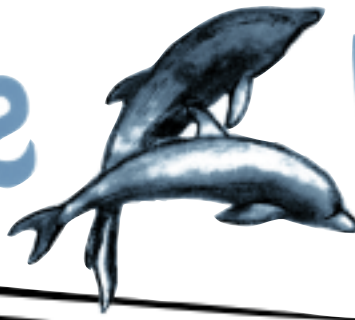


Seashore News



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FROM THE HELM

HEADLANDS PUBLIC RESTROOM & VIEW BLOCKAGE MATTER SUMMARY AS OF JULY 15, 2008

SITUATION BACKGROUND

The Association first became aware of the potential view problem when the exact location of the public restroom & funicular buildings were discovered on the engineering drawings from South Coast Water District in relation to the Headlands/NSCA sewer line project on the beach bluff in November/December 2006. This discovery initiated a series of meetings with the Headlands management, the City of Dana Point and NSCA Board members that resulted in the Headlands management agreeing to redesign the buildings to reduce their view blockage impact but refusing to remove or relocate them.

The full extent of the View Blockage issue with the public restroom & funicular buildings did not become apparent until actual construction began in April 2008. The buildings conformed to the redesign agreement parameters, but as construction progressed, two new view blockage issues emerged: (1) the restroom landscaping that now included multiple tall pine trees and (2) a solid 6 foot

masonry privacy wall that would eliminate any southern white water view.

When confronted by our management, the Headlands and City of Dana Point refused to address these issues. As a result, the NSCA Board of Directors formed a special homeowner, Ad Hoc Committee, comprised of residents who specifically had prior experience in similar disputes with the city and developers. This group included a former Board President, a current Board member, our General Manager, and an Attorney who specialized in construction disputes.

As the situation developed the Ad Hoc Committee contacted: The Headlands, the Coastal Commission, The City of Dana Point and (2) law firms that have litigated against the Headlands and/or the Coastal Commission.

Their investigation into this matter produced an unexpected result after the Headlands management put up story poles that displayed the building envelope for the first beachfront lot south of Niguel Shores. It appears that this house represents the ultimate “view blockage” issue that may soon eclipse the problem with the pine trees and privacy wall. If built to the maximum approved envelope (represented by the story poles), the residence would block the southern view of the Headlands, as well as the white water view. Of course it is possible that this house may not be built to its maximum approved envelope. But if it is, the

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FINANCE = MONEY = US

This is a very interesting story about the Niguel Shores Finance Committee. The Seashore News has, on a regular schedule, featured one of the committees that contribute, with its volunteer members, to the well-being and conduct of our community. The Finance Committee handles our money—theoretically the Board does that, but it does on the advice of the, yes, Finance Committee. We’re talking about your money so read on...

The Finance Committee consists of the following members: Marcy McNulty, Chair—retired federal government employee with a background in accounting. Barry Banducci, semi-retired businessman, Keith Carlson, business entrepreneur, Steve Stewart, broker, two accountants—Sue Kichline and Gretchen Letson-Rask and two new members, Martin Dedrich (former chairman of the Traffic & Safety Committee) and



Finance Committee: Front row: (left to right) Controller Ivy Hsia, Gretchen Letson-Rask, Sue Kichline, Chair Marcy McNulty. Back row: Steve Stewart, Keith Carlson, Barry Banducci, and new members, Martin Dedrich and Scott McCarter.

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FROM THE GM

“WATCH DOG” OR “LAP DOG.” – I attended a City Council meeting recently for a Headlands matter and, at that meeting, a homeowner (from a different HOA) went to the podium and accused the city of not fulfilling their duty as the public’s “Watch Dog.” Instead, he accused them of being the Headland’s “Lap Dog.” After reading John Dougherty’s summation of the public restroom issue in this issue, it is easy to see why he might conclude the city’s true pedigree. With this unfortunate experience behind us, I believe all we can do is go forward with an attitude that our lesson has been learned.

Here is something additional that we learned in the process and is well worth remembering. Niguel Shores has between 1400–1500 registered voters. It takes between 3000–5000 votes to elect a city councilman so, as a political block, we represent about 20%–40% of the necessary vote. We are also the largest HOA in south Orange County and if we can unify our voting voice, we can demonstrate that our views (pardon the pun) need to be carefully considered by the city of Dana Point. We can be far more powerful than any of us ever imagined. To make this power useful though, we must be vigilant of what the city is considering and who is sitting on the City Council. To this end I can commit that the NSCA staff will make every effort to identify critical issues and communicate them to the homeowners in time for our views to be heard by the city.

From the Helm continued from page 1

trees and the wall become moot, with respect to the view blockage issue.

SUMMARY

The Headlands submitted their proposed development plan and the Dana Point Planning Commission and Dana Point City Council approved it in September 2004. The city approved plan was then submitted to the Coastal Commission, and they also approved the plan. When questioned about public access or view blockage issues, the Coastal Commission stated that their policies on these matters were fully considered before issuing the final approval, which was given on December 23, 2004.

After the Commission gives its final approval to a project, by law, the public has 90 days to make comments or register objections to the plan and public notice was given. We have not uncovered any evidence that the Public Notification process involved in the approval process of the overall Headlands Development Plan was violated. Niguel Shores did not raise any objections in the required time period; so unfortunately it is now three years later and too late to object.

An excellent example of this is the “Surf Museum” that is being considered for the Sea Terrace Park (behind the library). The final decision on its location has not been made yet, but we have definite concerns over the specific location in the park and traffic patterns that will access it.

The Association is not fundamentally opposed to the museum, but definitely does not want to see it compromise the landscape aesthetics of the corner of PCH at Niguel Road. In addition, having the increased traffic enter off Mariner Drive would only compound the egress / ingress into Niguel Shores. The best solution would be for that traffic to enter off Stonehill. Since this project is still 4 ~ 8 years away, we have the time to be involved.

DOGS (other) While on the subject of dogs, I received a letter from the Coastal Animal Services Authority asking the Association to remind homeowners that city and state regulations require all dogs over four months of age to have current rabies vaccination and a city dog license. The license enables officers to return your pet to you should your dog leave your property and become lost. You can license your pet at either the Sheriff Substation at the Dana Point City Hall on Golden Lantern or at the San Clemente/Dana Point Animal Shelter at 221 Avenida Fabricante, San Clemente, CA. For more information, you can contact the Shelter at (949) 492-1617.

