

Seashore News



May 2010

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Issue 438

FROM THE HELM *by Jerry Koppang*

It doesn't seem that a full year has passed since I was elected your board president, but it's time for a new election and selection of next year's board officers. I want to take this opportunity to thank the Niguel Shores management and staff for their help and support during the past year, and a special thank you to all our volunteers and the committees on which they serve.

I am very proud of our Board of Directors for the many accomplishments we achieved and projects we completed during the past twelve months. I don't think the Shores have looked better in our history, or is better managed than it is today.

Admittedly, the operating expenditures were over budget projections for the 2009 fiscal year which ended December 31, but why did this happen? The 2009 budget process started in mid 2008 with meetings conducted by the

Finance Committee to review the past year's performance and develop projections for the 2009 fiscal year. Included in the Finance Committee's projections for 2009 was a recommendation to lower the quarterly assessment to homeowners by \$101 per quarter. The Finance Committee believed that we could operate without these funds. Lowering the assessment \$101 per quarter for each of 960 homes reduced the operating revenue by \$388,000 for 2009. This plan was presented to the board in September 2008, and was strongly supported by the then President of the Board, and the board voted to reduce the quarterly assessment. Additionally, there was a another hit on the 2009 budget to the tune of \$61,061 in uncollected association annual dues.

On July 1, 2009, the South Coast Water District increased our rates for non-potable water used for irrigation by

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 **BOARD OF DIRECTORS ELECTION THIS MONTH. DON'T FORGET TO VOTE.**

IS YOUR CONTRACTOR BONDED? *by Karl Kuhn*

This month we want to inform all Niguel Shores homeowners and renters of the importance of knowing how to make wise decisions, from a personal liability standpoint, when employing a contractor to work on your personal property.

As reported in the Finance Committee report in the July 2009 issue of the SSN written by chairperson, Marcy McNulty, there may be a significant number of contractors that are letting their business licenses lapse, which means they most likely are not insured or bonded. What does that mean to you when you hire such a contractor? Should there be an accident or any property damage involving that contractor or his hired helpers anywhere while they are in

Niguel Shores, you, who hired them to work here, will be liable IF they are not insured or bonded.

To protect yourself from such a personal liability you can quickly verify if that contractor is licensed and therefore insured & bonded. The following information was obtained from the California State License Board (cslb) at www.cslb.ca.gov. It is highly recommended that you check out your contractor on this site.

According to cslb, *unlicensed contractors can underbid licensed contractors because they don't pay worker's compensation. That means homeowners could be liable if there is an accident. There are also fewer options for homeowners who get stuck with shoddy work.*

Go to the cslb web site. When you enter this website, click on the Instant License Check located on the upper left side of the screen. The next screen shows a box where you enter the contractor's license number. If you

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FROM THE GM *by Leo Riley*

VOTE VOTE, VOTE – Just a reminder that the Annual Election is taking place on Tuesday, May 18 at 7:00 p.m. in the ClubHouse and we really want to make quorum on that night. Quorum for us means 50% of the members + 1 and since we are a community of 960, we need 480 + 1 which equals **481** ballots submitted. That is why your vote is so important, no matter who you vote for or even if you choose to abstain and not vote for anyone, you must mail the ballot in. Please don't wait until the last minute. The last minute means you can personally hand in your vote to the Inspector of Elections the night of the election. If you have questions or problems with the voting processor ballots, please contact the office as we are more than happy to assist you.

What do golf carts and dogs have in common? The answer is they are both big problems in Niguel Shores. For those homeowners with golf carts & kids, please do not let under age drivers drive the carts on Niguel Shores streets just because they are in a private community. I know it is just a matter of time when someone's child is going to be seriously injured. Being a parent, I know how bad I will feel, and that is nothing compared to what the child's parent who allowed him to take the keys, will feel. From the Association's liability standpoint, we must take a hard, firm stand on this situation and as a result, we will start enforcing the NSCA Rules (Rule 6431 Golf Carts) with the assistance of local law enforcement. If our Patrol Officers can determine where an under aged violator lives, we will report the violation to the Dana Point Sheriff. I hate taking these steps, but asking for self enforcement from some parents is just not working. As for the dogs, you know I am a two dog owner so I am professionally and personally aware of the commitment it takes to be an owner. We are constantly receiving reports and having conversations with dog owners who

want to run their pet *off leash* on the Beach Bluff and in our parks. Now we know how much dogs love running around being dogs, but not all dogs have been to manners school. Some people just don't like having their legs jumped on or being licked, no matter how refreshing the attention is. We have two possible solutions that we would like to make **AGAIN**. There is a dog park behind the library across the street where they can happily run amok with other dogs and other dog owners. Personally, I have taken to tricking my dogs with a 20-foot retractable leash (available at any pet store) which gives them the feeling that they can go where ever they please, but in reality, I can reel them at will and they are on leash. Stupid dogs.

