

# Seashore News



May 2008

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Issue 414

## FROM THE HELM

Volunteers make the Shores a unique community but a majority of owners are too busy to contribute any time. However, it is the time contributed that enables the Association to run efficiently on lower dues. Ocean access, well-maintained common areas, parks and recreational facilities, along with lower dues, generate higher property values.

Over the past few years our homes have tripled in value. Yet, during that time our dues remain approximately half of any other comparable community. Lower dues are only possible because we have talented volunteers who donate their time and energy.

If you are unable to contribute by volunteering you could do a couple of things that won't take much time but will hold down your dues and will increase the value of your property.

First, I hope you voted for the \$3,000 Special Assessment so the new Board will not be forced to significantly increase our dues. Reserves are insufficient, so higher dues are the only option to accrue the money to

rebuild and fund the MPR's escalating maintenance costs. Since the MPR must be rebuilt any money spent on repairs is wasted.

Second, I hope you will send a letter, fax or call the Mayor and City Council members and urge them to retain the beautifully landscaped entrance to Sea Terrace Park. The City is currently planning to replace the landscaped entrance with a large Surfing Heritage Museum right on the corner of PCH and Niguel Road. If you make that call, maybe we can retain the beautiful landscaped park entrance and protect our property values.

So, if you are unable to volunteer, please at least support those that do by taking a few minutes to help them maintain the value of your property. All you need to do is: 1) Support the Special Assessment and 2) Contact the City Council and request they keep the landscaped entrance to Sea Terrace Park.

Compose a wise saying and your name will live forever.....*anonymous Dohner*

## MEN'S CLUB TURNS 34

It was early in 1974 that a group of 20 Niguel Shores men assembled to establish a Men's Club. It was at the suggestion of the Women's Club, which several Niguel Shores women had organized in late 1973 and first called themselves "The Sandpipers," that the men in our community organized a Men's Club. Dale Baltimore led this discussion and the group formalized a plan to start a



2008 Men's Club Officers: Morry Meadow-Treas, Jim Clark-Pres., Blair McDonald-VP. Absent from photo: Bob Ryan-Sec.

Men's Club with the objective, as stated in their first announcement: "To

further friendship and social activities among the male members of the

restaurant instead. Dale became the first president and, along with Vic

Niguel Shores Community." Although there are no original members of that organizing group still here, many of us knew Dale who came to every breakfast meeting while he was alive.

At that first meeting it was decided to have a continental breakfast at the Recreation Center (juice, Sara Lee's and coffee for \$1) every 1st and 3rd Tuesday, but sometimes selecting to meet at a local

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## FROM THE GM

**V**olunteer of the Year Award—At the Annual Meeting on Tuesday, May 20, not only will we be electing (3) new members to the Board of Directors, but it is that time of year when we recognize the homeowner voted the Volunteer of the Year. On any given day in Niguel Shores, we have between 50 and 75 volunteers serving on the eight major committees and several *ad hoc* committees. It is a “Shores” tradition that has carried on for over 35 years. If you could add up all the volunteer hours over those years and put a dollar value to it, it would be staggering. What it really is, is the reason that the dues in Niguel Shores are 50 percent of what dues are for comparable local HOA’s that are 35 years old and made of wood.

The eight major committees that govern Niguel shores are:

**Architecture • Communication • Finance  
Landscape • Maintenance  
Recreation • Traffic & Safety • View Preservation**

***Ad hoc* Committees include: Revitalization**

**Committee Members Needed:** This is the time of year that we look for new Board Members and it represents a good time to carry on this tradition and look for new committee members. The process by which a homeowner becomes a member of a committee has changed somewhat over the past few years. First, the Association looks for a good fit and this involves many aspects. The candidate needs to have the free time available to attend the monthly meetings. It also helps if a person’s business career provided him/her with direct experience in a committee-related field. In other words, if you were retired from law enforcement, your experience would be very valuable to Traffic & Safety. If you worked for a newspaper, you would be excellent candidate for the Communication Committee and if you were a contractor, you would certainly be valuable to Maintenance.

This “carry over” experience is nice but not absolutely necessary. What is important is that the candidate is fair and impartial and can passionately argue an issue and, if they are on the wrong side of the vote on the issue, they can still support the committee’s decision. Along this line of impartiality, if the committee discusses a sensitive or personal issue that involves the committee member or his/her neighbors, the member is expected to recuse himself from both the discussion and the vote on the issue.

Lastly, new volunteers are asked to attend two meetings as candidates so that both they and the committee, can determine if their expectations are going to be met and if the chemistry is a good fit.

Please contact me if you have any interest or questions about serving on one of these committees. We have several openings and would greatly appreciate having your participation in this Niguel Shores tradition. It is very rewarding and a great way to meet many interesting neighbors.

**www.niguelshores.org:** If you get a chance, please check out the new Association Website. It went up on the Web on Monday, April 21 thanks to the effort of our new Webmaster, Kathleen Kapalla. She did a great job creating this new site and please pass on any thoughts or comments of how we might improve it. It would not be fair to talk about the Website without giving credit to homeowner Bernie Fornadley, who created and managed the original website. Bernie’s time and efforts are what first introduced Niguel Shores to the electronic age. Not only did he create the Website but managed it as the webmaster for several years. The time and work involved in electronic communication became so great, that we were forced to hire a staff member to perform this work, rather than ask a volunteer to give so much time.

**PLEASE NOTE:** In order to improve our access security, we will be changing the telephone number to the Gate House and all of the Gate Codes on May 1. You were mailed a notice of the new codes on April 18 and please let me remind you, be very careful about who is given this information, including your contractors, service workers and real estate agents. If for some reason you did not receive this letter or perhaps misplaced it, please contact the office. If you can provide proof of residency, we can release the new code information to you. If you have tenants renting your property, you will need to provide them with this new information as they will not be receiving this from the office. **These changes will not affect the operation of vehicle bar codes or FOBs.**

—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 **May 30.**

Please **DO NOT** leave your vehicle  
in the street.