—Leo Riley, General Manager

While we have been stymied to date, we are hopeful that some additional avenues may mitigate the situation. For example:

- The City Manager has “verbally” stated that they will review the restroom landscaping and the 6’ masonry privacy wall after they take ownership in 2009.
- Private individuals have filed formal American Disability Act (A.D.A.) violations with the Justice Department.
- The County has been advised of the ADA issues with the funicular and they are initiating action both at the county and the city for corrections. We have been advised that this may involve moving the restroom, or more likely it may result in the redesign of the path from the funicular down to the Strands Beach.

For the longer run, it is imperative that the Association stays vigilant in the City Council and community affairs of Dana Point because decisions made by the city may impact us in many direct and indirect ways. Please be assured that we will continue to strive to protect our community’s interests.

—John P. Dougherty

BOARD ACTION SUMMARY

JULY 23, 2008 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of June 4 and June 18, 2008.
 - Approved the April 2008 Financial & Delinquency Report.
- Approved the appointment of Marilyn Moon & Gary Tinnes to the AC Committee.
 - Approved the appointment of Scott McCarter to the Finance Committee.
- Approved the resignation of Tina Fornadley, Bill Boyd & Barbara Boyd from the Recreation Committee.
 - Lien Filing Authorization for the 2nd Qtr against four properties.
 - Funds management flow chart Rule 2000.

DISCUSSED:

- Headlands / Bluff Parking / Public Restroom Project update.
 - Atlantic Pine Tree matter.

REVIEWED:

- Update on SCWD sewer project on Magellan.
- MPR relocation plans for: Club activity / Swimming Pool / Maintenance / Storage
 - Proposed new Rule Changes for 2008.

CORRESPONDENCE TO THE BOARD:

- FIGHTLIN – Letter – June 2, 2008 – MPR Party.
- RICHTER – Letter – June 5, 2008 – Assessment Payment.
 - ELLERS – Letter – July 3, 2008 – MPR Thank you.
- ALBIN – Letter & response – June 24, 2008 – Construction materials.
- MOSER – Letter & response – July 9, 2008 – Myoporum Infestation.

HEARINGS: None

JULY 23, 2008 BOARD MEETING (Executive Session)

APPROVED:

- Executive Session minutes of June 4 & 18, 2008.
- Special Executive Session minutes of June 24, 2008.
- United Paving Bid for “Street & Parking Lot Improvements.”

REVIEWED:

- General Counsel’s status report on pending legal matters.
 - Litigation Disclosure Statement.
 - Violation Log.

DISCUSSED:

- Breakers Isle special request matter.
- Special Hardship matters relating to Special Assessment Payment.

HEARINGS:

- Homeowner meeting to discuss Hearing decision by BOD on violation matter.

NOTE: The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA Office entrance. In addition, the General Session Agenda for the next Board Meeting will also be posted at noon on the Friday prior to the next meeting.

REMINDERS: NEXT GENERAL SESSION MEETING—August 6, 2008 at 9:00 a.m.
NEXT PUBLIC HOMEOWNER FORUM—August 20, 2008 at 7:00 p.m.

ARCHITECTURE

Water, Water Everywhere – particularly, running in the rain gutters in the street. How can this be when we have not had any rain? Some water is inevitable due to our slopes and required sump pumps to drain flooded yards. We have a very high water table in Niguel Shores and do not need to water much. Over watering not only causes grief for our neighbors, but the water gushing into the street gutters carries pesticides, fertilizers, and animal waste directly into our already polluted ocean.

There are several websites with information on where to get rebates for weather-based irrigation controls, rotating nozzles which apply water more slowly and uniformly than conventional spray heads, and for synthetic turf. One site is www.conservationrebates.com/programs.mwd/outdoors.html. The website, www.bewaterwise.com suggests that you water before 8:00 a.m., install a smart sprinkler controller, use a broom for hardscaping, check for leaks on your sprinkler system, and mulch, mulch, mulch! In addition,

when replacing or relandscaping, consider native or drought tolerant plants, and naturesscaping or xeriscaping. www.bewaterwise.com also has an extensive plant database. And, the Architecture Committee has a list of recommended trees for our area.

For August and September, the city of Dana Point recommends watering no more than a total of 25 minutes per week. Set your irrigation timer for 3-4 minute cycles, which is probably sufficient. We are in a drought situation and will probably be facing water rationing in the future. Some parts of Northern California have had water rationing for more than 12 years. Do you want to have to decide between taking a shower and watering your roses? When I was living in Northern California, we replaced a perfectly good dishwasher and washing machine with water misers, which cost \$1,000 each, so that we could have some landscaping. Start being aware now!

—Ginny Nevitt

FINANCE

The 2009 Budget process begins in July and runs through October of 2008. We will be reviewing the 2009 proposed dollar amounts relating to all the accounts: Traffic and Safety, Maintenance, Landscape, Architectural, G & A, Income, Recreation, Communications, and the Reserve Account for asset repair and replacement. Approximately 28 percent of our dues currently goes to the Reserve Account and 72 percent goes to the Daily Operating Budget.

A committee for construction oversight on the MPR Project has been recently formed and currently consists of Roy Dohner, Dave Ontiveros, Rob Rifkin, and myself – Marcy McNulty. Initial topics involving pre-demolition tasks, building demolition, electronic needs for the new building, temporary relocation of maintenance, and final interior material and designs are currently being discussed.

The first assessment payment of \$1500 per resident is due no later than August 31. Although actual demolition will not begin until January of 2009, we will begin incurring expenses in 2008 for items such as architectural fees and temporary relocation of maintenance and items in storage.

Separate line items to track the “MPR Assessment Income” and “MPR Expenses” will be established.

The new beach bluff parking lot and street asphalt/slurry project, estimated at a cost to Niguel Shores of approximately \$800,000, will begin in September of 2008 and will take about 9 weeks to complete.