County Revetment Project: FYI – Recently the County of Orange came to the Association to notify us of a new project entitled the **Rehabilitation of the Niguel Shores Revetment**. The purpose of the project is to rebuild the rock revetment at the beach because the current rock riprap is considered inadequate and deteriorated. If not repaired, it will threaten the stability of the slope from future storm wave attacks. The project will rebuild 1,360 feet of the revetment almost doubling the size of the stones used, making the riprap both higher and deeper. In addition, a walkway, similar to the one in front of the Headlands, will be constructed on top of the revetment and form a connecting path from the Headlands to Salt Creek. The project is in its initial stages and the County is in the process of obtaining a permit from the Coastal Commission. There will be public hearings on the subject including one planned specifically for the homeowners in Niguel Shores. Management will keep you informed of the progress of this project. We have a copy of the County's Environmental Information Report in our office which includes maps and cross sections of the proposed project. ■

Helm continued...

50 percent. This was an unanticipated increase of \$61,000 which hit our 2009 operating budget. In addition, a major architectural law suit was presented in February 2009, requiring the Association to fund the deductible portion of our D&O insurance policy. In addition to defending this suit during 2009, the Board took numerous legal actions against several homeowners for noncompliance with our rules and regulations. These are two reasons we exceeded our legal budget by \$77,000.

Any financial person will tell you that budgets are projections of expenses and hindsight is 20/20. The current board re-implemented the 2008 quarterly assessment fees to eliminate future shortfalls. We did *borrow* \$37,500 from

our reserve funds to cover our 2009 operating deficit, and we are required by the Davis-Stirling Act to repay the reserves within one year. We are currently repaying the reserve loan.

The Board of Directors has a sacrosanct fiduciary responsibility to the community. One area of responsibility delegates day-to-day operations of the community through the General Manager. It is the responsibility of the GM to carry out the consensus of the Board of Directors. Our current board has approved the performance of our GM.

All in all, most will agree this past year has been very successful and extremely productive. It has been a distinct pleasure serving the community. ■

BOARD ACTION SUMMARY

April 7, 2010 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of March 17, 2010.
- Approved and filed the February 2010 Financial Report.
- Approved the April 2010 Litigation Disclosure Statement.
- Approved the resignation of Frank Kavanaugh from the Architectural Committee.
- Approved the liens on (3) Properties: APN 672-051-56, 672-223-13 & 672-221-04.
 - Approved the Gateworks Upgraded System.

DISCUSSED:

- 2010 Annual Election & Meeting.
 - County of Orange Revetment Rehabilitation Project and beach erosion.
 - Asphalt Maintenance Project update.
 - Association's electricity budget and expenses.
 - Beach Bluff table pads.
 - Update on 2010 proposed Rule Changes.
 - Update on E-Sign Act policies and mailout.
 - Rabbit problem at the Beach Bluff.
 - Legal opinion regarding Reserve Fund Accounting.
- ### REVIEWED:
- ClubHouse and Spa project reconciliation.
 - Reviewed and filed the February 2010 Variance & Delinquency Reports.
- Correspondence from 2 homeowners: 1) comments on Colima Bay remodel and 2) Comments on Board decisions and decision process.

TABLED:

- Review and approval of the 2009 Year End Audit Report.

APRIL 7, 2010 BOARD MEETING (Executive Session)

APPROVED:

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

REVIEWED:

- Payment Status report for Quarterly Dues and Special Assessment as of February 28, 2010.
 - Attorney Fiore's Status Report on pending legal matters.

DISCUSSED:

- AC legal matters involving six (6) homeowners.
- Settlement agreement of Architectural litigation.

HEARINGS/MEETINGS:

- Conducted three homeowner hearings: Two for failure to maintain and for modifications without AC approval.

APRIL 21, 2010 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of April 7, 2010.
- Approved recording of a lien against APN 672-161-26
- Approved the resignation of Sali Perkins from the Architectural Committee.

REVIEWED:

- Reviewed and filed the March 2010 Financial Report.
- Reviewed and filed the March 2010 Variance & Delinquency Report.
- Reviewed and filed the March 2010 Investment Report.
- Correspondence from one homeowner regarding proposed Rule 3104A.

DISCUSSED:

- Discussed 2010 Annual Meeting and Election update.
 - Beach Bluff table pads & concrete work.
 - Proposed Rule Change comments.
 - Update on E-Sign Act mailout.
- Update on County of Orange Revetment Rehabilitation Project.
 - Art on display policies.
- Traffic & Safety recommendations for Pool / Spa / and Bluff areas.

APRIL 21, 2010 BOARD MEETING (Executive Session)

APPROVED:

- Approved the Executive Session Minutes of April 7, 2010
- Approved the award of the 2010 Asphalt Maintenance Contract to Premier Paving.