# BOARD ACTION SUMMARY

## APRIL 2, 2008 BOARD MEETING (General Session)

### APPROVED:

- Approved the February 2008 Financial Statement.
- Approved the resignation of Irene O'Brien from the View Preservation Committee

### DISCUSSED:

- Headlands / Bluff Parking / Public restrooms project
- Annual Election and Nomination Committee recommendations
  - AC Refundable v. Non-refundable fees discussion
  - New Website project
- 2008 Proposed rule changes (mail out)
- Volunteer of the Year Award
- Ritz Carlton noise matter
- City of Dana Point temporary easement request
  - Major Project list
  - Cox repair project on Breakers Isle
  - Meeting with Dana Point Sheriff's Dept.
- New Gate Codes & Guard House telephone number changes
- New electronic Board packet distribution
- AC fee / deposit analysis

### CORRESPONDENCE TO THE BOARD:

- Beaver letter – March 22, 2008

## APRIL 2, 2008 BOARD MEETING (Executive Session)

### APPROVED:

- Executive Session minutes of March 9, 2008
- Litigation Disclosure Statement – April 2008
- Lien filing authorization and approval to proceed with legal actions against two properties
  - Title issue on lien for a property in Niguel Shores

### REVIEWED:

- General Counsel's status report on pending legal matters

### DISCUSSED:

- “Mansionization” matter as part of AC submittal process

### VIOLATION LOG / REVIEW:

- New process to review current violations status
- Conducted three homeowner violation reviews with AC members

## APRIL 16, 2008 BOARD MEETING (General Session)

### APPROVED:

- March Variance Report.
- Appointment of Michael Card and Tim Murphy as Co-Chairs of the Traffic & Safety Committee
- Resignation of Ardis Ghobrial from the Finance Committee

### REVIEWED:

- 2007 Audit Report – Draft copy (Schonwit & Associates)

### DISCUSSED:

- Update on Headlands / Beach Bluff projects
- Update on Volunteer of the Year Award
- Annual election and Nomination Committee actions
  - City of Dana Point Irrigation License
  - Ritz Carlton event noise matter
- Gate Code changes and Guard House Telephone number
- Electronic Board Packet distribution protocols
- School District request to use the MPR Room for voting
  - Bay Streets parking issues
  - AC issues regarding “Mass & Volume”
  - Stonehill Gate discussion
  - Major Project List.

HEARINGS: None

## APRIL 16, 2008 BOARD MEETING (Executive Session)

### DISCUSSED:

- “Mansionization” issues
- City of Dana Point License Agreement
- Website Server Agreement for MyNetWire, LLC
- Summer pool gate entrance monitor

### APPROVED:

- Executive Session minutes of April 2, 2008

### VIOLATION LOG / REVIEW:

- Reviewed current violations
- Conducted one violation review with Traffic & Safety Committee

HEARINGS: None

**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—May 7, 2008 at 9:00 a.m.  
NEXT PUBLIC HOMEOWNER FORUM AND ANNUAL MEETING/ELECTION—May 20, 2008 at 7:00 p.m.

## ARCHITECTURE

“MANSIONIZATION” Part II—Last month we introduced the term “Mansionization” to Niguel Shores. The Architectural Committee has been dealing with this issue for months and the article last month generated many e-mails on the topic and the impact on Niguel Shores. As a result, the AC is looking into the development of quantitative property parameters to deal with decisions on what constitutes excessive “Mass & Volume” on architectural submittals.

Currently, the Rules & Regulations have specific definitions such as set backs, roof heights, chimneys, etc. The committee is researching the development of a building envelope that the structure must fit into, and this parameter will vary from tract to tract, due to the variance in homes. This constitutes a major project that may take months to complete. In addition to the issue of “Mass & Volume”, the committee must also take into consideration view and

privacy concerns of the neighbors. Add it all up, and you can see the committee has its work cut out for it.

Along this line, the committee is in need of additional members. If you have any past experience in construction, architecture, or planning, they would love to hear from you. If interested, the easiest way may be to contact me at gm@niguelshores.org so I can answer your questions and start you on the process of joining the committee.

Lastly, you may have noticed two new information “boxes” showing up in this column a few months ago. They are: 1) AC major project decisions and 2) Upcoming public hearing dates for major remodel/rebuild projects. These two “boxes” are important to watch as they will keep you informed about the projects in your vicinity that may affect you. It is just part of the on-going communication efforts by the Association to make everyone fully aware of architectural projects in their neighborhood.

— Leo Riley

APRIL 17, 2008

### Architecture Committee Meeting Results

**33571 Brigantine Drive:** Replace doors; replace windows; space addition; and remodel—APPROVED

**33641 Windlass Drive:** Paint entry door in Nautical blue color—APPROVED

**7 Breakers Isle:** Re-roof with same material as existing—APPROVED

**33601 Brigantine Drive:** Remove and replace existing concrete/brick rear patio—APPROVED

**23701 Colima Bay:** Replace patio hardscape in same color and style; and enlarge planter near front door by four square feet with same drainage as existing - APPROVED

## NEIGHBORHOOD NOTIFICATION FORUM

May 1, 2008

### COMMUNITY CENTER MULTI-PURPOSE ROOM

12:00 -33601 Brigantine Drive - Space Addition

12:30 -33985 Manta Court - Space Addition

## FINANCE

Assessment or higher dues? We are down to the wire. Niguel Shores will be voting on the total replacement proposal of the multi-purpose room (MPR) building this month.

How many times have you heard, “Well, I don’t want to pay for the community buildings because I don’t use them.” This statement may sound logical, but according to laws which govern Homeowner Associations, we are all obligated and liable to maintain the assets of this community.

