlling vote and change the governance and direction of the association. I strongly suggest that all homeowners get to know the candidates and where they stand on the issues. If you are not familiar with the issues you may want to read the next few pages and the article that I have written entitled *Time for Change?* The best venue to hear the different points of view would be at the **Meet the Candidates Night—Wednesday April 21 at 7 p.m.** in the ClubHouse.

Attention Dog Lovers—We have many dog owners and lovers in Niguel Shores. Most of them are responsible pet owners... but not all of them. I own two dogs myself, and I know how much they enjoy just being dogs, but there is a time, place and manner for all that dog stuff. We all know that there is a *leash law* in California and it applies to all public spaces. There are also dog parks where dog owners can let their pets run free but, unfortunately, we do not have one in Niguel Shores. Now, here comes the part to pay attention to: Animal Services has been alerted (not by the NSCA Office) that dogs are running off leash in Niguel Shores, particularly on the Beach Bluff Park. As a result, they have been monitoring the Bluff and walking up the path from the beach to issue citations to anyone with their dogs off leash. Animal Services is telling NSCA that they generally issue a warning for the first offense, but after that, the citation can be up to \$300!!! In addition, if the dog does not have a current dog license, that is an additional \$271!!! Please share this information with your fellow homeowners with dogs because several citations have already listed issued.

Smoking in the spa—By now you have probably noticed another really unattractive sign that says **No Smoking and No Wetsuits** in the spa/pool area. For some reason a small group of bathers have taken up smoking in the spa, a **No Smoking** area with no ash trays or cans. As a result, they are putting the cigarettes out on the tile coping leaving a mess and floating debris in the water. We have asked our Patrol Officers to monitor this activity, and we have installed that really nice new sign, but if you see anyone smoking...please ask them to stop or go somewhere else.

A similar problem is with **wetsuits** going into the spa. Now it is a really favorite pastime to go to the spa after surfing as this is a great way to thaw out from the 60 degree ocean. The problem becomes the sand that plugs up the filters and the time it takes our Maintenance Department to keep the spa clean. Please take the wetsuits off outside the spa and rinse them off in the outside showers if needed. Lastly, and I know you are going to love this one.....please remember to wear a bathing suit in the spa. It is not an optional activity but several of our residents seem to have forgotten this and the cameras that watch this area.

NSCA sale of alcohol at association events—Unfortunately the Association has decided to stop the sale of alcohol at Association sponsored events. This is primarily due to the cost of liability insurance for this activity (\$500 per event) and the ABC's requirement for a certified trained bar tender. Homeowners will still be able to BYOB, but the days of \$4 glasses of wine must come to end. The litigious world that we now live in has once again taken its toll.

Special thanks to Dave Ontiveros and Kathy Jones—In the true spirit of Niguel Shores volunteerism, please read Rob Rifkin's letter in this issue's *Voice of the People*. He specifically thanks Dave Ontiveros and Kathy Jones for their recent contributions to the look of the new ClubHouse. Dave contributed his fine wood working skills to the display wall and Kathy donated the funds that provided both the art and the display rails in the lobby. It is not the first contribution (and probably not the last) that they have made to this Association, with the selfless goal of enhancing the experience of living in Niguel Shores for everyone. Thank you Dave and Kathy.

Access device price increases—Please note that the following price increases went into effect as part of the new 2010 Budget. Vehicle bar codes went from \$20 to \$25, guest bar codes from \$25 to \$30 and replacement bar codes are now \$5. FOBs also increased from \$25 to \$30. For any questions, please contact the office staff. ■



BOARD ACTION SUMMARY

MARCH 3, 2010 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of February 17, 2010.
- Approved and filed the 2009 Year End Financial Report.
- Approved and filed the January 2009 Financial Report.

DISCUSSED:

- 2010 list of candidates and the 2010 Inspector of Elections.
 - Beach Bluff Ad-Hoc Committee update.
 - City of Dana Point letter on 2004 unauthorized improvements update.
- Finance Committee's recommendation on the Salt Water Conversion for Pool.
 - Sea Terrace I color palette changes and policies.
 - Alcohol sales at NSCA events.
 - Asphalt Maintenance Project update.
 - Association's Electricity budget and expenses.
 - Art show proposal.

REVIEWED:

- Reviewed and filed the January 2010 Variance & Delinquency Reports.
- Correspondence from 2 homeowners: 1) comments on handicapped parking and 2) Comments on reconciliation of the 2008 Special Assessment.
 - New 2010 legislation workbook by legal counsel.
 - Process Server policies and guidelines.
 - Eucalyptus tree removal matter on Marlinspike.

TABLED:

- Gateworks proposed system upgrade.
- City of Dana Point storm drain matter.

MARCH 3, 2010 BOARD MEETING (Executive Session)

APPROVED:

- Approved the Executive Session Minutes of February 17, 2010.

REVIEWED:

- Payment Status report for Quarterly Dues and Special Assessment as of 12/31/09.
 - Attorney Fiore's Status Report on pending legal matters.
- Reviewed bid proposal for additional video cameras and declined approval.

DISCUSSED:

- AC legal matters involving six (6) homeowners.
 - Settlement agreement of architectural litigation.
 - Update on Annual Election and Inspector of Elections contract proposal.
 - Reserve expenditure policies and procedures.
 - AC variance request for grading below grade. Declined.
 - Staff personnel matter.
 - HRF 10-00642 Drain matter.
 - HRF 10-00667 Nuisance enforcement matter.
- HEARINGS/MEETINGS:**
- Conducted two homeowner hearings to record lien and suspend rights for delinquencies.

MARCH 17, 2010 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of March 3, 2010.
- Approved the transfer of funds from Reserves (\$5,090) for homeowner repairs.
- Approved the procedures & policies for Process Service in NSCA. (From 2/2/10 BOD)
- Approved turning over two accounts to the Association's Legal Counsel for collection.

REVIEWED:

- Correspondence from one homeowner regarding ST-1 Paint Pallet changes & policies.