REVIEWED:

- Special Assessment & Quarterly Dues payment status as of February 28, 2010.
 - Beach Bluff table pads and concrete work bids.

DISCUSSED:

- Update on AC matters involving 5 homeowners.

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—MAY 5, 2010 AT 9:00 A.M. NEXT GENERAL PUBLIC FORUM ANNUAL MEETING/ELECTION - MAY 18, 2010 @ 7:00 P.M.

Is Your Contractor Bonded? continued...

do not have the contractor's license number look on the right side of that screen under Alternate Ways to Find a License or Registration, click on *contractor name*. The next screen shows a box to enter the contractor's name.

If the contractor is licensed, the next screen details whether they are bonded, who their bonding company is, and whether they have workers' compensation insurance.

If the work performed for you is not acceptable and your contractor, whether licensed or not, does not redo the work you can take the contractor to small claims court. Instructions on how to file a small claim can be found at www.courtinfo.ca.gov/selfhelp/smallclaims/.

NSCA Legal Matters

NSCA management distributes regular disclosure statements regarding pending litigation. These are updated as the status of matters changes. Management also provides these statements on request to owners or their escrow agents when owners sell their homes. Current litigation disclosures are available to owners at the administration office. They are not, however, provided to any non-owner.

The last sentence was added about non-owners to reassure homeowners that the information is not generally available, and to let them know that the Association won't be sending disclosures directly to their buyers, lenders or real estate agents. ■

LITIGATION DISCLOSURE STATEMENT 1/31/10

- 1) **Orange County Superior Court** – homeowner challenges Association's denial of Architectural Plans. Currently in settlement process with insurance carrier.
- 2) **Pending Litigation** – Niguel Shores Comm. Assoc. v. homeowner for failing to maintain. Architectural Committee is working with homeowner for approval of plans to correct problem.
- 3) **Pending Litigation** – Neighbor to neighbor dispute.
- 4) **Pending Litigation** – Niguel Shores Comm. Assoc. v. homeowner for failure to correct view blockage.
- 5) **Collection** – 9 homeowner accounts turned over to legal counsel for collection.

FYI – The average legal expenses for the last 6 years was approximately \$134,000.



Carol's Cuisine Corner

Hi! Let's try some more breakfast places. A few months ago it was the harbor restaurants. The following are more you will enjoy and they have some good bargains.

Marie Callendar's: 31791 Del Obispo, 949 661 5977.
New hours for breakfast: 6:00 to 11:00 a.m. Yes, you can even have **pie** then. Lunch will be served and dinner is until 10:00 p.m. Happy Hour Monday to Saturday is 3:00 to 7:00 p.m. Sunday Brunch is 9:00 a.m. to 2:00 p.m.

Mimi's: 2740 La Paz, Laguna Niguel, 949 643 0206. The 7:00 a.m. breakfast is served all day. Happy Hour is 4:00 to 7:00 p.m. Closes at 10:00 p.m. You can order on line to go.

Coco's: 27750 Crown Valley, Mission Viejo, 949 347 1076. Open at 6:30 a.m. with a special senior menu.

Another location in Laguna Niguel, 27360 Alicia Parkway, 949 643 0010, and is open the same hours with lunch and dinner until 10:00 p.m.

Vue: At Marriott Cliff Hotel 25135 Lantern Park, Dana Point, 949 467 7555. Open for breakfast 6:30 to 11:00 a.m. Open for lunch and dinner with a wonderful view.

Carlos Mexican Restaurant: 34224 Pacific Coast Highway, 949 496 4470. Hours 7:00 a.m. to 10:00 p.m. Mexican breakfast and specials everyday. Lunch and dinner available.

Have a cup of coffee and a good breakfast... Bon appetite, Carol Yocom

ARCHITECTURE

NEW DAYS AND HOURS FOR MEETINGS

Effective with the May 13 meeting, the Architectural Committee plans to change their meeting time to 3 p.m. The meetings will be on the second and fourth Tuesday of the month. Home Owners' Forums will be before the meetings. We hope that this will be convenient for homeowners who need to attend our meetings with their architects and contractors.

—Ginny Nevitt

FINANCE

Finance is currently working on a reappraisal of how we manage important reserve accounts. Several years ago we stopped reserving for some street resurfacing on the theory that a maintenance procedure, called slurry sealing, would give our pavement usable life exceeding 30 years. That meant we did not have to reserve for repaving. We now believe most NSCA streets will need asphalt overlay in less than 25 to 30 years and, by law, we must reserve for that major expense.

If implemented, this policy will mean that annual reserve transfers will rise, thus putting pressure on other areas of the budget. We will know more what this impact will be in the coming months.

