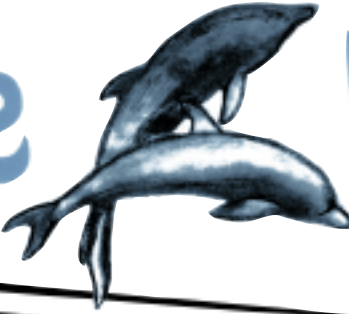


# Seashore News



September 2008

Published Monthly by Niguel Shores Community Association

Issue 418

## FROM THE HELM

Original documents created when Niguel Shores was first developed established Covenants, Conditions, and Restrictions upon the property within Niguel Shores for the purpose of protecting the value, desirability and attractiveness of the community. The Board of Directors is charged with enforcing these CC & R's and various other Rules and Regulations to achieve that purpose. This is what we do day-to-day.

In my June "From the Helm" article I mentioned that

the directors were in the process of setting improvement goals and objectives.

Collectively, our initial goals ran the gamut from the important specific financial goal to "Stay within the 2007-08 budget" to the overarching philosophical idea "With apologies to the Hippocratic Oath, 'First, do no harm.'" We worked on them and have established objectives and goals that we believe will enhance the community's value, desirability and attractiveness.

—John P. Dougherty

### Our improvement goals and objectives are:

- |   |   |  |
|---|---|--|
| <p><b>1. PROTECT THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE COMMUNITY:</b></p> <p>a. Maintain strict financial control to insure that assessments remain low as compared to similar communities (for the 2008-09 budget we are aiming at no expense increase);</p> <p>b. Oversee the implementation of the MPR and Beach Bluff projects (complete projects on time, in budget, as they were approved);</p> <p>c. Encourage homeowners to upgrade their homes by establishing building standards for all nine Niguel Shores communities that will balance individual desires with community's objective of protecting value, desirability</p> | <p>and attractiveness;</p> <p>d. Address the issue of homes that become community eyesores.</p> <p><b>2. ENCOURAGE IMPROVEMENTS IN THE RELATIONSHIPS BETWEEN HOMEOWNERS AND WITH THE ASSOCIATION:</b></p> <p>a. Encourage policies and activities that may bridge the gap between the younger and the more established homeowners;</p> <p>b. Remember that all homeowners deserve equal treatment;</p> <p>c. Improve our procedures to handle both homeowners' requests, and the resolution of rule violations quickly and efficiently.</p> | <p>d. Continue open forum hearings for the community to express their ideas and concerns regarding homeowner or community projects.</p> <p><b>3. BECOME MORE PROACTIVE IN THE LARGER COMMUNITY:</b></p> <p>a. Become more aware on a timely basis of pending actions by the City of Dana Point as they may affect Niguel Shores;</p> <p>b. Take action early when needed;</p> <p>c. Reach out to other homeowners' associations in the area to enhance our effectiveness in dealing with issues that may affect Niguel Shores;</p> <p>d. Use our community's political leverage to advance the community's interest.</p> |
|---|---|--|

## COMMUNITY CORNER AT NIGUELSHORES.ORG

It has been a few months since our new website went up and we are happy to announce that the site went from hundreds of visitors a month to over a thousand in the month of August! We are glad so many of you are going to the website for updates. The website will be launching new sections this month, so keep checking weekly for new updates.

We are very excited to begin the Shores own "Community Corner" on the website. Do you have a favorite place to eat in the area? Are you always updated on the local events? Did you lose an animal? Are you wishing you had someone to carpool with to save a little gas money? Well, let us know!

The new "Community Corner" is designed to help neighbors interact and share the unique advantages of living in the Shores. Opinions on association issues may be shared by using the Voice of the People section of the website or communicating to the board. We hope all of you will enjoy and use this new feature on the website.



## FROM THE GM

This month, the major topics are the timing and changes that will occur as part of three major projects that are soon to begin: First is the Beach Bluff reconstruction, second is the Asphalt Maintenance Project and the final one is the construction of the new Clubhouse.