Per the Davis-Sterling Common Interest Development Act, Section 1364, “the association is responsible for repairing, replacing, or maintaining the common areas.”

We have two choices:

- We can pass the assessment now, pay \$1500 in 2008 and

\$1500 in 2009, finalize the design plans, go out for bids, and start construction on a new building later this year.

- Or we can raise the dues significantly starting in 2009 in order to “repair, replace, and maintain our assets”. This choice also includes (1) asking a lot of our volunteers to donate “more” hours in order to identify all the building deficiencies and develop a plan of action for years to come, (2) the probability that it will cost all of us more than \$3,000 in the long run, and (3) disclosure to potential home buyers regarding our deferral of major repairs and our under-funding in this area.

Not only do we need to consider the structural deficiencies and the appearance of the building, we must consider our lack of current safety codes, handicap codes, and earthquake codes.

In previous months, I quoted one of the options for funding a new building which could entail saving up the funds. However, if the cost of raw materials around the world continues to rise as it has during the last year, this option is very unlikely to occur. It could take many years to save the millions of dollars needed and, in the meantime, we would have to begin immediate repairs on almost every aspect of the building.

Our reserve account for major assets is already underfunded by one million dollars primarily due to recent oil prices and the cost to maintain our streets.

Obviously, none of us relish the idea of forking over \$3,000. Personally, I live in a garden home, which is towards the bottom of the totem pole. I own one car which I bought last year for \$16,000 so I can guarantee you that I don't have that many \$3,000's laying around. However, we are obligated to maintain our assets and we all want low dues, so we have to seriously consider the assessment as a good investment.

When guests and prospective buyers enter Mariner Gate, our Community Buildings are the first thing they see. Investing \$3,000 into your own home would have little impact. Investing \$3,000 into a new community building can enhance not only the community but our home values.

*You must choose between assessment or higher dues. The Finance Committee strongly supports the "Assessment."*  
—Marcy McNulty

## LANDSCAPE

The plantings at Cabrillo gate have been torn out because of the South Coast Water District work in that area and the bluff. When they are finished, the Landscape committee will oversee its replanting.

The bougainvillea on the fence along Selva road has been trimmed so as not to encroach on the sidewalk. Bougainvillea has thorny branches that could be dangerous to people walking by. The bougainvilleas are beautiful when in bloom and the committee wants to keep them. A regular trimming schedule will be set up with Wendt Landscape services.

We have had a 30 percent savings in our water usage this year, thanks to the rain and our new satellite watering system. Please don't over water your personal gardens. Southern California is still in a serious water shortage.

We are going to have a painted Hop-Scotch area at the children's playground. It will be where the wood chips end and the dead grass and dirt now exist. Maintenance will put in the concrete and the Landscape Committee will oversee the painting and measurements.

—Janet Traver

## MAINTENANCE

Resurfacing of the tennis courts is complete. As well as adding to the enjoyment of play the new surface is attractive and complements the new office and the ongoing effort to enhance the appearance of the community (see accompanying photo).



Newly resurfaced tennis court.

New signage is another community appearance project that is nearing completion. Many of the signs have been removed and the remaining are all of similar color, font, and design.

Not all projects turn out well the first time. Some of the new wheelchair/ramps were not acceptable. Some of the ramps had construction issues and one caused a drainage problem. These faults are being corrected at the contractor's expense. By the time this article is published the ramps will be satisfactorily completed and provide safe passage for wheelchairs and baby strollers on busy Niguel Shores Drive.

The Cabrillo Gate is finally open. The contractor planned to minimize gate closure time by tunneling under the gate for the new sewer line. The earth proved to be too sandy to support a tunnel and a trench was required. This involved removing the gate, the pilaster, and underground electrical loops that control the gate. All this required a longer gate closure than anticipated. To the residents that use this gate we extend our thanks for their patience.

—Jack Christiansen

## SEASHORE NEWS

We put the newsletter together every month with, on our screens, all the photos and illustrations in color and then, when the newsletter comes back in print, it seems



very drab all in black and white. So, please log on immediately to the NEW Web site to see what we see—all the pictures in color. I do hope you all saw the “Singing Leprechaun” in color on page 9 in the April issue. Don’t miss it. Log on to [www.niguelshores.org](http://www.niguelshores.org) and click on *Seashore News* at the top of the page. You’re in for a treat!

—Mary Crowl

## VIEW PRESERVATION

The View Preservation Committee would like to invite any members of the community that are interested, to join us in preserving the views of home owners in Niguel Shores.

We meet the last Monday of the month at 1:00 p.m. in the Conference Room in the new office building. You are welcome to attend two or three of the meetings before you make a decision.

Please file a request form at the office. If you have any questions you may e-mail the office at [msmgr@niguelshores.org](mailto:msmgr@niguelshores.org)

—George Traver

## TRAFFIC & SAFETY

Our thanks and gratitude to Eric Ackermann for his contributions as Chairman of the Traffic and Safety Committee. The demands of his business preclude his continuing in that capacity, so the baton has been passed to Tim Murphy and me as Co-chairmen.

The topics of our meetings are dominated by a few recurring problems which we attempt to resolve in an attitude of fairness while maintaining the objectives of the rules of our Association. As we are constantly reminded, that is easier said than done. The recurring issues are

- Multiple vehicles and drivers in the same household,
- 2008 style vehicles mating with 1972 style garages,
- Garages used for purposes other than vehicle parking,
- Speeding traffic,
- Gate violations.

Fortunately, the numbers of citations and complaints are relatively small.

As a potential mitigation of high traffic volume on certain streets, as well as periodic traffic congestion at the gates, we plan to resurrect the proposal for reopening the Stonehill Gate. There are monetary issues, which must be first addressed, of course. We will keep you informed as we study that prospect.