DISCUSSED:

- Discussed 2010 BOD Candidates and update and Inspector of Elections.
- Discussed the City of Dana Point citing 2004 unauthorized improvements update.
 - Discussed the Beach Bluff Ad Hoc Committee and Rules 5108 & 5109.
 - Tennis Court windscreen replacement.
 - Update on NSCA alcohol sales at association events.
 - HRF 09-00550 – Homeowner request for public bulletin board.

MARCH 17, 2010 BOARD MEETING (Executive Session)

APPROVED:

- Approved the Executive Session Minutes of March 3, 2009.

REVIEWED:

- Correspondence from a homeowner with comments on reimbursement for damages.

DISCUSSED:

- Update on AC matters involving 6 homeowners.
 - Spa / ClubHouse reconciliation update.
 - Tree removal matter on Manta Court.
 - Personnel matters.

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. Both are available to read on www.niguelshores.org

REMINDERS: NEXT GENERAL SESSION MEETING—APRIL 7, 2010 AT 9:00 A.M. NEXT GENERAL PUBLIC FORUM—APRIL 21, 2010 AT 7:00 P.M.

TIME FOR A CHANGE? *by Leo Riley*

Recently a homeowner came up to me at the grocery store and said “I hear you are leaving and an outside management company is taking over Niguel Shores.” Now, being the general manager, you would think that I would be aware of changes of this magnitude. Here is what I do know, March 1 marked my four year anniversary as the Association’s GM. People here like to “chat” and as a result, there really are *NO SECRETS* in Niguel Shores. The first real public clue that this new *plan* was being circulated came at the last Homeowner Forum on February 17, when a resident spoke that she had heard about this rumor. She wanted to express her concerns and opposition to it. The truth is, a small group within the community (estimated at less than 1% – 3%) is championing this cause due to displeasure with the current management team and Board. Now it doesn’t take long to realize that it is impossible to make all 960 Niguel Shores homeowners happy with any given decision so it is well within this small group’s right to support a change in the way Niguel Shores is managed. The catch is, the other 97 % of the homeowners, (*the Silent Majority*), should be aware of their plan and be able to participate knowledgeably in this democratic process.

First, if you have lived in other HOAs, you may have already experienced the type of service that most homeowners receive from a Property Management Company. You may have read the weekly articles in the OC Register about HOA horror stories, citing one unpleasant HOA situation after another. If you have not personally experienced this, I can share some of the *insider* aspects of this management model, due to the fact that before Niguel Shores, I was employed as a manager for one of the largest and oldest property management companies. They managed over 200+ associations and property managers on staff. As an on-site manager for a PM Company, you actually have two *bosses*, first is the company that signs your checks and who you are employed by. The second boss is the Board of Directors of the Association and guess which one usually prevails in providing direction. This often leads to conflicts for the General Manager who wants to provide the service to the HOA, but if the actions or activities are not covered in the Association’s monthly contract, he can’t offer it without billing the HOA for additional fees. Handling the politics and serving two bosses simultaneously is very, very challenging. I live locally in an HOA managed by one of the largest PM companies in Orange County. We have had the same PM Company for eight years, but four different managers in just in the past 12 months! The loss of continuity has hurt our HOA tremendously as we deal with a \$750K unreserved roof problem. Management *turnover* is what kills the effectiveness of the HOA governing process.

In the five years before I came to Niguel Shores, this Association turned over 55 *employees, including four general managers*. The *soft* costs of this turnover to the association is

staggering. In my tenure here, I have stabilized the turnover to the point that we now have the most experienced, most qualified, and most knowledgeable management team that Niguel Shores has ever had. Of the senior managers, my four years experience makes me the most junior member of this team. The knowledge that comes from tenure, combined with sense that the employees are not just *commodities* that can be discarded at will, is what makes for an inspired, motivated team. Even though Niguel Shores is a corporation, we are a *non profit* business and shouldn’t be managed on a *for profit* business model. We will never gain market share, never increase our customer base and never feel the management pressure of being bought or sold, or having to *go public*. Our charter is spelled out in the governing documents and it states that our simple duty is to protect the members (homeowners) investment. Period! Unlike a *for profit* PM Company, a *non-profit* Common Interest Development, falls under the codes of the Davis-Sterling Act that *only allows us to recover* our costs and not make a profit on our services. The cost of administrative services such as architectural fees, bar codes, and escrow fees etc. would go up if the proposed change to an outside *for profit* company were to take place.

Lastly, it is possible that this small group just personally doesn’t like me. Being a General Manager is not a popularity contest and if you are *thin skinned* or your parents made you feel that you need to be liked, you probably should find a different occupation. I am probably a bit biased on this issue, so you may want to simply ask yourself this *presidential election question*. In your view, during the past four years, have things improved in Niguel Shores? Has the new office, the new Club-House, or the new Beach Bluff Park let you down as a bad decision. How about the service that the staff provides, the work the Maintenance Department provides, the newsletter, the social events, the patrol service and gate guards, who are now in their third year (a Niguel Shores record). Have these aspects of life in Niguel Shores improved or gotten poorer?

The point of this discussion is that the 2010 Annual Election is coming up and this year three directors will be elected. We have a five member Board of Directors so with three positions being up for vote, it could mean a voting majority and a *sea change* in the way Niguel Shores is governed. I strongly suggest you get involved in the process, understand the issues and determine where each of the five candidates stands on them. Finally, cast your vote as it is the best way to show how YOU feel. It is the essence of the democratic process and the hallmark of the way Niguel Shores is governed. The **Meet The Candidates Night** is set for Wednesday, April 21 and the Annual Meeting and Election is May 18, both at 7:00 p.m. If you wish to comment, please send them to GM@Niguelshores.org and I will share them with the Board of Directors. ■

CANDIDATES FOR BOARD OF DIRECTORS



Daun Dunlap

DAUN DUNLAP

Daun Dunlap and her family have lived in Niguel Shores since 1980. That family consists of four boys and a girl, all but the youngest, a junior, have been through Dana Hills High School and, needless to say, Daun has spent many hours involved with their activities. She has helped with the Fourth of July celebration here as well as the Family Club back when the children

were younger. Her daughter had a beautiful wedding in our Beach Bluff Park this past October. So, a true Niguel Shores family.