**BEACH BLUFF/ASPHALT STREET MAINTENANCE**—By now, most of you have read the e-mail notification of this project or been told about it by your friends and neighbors. On September 9 renovation of the entire beach bluff, which has not been done in 35 years, is scheduled to begin. That's right. The asphalt in the parking lot is the original pavement material that the builder installed in the 70's. I can tell by the amount of unhappy mail that I have received that many of you are asking why this is being done in September and October which are generally two of the best months. I apologize for this, but we were "backed into it" by even less attractive options. We wanted originally to do the work in March and April of this year, but the SCWD sewer project ran long due to rain, and we did not want to risk starting our project and not have it finished by Memorial Day (they actually finished June 10). Memorial Day to Labor Day was out and so were the holidays beginning in mid November. The January-February period was starting the rainy season again and we didn't want to get caught "mid asphalt project" with mud everywhere. So, in the end, the only time that made sense was to do it now and get it over with as quickly as possible. In the e-mail notification, we stated that the bluff would be closed entirely from September 9 through November 10. We will try to keep it open as much as possible without compromising people's safety. Now that we are closer to the start date, you should be able to use the bluff up through September 22 but please be flexible if the date changes. Every effort will be made to complete the work as quickly as possible and open the area to pedestrian traffic as soon as the heavy equipment is removed. Vehicle traffic will also be allowed as soon as possible, which may be as soon as late October while the finishing touches are completed.

During the time the bluff area is closed, you will be able to access the beach by the county steps/pathway that comes down from the Selva Parking Lot. Once again we apologize for the inconvenience, but it happens only once every 35 years and when you see the area with the expanded grassy park, hopefully you will feel it was all worth while.

**STREET REPAVING AND MAINTENANCE**—As part of this project, we will also be doing significant street maintenance at the same time south of PCH and a few streets on the north side. This will include new slurry coats as well as complete reconstruction on some streets such as Nauticus Isle. You will receive written notices at your residence as well as by e-mail as to the exact specifics of your street and the day and times that may affect your route of travel.

**MPR PROJECT**—The MPR story poles have been up for several weeks, and homeowner notification letters have been sent to residents and the Public Comment Meetings have been held. On September 4 the Architectural Committee will meet to discuss the project and vote on its approval or denial. If it is approved, the Board must approve the project, and then demolition and construction will begin during the first week in January which means on or about January 5. If all goes well, the plan is to complete the work by July 1 so our big Independence party can take place in the new facility.

While the Clubhouse is under construction, new venues for all the users will have to be found. This includes those that use the swimming pool, as it will be closed and covered from December 31 through June 31. The utilities will be turned off in that area (electricity & gas) and there will be no way to heat or circulate the water. As a result, the following groups will be affected by this construction: The Men's and Women's Club, Women's Golf, Dippy Dolphins, Garden and Bridge Clubs, the Fitness Class, and other regularly scheduled user of these facilities. We apologize for the inconvenience and are looking for alternative venues for these activities. Possible buildings are: (depending upon group size) the Dana Point Women's Club on San Juan, the OC Sailing & Events Center, and the Dana Point and San Juan Senior Centers. As for the swimming and exercise classes, Board member Todd Wallin negotiated with the Monarch Beach Tennis Club on Niguel Road for the Niguel Shores homeowners to use the facility during the period of construction. The fitness classes and the water exercise classes will move to the facility as well as lap swimmers. Homeowners who identify themselves as Niguel Shores residents will be able to use the facility at no charge.

In closing, I just want to say that the Board Members, the staff, and all the volunteers who have worked on these projects understand and apologize for the inconveniences that these projects will cause. We are however, embarking on \$4 million dollars worth of badly needed renovations that have been deferred for the better part of 30 years. We only ask that you have a little patience during this brief period, and realize that the improvements to your valuable investment will more than offset the short term inconveniences.

**HOMEOWNER FINED!** Several months ago we wrote an article advising homeowners that "weekly" rentals in Niguel Shores were against the Rules & Regulations. The minimum rental period is 30 days and we have been receiving many complaints from neighbors about property owners that were engaging in this activity. As a result, the first homeowner identified as engaging in this practice was just fined **\$500** by the Board. I guess the summer party is over them, and please don't let it happen to anyone you know.

—Leo Riley, General Manager

# BOARD ACTION SUMMARY

## AUGUST 6, 2008 BOARD MEETING (General Session)

### APPROVED:

- Approved the General Session Minutes of July 23, 2008.
- Approved & filed the Federal & State tax returns.
- Approved the appointment of Martin Dedrick to the Finance Committee.
- Approved the resignation of Becky Lantini from the View Preservation Committee.

### DISCUSSED:

- MPR Project update + plans and homeowner notification process.
- Annual notification mailing plans.
- Headlands / bluff parking / public restroom project update.
- Discussed goals & objectives for 2008–2009 Board Members.
- Proposed rule changes for 2008.
- Stonehill Gate matter.
- Speed bump location amendment.
- Atlantic pine tree matter.

### REVIEWED:

- Major project list.