As of June 30, 2008, our reserve account totaled approximately two million dollars. An additional \$66,250 will go into this account each month through December. The

JULY 2008 ARCHITECTURE COMMITTEE MEETING RESULTS / MAJOR PROJECTS

July 3:

33605 Moonsail Drive: Final Proposal – drainage; replace wood fence with block/stucco; replace patio hardscape with flagstone; install gas grill; install water feature; install gas fire pit; replace front gate; cover patio columns with flagstone facing; install patio lights; install softscape – APPROVED

33711 Halyard Drive: Final Proposal – replace 6’ fence with wood; install barbecue; replace existing concrete patio with flagstone; install ground level planter; replace 3’ fence with block/stucco and brick caps; install two water features; softscape – APPROVED

23862 Marmara Bay: Final Proposal – replace front windows; replace sliders; replace T1-11 siding with stucco; replace fascia; replace flat roof with same; remove two skylights; replace remaining skylights; replace rain gutters – APPROVED

July 19:

33671 Windlass Drive: Final Proposal – replace irrigation; replace drainage; install barbecue; install side and rear yard softscape; install access gate; replace patio hardscape – APPROVED W/ CONDITIONS

33982 Manta Court: Final Proposal – install front/side/rear yard softscape; install patio cover; install patio hardscape – APPROVED

NEIGHBOR NOTIFICATION FORUM August 7, 2008

There are currently no Neighbor Notification Forums scheduled for August 7.

\$800,000 asphalt project will come out of this account. These funds are always earning interest. They are invested in interest bearing checking and money market accounts and certificate of deposits.

—*Marcy McNulty*

LANDSCAPE

If you want to contact the landscape representative of your area about any landscape concern, contact the office or check the website at www.niguelshores.org for the Homeowner Request Form. When you fill out the request form and return it, your area representative will meet with Wendt and you to help solve the problem. The Landscape Committee is made up of representatives from each of the eight areas of Niguel Shores. These members walk their areas and look for problems that could be of concern. One of our concerns is not using the slopes by gardeners or children looking for a short cut home.

We are currently treating an infestation of thrips in our community. This infestation is evident from Ventura to San Diego County. We have seen some improvement in our slopes and *Myoporum* with the chemical spraying and will continue to monitor the problem.

This time of the year it is difficult to keep the dandelions and other weeds under control. Be sure you are not over watering. It is important that slopes are maintained and kept properly landscaped to avoid slippage and safe from injury to others. We still have our warmest months ahead of us. The Landscape Committee will also work with the View Preservation Committee on view concerns. A big thanks to Wendt for our very attractive gate entrances. The blue and white petunias that replaced our pansies are a very colorful sight. Be sure to take time to notice them as you drive through your gate.

—*Janet Traver & Irene O'Brien*

MAINTENANCE

From time to time a resident will come forward to advise and consult the Maintenance Committee and staff on both large and small projects. A couple of current projects are street reconstruction and the parking lot stairway. The street/parking lot reconstruction and slurry seal project is scheduled to begin in October. This is a very large project, costing over a million dollars. We have an able staff and have hired an engineering firm to manage the project. We also need Maintenance Committee involvement. Two residents, Marcy McNulty, for finance, and Sam Johnson for construction have volunteered to join the project management team offering their time and expertise.

Maintenance is completing a project to put new hand rails and lighting on the beach parking lot stairway. The task involves making the stairway safe and attractive, without imposing light pollution on residents who have a view of this stairway. Werner Richter offered the use of his tools and wood working knowledge to make a more attractive stairway by concealing the wires necessary for the lights. Mr. Richter, by the way, is the person who, some years ago, made all the street signs seen throughout the community.

The Maintenance Committee welcomes resident help. It might be a million dollar project or how best to conceal a wire. If you are willing to help on projects, just give us your name and we will call when there is a need. Contact Leo Riley: gm@niguelshore.org, or Jack Christiansen: jandachris@aol.com.

—*Jack Christiansen*

TRAFFIC AND SAFETY

The avalanche of guests that arrived for the July 4th weekend festivities were received with excellent efficiency and professionalism by our gate personnel. The weekend was enjoyed by all with a minimum of traffic and behavior problems. Our kudos to Securitas and their terrific staff!

The reconfiguration of the beach bluff area is scheduled to commence on September 22. We are looking forward to the significantly larger grass area and improved traffic flow—as well as the aesthetic improvements. The larger grass area will better allow the more physical activities of the younger residents to coexist with the less kinetic leisure of those of us with many birthdays.

Reminder: Be sure to lock your vehicles and home when they are not attended. Even though we live in a gated community where we can monitor and control who is coming through the gates, it is impossible to achieve total protection from the criminal element and vandalism.

Lastly, some members of our community (pedestrian) have been observed forcing the vehicle gates open to squeeze through to the outside, rather than bring his or her fob or wait for a vehicle. This maneuver will damage the gate mechanism and cost the community additional maintenance dollars. Please don't do it.

Enjoy your summer!

—*Michael Card*

VIEW PRESERVATION

A view without a tree seems unfinished, and gardens are considered more inviting because of a framed view. Shrubs also help give a feeling of permanency and peace

to a garden. Choosing a tree or shrub should not be a hit or miss affair. Where it's planted, how it can be shaped and how it will affect your neighbor's view should all be considered. Some fast growing plants can be deceiving as to how they can quickly infringe on a view, yours or a neighbor's, because of their rapid growth. Coral trees are in this category, while other trees, such as hardwood trees, grow very slowly. It is much easier to live with slow-growing trees and plants that require low maintenance.

It is wise to respect these habits in choosing shrubs and trees for your private yard. Select from the wide variety available those which fit naturally into your garden rather than those that must be forced and pruned into unnatural shapes.

—George Traver

WWW.NIGUELSHORES.ORG

It's been a busy last few weeks here at Niguel Shores. The website is growing more and more everyday and we are excited to announce that the Niguel Shores Community

Forum will be "live" soon. We are working out the last details and we will explain in detail exactly how residents can sign up and make posts to the community forum through our website. Stay tuned!

If you haven't gone to the website lately, be sure to check out the updated photo gallery for pictures from the 4th of July celebration. We have hundreds of pictures from the event (thanks to Gary Tinnes). We are hoping to start building separate pages for each club in the near future so we need your help! If you are in a club and have content or have pictures, please email them to me so we can post them up on the site.