Daun was born in L.A., came, at a young age, to Anaheim and, because of his large family, her father moved them to a farm near Riverside with the desire for more space for the children to grow up. Lots of useful skills were learned there at a young age by Daun, the eldest of the lot. After high school, she began working as a teenager in restaurant management for Alpha Beta and was transferred to several different restaurants to work on helping troubled ones—sometimes doing every job there, and learning useful management skills. Daun, feeling the need, went back to school, studied some law and marketing and eventually graduated from Saddleback. She continued her work in restaurants, married during this period (her husband is an electrical contractor) and, of course, had five children and, after several moves, came to Niguel Shores. With her husband's expertise and her hands-on past experience, they have been working at remodeling the interior of their Berkus home. Daun has continued to work with her father's business, volunteers as a docent at the Mission and with the Friends of the Library, is a certified mediator of the courts and participates in training with CERT (Community Emergency Response Team).

Daun has been inspired to run for the Board of Directors to further participate in the work of our community, to further communication between administration and residents and to be more responsive to residents' needs and requests. Consideration of evening meetings by the board to facilitate wider membership is a goal. She has had experience in construction and feels this would be valuable knowledge, in addition to her past managerial jobs, as a board member. She and her husband like the diversity of our community, feel that it is somewhat like a family that should be all inclusive (coming from a large family and having one of her own certainly qualifies her in this area!) and that a bottom up kind of cooperation would maintain a happy community. Admirable aspirations from an energetic and busy lady.



Samuel Johnson

SAMUEL T. JOHNSON

Sam is a former board member, having served from 2003–2005 and was, during that period, Chief Financial Officer for the Board. He had been on the Finance Committee for four years prior to that where he served as a member of the Investment and Contract Review Subcommittees. After his board service, he chaired the

Maintenance Committee for a couple of years and later volun-

teered as a contract review person for the administration and helped supervise the asphalt overlays. And now, Sam has agreed to run again for the Board where, he states, "I want to see, on the Board, business oriented members, members with financial backgrounds and practical experience, members that have taken an interest in the community and have participated by volunteering on the many committees and clubs so that they have a better feel for how the community operates. This is a business."

Sam was born and grew up in Grosse Pointe, Michigan, has a BA Degree in mathematics/economics from Colgate University in New York State, and an MBA from UCLA. He served two years in the military where he had his first encounter with computers. His subsequent 40-year career was spent in the aerospace industry in the same corporation, a division of the Ford Motor Company. These years incorporated working in finance and contracts, operating budgets, capital plans at various levels of the corporation, and manager of facilities engineering and maintenance for a 1200 acre manufacturing/engineering and testing space in Orange County. Five years were spent managing the company's manufacturing operations and, the last eight years before his retirement involved relocating equipment and facilities and closing operations for the corporation.

Sam met his wife, Pat (since deceased) at UCLA, they married and lived in Corona Del Mar near his business with one stint of four years back in Detroit. In 1979 they came to Dana Point, the two children grew up here and one still lives nearby. There are four grandchildren claiming a fair bit of Sam's time. His other main interest is in his church where he heads a Helping Hands Group that assists members of the church with projects around their homes. Sam loves to travel and is, of course, a member of the Men's Club here in Niguel Shores.

KATHLEEN L. JONES

Kathy has served on the Board of Directors for the past two years and following is a rewrite of the information that was published in the *Seashore News* two years ago when Kathy was a successful candidate:

Kathy and her family are longtime residents of Niguel Shores; she grew up in Pasadena, had her schooling there and subsequently earned a degree in Journalism at the University of Oregon. She worked as a reporter for the OC Register and, later, was editor of *Orange County Illustrated*. Kathy's husband, Peter Jones, is an attorney practicing in the Newport Beach-Irvine area. They bought their home here in 1979 having Kathy's aunt and uncle, Cynthia and Robert Baugh, here as residents. Robert Baugh was an early president of the Niguel Shores Board. The Joneses raised two daughters here, both now grown and away from home. They have experience in home renovation, having done it twice to their Berkus home.

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



Kathy Jones with Scarlet O'Hara & Belle

CANDIDATES FOR BOARD OF DIRECTORS

addition to having been editor of the *Seashore News*, Kathy has been involved in a number of committees over the years: She was chairman of the Recreation Committee in the early 1980s, served on an ad hoc committee to rewrite the Rules and Regulations and was a member of the View Preservation Committee.

Kathy states that she feels fortunate to have served on one of the most active Boards in Niguel Shores history. “We oversaw completion of the ClubHouse, an enlarged spa and a major expansion of the Beach Bluff Park. These improved amenities were provided to enhance the quality of life in the Shores while keeping in mind long- and short-term fiduciary duty to our residents. It is evident with the remarkable increased usage of the park and ClubHouse area that these improvements are a big hit with the residents. As a further part of this commitment, the current board has approved a landscape master plan to reduce future costs and continue to beautify the community. I feel this board has been responsive to the residents’ needs and would like to continue my rewarding work on the board and see this landscape project get beyond the planning stage to the *planting stage*.”

Kathy’s hobbies are scuba diving, traveling, reading and, a newly acquired one, traditional Hawaiian hula dancing! 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*. Surprising, indeed.



Sue Kichline (with a Buck Ewing painting)

SUE KICHLINE

Born in Philadelphia, grew up in a suburb and went on to Penn State for a degree in accounting—Sue Kichline. Sue met and married her husband, Richard, at college and followed him about the Midwest for his many assignments in Human Resources in the company he worked for. They had one daughter and Sue worked part-time during the years that she was small. They came to

California in 1979 and lived in North Orange County. Sue and family visited Niguel Shores where her uncle, the well-known local artist, Buck Ewing, lived. They fell in love with the beautiful surroundings and, of course, the beach access. They came to the annual Cassandra Bay Block Party with Buck and his wife, Fran, and to the Beach Bluff BBQs and the Annual Art Affaire where Buck’s paintings were always displayed. The Kichlines finally bought a home here in 1994. Their daughter is married and living in San Jose with identical twin girls, aged eleven.