### HEARINGS: None

## AUGUST 6, 2008 BOARD MEETING (Executive Session)

### APPROVED:

- Executive Session minutes of July 23, 2008.
- Assessment collection status report.
- Beach Bluff / Asphalt Maintenance Contract & Amendment.
- Robert Borders Architectural Services Contract for the MPR Project.

### REVIEWED:

- General Counsel's status report on pending legal matters.
- Violation Log.

### DISCUSSED:

- D&O insurance policy renewal.
- Board e-mail communication matter.
- MPR rental policies and fees.

### HEARINGS / MEETINGS:

- Meeting with homeowner to discuss Board Hearing decision on Traffic & Safety violation matter.

## AUGUST 20, 2008 BOARD MEETING: (General Session)

### APPROVED:

- General Session Minutes of August 6, 2008
- Approval of Linda Field appointment to Recreation Committee.

### REVIEWED:

- July 2008 Financials, Variance Report, and Delinquency Report.
- Financial operations / auditor's management recommendations and Best Management Practices article by C.A.I.
- Special assessment mailing.
- Update MPR Project + submittal and notification process
- Proposed rule changes for 2008.

### DISCUSSED:

- Headlands restroom / beach bluff project / SCWD sewer project.
- Update on Stonehill Gate matter.
- Update on CVC enforcement resolution matter with the city of DP.
- Atlantic pines matter.
- Surf Museum position letter to city of DP
- Expiration notice for D&O insurance.
- Atlantic pine tree update.

### HEARINGS: None.

## AUGUST 20, 2008 BOARD MEETING: (Executive Session)

### TABLED:

- Approval of Executive Session Minutes of August 6, 2008.

### REVIEWED:

- Legal fees analysis (through 7/31/08)
- Year-end budget projections.

### DISCUSSED:

- Update on AC legal matters.
- Correspondence to the Board of Directors.
- Breakers Isle Proposed Amendment to Supplementary Declaration.

### VIOLATION LOG / REVIEWS:

- Reviewed current violations
- Conducted three violation reviews with staff members.

### HEARINGS:

- Homeowner Hearing for violation of Rule 4121 landscape maintenance.
- Homeowner Hearing for violation of Article IX, Section 24, Minimum Rental period of 30 Days.

**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—September 3, 2008 at 9:00 a.m.  
NEXT PUBLIC HOMEOWNER FORUM—November 19, 2008 at 7:00 p.m.**

## ARCHITECTURE

### Submittal Time Line

The process for submitting plans to modify your residence may seem to take a while, especially if you have never gone through it before. Some tasks take time because of the work involved for the office staff and the volunteers on the Architecture Committee. The Committee meets for around four hours on the first and third Thursday of each month plus the members get “homework” such as going over plans, inspecting properties and writing articles for the *Seashore News*.

Two steps will make the process go as smoothly and quickly as possible:

1. Make sure that you complete an Exterior Modification Submittal form. There is also a Plan Checklist to help you include everything that you need. Both forms are available in the office or online by browsing to [www.NiguelShores.org](http://www.NiguelShores.org) and clicking on FORMS & DOCUMENTS. Including everything the first time allows the Committee members to help you without having to ask for additional information. If the Committee meets and requires more information, your project has to wait until the next meeting.

2. Deliver the form and all required materials (plans, material samples, brochures, color samples, etc.) no later than 2:00 p.m. on the Thursday before a meeting. This means the last Thursday of the prior month or the second Thursday of the current month. We are going to put these deadlines on the *Seashore News* calendar to make them easier to remember.

—Rob Rifkin

### AUGUST 2008 ARCHITECTURE COMMITTEE MEETING RESULTS / MAJOR PROJECTS

#### AUGUST 7:

**33701 Halyard Drive:** Final Proposal—small space addition to rear portion of house—APPROVED

**33392 Dosinia Drive:** Final Proposal—replace front siding and façade, new windows, add front pillars, add front gate, paint siding in Taupe De Fosil color, and paint trim in Wisper White—APPROVED

AUGUST 21: none

### NEIGHBOR NOTIFICATION FORUM September 4, 2008

There are currently no Neighbor Notification Forums scheduled for September 4th.

## FINANCE

The Niguel Shores reserve account, for repair or replacement of major assets including streets, currently has a \$2 million balance. From now until the end of the year, we will contribute another \$66,250 monthly into this account. This does not include the building fund dollars currently being collected. As stated in previous newsletters, any asset expected to last more than 30 years is not included in the reserve account.

We, as a community, pay for and maintain all of our streets. In September, major asphalt and slurry work, at a cost to exceed one million dollars, will begin. A portion of this cost will be shared with South Coast Water District. Additional costs will include new landscape and sprinkler work in the beach bluff parking lot area.