Lastly, we are in the process of adding a "History of Niguel Shores" on our website. There are some exciting new pictures and content that I'm sure many of you haven't seen before. Be sure to keep checking weekly for more updates. If you have any questions, comments, or suggestions—please feel free to email me at webadmin@niguelshores.org.

—Kathleen Capalla

RECREATION CAROL YOCOM, EDITOR

NIGUEL SHORES SUMMER BLUFF PARTY

August 17, 2008 5:00—8:00 p.m.

Live Entertainment: Flock of 80's

Dinner and Drinks with a View
Invite your family & friends



Menu: Grilled Swordfish, Tri-tip
BBQ Chicken, Grilled Corn on the Cob
Baked Potato Station, Salad
And More!
No Host Bar

\$30 per person
Tickets available in the office.



INDEPENDENCE DAY 2008

This year's Niguel Shores Independence Day celebration was fantastic! Pancakes, prayer, parade, playtime, pool and sand piled high!

My thanks to M.C. Todd Wallin, and "Uncle Sam" Warren Gruenig. Hats off to the 20 plus Men's Club members for preparing and serving a great pancake breakfast. We were honored once again this year to have the Camp Pendleton Marine Corps Color Guard on hand to raise our U.S. flag. Local Scoutmaster, Mary Lombard, and her scouts once again raised our California state flag. My sincere thanks to Gary Timmes for writing and delivering a beautiful prayer, reminding all who listened of the courage and sacrifices of those Americans who defend our country and offer the hope of democracy to those in the world who have yet to enjoy our freedoms. Gary was also photographer, capturing 900 images of the day's events. Images are available for all to view at www.niguelshores.org and on this page.

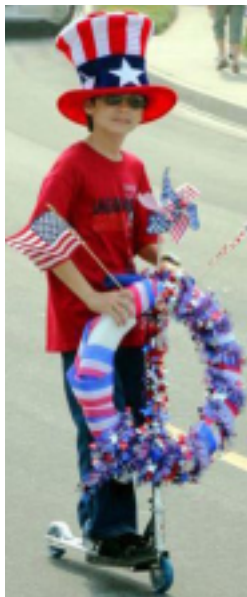
The Fire Department brought Engine 30 to lead our parade, followed by Steve Leonard driving Mary Crowl, the Volunteer of the Year award recipient. The following decorated autos and electric carts, scooters, bikes, walkers and strollers, all decked-out in their red, white and blue finery were led by Uncle Sam and me as a tribute to the late Molly Fields!

Games and races were held in the park with the help of Ryan from Hobbledehoy, Todd Wallin, Artie Staudenbaur, Patty Staudenbaur, Chris Daley, Gloria & Joel Weintraub and Melanie Jenkins. The Women's Club served a gourmet hot dog lunch. The Molly Fields Memorial Sand Sculpting Contest was held on the beach with Marilyn Moon taking on this challenge in Molly's honor.

The day's events were capped-off by the traditional beach bluff barbeque with fires once again stoked by the Men's Club, and musical entertainment provided by D.J. Justin Lopez.

My special thanks to Suzanne Enis for her decorating expertise, and to Janet Dohner for keeping our posters looking sharp. Finally, special mention of our office and maintenance staffs. I so appreciate everything these tireless soldiers did to make our annual celebration go sooooo smoothly.

—In celebration, Nancy Timmes



RECREATION CALENDAR

August Events

Poolside Friday Barbeque: Watch for announcements when they will be held. Due to the Boyd's health they had to resign, Volunteers are needed to continue.

Bluff Party: The next big event is the Summer Bluff Party on August 17. Tickets are \$30.00 and for sale in the office. Bring your friends to enjoy the good food, no host bar and music of Flock of 80's. Danielle Mills is the chairman

Bluff Barbeque: The date is August 31. Bob Borland is the chairman.

October Events

Halloween Party will be Sunday, October 26. Susan Meredith is the chairman.

November Events

Art Affaire: Attention Niguel Shores Artists: The date has been changed for the Art Affaire to the first Sunday, November 2. Hope this will give you more time to have many displays for residents and friends to buy for the holidays. Barbara Milner is the chairman.

Flea Market date will be Saturday, November 1 with an opportunity for residents to get ready for the holiday with clearing garages. Craft sellers are also welcome. Friends may attend. Nancy Tinnes is the chairman.

Potluck in MPR, Sunday, November 18. Ann Christiansen is the chairman.

This committee continues to bring Good Times to the community.

—Carol Yocom

ACTIVITIES BETTY STEINWINTER, EDITOR

WEDNESDAY BRIDGE

For play in August, call Betty Steinwinter at 240-4462. Last month's winners were (There were two tables and only two winners for each date.):

- June 25 Frieda Baskin and Helen Stevenson
- July 2 Helen Stevenson and Frieda Baskin
- July 9 Helen Campbell and Patricia Conway
- July 16 Patricia Conway and Shirley Heimstaedt

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.

—Betty Steinwinter

REALLY SERIOUS OREO COOKIE BOOK CLUB

The Club discussed *Freakonomics* by Steven Levitt and Stephen Dubner at its July 16 meeting. The next regular third Wednesday meeting on August 20 will take place at the home of Diane Hearne at 1:00 p.m. The book to be discussed is Oliver Sachs' *Anthropologist on Mars*. The September book choice is *Team of Rivals* by Doris Kearns Goodwin and October's choice is *The Reluctant Mr. Darwin* by David Quammen. Please call Norton Schwartz at 481-2459 if you are interested in joining this discussion group.

—Mary Crowl

PAGE TURNERS

READING LIST FOR NEXT SEASON

Page Turners is on summer vacation in August and will resume on Monday, September 22, at 1:00 p.m.