The rehiring of Securitas as our security service has had immediate positive results. The quality of our gate screening and street patrols has been gratifying and their monthly

reporting is a clear improvement. A resulting direct benefit is fewer demands placed on our NSCA office personnel for security related issues.

Reminder—with longer daylight hours and more young children in our community, please check your speed in Niguel Shores.

—Michael Card

## WWW.NIGUELSHORES.ORG

### A NEW WEBSITE FOR THE COMMUNITY

If you haven’t checked out the new look of NiguelShores.org, be sure to take some time to check it out. We are currently in the process of adding more pages to the site and updating existing content. We will do our best to keep this Website constantly updated so be sure to check back frequently.

In addition, we will be adding some new features to the Website soon. Some of the upcoming features to look forward to on the site include: electronic form submittals, photo galleries, club pages, and up-to-date news about what is going on in the community. If you have any questions, suggestions or if you are a member of a club and would like to contribute to the site by sending in a photo and/or content—please feel free to email it to us at [webadmin@niguelshores.org](mailto:webadmin@niguelshores.org).

Thank you to all the residents who have already emailed us with your compliments and feedback. We greatly appreciate your helping us make NiguelShores.org as informative as possible.

—Kathleen Capalla





## Have you been trying out those recipes for the Chili Cook-off Sunday, May 18<sup>th</sup>???

**Time: Noon to 3:00 p.m. in the Community Center Park**

There is still time to enter. A great, fun day has been planned.  
Music by **Kinsmen**, a Niguel Shores Group.

Margaritas, Wine, Beer, Soft Drinks and Hot Dogs.  
The children will have plenty of time to play on the playground equipment.

The judges are chefs from local restaurants,  
**Chaparosa Grill, Mezzaluma and Smokey's.**

Tasting is \$5.00 with nominal prices for drinks and hot dogs.  
Go into the office and get the form to enter by May 15.



Do you know that the 4<sup>th</sup> of July, Niguel Shores own special celebration, is just another two months away? Nancy Tinnes has agreed to chair it again, (thanks Nancy) but really could use some help. What fun for you to be a part of this celebration by helping to make it another success.



May 25, the Sunday before Memorial Day, will be the first Beach Bluff Barbeque of the year, thanks to Bob Borland and helpers. Come at 5:00 p.m., bring your food and trappings; the coals will be hot and the surf and sunset glorious. See y'all there!



Kentucky Derby Party – Saturday May 3 at 2:00 p.m. Don Beaver will be having this annual affair which, for many years, has been very successful. Come and enjoy refreshments, betting and watching the famous race with friends as you cheer for your horse.



Beach Cities Senior Club trips. Contact Evie at 949 498 4109 for details of the following trips: Two casino day trips on May 20 and June 11. Noah's Ark at the Skirball Cultural Center and lunch at Canter's Deli on June 17. These are opportunities for you and friends to join others on bus trips.



The Flea Market: A BIG success. Thank you to 43 vendors and Chairman Nancy Tinnes. They are saying they want another one in November; a date will be announced next month. The general feeling was that, besides all the interesting items for sale, it was so nice to see and visit with neighbors.

—Carol Yocom



# Invitation to the Niguel Shores 2008 Garden Tour

Monday, May 19, 11:00 a.m. – 2:30 p.m.



Six gardens will be on show with refreshments provided at one of the gardens.

Tickets are available in the office for \$10. Tickets must be purchased before the tour and presented on the day at each garden. A program with addresses and descriptions of the gardens will be provided.

The tour is self-driven. Attendees are asked to wear low-heeled shoes. Garden Club Members will be docents in the gardens.

## GARDEN CLUB

Elected officers for the 2008–2009 year are: President—Jerry and Linda Koppang (Co-Chairmen), Secretary—Janet MacKaig, Treasurer—Karla Sanders, Membership—Debbie Hanson, *Seashore News*—Peter Rask. Congratulations and best wishes for a fruitful year.

The Garden Tour will take the place of our regular meeting on Monday, May 19 from 11:00 to 2:30 p.m. and encompass five beautiful gardens in the Shores. Beginning May 1 Garden Club members, residents and their guests can purchase pre-sale tickets for \$10 in the office. For members who have signed up to assist with refreshments you are

asked to please deliver them to Barbara Berrez at 33352 Gelidium Circle before 11:00 a.m. and be present for your volunteer position on the day of the Tour.

Annual Garden Club dues for 2008–2009 are payable before May 20. Annual dues are \$20, plus \$5 per additional family member.

—Patty Therolf



## 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 a presentation by an interesting guest speaker.

The speaker at our meeting on April 15 was Bruce Christian, president and CEO of the South Coast Medical Center. In 2005 the South Coast Medical Center was in such dire straights that Mr. Christian was asked to assist in selling the facility. Instead, he persuaded the owners to keep it running and in his

presentation Mr. Christian described the many measures that were being taken to improve the center so that the services it provides will be fully responsive to the needs of the community.

Our May 6 meeting will be the annual "Ladies' Day" when member's wives and widows will be invited to attend as guests of the club. At that meeting Woodrow Carter, Superintendent of the Capistrano Unified School District, will be the speaker. 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 we will hear about the Ocean Institute from Bill Berger. There will be no meeting on June 3 as the MPR will be utilized for election purposes.

In addition to our breakfast meetings, the Men's Club hosts social events throughout the year. Also, the Men's Club has an active golf program in which about six foursomes play at golf courses throughout the area. The matches are held on the second and third Tuesday of each month.

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 Sea Styles of Dana Point Harbor and Diane Hearne, Carol Kuhn, Wilma Lindberg, Shirley Smith and Patty Therolf, our lovely models, for the fabulous fashion show at our April meeting. The delicious food was provided by What a Dish and the extraordinary cupcakes/table decorations were from It's All About the Cake. A good time was had by all who attended.