Our annual budget process began in August. The Niguel Shores staff and volunteers are currently investigating and estimating our future expenses. “Estimating” is the key word. The entire budget is nothing more than educated “estimates” concerning 2009 (and beyond) operating expenses and how and when our community assets will either be replaced or repaired/maintained. Every year, we investigate and analyze each line item, so it is an extensive task performed by the staff and many volunteers.

Our budget for 2008, on behalf of the 960 homes in Niguel Shores, totaled approximately \$2.8 million, with \$2 million going to the *operating budget* and \$800,000 going to the *reserve account*. Our most significant financial obligations revolve around landscape, guard service, entrances/exits, buildings, and streets.

—Marcy McNulty

## LANDSCAPE

Trees in our community will be trimmed November through January. The trees are trimmed during their slower growing period which is during the cooler months when they are not needed for shade. The newly trimmed trees are less susceptible to insect infestation and problems with disease during this period.

The following trees are scheduled for trimming pending weather conditions: *Ficus rubiginosa* on Atlantic, Ports of Call, and by the tennis courts; Melaleuca on Nauticus, Mercator, Ports of Call, Atlantic, and Crossjack; *Tristania* (Brisbane Box) on Flying Jib, Halyard, and in Sea Terrace II; Brazilian Pepper along Pacific Coast Highway, Selva, and various locations; Carrotwood at various locations; Coral on Niguel Shores Drive, Mariner, at Cabrillo Gate, in the Villas, and Sea

Terrace II; *Podocarpus* on Marlinspike, Binnacle, Moonsail, and Windward; Evergreen Pear on Capstan, Sextant, Atlantic, and at the Recreation Center; *Metrosideros* (New Zealand Christmas) on Leeward, Periwinkle, and at the Recreation Center; Liquidambar on Spinnaker, Periwinkle and Cockleshell; Magnolia at various locations; *Agonis flexuosa* (Peppermint) at various locations.

The Landscape Committee has received very positive feedback on the color plantings throughout our community and especially all the gate entrances.

—Irene O'Brien

## MAINTENANCE

### A Gate—The Open and Shut of It

Have you ever thought about what is involved to have the gate swing open as you drive into the community? Probably not, unless it won't open, and then you might get a little interested.

The community has six automobile entrance/exit gates and several pedestrian gates. The operation of these gate systems is rather complex. It involves traffic sensors, swing gates, lift gates, mechanical actuators, spike strips, lights, bar code and punch code readers, data transmission cables, computers, software to activate and deactivate barcodes fobs and punch codes, numerous relays and interlocks, battery backups, and miles of electrical lines.

If something fails it takes a very skilled person to identify the cause and fix the problem. Until about a year ago a failure meant calling a repairman and often a down time of two to three days before we would get a service man on site. Murphy's Law says that failures occur on holidays, weekends or at night when help is not readily available.

Our maintenance manager has invested many hours to learn the operation of our gate systems and to train our employees. Last year we purchased an inventory of spare parts to avoid delays in getting the necessary part to make a repair. We now have our own people and the necessary parts to make most repairs and keep our gates operational.

Our maintenance people (usually the maintenance manager) have been here on holidays, weekends and nights to make these repairs. In the past seven months we have not had a gate out of operation for longer than a few hours.

So when the gate swings open, thank the maintenance department. And, if by chance it doesn't close, know that it will only be a few hours until it is fixed.

—Jack Christiansen

## SEASHORE NEWS

With this September issue we bid farewell to Mary Francis McGavic, the proprietor of The Creative Spark that has, over the past couple of years, done such a great job on the *Seashore News*. Mary has given it the "look," the design, the layout and artistic touches that we have all grown accustomed to.

Starting with the October issue, Kathleen Capalla will be doing all of that for the newsletter. Kathleen has experience in this field and we look forward to working with her to maintain the high standards that Mary McGavic has set for us.

Many thanks Mary for the good times and the excellent job that you have done.

—Mary Crowl

## TRAFFIC AND SAFETY

From all accounts, almost everyone living in Niguel Shores is enjoying a very social as well as safe summer. I noticed that our traffic patterns reflect that guest activity increases dramatically on Fridays and Saturdays at the Mariner Gate. The vast majority of these visitors respect our efforts to maintain a harmonious and orderly community. However, I notice that there are more reports than I have seen before of guests apparently losing their composure when screened at the gate. Several of these individuals have engaged in very embarrassing and bizarre behavior. Also, our security personnel have issued quite a few parking citations to guest vehicles that simply don't display passes as required. A significant number of these violations are occurring in the parking lot at the Bluff. Please remind your friends of their responsibility, as guests, to display these permits. Incidentally, most of these citations can be traced to and charged to the host resident.