At the June meeting, the following eight books were selected by the membership for next season from a list of members' suggestions. They are in order of meeting dates, starting in September:

- The Map of Love*, Ahdaf Soueif
- In the Lake of the Woods*, Tim O'Brien
- Kabul Beauty School: An American Goes Behind the Veil*, Deborah Rodriguez and Kristin Ohlson
- Ladies of Liberty, the Women Who Shaped Our Nation*, Cokie Roberts
- The Bastard of Istanbul*, Elif Shafak
- The Heart is a Lonely Hunter*, Carson McCullers
- The Nine: Inside the Secret World of the Supreme Court*, Jeffrey Toobin
- Without Reservations*, Alice Steinbach

Page Turners meets in members' homes on the fourth Monday of each month, September through June, except December, and always welcomes new members. The meeting format includes a brief social time at 1:00 p.m., with light refreshments, followed by a discussion that is led by members who volunteer for a specific book. Please call Gloria Weintraub, 248-8205, if you would like to participate.

—Hope Luedeke

GARDEN CLUB

On a bright, breezy day at the beach bluff fifty members met for the annual end of the year party. Jerry and Linda Koppang did their usual bang up job planning the party and, as always, Bob Borland served as Master (burger) Chef with members contributing to the potluck lunch.

Our outgoing president, Jack Sweeney, and his board members, Linda Koppang, Marian Pearl, Janet Mackaig, Barbara Berez, Debbie Hanson, and ace *Seashore News* Reporter, Patty Therolf, were given a huge round of applause for all of their hard work. President Sweeney started several wonderful traditions including Lobster Fest (party) and St. Patrick's Day (party)...no wonder our club membership has doubled since Jack became President!

The incoming officers are Linda Koppang, President, Jerry Koppang, Vice-President, Janet Mackaig, Secretary, Karla Sanders, Treasurer, Debbie Hanson, Membership, Mary Williams, Hospitality and Peter Rask, *Seashore News*.

We celebrated the fact that the club is now seven years old. All agreed that the club speakers, tours and parties have been a great success this year.

Judging from the fine quality of the food provided one would think this was a meeting of the gourmet cooking society. In addition to burgers, fourteen hors d' oeuvres, eight desserts, wine and sodas were served. The food was pretty much rounded up by Jerry Koppang and Bob Borland.

After Jack Sweeney received a plaque commemorating his sterling service, new president, Linda Koppang took charge of the meeting and asked for the input of all the members and teased us with the suggestion of an upcoming field trip to Santa Barbara.

There will be no meeting in August. More information regarding the September meeting can be found in the September edition of the *Seashore News*.

—Peter Rask

MEN'S CLUB

The Men's Club holds a breakfast meeting on the first and third Tuesday of each month at 8:00 a.m. in the Multi-purpose Room. At our last meeting our speaker was Lou Penrose who is the District Director for Congressman John Campbell. Many years ago Lou was a glib talking radio talk show host who was highly critical of politicians. Since then he has worked for several politicians and he now hopes to complete the circle by becoming a politician and getting elected to the Dana Point City Council. A main point of his talk was that the current debate by the presidential candidates on illegal immigration totally ignores the fact that poor border security is allowing an alarming and increasing number of our enemies from around the world to enter our country.

At our next meeting, on August 5, our club member Kraig Karnazes, a Registered Representative of Wachovia Securities, will host a presentation by John Huggard titled "The Truth about Variable Annuities: Fact vs. Fiction." John is an expert on the subject and Kraig says that this presentation is a must for those who want to get the straight facts about these widely discussed but largely misunderstood investments. At our subsequent meeting, on August 19, our speaker will be Joel Bishop, Mayor of Dana Point. No doubt our members will have questions for him about ongoing issues associated with the Headlands and with the proposed Surfer Museum.

At our first meeting in September, on September 2, our speaker will be club member and world traveler Jerry Milner who will transport us to "The Islands of the Indian Ocean." On September 16 we will have Kevin Flora of Angels Baseball and on October 7, the annual visit, by popular demand, by Diane Harkey. For our meeting on October 21 we will invite the candidates for the two positions on the Dana Point City Council that will be decided in the November 4 election.

As part of the 4th of July celebrations, the pancake breakfast prepared and served by the Men's Club was another huge success with over 500 breakfasts and over 150 cups of gourmet coffee being served. The pancakes were judged to be especially light and fluffy and were the subject of many compliments. Our apologies to the lady who expected her pancake breakfast to include scrambled eggs! Special thanks to two members wives, Paula Brown and Priscilla Daniel, for assisting the members as servers. Thanks also to Jim Miller who donated the gourmet coffee. Jim owns and operates "The Coffee Importers" which has the two very popular food service bars in Dana Point Harbor.

The Men's Club is open to all residents. Check it out by coming to one of our breakfast meetings as our guest.

—Blair McDonald

WOMEN'S CLUB

The annual joint luncheon of the in-coming and out-going Women's Club Boards was held on July 31 at the home of the in-coming president, Tina Fornadley. Past board members were thanked and incoming members welcomed. The next scheduled Women's Club lunch will be on Thursday, September 11.

—Mary Crowl

MEN'S GOLF

Continuing good weather prevailed at the two courses where the Men's Club golfers ventured out to play. First, at Arroyo Trabuco on June 24, Bob Hill's team of Barry Daniel and Mac Brown captured 1st place honors with the Dohner brothers, Roy and Morrey, claiming the "Lachel Closest to the Pin" awards. Next came a very warm and humid round at good ole' San Juan Hills (a course everyone loves to hate) when the best two net ball awesome team of Morrey Dohner and Boyd Van Ness won 1st place handily. Second place went to Bob Hill and Jack Christiansen team and third place went to Don Baer and his blind partner. Charlie Clark and Bob Hill won the two "Lachel Closest to the Pin" awards.

The club schedule has been re-scheduled due to conflicts with the Angel's baseball game on July 22 and to accommodate some other changes. The Men's Club championship rounds are expected to be played at Camp Pendleton and Twin Oakes in September. Dave Ontiveros and Terry McGlaughlin will head up this effort. The next golf outing will be at Encinitas Ranch on August 12, followed by San Clemente on August 26.

Almost 20 couples have signed up for the Couples Away at Morro Bay in October.

Quote of the month:

"Since bad shots come in groups of three, a fourth bad shot is actually the beginning of the next group of three."

Author unknown.