—Steve Stewart

MAINTENANCE

March's winds blew down or damaged several of the coach lights and stop sign posts. We can't just blame the winds. Years of standing water had seriously corroded the metal supports and rotted the wood posts. Maintenance has temporarily repaired some of these posts, but we are in the process of replacing all that were damaged.

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We are fortunate to have a new well-equipped shop to build the lamp posts. We have bench space, power saws and routers to build, caulk, and paint the posts. In the old building this kind of work was done in the parking lot which did not enhance the appearance of the community.

Building the lamp posts requires some skills, but it is done in the comfort of our shop. The hard part is removing and replacing the old concrete footings and metal supports. To reduce the effect of water damage the supports need to be removed and rebuilt so that the posts will be higher off the ground. The maintenance man drawing the short straw gets this part of the job. This involves much digging, jack hammering, and heavy lifting. Once removed, new forms are built, concrete poured and metal supports installed. Then we are ready to mount the posts, hook up electrical, and be back in business for another thirty years.

—Jack Christiansen

LANDSCAPE

Spring trimming and thinning has begun throughout Niguel Shores. New plants have been added to the main entrance to our community. As the spring months progress, clean up and new plant additions will be done to all gate entrances. The satellite watering system is on in all areas of Niguel Shores. We need your help. If you notice any dry areas or brown spots or a sprinkler not working properly, please fill out a *Home Owner Request* form. These forms are available at the office or, even easier, on the N.S. web site (www.niguelshores.org). Doing so will help keep track of the problems and correct them in a timely and efficient manner.

Don't forget to come to the garden club meeting in the ClubHouse on May 15 and meet and hear Mark Garrity from Silverwood Landscape. Mark and his staff, along with the Niguel Shores Ad Hoc committee, continue to work on a master landscape plan. This plan will be a community effort and we look forward to lots of input from home owners. For more information on the garden club meeting see the April *SSN* under *Garden Club*.

—Ellen Dovey

RECREATION

By now we know the Derby winner and the winners from Niguel Shores, thanks to Barbara Milner and Anita Geyer for the Derby Day Party.

The Recreation Committee has lots of events coming up this summer for all ages to enjoy at our Bluff Park and in this wonderful community.



Cooking Classes: May 6 & May 20. There will be two this month due to the April cancellation. Kookie will again be giving us recipe books and samples of the delicious foods.

On May 6, 11:00 a.m. to 1:00 p.m. The menu will be eggs Florentine, quiche, panzanella (Italian bread salad), orange flan and a demo of a French omelet—all this for \$35. Sign up now in the office.

May 20, 11:00 a.m. to 1:00 pm. A BBQ at the Bluff: Brazilian beef, Armenian lamb kabobs, grilled planked salmon, black bean salad, sauces and grilled peaches. Again all this for \$35 with books of the recipes. Sign up now.

May Beach Bluff BBQ: May 30 – 5:00 p.m. It is time for our Bluff BBQ. Thanks to Jerry and Barbara Milner, the grill will be down there for you to bring your meat and enjoy standing around the grill visiting with your friends. See you there at 5:00 p.m.



June Taco Night: June 12 – it is Taco Night again for the family 5:00 to 8:00 p.m. Tacos from Juan El Conejito in Lake Forest and entertainment. \$10 for adults \$5 for children 8 and under. Get your group together now. Tickets will go in a hurry. Tickets are available in the office. This is a BYOB.

July 4th: Like always, the day you do not want to miss. Look for the final arrangements in the June *Seashore News* and the BBQ grill will be there again.

July Taco Night: July 24 another Taco Night on the Bluff from 5:00 to 8:00 p.m.

August Beach Bluff BBQ: August 1. Another BBQ Bluff evening with the grill there for you to enjoy with friends.

“Band at the Sea:” Something new this summer, on Aug 21 from 6:00 to 9:00 p.m. “The Trip” group will have



music for all ages to enjoy. Bring family and friends and your own food and drink. Tables will be reserved. The tables for 10 will be \$120, tables of 8 for \$100. If you want to come and enjoy the music on your blanket, it is \$10. Children free. All tickets will be for sale in the office June 7.

The Recreation Committee is having fun planning these events to please our community. Come and enjoy the summer at the beautiful Beach Bluff.

—Carol Yocom

SEASHORE NEWS

Sub editor Karen Linger has decided to hang up her writing pen and, as the saying goes, pursue other interests. The staff of the *SSN* would like to express its sincere appreciation to her for her many years of service. She handled the reports from the clubs and also from the Landscape Committee.

If you are interested in volunteering to take over her assignments let me assure you it doesn't take that much time each month. We can really use the help.

—Karl Kuhn

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GARDEN CLUB

PLANT SALE, ClubHouse: May 15, Saturday 1:00 – 4:00 p.m.