Sue has over 30 years of business experience, having started her accounting career working in a large corporation with responsibility for various financial analysis functions. In the early 1980s, she started her own company which performed various functions including budgeting, forecasting, taxes, financial analysis, general business planning and interfacing with CPAs for her clients. Those business clients covered a broad base of industries in the greater Los Angeles area in manufacturing, importing, retail and rental properties. She also has done work with homeowners’ associations and understands the necessity for a well-run, financially sound association. She still maintains her business on a part-time basis.

Sue has served on the Finance Committee since 2006 and has been a member of the Investment Subcommittee since 2008. She is secretary for the Finance Committee and participates in the review of the annual CPA audit and income tax filings with the controller.

Gardening, reading, walking, charity work and watching horse jumping in San Juan occupy Sue when she is at leisure. Visits of the twin granddaughters for the July 4th parade and Camp Hobbledohoy are great times for Sue and her husband.

Sue states, “We feel fortunate to live in this wonderful community where we have a long tradition of dedicated volunteers. I am interested in serving on the Board of Directors where I will be able to utilize my business skills, organizational abilities and passion for teamwork to keep our community financially strong, beautiful and vibrant for the future.”

STEVE STEWART

Steve was born in Long Beach, grew up in Whittier and moved to Orange County to attend UC Irvine. He graduated in 1972 with a B.A. and later attended Cal. State Los Angeles for additional studies in finance and accounting. Since 1973 Steve has worked in agribusiness, starting out in accounting and later moving into commodity trading. He started his



Steve Stewart

own company in 1988, which operated for 21 years in transportation services and commodity trading. It was headquartered in Dana Point, where he currently serves as president of CommWest LLC.

Steve and his wife, Sharon, were married in Dana Point in 1986 and have lived here ever since. They moved to Niguel Shores in 1989 and raised two children here in their Berkus home. Sharon moved to Dana Point as a teenager and is presently using her RN background as a Health Coach. She has served on both the Landscape Committee and the Traffic and Safety Committee. Their daughter, Heather, is a recent graduate of UC Santa Cruz and son Scott is in school at Saddleback College. Steve says the Shores was the perfect atmosphere for families and children and “we have spent more than our share of time in the pool, on the beach and at the bluff for sunsets.”

Steve has served on the Finance Committee for the past ten years and is currently chairman of that Committee. He also served on an ad hoc IT Committee that advised the administration on computer related needs. Steve states, “I am running for the Board of Directors because we need people on the Board who have a background in the community and extensive knowledge of the financial and operational issues the Association faces. The pending State water restrictions and increasing Association operating costs must be addressed by the Board. I am interested in furthering the Master Landscape Plan. I want to encourage more involvement by residents in the operation of our community and always be responsive to our residents’ needs. I am particularly committed to seeing that our association dues are spent well and that Niguel Shores has the resources to remain, for the long term, the wonderful place that it is.”

When he is not working, Steve, in addition to walking his dog, Scotty, likes to surf the local breaks and drive his 1965 Porsche 356 coupe.

—Candidate bios and photos by Mary Crowl.

RECREATION

St. Patrick's Eve party was celebrated with good food and great singing. We thank Alicia Martinez and her crew for party setup and Suzanne Enis for the pretty decorations. It made for a nice evening with friends.

Potluck: The last Potluck is April 18. Look for more information below.

Derby Day: The next party coming up is Derby Day on May 1. Chairpersons Barbara Milner and Anita Geyer have a day planned for you. The ladies in their hats can enjoy the most exciting 2 minutes in sports. Picking the winner is always exciting. While you watch the race on the big screen lunch

will be cornbread, beans and ham, for only \$5 per person. Details will be posted on the website when more information is available about the time of the race. We will furnish the mint and glass and you bring what you want with it. Y'all Come Y' Hear and Yawl look for more information....!!!!

Cooking Class: This month's cooking class is on Thursday, April 15 from 11:00 a.m. to 1:00 p.m. in the ClubHouse kitchen were instructor Kookie Brock will prepare her Eggs Extravagance. Come enjoy this culinary delight with your friends. For only \$35 you get the recipe, samples of the delicious prepared food, and a detailed book of instructions. Sign up early as space is limited in our beautiful kitchen.

Mark your calendar to continue the fun times with friends of Niguel Shores. —Carol Yocom

COMMERCIAL & RESIDENTIAL

**LARGE MULTI-SERVICES COMPANY
SERVING GREATER ORANGE COUNTY**

Landscaping
Construction
Janitorial/Maintenance
Laundry & Alterations
Plumbing & Electrical
Garage Cleanouts
Networking
Computer Repair/Upgrades
Window Washing
Home Theater Setup
Affordable Pricing
Free Estimates

ACUTE CONTRACTING
LICENSED & BONDED
(714) 300-5667

SINCE 2004 : 30 YEAR NIGUEL SHORES RESIDENT

NIGUEL SHORES.ORG



Our website traffic is climbing! As many of you know, we have been working hard to keep our website up-to-date with everything happening at Niguel Shores. It's exciting to say that the website traffic has increased considerably over the years. In 2008, we were getting close to 300 visitors a month. Our traffic statistics shows us today that we had close to 1,000 visitors in January 2010. In addition, there were over 6,250 pages viewed on the website. Some of our most popular pages include: the homepage, the gallery and club pages.

If you haven't checked out the website recently, please visit www.niguelshores.org to see our latest changes. We also want to say a special thank you to all the club members who have been providing such great content for the website in the last few months! —Kathleen Capalla, Webmaster

Aaron Michelson's Computer Repair

Is your Computer Running Slow?
Do you think you have a virus?
Need for only \$25 an hour I can make your computer run like new.
I am a local Niguel Shores Resident and have worked with over 820 houses within our neighborhood.
If I do not fix it then No Charge!
Minimum charge of \$25
Phone: (949) 830-9538
Email: amichelson@gmail.com

Potluck Sunday, April 21

Potluck attendees have enjoyed a great inaugural year in our new ClubHouse and we thank the volunteers who have made it possible. You are invited to our season ending event Sunday, April 21. We will gather at the ClubHouse at 6:00 p.m. Please bring the beverage of your choice, your own table service, and a main dish, salad or dessert to share.