—Bob Borland

WOMEN'S GOLF

Next Fun Day is Monday, August 11 at Aliso Creek Golf Course. Golf Captains are May Gramer (248-1272) and Annie Greenwood (493-6782). The meeting will be held at the course after the barbecue luncheon.

In July the Niguel Shores Memorial Tournament was held honoring twenty six of our fallen golfers. A regulation game of golf was played. The new champion, the one with the lowest gross score, received a white vest, as did the runner up.

Champion	Judy Boitano	43
Runner up	Eileen McDonald	45
Longest drive	Judy and Chris Beaver (tie)	
Closest to pin	Eileen McDonald	
Low putts	May Gramer	15
Birdie	Eileen McDonald	

A celebration luncheon followed at Gemmel's at the Harbor.

Joke:

On a beautiful summer day a schoolteacher was taking her first golf lesson. "Is the word spelled p-u-t or p-u-t-t?" she asked. "P-u-t-t," replied the pro. "Put means to place a thing where you want it; putt means merely a vain attempt to do the same."

—Liz Kelsch

PHOTO CONTEST: NO ENTRY THIS MONTH

Still Life is definitely s-t-i-l-l. In August please send in your photos of your favorite travel photos. Knowing the peripatetic group in Niguel Shores, I'm sure there are lots of wonderful photos lurking in albums and boxes about our houses. Choose your favorite and take it to the office for scanning or send it by e-mail to Kathleen at webadmin@niguelshores.org or to me at mccrowl@cox.net. September's theme is "an architectural feature" which could be one of those monuments or churches you photographed on your latest trek. Accompanying this article is a photo of flowers on the wall of my patio—not an entry, just a photo for the photo article.

—Mary Crowl



Finance = Money = Us continued from page 1

Scott McCarter. The committee is assisted by Board Liaison, Todd Wallin, also a business entrepreneur.

This committee is responsible for preparation of the Annual Operating Budget which means it recommends to the Board what portion of our assessment monies are used to operate the community and, with the help of some professional advice, recommends what portion is deposited in our reserve account.

The Operating Budget is prepared at this time of year based on the presentation of the proposed needs of the various committees that are involved in areas of expenditure: landscape, maintenance, and security (Traffic & Safety Committee), and the proposed administrative needs as presented by the General Manager. As for other committees, Recreation is mostly self-supporting and Communication somewhat in the sale of advertisement for the newsletter. The committees must provide a line by line proposal of expenditures; the Finance Committee reviews these expenditures based upon a four to five year average (prepared by the controller, Ivy Hsia), takes into consideration inflationary increases, and recommends to the Board a total expenditure for the year. A major component of the total is administration—employee costs (approximately 28 percent of the Operating Budget) which include salaries, Social Security payments, health insurance, and Workmen's Compensation. Other administrative costs include utilities and insurance. The Finance Committee looks at priorities, high risk areas, and considers when new bids should be obtained for various services to solicit competing costs. At the end of this process, the draft Operating Budget document is a three-column summary with one column representing the various committee requests, a second represents the Finance Committee's recommendation and the third to be determined by the Board as the final approved figures. Thus, the total Operating Budget for the year becomes a fixed amount. During the year, monthly reviews are made by the Finance Committee which studies variances within the many budgets. Variances occur when spending year-to-date is over or under by 10 percent and at least \$500. Reasons for variances are generally (1) timing of expenditures, (2) having to spend money on items not anticipated or included in the budget, and (3) anticipated expenses costing more or less than budgeted. If there is a need, the committee, the staff, and the Board work together to (a) determine where to cut future costs or (b) move planned spending to the following year.

So much for the Operating Budget. The second important responsibility of the Finance Committee is the

determination of the assessment monies that are deposited into the reserve account. At present the community deposits \$800,000 per year of our assessment payments into the reserve account. The major assets covered by this money are the streets, building maintenance, pool and spa, fencing, street lighting, concrete sidewalks, stair wells and slopes. If an asset has a 20 year life and is supposed to be replaced in 10 years, then to be fully funded, we would have to have saved 50 percent of the replacement cost. The obligation of the community is to provide a reserve account, to track where it stands, and to provide this information to the residents. Communities are not legally obligated to be "fully funded." That is always a goal which can be met but is many times determined by rising costs, emergency expenditures and inflation. Every three years, professional reserve experts are hired to review all of the assets and reserve needs for the community. On an annual basis, an informal review is done with input from the maintenance staff, the Maintenance Committee, the board liaison to maintenance, the general manager and the Finance Committee. Generally, adjustments are made every three years and not made on an annual basis unless there is a very large increase in costs or it becomes obvious the life of an asset is significantly greater or less than anticipated. Every year, however, Controller Ivy Hsia does update the reserve account spreadsheet for inflation, factoring in 3 to 3.5 percent.

Now, who is responsible for investment of the \$800K that is annually deposited in the reserves? An Investment Sub-Committee of the Finance Committee is charged with the responsibility of recommending to the Board where and how to invest the money. This Sub-committee is chaired by Gretchen Letson-Rask who is assisted by Sue Kichline, Controller Ivy Hsia and Board Liaison, Todd Wallin. These members work with the controller to study major trends in investment, to track the interest rates and to search for the most advantageous areas of investment. The choices generally have been, in addition to the operating checking account, money markets, or certificates of deposit. There is something of a ballet that goes on in investing the reserves but also having cash available when needed. Gretchen says that lots of time is spent analyzing this subject and predicting how much will be needed and when. This Sub-committee will use its expertise to handle the special assessment funds which will be coming in during August and can be invested on a short-term basis until they are needed for construction. Let's hope that money makes more money... Isn't that what it's all about?

—Mary Crowl & Marcy McNulty

MEET YOUR NEIGHBOR

NUDGING 90, YRS NOT MPH

Our “Meet Your Neighbor” this month is Forrest Owen, Jr., already known to many in Niguel Shores and also by many in the southern Orange County area as a result of his many volunteer activities. As I reveal this man’s life history you will be impressed, as I was, not only with his fascinating career but also with his commitment to giving back to his community.