Admission \$1

Refreshments, Door Prizes

All Variety of Plants including Dish Gardens

**All Shores Residents Welcome
Added Bonus: Mark Garrity, Director Silverwood Landscape Design**

Mark 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 plan for the Shores. Plans are in the preliminary stage at present.

Proceeds from the plant sale will fund our main Garden Club project: reforestation in our local burn areas in conjunction with the US Forestry Service.

Hope to see you May 15.

—Jerry Koppang

MEN'S CLUB

April seems to be our month for the locals. We kicked off the month by having the candidates for our upcoming Board election. Each spoke and then fielded questions.

April 20 we heard from each of our new members within the last year.

May 4 is our big meeting event of the year. It will be our first Ladies Day in the new ClubHouse. We are expecting a very large turnout. Our speaker will be informative as well as entertaining. You can imagine the stories that our chief D. P. Code Enforcement Officer has to tell.

Future speakers on the agenda include a Mission San Juan Capistrano historian, Capt. Dave from our Harbor Dolphin Safari, and even an intrepid adventurer who has a deposit made to be on the first private space journey on Virgin Galactic.

All of this plus a healthy hot breakfast for only \$3 per meeting. Membership is open to all residents with meetings the first & third Tues. at 8:00 a.m.

—Steve Leonard

WOMEN'S CLUB

Could the famous French salons of the 17th and 18th centuries be distant ancestors of Niguel Shores Women's Club gatherings? Salons were assemblies of like-minded people, often hosted by a woman in her home, where the group would discuss and exchange ideas or endeavors with the intention to please or to educate. Women's Club members gather once a month to pursue common interests. Continuing the

theme of versatility of talent found in the Shores community, May's program will feature four residents providing opportunities for members to be pleased and educated.

Karla Sanders will talk about her *cross-stitch*

pictures, so much like paintings that the viewer looks for brush strokes. Some of her work will be on display in the room. Karla's present project is Austrian painter Gustav Klimt's *The Kiss*.

Linda Rice also does needlework to produce *wearable arts*, applying quilting techniques to create purses, jackets and vests. She took first place at a Beach Cities Quilters Guild exposition a few years back. A retired computer teacher from Saddleback College, Linda still finds time to instruct in computer applications. Linda will supply samples of her work.

Diane Hearne will share her enthusiasm for uncovering her family tree. By writing essays on family history as well as creating back-in-time letters to ancestors, she encourages her grandchildren to plug into American history. A postcard from 1910, for example, becomes an opportunity to describe the thrills of barnstorming, when people could pay for a 40-minute airplane ride.

Also in the salon will be Patricia Conway, who will read from poetry books she has written. Patricia's poetry is upbeat, with an emphasis on what we can be thankful for in our lives. She stresses that gratitude can work as a healing attitude.

The meeting on May 13 starts at 12:00 p.m. in the ClubHouse. The agenda will include voting for the slate of officers for 2010-2011: Nancy Tinnes, President; Lyn Long, Vice-President; Jeannie Sticher, Secretary and Ardis Ghobrial, Treasurer. Nominations may be made from the floor.

Last month's *Open Forum* proved valuable for learning about current community issues and getting acquainted with the Niguel Shores Board candidates.

—Phyllis Tezer

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WEDNESDAY BRIDGE

We are meeting every Wednesday at 11:00 a.m., bringing along a sandwich or snack, and enjoying a couple of games before we have lunch. There is hot water available for tea or coffee, and usually an assortment of different foods that our members bring. If you are new in the neighborhood, please come down and enjoy some bridge. We are not card sharks and would welcome you to our group. The hostess for May is our newest member, Gaynell Reyno, who is a very challenging player as well as being one of our youngest members. If you'd like to enjoy a little bridge, please give Gaynell a telephone call at 481-1722.

Winners since the last issue:

- | | |
|----------|--|
| March 24 | Dorothy Horany and Helen Campbell |
| March 31 | Patricia Conway, Gloria Thraikill and Kay Wittmack |
| April 7 | Freida Baskin, Gloria Thraikill and Edie Tisch |
| April 14 | Gaynell Reyno, Helen Campbell and Kay Wittmack |

—Helen Campbell

PAGE TURNERS

Page Turners meets on May 24, with a discussion of *The River of Doubt* by Candice Millard. Millard covers one year in the remarkable life of Theodore Roosevelt. His post-presidency trek down the 600 mile Amazon River in 1913 was at a time when the waters were largely uncharted, malaria-infested, and home to hostile tribes. Millard portrays Roosevelt's tenacity and survival with insight, provides a wealth of information about the natural history of the Amazon, and tells a great adventure story as well.

The morning group will meet at 10:00 a.m. at the home of Gloria Weintraub, 23841 Marmara Bay; the afternoon group will meet at 12:30 p.m. at her home as well. Gretchen Rask 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. Story times and Special Programs are not happening in May as Children's Librarian

Carolyn Hopkins prepares for the upcoming Summer Reading Program.