We need your early reservations which may be made by calling the following committee members:

A – E	Ann Christiansen248-1962
F – O	Patty Therolf493-4657
P – Z	Linda Ross248-3408

We hope to see you there! — Ann Christiansen

GARDEN CLUB

The Garden Tour on May 15 is being changed to a Plant Sale this year due to the lack of participating gardens, with many of us changing our gardens requiring less water.

The Garden Club will be hosting a Plant Sale at the ClubHouse, Saturday May 15 from 1:00 p.m. to 4:00 p.m. A \$1 admission will be charged which will include refreshments and a ticket for our raffle.

As an added bonus for Niguel Shores residents, our consultant, Silverwood Landscape Design will be sharing ideas for our community landscape Master Plan. Mark Garrity, the Director of Silverwood has been working with an ad hoc committee composed of Board Members and a group of Landscape Committee members to develop a plan for each of our nine communities.

This will be a great opportunity to see what will become the Master 3-5 year landscape plan for the Shores. Plans are in the early preliminary stage at present. Hope to see you May 15.

—Jerry Koppang

MEN'S CLUB

Our first meeting in March found the Club learning about genealogy searching techniques from Carlos Olivera. Carlos is the current President of the Dana Point Historical Society. It seems the fascinating field of tracing

our past relatives has been made much easier by the personal computer. What was once a labor intensive and expensive hobby has been radically changed by the fact that so many old records are available on the internet. Most of all the U.S. census records along with cemetery, birth, death, and marriage records are available on line.

To round out our month of talks on the U.S. census we had resident Joel Weintraub, Ph.D., on March 16, who gave a very entertaining presentation on how the information gathered by the census is used by the Federal Government. The census is very important and Federal policy is shaped by the information.

The Men's Club meets the 1st and 3rd Tuesday in the clubhouse at 8:00 a.m. Meetings are \$3 with a surprisingly good hot breakfast included. All residents are invited.

—Steve Leonard

WOMEN'S CLUB

The Women's Club meeting on April 8 will give members an opportunity to interact with Niguel Shores Board candidates. This year the candidates have been invited to a Town Hall Meeting to answer questions written out by members. The program chair will act as moderator. Everyone will have an excellent opportunity to determine and discuss the candidates' views on community matters. The meeting sustains the Club theme this year of having residents

as speakers. The five candidates, shown in this issue offer a wide spectrum of background and experience. After the Town Hall session, each candidate will give a brief statement about what he or she intends to bring to the Board. The meeting will take place in the ClubHouse, with lunch starting at 12:00.

The outside activity for April 16 is a trip to Super Suppers in Mission Viejo, at Oso Parkway and the I-5 freeway. The trip is on a Friday this time, not the usual Thursday. Cost of the excursion is \$10 per person, payable by check turned in at the office. Super Suppers will provide a culinary demonstration on preparing a delicious meal quickly and efficiently. Samples of sangria, coffee, salad, dessert and hors d'oeuvres will be offered. Super Suppers provides today's busy cooks with pre-measured, prepared ingredients in a variety of takeout forms, for creating a home-cooked meal in minutes. Transportation to Super Suppers is by car pool. Interested members should take their checks promptly to the office, as there are only 20 spaces available. For information call Tina Fornadley at 388-9080.

In February members enjoyed an informative talk by Master Gardener and Niguel Shores resident, Teri Sweeney. Teri's *down to earth* talk gave us tips on planting, saving water, battling ants and eliminating the pesky whitefly, among other ideas for growing healthy, productive gardens.


—Phyllis Tezer

WRITE YOUR MEMOIR WITH GHOSTWRITER JILL AMADIO



Family Histories, Biographies And Other Books

JILL AMADIO
www.ghostwritingpro.com
jill.amadio@cox.net
(949) 240-8237




CARPETS & DRAPES

34094 Pacific Coast Highway Dana Point, CA 92629
gene@lanternbaycarpets.com
CARPETS VINYL WOOD FLOORING BLINDS
WALLPAPER DRAPERIES UPHOLSTERY
CA Lic. 787662

GENE DeCOLLIBUS
Owner

Business (949) 240-1545
Fax (949) 240-1167

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

WEDNESDAY BRIDGE

There is a change in the timing of our bridge games. It was agreed that we start playing at 11:00 a.m. instead of 11:30 as had been the case for years. This is to enable us (hopefully) to be through at 3:00 p.m. or thereabouts. We hope this will be agreeable to all our prospective bridge players—all you have to do is call our April hostess, Dorothy Horany 496-7671 and she will fit you in at a table. Don't forget to bring a sandwich and soft drink for your lunch at noon.

Winners since the last issue:

- February 24 Gloria Thrailkill, Helen Campbell
 March 3 Gaynell Reyno, Dorothy Horany and Freida Baskin
 March 10 Helen Campbell, Patricia Conway and Freida Baskin
 March 17 Kay Owens, Kay Wittmack, Pauri Fowzi

—Helen Campbell

PAGE TURNERS

Page Turners meets on April 26, with a discussion of *The White Tiger* by Aravind Adiga. Adiga won the Man Booker Prize in 2008 for this searing account of life in current day India. By turns hilarious and dark, this provocative black comedy highlights India's many social injustices and prejudices while following the spiritual path of the hero's soul.

The morning group will meet at 10:00 a.m. at the home of Patricia Hewitt, 23612 Verrazanno Bay; the afternoon group will meet at 12:30 p.m. at the home of Kathleen Hardcastle, 23931 Tasman Bay. Sally Lee Howd will be the discussion leader for both groups.

Page Turners meets on the fourth Monday of each month September through June, except for December. If you wish more information please call Gloria Weintraub at 388-8433 (rdabook@cox.net) or Kathleen Hardcastle at 481-5503 (khlaguna@gmail.com).

—Kathleen Hardcastle

LIBRARY

Children's Dept. Toddler/Pre-School Story time will continue on Tuesdays at 10:30 a.m. through the month of April. A half hour full of animated stories, songs, and finger plays will be featured.