The next meeting of the Women's Club will be held on Thursday, May 8, at the Community Center. A social half hour begins at noon followed by a potluck salad luncheon at 12:30 p.m. Reservations are necessary to attend the luncheon. If you have not received a call by Monday, May 5, please call Gretchen Rask at 489-2259.

The speaker at the May luncheon will be Marcy McNulty, a Niguel Shores resident since 1996. She will

...and Carol Kuhn in black and white. speak about the highlights of her career with the United States Postal Service as an agent of the Postal Inspection Service. Please see Meet Your Neighbor on page 12 for highlights of this interesting career. After Marcy has concluded her talk, we will have short presentations from the board candidates as well as one from Roy Dohner, President of the Board, on the *State of Niguel Shores*.

We will again have a Book Exchange Table for members who wish to bring books that they have finished reading to trade for books from other members.

The May Board Meeting will be held Thursday, May 1, at 3:00 p.m. in the Community Center.

The trip to the Bowers Museum to view an exhibit of the Terra Cotta Warriors from China has been changed to June 26. The cost will be \$19 for seniors or \$25 regular admission. This price includes the use of an audio cassette. If you are interested in attending, there will be a sign-up sheet at the May meeting.

—Barbara Boyd



Fashion Show Model Wilma Lindberg in blue...



...and Carol Kuhn in black and white.

Men's Club Turns 34 continued from page 1

Smith, did most of the buying and breakfast preparations that first year. The Club also started a golfing group to play mostly local courses. In December 1974 the club entertained their wives at breakfast. A door prize was a bottle of bourbon for guessing closest to the total number of years the men had all been married.



1974: Original Men's Club officers: Dale Baltimore-Pres., Bob Alexander-Sec., Art Powell-VP, Rene Brosseau-Treas.

In the 2nd year, 1975, the membership had grown to 42, continental breakfasts continued at the Rec. Center alternating with local restaurants. Golfers expanded their play to some out-of-town courses. Guest speakers were invited to most of the meetings covering such topics as local civic affairs, reports from the developer, N.S. water problems, etc. A Christmas party was held for the first time, a dinner with their ladies at the El Adobe restaurant in San Juan Capistrano.

By 1978 the membership continued to grow. A newspaper recycling program was started with the funds collected used for painting the outside of the Rec. Center and refurbishing the area's street signs, all 100 of them done by the men themselves. The annual Christmas party moved to the El Niguel Country Club.

In 1979 the first assigned kitchen crews and clean-up crews started with a much fancier menu, which now costs a



1984: Ed Tisch-Pres., Dick Phares-Sec., Dick McNair-Treas., Don Lutz-VP

whopping \$2. Other outside activities began such as whale watching, baseball, and dinner theater. Besides outside speakers, club members started giving talks of their autobiographies or vacations.

A really big change occurred in 1987 when the first July 4th pancake breakfast was started, chaired by Ed Adams (Men's Club president in 1990) and it has been going gangbusters ever since. Monies raised over costs from the pancake breakfasts go into a fund toward two \$500 scholarships given to Dana Hills High School students.

The above is just a brief glimpse of some of the history of the Men's Club that continues today in the same successful tradition established 34 years ago. To mention all the activities, guest speakers, golfing events, community, city and county political and development issues, military support that club did would take a book to relate. Many of the current 108 members have been past officers (14 past presidents). The 2008 officers continue to move the club forward.



1994: Bob Converse-Pres., Jerry Pearl-VP, Ian Ross-Sec., Dick Luedeke-Treas.

Throughout its history the Men's Club enjoyed its golf outings, breakfasts with speakers who kept them abreast of local politics, neighboring developments, and a wide variety of subjects. They were wise and lucky to have this biweekly gathering that kept them entertained and knowledgeable about recent medical developments, real estate, investments, community services and myriad other subjects that sometimes bored them and sometimes inspired them.

The members have established a network of care and concern for fellow members who suffer illness or bereavement in their families. For this and many other reasons, the organization is an enduring one that continues with its strength in the camaraderie shared by its members—mostly retired men from every imaginable background who share their experiences with one another and enjoy one another's company.

—Karl Kuhn

## WEDNESDAY BRIDGE

For play in May 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 last *Seashore News* were:

March 26, 2008 Regina Brevik, Shirley Heimstaedt and Dorothy Horany

April 2, 2008 Frieda Baskin, Dorothy Horany and Gloria Thraikill

April 9, 2008 Regina Brevik, Theo Whitehead and Dorothy Horany

—Betty Steinwinter

## PAGE TURNERS

Because of the Memorial Day Holiday, Page Turners will meet on the third Monday of the month, May 19, at 1:00 p.m. in the home of Mary Harrington, 23591 Tampico Bay. Refreshments will be supplied by Patrice Miller.

The discussion of *Suite Francaise* by Irene Nemirovsky will be led by Ceacy Johns. Translated from the French, the two stories in the book portray life in France in the period following June 1940 with the flight of citizens from Paris in the hours preceding the German advance and in the days following it, and life in a small French country town in the first, strangely peaceful, months of the German occupation.

Page Turners regularly meets in members' homes on the fourth Monday of each month, September through June except December. 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.

The June meeting is reserved for review and selection of the books to be read for next season. Members are asked to bring book suggestions to the May meeting or forward them to Diane.

—Hope Luedeke

## THE NEW BOOK CLUB

Several readers of non-fiction met on April 23 at the home of Norton Schwartz to discuss the formation of a Non-fiction Book Club. Subjects and possible books to be read were discussed and the group agreed to read *Indian Summer: The Secret History of the End of an Empire* by Alex Von Tunzelmann. This book will be discussed at the next meeting to which all interested persons are invited. Come to 23621 Sidney Bay at 1:00 p.m. on May 28. You may contact Norton at Nortlynne@cox.net or 481-2459.