Mark your calendars for the Summer Reading Program. The theme is *Make a Splash Read*. The official starting date of the Summer Reading is June 28. Come to the Library Beach Hut to sign-up to win prizes in the Reading Game.

Special Weekly Performances will be held on Thursdays at 11:00 a.m. beginning July 1 – August 12.

Story times will be held for all ages on Tuesdays at 11:00 a.m., June 29 – August 10.

After Hours at the Library: The Dana Point Library is proud to present guitarist Will Brady on Friday, May 7 from 7:00 - 8:00 p.m. 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. If you have any questions, please contact the reference desk at 949 496-5517.

Adult Book Club: The book club meeting will be meeting from 10:00–10:45 a.m. in the library meeting room on Wednesday, May 12. The book this month has been changed to *The Dream of Scipio* by Iain Pears. 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 June meeting is *The Big Sleep* by Raymond Chandler.

The Friends of the Library Bookstore is looking for volunteers, call 949-489-3956 if you are interested.

—Judy Pasek

OREO COOKIE BOOK CLUB

The Oreo Cookie Book Club met on April 21 at the home of Janet MacKaig to discuss the book *Franklin and Winston*. Then we played with Janet's dog who will remain nameless because I forgot his name. We also rejected his application for membership because he is a slow reader and we didn't want him to hold us back. Janet claimed he can read faster than me, but I declined a competition because I didn't want to embarrass the dog. The dog accepted an Oreo in lieu of membership and everyone all around agreed that this was fair. We also discussed a list of books to be scheduled for discussion over the next six months. I will count the e-mail votes because everyone knows I am fair, witness my behavior with the dog. The next meeting will be on Wednesday, May 19, at the home of Barbara Milner. "The Media Relations Department of Hesbollah Wishes You a Happy Birthday" is the book scheduled for review.

—Norton Schwartz

PET PHOTO GALLERY

The *Seashore News* staff is sponsoring a digital photography **GALLERY** for residents of Niguel Shores. Selected pet photos will be put into the *SSN* when space is available. All pets are eligible.



Say "CHEEEEESE!"

PHOTO SUBJECT MATTER: We are soliciting your pet photographs.

PHOTOGRAPHS ACCEPTED: We will accept one photograph from each pet per quarter. Please include your name, pets name, address and phone number with your photograph.

SPECIFICATIONS: All photographs must be submitted as unaltered 4 x 6 original jpeg files or prints brought in to the office at aa@niguelshores.org with a copy for the web site to NSCAWebmaster@cox.net for posting in the pet gallery.

DEADLINES: Photos must be submitted by the 15th of each month to be available for publication. The first due date will be June 15.

—Karl Kuhn

EMERITUS PROGRAM

The Emeritus Committee thanks N.S. residents for the overwhelming response to the *red* questionnaire asking for class suggestions. Several classes were requested for Saddleback College's fall semester. The most popular selections were Tai Chi Ch'uan and a combination class of art, music and contemporary world history. These choices have been forwarded to Saddleback College with recommended days and class times. The class *Film and Literature* will also be scheduled to start in August.

—Bunny Ross

Donna & I have been residents of Niguel Shores for 35 years. During this time we have served on various committees and have experience working with several Boards and management structures. We believe that the current management of the Shores is the best we have experienced during this time and we would like to express our appreciation and support for the current Board, manager and management staff. We feel that all segments of our community should be represented on the board. We are pleased with the recent increase of activity of the young people in the community and would like to see this continue to be encouraged.

Donna & Bill Rosecrans.

We are resident owners on Breakers Isle. We recently received a letter regarding the effort of three individuals to run as a single group for the Board of Directors of NSCA. It appears from a review of the Rules and Regulations that there is no indication that this approach is permitted. At a minimum, it goes against the basic philosophy of board representation for any non-profit organization. The fundamental concept is one where individuals represent a group so that no clear control is given to any group and that principle should be the approach NSCA utilizes. In a small board like NSCA, if we allow a group of three to act as one, they will control the board. This cannot be in the best interests of the owners/residents of Niguel Shores.

We urge everyone to strongly disagree with allowing three individuals to run as one.

Jim & Ellen Dovey

The recent letter to all Sea Terrace 1 Homeowners Association members regarding the future painting policies again reiterated the absolute disdain for the individual members and their loss of individual rights in

continued on page 13



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MEN'S GOLF

The Green River Golf Course, converted from two 18-hole courses to one 18-hole layout was challenged by our group of 20 players on March 23. The 91 Freeway was a distraction with constant road noises all day long.

The team of Blair McDonald and Gary Katsuki was in first place, Charlie Clark and Woody Woodward were second, Roy Dohner and Paul Wager, third, and Allen Brase and Jon Cobain finished fourth. Closest to the pin on the front nine was Jack Sweeney and Bob Russell was closest on the back nine.