We have received more than a few complaints of speeders driving along Niguel Road as well as Windward Drive. Much of this activity is occurring during periods of the day when children are coming home from school, and in the afternoon when they are out playing. Be careful, as we never know when one of these young people will bolt out onto the normally quiet street.

Recently, vandals spray painted portions of our play area. Please, if you should see this sort of malicious mischief, report it and be a good witness only. Normally, it is best not to personally confront these people as they at times may over react to confrontation. Some reports have

been received that people are illegally tapping into electrical power while picnicking at the Bluff. This sort of activity is not approved.

Please be considerate of everyone, and safely enjoy the remainder of summer.

—Tim Murphy

## VIEW PRESERVATION

You can trim and shape the plants in your private yard as they grow to prevent future view problems. If you want to keep the tree or bush you are planting, be sure you know how tall it can grow. Remember, your

neighbors value their views also. A mature tree that has to be topped is not an asset and can become very expensive as it requires a regular trimming schedule. Check with your local nursery or any good western garden book for a choice of the best plants for your view situation.

If you and/or your next-door neighbor feel that your view is being interrupted unreasonably and could possibly reduce the value of your home, submit a homeowner's request form to the View Preservation Committee at the NSCA office. We all want to enjoy our autumn sunsets.

—George Traver

## RECREATION

CAROL YOCOM, EDITOR

Summer is over and back to school time is here. Moms, dads and grandparents will be enjoying all the sports activities. It has been a busy summer for the Recreation Committee with poolside BBQs, 4th of July, Bluff BBQs and the August Bluff party. Thanks for all your participation. In September we will be getting ready for the fall activities.

To all committee members: The date for all committee meetings will be the 3rd Thursday of the month at 10:00 a.m.: September 18, October 16 and November 20. Please mark your calendars.

—Carol Yocom



**October 15:** The Beach Cities Senior Club is going to Apple Country Jamboree/Oak Glen. Call Evie Love at 496-4109 for information. This group also has trips to the local casinos.

**October 24 & 25:** Dana Point Senior Program is offering the AARP Driver Safety Program on these two dates. For information call 949-496-4252.

**October 26:** The popular Halloween Party will be on Sunday, October 26. Susan Meredith is chair. It's time to get started on that costume for you and the children.



**November 1:** Flea Market with booths available for the crafts. There will be forms for anyone who wants to reserve a space for \$10. The spaces will be limited. Nancy Tinnes is chair.

**November 2:** Art Affaire on Sunday, November 2. Barbara Milner is chair. All artists in Niguel Shores are invited to display their work.

**November 13:** Beach Cities Senior Club trip to the Palm Springs Follies. Call 496-4109.

**November 16:** Potluck—the last one ever in the beautiful multi-purpose room.



**December 7:** Niguel Shores Holiday Tree celebration.





Heather Pettorini, Joe Vranza, Eric Ackermann, Michael Martinez, Casey Flemming, Luke Pettorini, Chris Koceman, & Frank Yoshino.



Alicia Martinez & Danielle Mills

# BLUFF PARTY

Now, that was a party! A beautiful Sunday evening on the bluff with lots of people, young and old, good food and drink (white tablecloths no less), good music with the Flock of 80's and dancing in the dark! A perfect evening in a perfect place. There might even have been a red sail in the sunset... Many thanks to the organizers, Danielle Mills and Alicia Martinez. Let's do it again.

# AUGUST 17



Susan Fleming, Patty Cook, Alicia Martinez, Karin McPherson & Cristin Cobb.



VIPs having fun at the August 17 Bluff party: Larry Linger, Joanne Dougherty, Jerry Moon, John Dougherty and Marilyn Moon.



## GARDEN CLUB

The Niguel Shores Garden Club will be meeting in the Multi-purpose room Monday, September 15 at noon. This will be the first meeting since election of the new officers. Our new President, Linda Koppang, will be discussing plans for the upcoming year. If you have considered joining the club, this would be a good time to come see what the Garden Club is all about.

Gardening tip for September: Remember to give all of your potted plants extra water as they tend to dry out quickly this time of year. Also, keep your eyes out for bugs, bugs and more bugs!

—Karen Linger

## MEN'S CLUB

At our next meeting on Tuesday, September 2, the speaker will be our own world traveler, Jerry Milner, who will take us on a voyage around the islands of the Indian Ocean. Jerry has taken us along on many exotic trips in the past and we are looking forward to finding out about these islands that few of us have ever heard of. At this meeting we will also decide the pairings for the Men's Club Golf Championship scheduled to kick-off on 9 September at Camp Pendelton.