—Mary Crowl



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## MEN'S GOLF

### JACK SWEENEY SCORES "HOLE IN ONE"!

Mr. Jack Sweeney aced the 11th hole at Arrowwood Golf Course on April 8 during the Men's Club golf outing, and to top it all off, he captured the "Lachel Closest to the Pin" award on hole #15!! A special award of a counterfeit \$50 bill was presented to Mr. Sweeney on the occasion of this momentous event. (His first Hole in One)



Jack Sweeney receiving his "Hole in One" award from Bob Borland.

Format for this tournament was a shamble where each player hits from the tee box and the foursome chooses the best drive and each plays the remainder of the hole on his own. Some fantastic scores were achieved during this round; none of course, could be recorded. The low score team was Jack Sweeney, Gary Katsuki, Blair McDonald and Charlie Clark (score 246) followed by the 2nd place team of Barry Banducci, Al Thome, Bob Converse and Jerry Pearl. (Score 251)

The golf schedule in May takes the club to Tijeras Creek and Fallbrook Golf courses. The Men's Club is always looking for duffers. If you qualify and want to spend a grand time with a great bunch guys, please join us.

#### Quote of the Month:

"You can hit a two acre fairway about 10% of the time and a 2 inch tree branch 90% of the time."

—Bob Borland

## WOMEN'S GOLF

Next Fun Day promises to be a good one. Monday, May 12, after our nine holes of fun golf at Ben Brown's, we will again enjoy the summer barbecue at the course. This time there will be a choice of burgers, hot dogs, veggie burgers or ribs, with a salad and drink. Call golf captains Judy Boitano (661-9495) or India Rouse (248-1336) to make a time or if you have to cancel. There will be no lunch hostesses. Last minute cancellers also need to call the starter at the course (499-1717). We are happy to welcome new member Diana Dolson and are looking for new faces.

April winners:

Low gross:	Irene McDonald	41
Low net:	Liz Kelsch	
Low putts:	Irene McDonald	15
Closest to pin #6	Chris Beaver	
Closest to pin #8	Gretchen Rask	
Longest drive:	Gretchen Rask	
Game of the day: Team #1	Kelsch, McDonald & Mitchell	

Thought for the day: A "gimme" can best be defined as an agreement between two golfers, neither of whom can putt very well.

—Liz Kelsch

## DIPPY DOLPHINS

As of May 2, the Dippy Dolphins will meet on Monday, Wednesday and Friday at a new time, 9:00-10:00 instead of 9:30-10:30 to take advantage of the earlier sun and warmer weather. In the fall the schedule will revert to the later time. All newcomers are welcome to join the exercise and great fun we have in this happy group.

—Hope Luedeke

## TENNIS COURT CLEANING

The tennis courts will be closed  
**Wednesday, May 28,**  
 until 2 p.m. for routine cleaning.





**2nd Annual Dana Point Arts Festival**

*Sunday, May 4 – La Plaza Park  
34111 La Plaza St., Dana Point*

**SCHEDULE OF EVENTS**

- 11 :00-12:00 pm South OC High School of the Arts
- 12:00-12 :30 pm Panjive Steel Drums
- 12:30-1:00 pm Arpana Indian Dancers
- 1:00-1:30 pm Sligo Rags – Celtic Folk Music
- 1:30-2:00 pm Flamenco Dancers
- 2:00-2:30 pm Taiko Drummers
- 2:30-4:00 pm Zacateca Mariachis
- 5:00pm-6:30 pm Savor – Santana Tribute Band

[www.dpcoastalarts.org](http://www.dpcoastalarts.org)



**LIBRARY NEWS**

Student Art is on display through May 18 at the Dana Point Library for Imagination Celebration, an annual spring multi-cultural festival of the arts for children, teenagers, and families. Brochures of events are available in the library. This year Target is sponsoring a library event for Imagination Celebration on May 5 for Cinco de Mayo. Suni Paz, a professional storyteller, will present stories and music for families of all ages at 4:00 p.m.

Our new Adult and Teen Librarian is Jennifer Johnson. No other programs will be scheduled for the month of May as Children’s Librarian Carolyn Hopkins prepares for “Catch the Reading Bug” this summer’s upcoming Children’s Reading Program.

At the spring meeting of the Friends of the Dana Point Library this year, June Bauer and Wini Schaeffer were elected as co-presidents. The Bookstore also has many loyal customers and wonderful volunteer managers. Phyllis Petifils is the Vice President in charge of the Bookstore. She thanks all the people who donated books and all the volunteers who worked hard as managers and volunteers to keep the store looking good. The Library Bookstore is always looking for volunteers. If you like to read and help others find books to read, please volunteer for a few hours a month. Call Dorothy Brock at 949-493-5399.

The Library has new hours. Funding from the City of Dana Point has made it possible to be open on Sundays from 12:00 until 5:00 p.m. We have heard the Bookstore renovation project will start on April 21.

—Betty Steinwinter



**DANA POINT HISTORICAL SOCIETY**

*Program meeting on Wednesday  
May 28 at 6:30 p.m.  
Dana Point Tennis Center  
24911 Calle de Tennis*

This is the annual Founders Day Program at which we honor a resident who has contributed significantly to the community. This year’s honoree is Susan Hinman.

Visit our Web site at  
[www.danapointhistorical.org](http://www.danapointhistorical.org)  
Call 248-8121 for more information

**DANA POINT**

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

**Council Meeting telecasts:**  
Live on day of meeting.

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

## MEET YOUR NEIGHBOR

### There is a Sleuth among Us!

**M**arcy McNulty, Chairman of the Finance Committee, and Atlantic Garden Home resident since 1996, is retired from a career as a Post Office Inspector, investigator of mail fraud and myriad other offenses that users of the mail indulge in. She knows how to find one out!