The highlight of the day was a *HOLE IN ONE* by Blair McDonald on the par 3 eighth hole. He hit his driver the 164 yards to the green, not knowing that it had gone into the hole. His team found his ball in the bottom of the hole after they thought it was lost!

We returned to Anaheim Hills Golf Course on April 13 for the first time in over five years. It's amazing how you try to remember all the holes you played before. The first team was Mac Brown, Bob Hill, Gary Katsuki and Jack Sweeney. Second place team was Hal Allen, Bob Gutknecht, Paul Wager and Tom McNicholas. Woody Woodward was closest to the pin on the second hole. No one made the green on hole 13.

The schedule for May is as follows: May 11 at Meadow Lake. May 25 at Temecula Creek/Oaks.

"You need a fantastic memory in this game to remember the great shots, and a very short memory to forget the bad ones." —*Mac O'Grady*

—*Tom McNicholas*

WOMEN'S GOLF

April showers bring...May golf! Being rained out of

our Fun Day in April (and having to wait until next April, to see the wicked 'Tax Return' game-of-the-day planned by the April golf captains), we look forward, eagerly, to what game-of-the-day the golf captains for Niguel Shores Women's Golf will have for us on Fun Day, Monday, May 10.

The golf captains for May are Gretchen Rask (489-2259) and Ceacy Johns (493-8355). If you haven't signed up and wish to play, please call them. Lunch and a short business meeting will follow the end of play. A BBQ menu, plus sandwiches and soft drinks are available for purchase at the golf course snack shop.

Golfers of any level of play are welcome to join Niguel Shores Women's Golfers. We play nine holes of 'fun' golf, at Aliso Creek Golf Course. Sign-ins start at 8:00 a.m. If you have questions, call one of the golf captains listed above, or club president, Maria Elena Banks, (248-9300).

"May thy ball lie in green pastures... and not in still waters." —*Author Unknown*

—*Ceacy Johns*

During the relocation of the spa the kids playground had to be temporarily closed. Upon completion of the spa the playground was rearranged and two new swings added. Within one hour of the reopening of the playground Mason Mullinix, age 4, was the first to get on the swing while his brother Matthew, age 1, and grandma, Margie Mullinix age not authorized, offered advice.




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MEET YOUR NEIGHBOR *by Laurel Moonier*

Cynthia Carlson, teacher and coach

Cynthia Carlson, the popular coach of the Dippy Dolphins since September 2007, was leading the group through its water aerobic regimen at the Niguel Shores Pool. When she emerged from the water, she graciously joined this *Seashore News* reporter for an interview. Many of the participants in the Dippy Dolphin program stopped before they left the pool area to urge me to tell about how much they love Cynthia.

Cynthia has been your neighbor in Niguel Shores since March 1994, when she and her husband Keith, with their son and daughter, moved here from Laguna Beach. Cynthia said that our beautiful beach bluff area was a big reason that they moved here.

Cynthia was born in San Francisco and grew up in Danville, a small Northern California town. After high school she went to the University of California at Santa Barbara where she majored in accounting, graduating in 1985. She met her future husband, Keith, at UCSB and they were married in 1991. They have two children, Mitchell, 17 and Emily, 15. Both are students at Dana Hills High School. Mitchell will graduate this year and plans to go on to college. Cynthia and Keith share a love of water sports. They were both involved in competitive water sports at an early age. Cynthia swam competitively, beginning at the age of 11. Keith was in competitive diving as a youth. Their children share their parents' love of the ocean and water sports.

Since the Carlsons' move to Niguel Shores, Cynthia has taught art to young students at St. Catherine's Elementary School in Laguna, awakening the children's creativity with her enthusiasm and love of teaching. Cynthia said this was particularly rewarding to her, seeing the children's appreciation of the world around them grow through art.

Cynthia has taught many babies and small children to swim in our pool since moving here. The first requirement for Cynthia when teaching swimming to little ones is to make it fun for them to be in the water. Only after they begin to enjoy being in the water does she teach them to put their heads under water and blow bubbles. It is a step by step process. Then she teaches them how to swim, ultimately making them safe in the water. What a gift that is.

Cynthia is the coach of the Dana Hills High School girl's swimming team. Her daughter, Emily, is a member of the team while her son, Mitchell, is on the boy's team. Competitive swimming requires a level of discipline and dedication that many teenagers may find difficult to sustain. Cynthia uses her experience as a competition swimmer to motivate her children and the girls on the swim team to keep their eyes and efforts on their goals.

This is Cynthia's second season as coach of the swim team. It is a young team consisting mostly of freshman and sophomores with only two seniors and six juniors on the team. There are strong swimmers on the team, as many of the girls participated in a successful water polo season.