Every year we usually have a speaker from Angels Baseball come talk to us. This year, on Tuesday, September 16, we will have Kevin Flora. Kevin made his Major League debut with the Angels in 1991 and at that time was regarded as the fastest player in the Angels' system. As an infielder and outfielder for the Angels in the Minor and Major Leagues, his career lasted eight years. After the Angels, Kevin played for the Phillies,

the Mets and the Astros. Kevin's background suits him for his present job as the Director of Operations for Big League Dreams Sports Parks in Chino Hills where they operate scaled-down replicas of famous Major League stadiums.

At our meeting on 5 August, member Kraig Karnazes, a Registered Representative of Wachovia Securities, introduced John Huggard who lectures all over the country on the pros and cons of "variable annuities." John's talk emphasized "variable annuities with living benefits." John described various types of these annuities and explained the potential benefits and the basic fact that the holder is always protected against a downside in the economy and stock market. He recommended one type of variable annuity with living benefits for those who are contemplating retirement in, say, ten years and another type for those who have already retired and need income.

The Men's Club meets on the first and third Tuesdays of each month in the Multi-purpose Room and breakfast is served at 8:00 a.m. Membership is open to all residents and guests at our meetings are welcome to attend and have a complimentary breakfast.

—Blair McDonald

See notice by Men's Club at the bottom of page 14.

## WOMEN'S CLUB

Calling all ladies of Niguel Shores! Summer is almost over and we have some exciting speakers planned for you for our upcoming Women's Club meetings. Get out your calendars now, you don't want to miss a single meeting. We cordially invite all women of the community to join us for socializing,

great food, informative speakers, and lots of fun. Plus, when you join as a member, we offer ridiculously low yearly dues!

September 11: Join us as Bruce J. Sievers presents *An American in Love with His Country*. Bruce has been sharing his inspiring message for over 30 years. He was a Green Beret, has published five books, and has just completed a screenplay. Don't miss this speaker sharing the joy of being an American. We're encouraging everyone to wear red, white and blue to this lunch to honor the memory of the 9/11 date.

On October 9 we will be hosting an officer from the Orange County Sheriff's Office speaking on Identity Theft Prevention, and a very special program on November 13 will feature Bonita Chamberlin presenting *Inside Afghanistan* and her *Afghan Jewelry Project*.

Our Women's Club meets the 2nd Thursday of each month beginning with social time at 12:00 noon. Join us!

—Miluna Fausch

### Women's Club President

A few notes on the new Women's Club president, Tina Chan Fornadley: Tina was born in Hong Kong, came to Chicago with her parents at the age of ten, attended local grade schools, graduated from one of Chicago's famous girls' schools, St. Scholastica, on the far north side of Chicago and went on to acquire a degree in accounting at DePaul University in the city. Her subsequent career was with the Fluor Company, first in the Chicago area and, later, as a transfer to their branch in Irvine where she was a project accountant with responsibilities for the viability of her assigned projects. Tina, after some years in





Tina Fornadley with Lucky on their balcony.

this field, met her husband, Bernie Fornadley, through a media contact. They became fast friends, eventually

enjoy their many good times together. Soon after giving up her career, Tina became involved in the

married and, after some searching up and the down coast for a “view of the ocean” for Bernie and a “view of the sunset” for Tina, found their current home in 1999 in Niguel Shores. Bernie was retired, so after they married in 2000, Tina gave up her then part-time work to tend to their home, their travels and

Women’s Club, was a co-chair of membership in 2006, became Program Director in 2007 and, subsequently, president for 2008-09. Tina’s parents and several family members live in the Chicago area where she visits often between travels with her husband. After giving up her professional career, Tina became an independent home-based travel agent for the Montrose Agency and is able to continue a part-time professional career in addition to her volunteer work with the Women’s Club. Thank you, Tina, for giving your time to the Women’s Club and we look forward to a great year with you as president.

—Mary Crowl

## PHOTO CONTEST

We have a winner! Congratulations to Bernie Fornadley who submitted this lovely, serene autumn view of a New England scene—very appropriate for this time of year. Thanks to all the others who sent in their favorite travel photos. Please see them all in color at [niguelshores.org](http://niguelshores.org).

The September theme is “an architectural feature.” You can take a photo of the soon-to-be-demolished MPR Building for posterity. It could be artistic! Anyway, something that you consider your best—a lamp post or a cathedral. Send your photos to Kathleen at [webadmin@niguelshores.org](mailto:webadmin@niguelshores.org) by September 15. Thanks and good luck.