Marcy grew up in a small Missouri town, went to college, worked at the post office, went back to college for a degree in Accounting and Business Administration from Missouri Western, and back to the post office. She was recruited as a Post Office Inspector while she was acting Postmaster in Rockport, Missouri. After training in Maryland, she was assigned to the office covering San Bernardino and Riverside Counties. Hence, her arrival in and attachment to southern California.

Her accounting background was useful in her work as a member of a team in the investigative work on cases involving Federal Statutes that govern use of the U. S. Mail. There are, of course, in addition to the use of the mail for criminal activities, actual burglaries of post offices, assaults in post offices, theft of mail, alteration of postal money orders, etc., that occupy the Post Office Inspectors. The most spectacular criminal use of the mails has been in mailing bombs through the post office, and the most newsworthy was that of the Unabom case in the late 1980s.



Marcy McNulty

Marcy was involved in the long-term investigation of the infamous Unabomber. Marcy says the Post Office often becomes involved when victims finally report to them or to the police their suspicions of fraudulent activity. She has some pride in the knowledge that the Postal Inspection Service was founded in the 1830s during the Stagecoach era and is the oldest law enforcement agency of the federal government.

Despite very long hours of work with her employment, she indulged her love of traveling and has been globe trotting. A recent cruise took her to Costa Rica and the Galapagos Islands—too little time there to really explore and understand their significance she reports. Marcy, in addition to her major volunteer work in Niguel Shores, devotes a great deal of her time to volunteering at the Crystal Cathedral, sometimes in their offices, sometimes helping with the 24-hour crisis intervention services and, to the envy of all, is on stage participating in the famous Christmas pageant. So, you can see, despite her cheerful demeanor, she is a solid and serious contributor to “what makes the world go round.” We’re lucky to have you here, Marcy, and many thanks for your contribution to Niguel Shores.

—Mary Crowl

## PHOTO CONTEST

**Is that a Vinca?** Congratulations once again to Chris Conway for a winning flower photograph—our current category. This, along with all of the entries, will be displayed in color on our newly designed Website—[www.niguelshores.org](http://www.niguelshores.org). Check it out. On-going categories are as follows:

May – Sports

June – Still Life/Abstract

July – Patriotic Scenes/July 4th

Aug – Favorite Travel Photo

Submit your photos in the jpg format to Melanie in the office at [mrs2@niguelshores.org](mailto:mrs2@niguelshores.org) by the 15th of the month and, if you don’t have a digital version, take it to her in the office to be scanned for a digital image. Many thanks for your ongoing interest in the Photo Contest. Contribute your photos if you like to enhance our Web site.

—Mary Crowl



# VOICE OF THE PEOPLE

To the Editor:

The upcoming vote for the election of the candidates and the proposed plan for the multipurpose room, including the method proposed, will be presented to the members during May. It is important that regardless of your thoughts on the subject, you be sure to vote.

As repugnant as being subjected to a large assessment is, the fact that it probably should be approved as a "bite the bullet" measure is probably correct, but its approval should have certain reservations. When the count comes and the

new Board is in place, the assessment if passed, should also be the catalyst for further discussion on the only two plans that have been put in place by the present administration. For many of us, the footprint of the building is acceptable but the actual configuration should better reflect the needs of the community. These opinions should be aired, not with a captive plan as presented to the members, but a full discussion and cost analysis of possible improvements and options that have gone unrecognized. Sincerely submitted.

—Don R. Beaver

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.

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## NEIGHBORHOOD ADS

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

**For Sale**—Two plots / side by side in lovely Gospels garden at Westminster Memorial Park, 14801 Beach Blvd., Westminster. Worth \$8,000 MAKE OFFER. Call Harriet (949) 481-5125.

**For Sale**—Attention Crafters / Artists / Teachers—Beautiful fabric powder dyes supplies. Perfect for dying most fabrics, create your own artwork. Make offer. Call Miluna (949) 488-0844

**For Sale**—1979 Triple White Convertible Volkswagen Bug. This car is exceptionally clean and has been remarkably maintained and cared for. It has no rust, has been garaged, and driven less than 300 miles a year for the last eight years. Total miles 83K. We are the third owners and hate to give it up, but need the room for upcoming teenage driver. Please call (949) 291-6671 with questions. \$17,500.

**For Sale**—Chevy Blazer – 68,000 miles. 1998 – Loaded- Power steering, power brakes, alloy wheels, CD player, leather seats,

AC, sun roof, garage kept – all maintenance records available. \$6,750 Call (949) 496-8393.

**Wanted**—Couple wants to rent 3+ bedroom home/townhouse for this August. Must love dogs. We have two large, very well behaved and obedient dogs. Really they are! Please call Erin (314) 761-8390.

**Wanted**—Cat Sitter. Responsible Niguel Shores young adult needed to occasionally feed 3 indoor cats while “mom” travels for work. 1 feeding daily \$10/day. Cleaning litter box required. (949) 240-8313.