Dana Hills High competes in the South Coast League, which is made up of eight schools. By early April, the girl's team had won two dual meets and lost two. On April 6, they lost to San Clemente High, however, two of our own Niguel Shores' teenagers won their events. Emily Carlson, Coach Cynthia's daughter, won the 100 butterfly in 1:05.29 minutes, and Colleen McNaught was first in the 100 freestyle in 57.73 minutes. Colleen writes the Teens Talking column for the *Seashore News*.

Meanwhile our own Dippy Dolphins have fun staying in good aerobic shape, thanks to Cynthia Carlson, your neighbor. ■



Cynthia Carlson

Teens Talking

by Colleen McNaught

**...about Ginny Arthur;
May 10, 1920 – January 6, 2010**

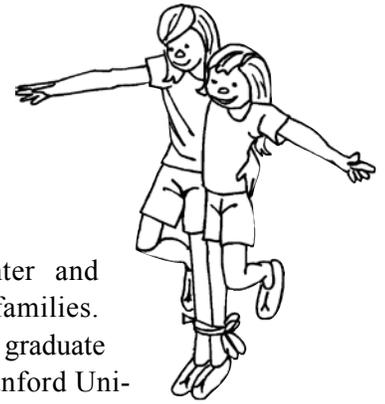
It wasn't the wrinkles or white wisps of hair that made her stand apart in the sea of young adults, it was the energy that caressed each step she took. At the time, that was all that I saw. I didn't put her in the category of the *older generation*. I couldn't make that type of speculation when I was twelve. On July 4, 2005, I would make the biggest decision any 12 year old would have to face on that particular day, what partner to choose for the three-legged race. Ironically, Ginny Arthur chose me. Her wispy white locks and auburn colored eyes came at me with such life and animation that I could not find a reason to turn her down. Ginny grabbed my arm and off we went in our 100 yard dash to make 4th of July history and ignite the spark that lit up a new multitude of memories we would create together. Not only

did we win the race together, but we demolished the other 12 year olds who participated. I held up my blue ribbon proudly to show the world, but I also was in awe of the lady who helped me achieve it. That awe and wonder for my three-legged race partner became a new source of inspiration in my life; an inspiration to live life to the fullest, each and every day, to live in the moment, and to cherish the people around you.

Fast forward five years to the present and we find that the energy and life that radiated at the house on Windlass has gone amiss. No more do we see Ginny Arthur at the break of morning on her way for her daily swim, or are we graced with her presence for sunsets down at the Bluff. The eighty-nine years of life and energy that was once Ginny Arthur has slowly passed its way through final judgment, and on January 6, Ginny peacefully passed away in her Niguel Shores home. However, her love for life will be carried on through the lives of her two sons and

daughter and their families.

A graduate of Stanford University, a loving wife and devoted mother, Ginny Arthur went through life with compassion and joy. She greeted each day with a smile just as she would a stranger walking through the streets of Niguel Shores. For this article I wanted to honor her in the best way I knew how, by letting everyone appreciate the type of person she was. I think it's implicit that each person walk away from this article and grasp a new view on life. You only have one shot at living, and in an instant it can all be taken away. Most importantly, always remember to slow down in life; breathe and learn to take a look around you whenever you have time and never forget everything and every person that has a place within your heart. Who knew a three-legged race partner would turn into an inspiration for myself and an entire community to live and learn from! ■



Voice of the People continued...

this community. It only bolsters the need for a new and enlightened Board of Directors that effectively monitor the actions of a few committees that have run roughshod with their decisions.

I personally have, for many years recommended, that the Board authorize and budget for an Architectural chairperson from outside the community. The person ideally would be a retired former architectural and builder expert who would coordinate the submissions, advise and guide the volunteers on that committee, who often have varying or no expertise in the decisions that they make. The committee is also subject to influence by the members of the commu-

nity in various ways. An outside Chairman or Chairwoman would not be subject to those temptations.

Don Beaver

In response to Mr. Don Beaver's letter above the NSCA Board of Director's asked the Architectural Committee to review the painting policies at the request of the Sea Terrace I Board of directors. Since publishing these actions, the comments from Sea Terrace I homeowners have been such, that the NSCA Board of Directors has reversed its decision, and returned control of the paint policies to the Sea Terrace I Board. ■

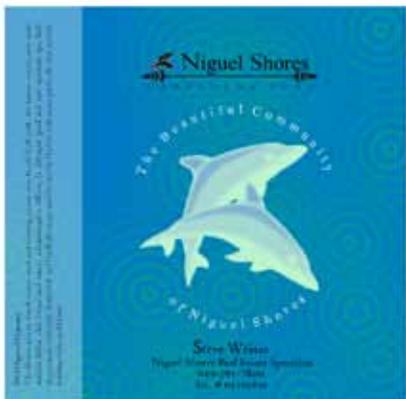
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