School Age After School Club—Thursdays at 4:00 p.m. will feature stories and crafts through the month of April.

Please note: *there will be no story times the month*

of May, as preparations are underway for the Upcoming Summer Reading Program.

After Hours at the Library: The Dana Point Library is proud to present Will Brady, Friday, May 7 from 7:00 p.m.–8:00 p.m. Former member of the epic Orange County Band *Honk*, Will Brady has spent recent years crafting his own sound as a singer songwriter and solo guitarist of the highest caliber. His songs are very catchy and provide a real depth of thought both musically and lyrically. Often humorous, sometimes soulful and always entertaining, Will Brady puts on a show you won't want to miss. Will's wife, Sarah, a formidable songwriter and singer in her own right will also be accompanying Will on several songs during the evening.

Once again, the concert is free to the public and light refreshments will be provided. The After Hours at the Library series is sponsored by the Friends of the Dana Point Library.

Adult Book Club; The book club will be meeting from 10-10:45 a.m. in the library meeting room on Wednesday, April 14. The book this month is *Killer Angels* by David Shaara. If you'd like to join us, please pick up a copy of this month's title at the checkout desk. The book for the May meeting is *The Orchid Thief* by Susan Orlean.

—Judith Pasek

OREO COOKIE BOOK CLUB

The intrepid band of mind explorers of the Really Serious Oreo Cookie Book Club met in mutual contemplation of *The Wisdom of Crowds* by James Surowiecki. The biggest conflict among members was how to pronounce the author's name. Next was an appraisal of the birthday cake provided by Denise Schwartz in commemoration of her husband's birthday. I was asked to keep his age and first name a secret.

We met at their home because we knew they had to provide birthday cake if we did. As postulated in the book, the group members provided (1) diversity of opinion; (2) independence of members from one another; (3) decentralization (we have no leaders, only satellite members); and (4) a good method for aggregating opinions in evaluating the book. We also evaluated the U.S. Jury system. Then we evaluated each other. Unable to arrive at a consensus, we terminated the meeting. Until next time.

The April meeting will be on the 21st at 1:00 p.m. at the home of Sally Lee Howd, 23902 Amundsen Bay. Our book will be *Franklin and Winston: An Intimate Portrait of an Epic Friendship* by Jon Meacham.

—Norton Schwartz, reporter pro-tem.

MEN'S GOLF

The Fallbrook Course was in great shape as the intrepid golfers of the Men's Club tried to bring it to its knees! The winning team was Dennis Rosene, Roy Dohner, Allen Brown and Jack Sweeney. The second place team was Bob Gutknecht, Gary Katsuki, Paul Wager and a Blind Draw. Bob Russell, Bob Hill, Mat Kelliher and Myron Miller were in third place. Peter Rask and Matt Keliher won closest to the pin honors.

Our next tournament will be at Green River Golf Club. Green River has been converted from two full 18 hole courses to one 18 hole course because of water and drainage problems encountered over the years.

The schedule for April is as follows: April 13 at Anaheim Hills. April 27 at Twin Oaks.

"How times have changed—the leading money winner on the Men's golf tour in 1936 was Horton Smith. He earned \$7,682."

—Tom McNicholas

WOMEN'S GOLF

Niguel Shores Women's Golf is having its next Fun Day of golf on April 12. We will be playing at Aliso Creek Golf Course and the check-in time is 8:00 a.m. Judy Boitano 661-9495 and Anne Greenwood 493-6782 are in charge of golf for the April game. If you haven't signed up and would like to play, please call them. If you are interested in joining the group please call us. We would love to meet you. A luncheon will follow at Aliso Creek. Sandwiches and BBQ items are available for purchase.

We had a fun St. Patrick's Day themed golf game in March. Those mischievous leprechauns left us lucky and unlucky "gold" coins. These were used to create our Team scores.

SURFSIDE POOL & SPA SERVICE
MIKE SMITH
949 533-7996
surf01@cox.net
23732 Brisbane Bay
Dana Point, Ca, 92629
Niguel Shores Resident since 1988
WEEKLY POOL & SPA SERVICE.
POOL & SPA EQUIPMENT REPAIRS.

It was a lot of fun. Here are the winners for the March 8 game. Low gross of 40 went to Val Mitchell. Low net of 31 was a three way tie going to May Gramer, India Rouse, and Ceacy Johns. Val Mitchell got closest to the pin on #8 and longest drive on #9. There was no winner for closest to the pin on #6. The St. Patrick's Day game winners came in at 41. There was a tie between Team #1, May Gramer, Val Mitchell, Barbara McKlveen and Team #4, Ceacy Johns, Gretchen Rask, and Chris Beaver. Liz Kelsch got a birdie on hole #1.

"No man has mastered golf until he realizes that his good shots are accidents and his bad shots are good exercise."

—Val Mitchell

QUALITY and SERVICE
Alum. Rain Gutters & Skylights Installed
Excellent Workmanship & Prices
Bonded - Insured/Many References
TILL ROOFING COMPANY
Roof Repairs/Re-Roofing - All Types
100% Financing - Easy Terms
Contractors Lic. #833820
24000 Alicia Pkwy. #17-252
Mission Viejo, Calif. 92691
DON PARKER
(949) 412-1143

M H
MONARCH VETERINARY HOSPITAL
Glenn S. Craft, DVM
Hospital Director
31271 Niguel Road, Suite E
Laguna Niguel, CA 92677
(949) 443-1466 Fax 443-1467
email: DrCraft@MonarchVet.com
www.MonarchVet.com

Apex Plumbing

- ★ Maintenance & New Plumbing
- ★ Rooter Service & Drain
- ★ Gas
- ★ Electronic Leak Detection
- ★ Slab Leak
- ★ 40 years experience

Avner Ronen (714) 313-1616
Lic. No 552074

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



Jerry Pearl

MEET YOUR NEIGHBOR *by Karl Kuhn*

This month's Meet Your Neighbor is Jerry Pearl, a resident of Niguel Shores since 1973. Not sure you know Jerry when you see him. Let me give you a hint. Look for a guy in shorts, attire he has sometimes

worn when doing business with company CEO's during his long business career. You will understand the basis for that statement later in this story.