Forrest was born in September 1918 in Philadelphia, PA but moved to Battle Creek, MI when he was in the third grade. During the early ‘30s, when Forrest was in high school, live radio was a big booming industry (like the internet now) and Forrest was captivated by it. This interest propelled him to work, in his senior year, as a janitor and part time radio announcer in a local Battle Creek radio station. However, while doing this radio show work and his school studies, he was also propelling through the water on his high school swim team and became the Michigan State High School champion in the 100-yard breaststroke.

Following high school he continued for a year as a part time announcer before entering Michigan State University. At MSU he pursued a Liberal Arts degree and was a student announcer for four years on the non-commercial college radio station WKAR. Student announcers not only announced but also wrote, directed and produced many live programs whether on news, sports, agriculture, or music. For 25 cents an hour for as many hours as he could get Forrest worked his way through college and graduated in 1941. After graduation, Forrest’s career took off as an announcer on radio station WXYZ Detroit, where he did news, local shows, station breaks and commercials. WXYZ originated live shows such as The Green Hornet and The Lone Ranger.

Forrest’s take-charge reputation had grown and there followed new jobs (and promotions) as a radio producer in Chicago, Hollywood, and New York. Another skill learned during this time was to be a loving husband and father when he married Mary Lee and then three lovely daughters would join the family.

During this period, he produced such live network shows as Quiz Kids (NBC), Lum ‘n Abner (CBS), Curt Massey-Martha Tilton (CBS), and was agency producer for Queen for a Day (CBS), One Man’s Family (NBC), and the Garry Moore Show (NBC) to name a few and he worked with such stars as Bob Hope, Jack Benny, Fred Allen, Groucho Marx, Jimmy Durante, Durward Kirby, and Mike



Forrest Owen, Jr. — A young looking 90.

Wallace. Back in Hollywood in the mid-50s Forrest did fewer broadcasts and more account management.

Forrest was promoted to VP-Manager Hollywood and, in the 1960s, was asked to move back to Chicago where he became executive VP and then president for his agency. In 1966 his agency was acquired by the firm Interpublic. Forrest became Vice President-Manager of a larger national agency in Chicago, was next elected NY Director in 1975, and finally VP-Manager in Minneapolis, handling major national clients. He retired in 1975 with a consulting contract for the next eight years.

So in 1975, Forrest and Mary Lee looked for an ideal location to settle and enjoy their semi-retirement years. And where would that be? Niguel Shores, of course, with a view of the Pacific and their sailboat in Dana Point Harbor.

In the following years Forrest would do consulting work for various local companies that needed his skills in sales, market research, organization and especially



management. But Forrest was not the type of man to sit back and not be challenged by new opportunities. And here he found a new calling: volunteerism.

There now followed a string of local and even international volunteer assignments. First, Forrest joined the International Executive Service Corps (IESC) which is sponsored by the U.S. State Department and provides the services of retired professionals to go to third world countries to advise their young companies in the growth potential of capitalism. His first non-salaried service assignment which provided only travel and living expenses was to Riyadh, Saudi Arabia. The four months Forrest spent there involved local market research. Several years later, his next IESC assignment took Forrest and Mary Lee to Jakarta, Indonesia, working in advertising agency management.

Closer to home Forrest was president of the Men's Club in 1982–83 and later elected to the Board of Directors of NSCA, serving as President in 1985–86. Forrest also served many years on the Architectural Committee. His commu-

nity service did not stop there. He became a member of the Board of Directors and then Chairman of the Board of Trustees (Foundation) of the South Coast Medical Center. He was a member of the Traffic Commission and also the Economic Development Commission, for the new City of Dana Point. He was on the Board of Directors and later President of the Friends of the Dana Point Library and helped stop the El Toro Airport.

Forrest now enjoys traveling even though he and Mary Lee have traveled twice completely around the world. Sadly, after 57 years of marriage Mary Lee is no longer here to share in these new travel experiences. He continues to enjoy swimming, his thrice-weekly gym workouts, the Internet, music and drama events, and, yes, he still wants to travel.

In the coming month Forrest will celebrate, with all 25 members of his family, the big 90th birthday, a reunion he is most excited about. Please join me in wishing him the most joyous of birthdays and hope that he can blow out all 90 candles on his birthday cake. —Karl Kuhn

VOICE OF THE PEOPLE

To the editor:

Parents: As I was exiting Mainer Gate a young girl on a bicycle entered via the exit gate. She was unnerved and unsteady to encounter a car and I was shocked to encounter a bicycle. Please tell your children that they should not enter via exit gates. I mentioned this to the two guards and they laughed at me. I feel very fortunate we avoided a tragic accident.

On another subject—pool safety. There is no one watching children at the pool. A young boy threw his boogie board in and then took a running jump to land on it feet first! Someone is going to get hurt. Pool safety rules are for everyone. Since there is no lifeguard or other person monitoring the pool, please ensure your children are following pool safety rules—for the benefit of everyone.

—Agnes Copeland

To the Seashore News:

We are so-o-o-o unhappy. We have given years of faithful service to the community. Abigail got up all her strength

and put away her vanity and let that big old trailer sit on her for months. Then, we were so-o-o-o excited. It was finally our turn for a Niguel Shores makeover. We got new colors, changed our appearance, and we were holding our heads high among the best of private club courts. Niguel Shores players loved the new look. They even said it improved their game. And now, look what has happened. We are covered with scrapes and black marks. Ouch! Black-soled shoes, skate boards, and those rolling skate shoes have spoiled our beauty. Please everyone, respect that we are tennis courts and understand that only tennis players, wearing proper tennis shoes, should be using us. The office staff and Recreation Committee members will be checking to make sure we are treated properly. Thank you for your help in keeping us looking “hot.” Abigail, Benita, Charlotta and Davinia—Your Tennis Courts.

—Barbara Milner

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.

In Memoriam
Bernice Hoste
Women's Club Member
Cassandra Bay Resident
June 2008

In Memoriam
Robert Earl Munz
Tampico Bay resident since 1987
WWII Veteran, Men's Club member and golfer
July 2008



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lot on your right as you go up the hill toward the Marriott
Hotel. Performance is in the amphitheater on the bluff.)
291-5083 for information.

LIBRARY NEWS

Summer Reading at Dana Point

The first show of the year for the Summer Reading Program, Buster Balloon, was so well attended that all subsequent programs will be held outdoors to accommodate the crowds.