—Mary Crowl



## WEDNESDAY BRIDGE

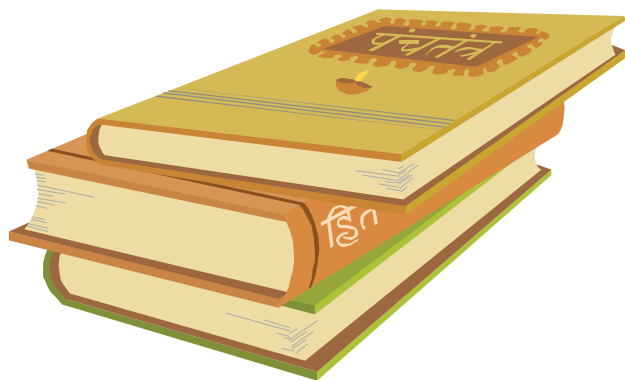
We invite everyone to play bridge in September. To play please call Betty Steinwinter at 240-4462. We have needed many substitutes lately, so if you would like to join us, please call now. Not all of our members live in the Shores so you may bring along a friend from outside if you wish. Winners since last *Seashore News* were:

July 23 Frieda Baskin, Helen Campbell and Shirley Heimstaedt.

July 30 Frieda Baskin, Dorothy Horany and Helen Campbell.

Aug. 6 Dal Weber, Dorothy Horany and Ellen Tolma.

—Betty Steinwinter



## REALLY SERIOUS OREO COOKIE BOOK CLUB

The monthly choice, *An Anthropologist on Mars* by Oliver Sachs was discussed at the September 20 meeting. The next meeting will be at the home of Mary Crowl on September 17 at 1:00 p.m., our regular third Wednesday date. The book for this meeting is the *Team of Rivals* by Doris Kearns Goodwin, a widely admired dissection of the make-up of President Abraham Lincoln's cabinet. The October selection is *The Reluctant Mr. Darwin* by David Quammen and November's is *The Man Who Loved China: The Fantastic Story of the Eccentric Scientist who Unlocked the Mysteries of the Middle Kingdom* by Simon Winchester. Please join us if you like these books. Call Norton Schwartz at 481-2459 for information about this group.

—Mary Crowl

## PAGE TURNERS

### Page Turners Resumes with a New Book List and Two Separate Meeting Times

Page Turners has been on summer vacation and will resume on Monday, September 22. As a result of a survey of members, there will be two separate meetings, morning and afternoon, and members will choose to attend one of the two groups.

*The Map of Love* by Ahdaf Soueif, a work of fiction telling the intersecting stories of three women—Egyptian, American, English—one of whom lives a century earlier than the other two, is the September selection. The remaining seven books chosen for the coming year are in order of monthly meeting dates, starting in October:

*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. The meeting format includes a brief social time with light refreshments, followed by discussion. Newcomers wishing to join should call Gloria Weintraub at 248-8205.

Members who prefer the morning will meet at 10:00 a.m. Gloria Weintraub will coordinate the meeting at her home, 23841 Marmara Bay. The format will be a group discussion with no designated reviewer. Sally Lee Howd will provide refreshments.

Those who prefer the afternoon will meet at 1:00 p.m. at the home of Mae Slover, 23612 Tampico Bay, with refreshments provided by Hope Luedeke. Diane Hearne will coordinate this meeting; Frances Ozimek will lead the book discussion.

To help the coordinators plan the September meetings, members should **RSVP to Gloria or Diane by Monday, September 15**. If you prefer the 10:00 a.m. session, please contact Gloria at 248-8205 or rdabook@cox.net. If you prefer the 1:00 p.m. session, please contact Diane at 661-6267 or phearne4@cox.net.

—Hope Luedeke

## MEN'S GOLF

No news is good news as it pertains to the Men's Club Golf report. The tournament results at Encinitas Ranch on August 12 are not available at press time. Besides, the chairman is on an extended vacation in Wyoming.

The Men's Club prestigious Club Championship rounds will be held at Camp Pendleton and Twin Oaks golf courses using the Ryder Cut format. Dave Ontiveros and Terry McClaughlin are heading up this effort.

Twenty couples have signed up for the Couples Away on October 14-17 where two rounds of golf and a Chinese Mystery Show await the eager participants.

### Quote of the month:

"Brand new golf balls are water magnetic. Though this cannot be proved in the laboratory, it is a known fact that the more expensive the golf ball, the greater attraction to water."