Jerry, the first born American of a father that came from Poland and a mother who came from Austria, was born in 1923 in the Bronx where his mother went to be with her mother for his birth. Eleven months later, he and his mother returned to home here in Hollywood, CA. In those days Hollywood was a little known suburb on the outskirts of that bigger town, El Pueblo de la Reina de Los Angeles.

Jerry went through the Hollywood schools and graduated from Hollywood H.S in the spring of 1940. In his senior year he was a member of the basketball team which won the city basketball championship. His high school coach, who was a graduate of Occidental College, was able to get basketball scholarships for Jerry and four of his championship teammates to Occidental College. Jerry spent his freshman year at Occidental playing basketball that ended the season with a remarkable record of 29-1. But unsure of what he wanted to do, he decided to join the Navy in November 1941, knowing that the recently enacted military draft would eventually catch up to him.

Following boot camp in San Diego, and with America now in WWII, the Navy sent him to radio operator school at Texas A&M. In the classroom he initially was not getting the hang of reading Morse code, but one day, while he was on a pass to Houston, the school training suddenly became crystal clear as he heard car horns blaring out letters, like dot-dot-dash. From there he went to Norfolk, VA to fleet radar school and then to Miami to be on a sub-chaser looking for German submarines. Then he was assigned to the Naval Amphibious Force. His assignment was to be one of the first ashore during a land invasion, using his radio to communicate with the naval fleet offshore for directing incoming landing vessels and the evacuation of the wounded. He went overseas to North Africa where his unit was preparing for the invasion of Sicily.

An interesting thing happened while his unit was waiting for that action. A member of his unit was a N.Y. Broad-

way script writer and decided to write and put on a musical play for their unit. Jerry was a member of that show which became so popular that the USO asked them to put on the show to the military personnel camped in Oran, Algiers. So you might say Jerry was a budding song and dance star until the Sicily invasion.

Jerry's unit, the 4th Beach Battalion, was the first ashore on the American beachhead in Sicily. That invasion met minor German resistance and soon Jerry saw General George Patton coming ashore in all his glory with his pearl handle revolvers. Just then German aircraft came strafing overhead and General Patton had to dive into the nearest foxhole. A soldier dove in right on top of the general. As the enemy aircraft were speeding away General Patton, muddled and mad, jumped out of the foxhole firing his pearl handled revolvers at the retreating plane and shouting many colorful words.

Jerry next saw action in the Salerno invasion. "We encountered ferocious enemy opposition. That action still gives me nightmares." Thankfully, his beach duty was over after 10 days. On board his ship he applied for transfer to Officer Training back in the States and soon was back at Occidental College in the Navy V12 Officer Training Program. There, while attending Naval classes he met a young, attractive, lady, Marian, that stole his heart. Still there when the war ended he decided to quit the Officer Training Program (to continue meant six more years in the Navy) and did not graduate. They were married in June 1946.

Jerry and Marian began their lives together, raising 3 children, two girls and a boy. Jerry started working for a huge men's apparel conglomerate, Genesco. He worked for



Jerry Pearl is in uniform.

them until 1979 when the company closed his division and retired him. By this time Jerry and Marian were living in Niguel Shores having moved here in 1973. Then unemployed he met some entrepreneurs at a trade show in Dallas, TX and they went into business together making and selling t-shirts. Starting from a three room ex-bible school in Alabama where they knitted, dyed, and silk-screened the t-shirts they grew into a \$170 million a year company. Jerry handled customers in the western U.S. and Hawaii. Many of their first customers were surfing companies. And here is where we pick up the story in the first paragraph. Jerry met with the owners of the surfing companies who wore shorts, t-shirts, and flip-flops, so he did the same. He retired from his company in 1993.

Jerry has been President of the Men's Club, an organizer

Teens Talking

by Colleen McNaught

It was one of those rare smiles with a quality of reassurance in it that you may come across four or five times in life. Just as quickly as the two corners of her mouth curled up, it vanished—and I was looking into the eyes of fifteen year old Madeline Diamond; a freshman at Dana Hills high school. Madeline has spent the majority of her childhood growing up back east in parts of Virginia and Connecticut because of her father's demanding job in a publishing company. However, every summer Madeline and her family spend the few months right here in Dana Point. Because of this Madeline has had the opportunity to participate in Junior Lifeguards every summer down at Strand Beach. Now as a freshman in high school, the Diamond family has made Niguel Shores into their permanent residence.

Madeline walked with a small bounce in her step and sat in her chair as I interviewed her with a sweet disposition that created a refreshing ambience about her. You could see the dreams and aspirations of becoming a book editor and living on the east coast unravel as she told me enthusiastically of how New York City would be her ideal place to live after attending college at Georgetown, D.C. Madeline is much acquainted with the troublesome burdens of traveling and moving so frequently. She claims it is quite easy for her to adjust to a new school and a new group of friends. With her easygoing personality and laid back demeanor it is only apparent that Madeline would find the transition easier than others. Her qualities as a person also became advantageous when, through a program called People to People Student Ambassador Organi-



Madeline Diamond

zation, Madeline was given the opportunity to fly to Australia and experience the culture. She was eleven years of age at the time and proved to be extremely independent for she made the journey “down under” parentless.

On the weekends you can find Madeline spending her Saturdays lazily cast away on the sand, going out at night with her girlfriends to become entranced by the gorgeous Channing Tatum in *Dear John*, and swinging away her golf club for Dana Hills Junior Varsity Golf team. The one thing that will always remain remarkable about Madeline Diamond is her rare smile that casts a downpour of generosity and happiness to anyone who is fortunate enough to see it. ■

Neighbor continued...

for the July 4 Pancake Breakfast for 18 years, a member of the MPR renovation committee, has handled the Men's Club scholarship program for students at Dana Hills, has been a SSN distributor for many years, was chairman of the 2000 millennium N.S. party, and is a recipient with Marian of the N.S. Dorothy Dudley Award.

Sadly, Marian passed away in July 2008. But Jerry keeps busy and visits his children (one of his daughters was married to Pete Carroll for a short time) and six grandchildren often and has now found a constant companion in Sally Lee Howd to share many new adventures together.