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## Monarch Beach 4th Quarter Report 2006 vs 2007

Monarch Beach Condos				
Item	4th Quarter 06	4th Quarter 07	Change	Change
# Sold	10	6	-4	-40%
Days on Market	88	126	38	43%
Average Price	\$1,400,463	\$1,185,555	-\$214,908	-15%
Monarch Beach Single Family Homes Under \$1 Million				
Item	4th Quarter 06	4th Quarter 07	Change	Change
# Sold	3	3	0	0%
Days on Market	66	105	39	59%
Average Price	\$909,778	\$799,444	-\$110,334	-12%
Monarch Beach Single Family Homes Over \$1 Million				
Item	4th Quarter 06	4th Quarter 07	Change	Change
# Sold	14	17	3	21%
Days on Market	43	180	137	319%
Average Price	\$4,227,405	\$2,614,549	-\$1,612,856	-38%

Data derived from SOCALMLS, while deemed reliable there are no warranties expressed or implied



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# MAY 2008 in Niguel Shores



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY SUNDAY																																																																						
			<b>1</b> 1:00 Architectural Committee 3:00 Women's Club Board Mtg.	<b>2</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics	<b>3</b> NSCA Office Open 8:30 - 5:00 2:00  KENTUCKY DERBY																																																																						
			<b>4</b>	<b>5</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics 	<b>6</b> 8:00 Men's Club Breakfast 1:00 Art Class	<b>7</b> 8:30 Fitness Class 9:00 NSCA Gen. Session Board Mtg. 9:00 H <sub>2</sub> O Aerobics 11:30 Bridge 3:00 Maintenance Committee	<b>8</b> 12:00 Women's Club Luncheon  <i>MPR CLOSED for OC Voter Training</i>	<b>9</b> 9:00 H <sub>2</sub> O Aerobics 9:30 SSN Staff Recreation Committee  <i>MPR CLOSED for OC Voter Training</i>	<b>10</b> <i>MPR CLOSED for OC Voter Training</i> <b>11</b> 																																																																		
<b>12</b> 8:00 Women's Golf Fun Day 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics 3:30 Landscape Committee	<b>13</b> 8:00 Men's Golf 1:00 Art Class	<b>14</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics 9:30 Traffic and Safety Cmte. 11:30 Bridge	<b>15</b> 1:00 Architectural Committee   <b>**PEACE OFFICERS MEMORIAL DAY**</b>	<b>16</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics	<b>17</b> NSCA Office Open 8:30 - 5:00 																																																																						
<b>19</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics 11:00 Garden Club Home Tour 1:00 Page Turners	<b>20</b> 8:00 Men's Club Breakfast 1:00 Art Class 8:00 <b>ANNUAL MEETING &amp; ELECTION</b>	<b>21</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics 11:30 Bridge	<b>22</b>  <i>MPR CLOSED for OC Voter Training</i>	<b>23</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics  <i>MPR CLOSED for OC Voter Training</i>	<b>24</b> <i>MPR CLOSED for OC Voter Training</i> <b>25</b> 5:00 Beach Bluff BBQ 																																																																						
<b>26</b>  <b>~MEMORIAL DAY~ OFFICE CLOSED</b>	<b>27</b> 8:00 Men's Golf 1:00 Art Class	<b>28</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics 11:30 Bridge 1:00 Book Club (Non-Fiction) <b>TENNIS COURTS CLOSED UNTIL 2PM For Cleaning</b>	<b>29</b>	<b>30</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics   <b>STREET SWEEPING</b>	<b>31</b>  																																																																						
<b>Sheriff's Department: 770-6011</b> (Non-emergency services)  <b>Niguel Shores Office: 493-0122</b> <b>Niguel Shores Fax: 831-0116</b>		<b>APRIL</b> Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> <tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr> <tr><td>27</td><td>28</td><td>29</td><td>30</td><td></td><td></td><td></td></tr> </table>				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30				<b>JUNE</b> Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td></td><td></td><td></td><td></td><td></td></tr> </table>		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30					
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Karla Sanders, Secretary  
Tobias Lawry, Treasurer

**MEETINGS**

1:00 pm, 1<sup>st</sup> and 3<sup>rd</sup> Thursdays  
See Calendar  
3:30 pm, 2<sup>nd</sup> Monday  
2:00 pm, 2<sup>nd</sup> Wednesday  
11:00 am, 2<sup>nd</sup> Friday  
10:00 am, 1<sup>st</sup> Friday  
9:30 am, 2<sup>nd</sup> Wednesday  
1:00 pm, 4<sup>th</sup> 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**



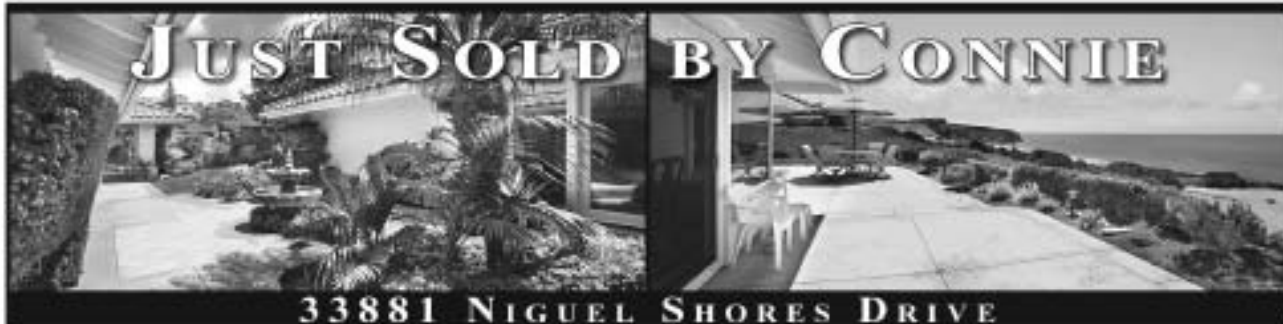
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23731 BRISBANE BAY

23702 COLIMA BAY

33811 SHACKLETON ISLE



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33881 NIGUEL SHORES DRIVE

## \*2008 REAL ESTATE UPDATE FOR NIGUEL SHORES\*

25 HOMES CURRENTLY FOR SALE—PRICE RANGE FROM \$849,500 TO \$4,250,000.

1 HOME CURRENTLY IN ESCROW—LIST PRICE \$959,000.

2 HOMES SOLD AND CLOSED—PRICE RANGE FROM \$1,050,000 TO \$4,300,000.

\*INFORMATION PER MULTIPLE LISTING SERVICE AS OF 4/15/08\*

\*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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