The Sunshine Readers of the Laguna Chapter of the National Charity League read to pre-schoolers every Tuesday morning at 11:00 a.m. The children love listening to these talented teens as they dramatize our favorite stories.

Of course, the main thrust of the Summer Reading Program is to encourage children to read. More children have signed up for the program this year than last. Don't forget that Summer Reading isn't just for kids anymore. Adults can sign up for their own program in which they earn entries for drawings for amazing prizes such as an autographed copy of *The Kite Runner*, a pound of See's Candy, tickets to the Bowers Museum, or even a chance to win Sunday Brunch for two at the St. Regis.

Stop by the library to see what's going to be happening this week!
—Betty Steinwinter

SUMMER CONCERTS IN THE PARK

HERITAGE PARK

34400 Old Golden Lantern, Dana Point

Sunday August 3 - **South Bound**

Celebrating the music of the Allman Brothers

Sunday August 10 - **Hot August Night**

A Tribute to Neil Diamond

Sunday August 17 - **Derek Bordeaux Band**

R&B, Motown, Soul

Sunday August 24 - **Jumpin' Jack Flash**

Stones Tribute Show

*All Heritage Park performances
are 4:30 – 6:00 p.m.*



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FARMERS MARKET

Saturdays 9:00 a.m.

La Plaza Park – Dana Point



LIGHTHOUSE SOCIETY

Quarterly Meeting
August 14, 6:00 p.m.

Speaker: John Tilton,
*City Architect/Planning Manager
of Dana Point*

Dana Point Community House
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Niguel Shores Q2 Update

Currently Available

Seateraces (5) - \$825,000 - \$1,349,000
 Villas (1) - \$1,199,000
 Garden Inland (5) - \$899,000 - \$1,400,000
 Garden Oceanside (3) - \$929,000 - \$1,899,999
 Terraces (2) - \$1,449,000 & \$1,495,000
 Broadmoors (2) - \$1,350,000 & \$1,899,000
 Custom (4) - \$2,700,000 - \$12,500,000
 Breakers (0)

Currently In Escrow

Seateraces (0)
 Villas (0)
 Garden Inland (1) - \$1,099,000
 Garden Oceanside (1) - \$1,199,000
 Terraces (1) - \$1,395,000
 Broadmoors (0)
 Custom (0)
 Breakers (0)

2nd Quarter Sales 2008 vs 2007

SOLD - 2007 2nd Quarter

Seateraces (3) - \$1,050,000 - \$1,299,000
 Villas (0)
 Garden Inland (2) - \$1,000,000 & \$1,135,000
 Garden Oceanside (1) - \$2,199,000
 Terraces (0)
 Broadmoors (1) - \$1,600,000
 Custom (0)
 Breakers (0)

SOLD - 2008 2nd Quarter

Seateraces (1) - \$850,000
 Villas (2) - \$1,000,000 & \$1,212,500
 Garden Inland (1) - \$1,015,000
 Garden Oceanside (2) - \$895,000 & \$1,050,000
 Terraces (0)
 Broadmoors (0)
 Custom (0)
 Breakers (0)

Karan Masters
 Karan@ImmelTeam.com

Phil Immel
 Phil@ImmelTeam.com

The Immel Team



contact Karan direct @ **949.338.8818** www.NiguelShoresLiving.com

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NEIGHBORHOOD ADS

Wanted: Experienced golfer wanted to play with 16 year old golf student for practice and guidance to help make high school golf team. Will cover golf fees. Call Bonnie at 240-3532.

For Sale: Remodel clearance: Excellent dining room set, 6 cane-back chairs, hutch - \$500. Two high-back chairs - \$25 each. Glass coffee table - \$50. Queen size sofa bed - \$75. Large wooden bookcase - \$200. Call 248-1493.

For Sale: Leisure World one bedroom manor. For Sale. Price reduced. 493-7241.

STREET SWEEPING

Street sweeping will be done the
LAST THURSDAY & FRIDAY
 of every month.

August 28 – They will be sweeping the
 Beach Bluff, STII & the Villa's.

August 29 – They will be sweeping the
 remaining community.

Sweeping begins at 6:30 a.m. and
 continues ALL DAY, so please
DO NOT leave your vehicle in the street.

TENNIS COURT CLEANING

The tennis courts will be closed
 Wednesday, August 27, until 2 p.m. for
 routine cleaning.

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

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Recreation
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Rene Cortez, 2nd Vice-President
Karla Sanders, Secretary
Tobias Lawry, Treasurer

MEETINGS

1:00 pm, 1st and 3rd Thursdays
See Calendar
3:00 pm, 2nd Monday
2:00 pm, 2nd Wednesday
6:30 pm, 2nd Tuesday
10:00 am, 1st Friday
9:30 am, 2nd Wednesday
1:30 pm, 4th Monday

MEETINGS

To be determined
To be determined
To be determined

Women's Club

Tina Fornadley
Men's Club
Jim Clark, President
Garden Club
Linda Koppang, President

Seashore News

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Neighborhood Ads, Business Ads

Seashore News Collating – Shirley Smith
Seashore News Distribution – Bob Converse

The *Seashore News* Staff expends all reasonable effort to confirm the accuracy of statements in the *Seashore News* but assumes no responsibility for errors, commissions of fact or use of material that might be offensive in some way.
Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NCSA Board actions and community activities and to encourage participation in community affairs.

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BEACH CURRENTS

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

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33601 CAPSTAN DRIVE

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CONNIE



23752 BRISBANE BAY

2008 REAL ESTATE UPDATE FOR NIGUEL SHORES

25 HOMES CURRENTLY FOR SALE—PRICE RANGE FROM \$825,000 TO \$12,500,000.

3 HOMES CURRENTLY IN ESCROW—LIST PRICE \$1,000,000 TO \$1,199,000.

5 HOMES SOLD AND CLOSED—SOLD PRICE FROM \$850,000 TO \$4,300,000.

INFORMATION PER MULTIPLE LISTING SERVICE AS OF 8/16/08

*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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outlining the value of your home, a tract floorplan for your model, color brochures of homes for sale
or for information regarding refinancing, termite companies, or a map of Niguel Shores.*

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