News flash from Hawaii. Jerry and Sally Lee are now Mr. & Mrs. Pearl. ■

VOICE OF THE PEOPLE

I am writing to let everyone know about two Niguel Shores residents who made extraordinary contributions to our new ClubHouse.

Kathy Jones generously contributed an art display system for our Lounge. We can now hang art without damaging the walls so that we can change our wall displays as often as we would like without patching. Kathy was also kind enough to lend artwork to welcome all who use or pass through our Lounge.

Dave Ontiveros contributed his expert carpentry skills by creating a new plaque wall for our MultiPurpose Room. This allows us to continue our tradition of displaying our historical plaques in a way that suits our new ClubHouse. This is a continuation of Dave's past generosity as he

also contributed his craftsmanship to our Office Conference Room with professional matching frames for our white board and our reference picture.

I extend my thanks to Kathy and Dave for putting finishing touches on our new ClubHouse and I thank Kathy for going above and beyond by running for a second term on the Board to provide much-needed continuity. Dave and Kathy are just two examples of the volunteerism that makes Niguel Shores such a fantastic place to live.

—Rob Rifkin

Many thanks to my friends in N.S. for all their support and prayers after losing Robin. The flowers were lovely and the cards I will treasure always.

—Miriam Roehlke

Steve Weiser

Niguel Shores Specialist 949-291-7800

Presents

A DVD Scenic Tour of the New Niguel Shores

By Steve Weiser



When Selling or Leasing Your Home, I'll Take The Marketing of Your Home to a Higher Level!

Call Steve for your free DVD today (949) 291-7800

Planet Beauty®

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

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

bareMinerals® THYMES CAUDALIÉ



CUCINA EDDF® MARIO BADESCU SKIN CARE

dermalogica® ENJOY® PROFESSIONAL HAIR CARE

stila L'OCCITANE EN PROVENCE N.Y. Perricone, M.D. Cosmeceuticals®

RevitaLash® smashbox COSMETICS PURE FIJI

Some exclusions may apply. See store for details

NIGUEL SHUTTLE

Non - Stop Transportation Service
Guaranteed lowest prices

(Prices for one or two Passengers)

J.W. \$ 55.00 L.A.X. \$95.00 San Diego \$100.00

Phone # 949 - 249 - 1751

T.C.P. # 9354 - P



Assured InHome Care is your source for one-on-one assistance with day-to-day living.

We provide Certified Nursing Assistants (CNAs), Certified Home Health Aides (CHHAs), companions and hospice caregivers. Please call for a personal and confidential consultation.

Kylie Tillotson

1-800-925-7159 x2

949-235-1491

- Licensed and Bonded
- Hourly and Live-In
- Serving all of Southern California

<http://www.assuredinhomecare.org>

Joel Emery Construction Services

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

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



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

IN THIS ISSUE:

Activities	10
Board Action Summary	4
Calendar	(insert)
Candidates for BOD	6
Clubs	9
Committee Reports	8
Directory	(insert)
GM's Message	3
Helm	1
Meet Your Neighbor	12
Neighborhood Ads	15
Sports News	11
Teens Talking	13

NEIGHBORHOOD ADS

Calling all Babysitters in Niguel Shore. We recently moved to N.S. with two young children. We're putting together a community list of babysitters. Please give us your name, age & references. Call 949 489 7719 or michelle@cherishedself.com

Lovely Furnished vacational rental near club house. 23881 Taranto Bay 1 story, 3 bedroom & den, 2 bath, wood floors, molding updated, charming garden, front & back. (818) 501-6678.

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)

(949) 661-8985 Lic. No. 553968



BOVEE ROOFING

Tracy Bovee, Owner

Bonded
Liability Insurance
Workman's Comp

33132 Acapulco Dr.
Dana Point, CA 92629

BRAD & JUDY BRANDMEIER




BEACON PRINTING

SERVING BEAUTIFUL DANA POINT SINCE 1980

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

CASTAWAYS LANDSCAPING

THE OUTDOOR LIVING SPECIALIST SERVING ALL OF SOUTH ORANGE COUNTY



IMMEDIATE SERVICE

MASONRY LANDSCAPE


DESIGN INSTALL

MANY LOCAL REFERENCES AVAILABLE

FREE ESTIMATES!

SERVICING:
NIGUEL SHORES, MONARCH BEACH, DANA POINT & LAGUNA NIGUEL

949.661.8196 LIC #639094



BEACON CARPET CLEANING INC.

949-496-6079
FAX 949-367-0633
www.beaconcarpetcleaning.com

Ken Rogers Linda Rogers

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

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

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

BEACH CURRENTS

SEASHORE NEWS

BY **CONNIE MCKIBBAN**

**IN ESCROW
BY CONNIE**



23831 BLUEHILL BAY

**IN ESCROW
BY CONNIE**



33372 SPINDLE CIRCLE

**IN ESCROW
BY CONNIE**



33585 WINDLASS DRIVE

IN ESCROW BY CONNIE



23482 SEAWARD ISLE

JUST SOLD BY CONNIE



33711 WINDJAMMER DRIVE

2010 REAL ESTATE UPDATE FOR NIGUEL SHORES

9 HOMES CURRENTLY FOR SALE—PRICE RANGE FROM \$864,900 TO \$7,495,000.

8 HOMES CURRENTLY IN ESCROW—LIST PRICE \$749,000 TO \$6,850,000.

5 HOMES SOLD AND CLOSED—PRICE RANGE FROM \$680,000 TO \$1,800,000.

(INFORMATION PER MULTIPLE LISTING SERVICE AS OF 3/17/10)

CALL CONNIE (949) 234-5660

NIGUEL SHORES SPECIALIST

#1 AGENT IN SALES IN NIGUEL SHORES SINCE 1991!

#1 AGENT IN SALES IN MONARCH BEACH & DANA POINT

TOP 1% IN SALES FOR PRUDENTIAL CALIFORNIA REALTY

WWW.SELLINGHOMESALONGTHECOAST.COM



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

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

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



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