—Bob Borland

Community Corner continued from page 1

Email me at [webadmin@niguelshores.org](mailto:webadmin@niguelshores.org) and contribute to the "Community Corner" in the following ways:

### Restaurants, Dining and Food

Tell us your favorite place in the area. Be sure to at least tell the name, city, a little about the food, and why you like eating there.

### Lost & Found

Did you misplace something at the swimming pool? Did you find a lost animal? Email us and let us know so we can post it up on the site to help find the owner.

### Local Area Events

Tell us about local art, music, and community events happening in the area that you want your neighbors to know about.

### Community Carpool Connection

Cut your commute time, save gas! Have a carpool, want to start one or to find one? Email us and we will post it up on the site.

### Babysitting

Are you looking for a babysitter close by? Do you offer babysitting services and live in Niguel Shores? Email us and let us know!

## WOMEN'S GOLF

September Fun Day will be Monday, the 8th at Aliso Creek Golf Course at 8:00 a.m. Golf Captains are: Eileen McDonald (249-8905) and Val Mitchell (582-8311). After nine holes, the group will enjoy the summer barbecue followed by a short meeting. Please call one of the captains if there are any changes.

Low gross:	Eileen McDonald	42
Low net:	Lee Sweeney	28
Putts:	May Gramer, Eileen McDonald, Liz Kelsch	16
Closest to pin # 6	Eileen McDonald	
Closest to pin # 8	Val Mitchell	
Longest drive:	Linda Ross	
Chip in – birdie	Chris Beaver	
Chip in – par	Victoria Siegfried	

### Thought of the day:

Want to know the secret of good golf? Hit the ball hard, straight, and not too often!

—Liz Kelsch



Steve Leonard has discovered our first new neighbor on the Headlands—Mickey Mouse!

If you have any suggestions for additional topics for the "Community Corner", feel free to let us know.

We will also be launching a new way to read the *Seashore News* online besides downloading a PDF. We will be setting up an interactive flash section where you can read the newsletter online. This will allow you to turn the pages of the newsletter with a click of your mouse and read it like a book.

If you have any questions, comments, or have found any errors on the website, please email them directly to Kathleen Capalla at [webadmin@niguelshores.org](mailto:webadmin@niguelshores.org)

—Kathleen Capalla



# MEET YOUR NEIGHBOR

## Primitive Art in a Mod House

Lynne Schwartz is a knowledgeable collector of primitive art, furniture and artifacts. Her white-walled house displays a colorful array of her collection which started some years ago and has included baskets, quilts, bowls, ducks, crockery, pottery, rugs, samplers, paintings, sculptures and just about anything an untrained craftsman could make. The furniture pieces are usually painted because of their inferior wood, (woe be to anyone who removes that old paint) and paintings can be done on plywood, cardboard, paper bags or whatever comes to hand. One of her paintings is done with colored mud and some are done with leftover house paint. These pieces, with the requisite qualification they have been made by unskilled crafts people, have all increased greatly in value in recent years because of their increasing scarcity and, of course, to be collectible they must evidence character and artistic expression. (See the Devil Train below done by an untrained but creative craftsman.)

Lynne grew up in Detroit, Michigan, had “12 years of parochial school,” earned a teaching degree at the University of Detroit and taught a few years before marrying. Her husband, an air traffic control person, brought the family to California in 1973 and after a number of moves, they settled in Sacramento. Lynne has three children plus a stepdaughter. She lost her first husband to an illness and spent several years working at Kaiser before opening an antique shop in Sacramento. She did interior decorating and, of course, collecting. Her husband, Norton, had moved up to Sacramento from Los Angeles to look after his ailing mother when they met at a singles party. They wisely flew off to London to get married



Lynne Schwartz on an antique bench, Shayna at her side and primitive art all round.

(to avoid a large multiple family wedding) and came back to be, Lynne says, “urban pioneers” when they moved into a block of new homes in a formerly blighted area in Sacramento. Lynne had started her own business as a Welcome Wagon service with a staff of twelve. However, once Norton retired from his commercial property management work, Lynne sold the business and, wanting to move to southern California; they looked up and down the coast and ended up in San Clemente in 2003. A closer ocean view was their next goal and that brought them to Niguel Shores where they do have a garden home with a wonderful view. Their home has some compromise pieces that they both like as Norton is not that fond of primitive art. It is a delight to be shown around this mini-art gallery and to listen to and learn from this enthusiastic expert in the field of primitive and folk art. Thanks Lynne and happy collecting.

—Mary Crowl



Don't get on this Devil Train—it has bad things like alcohol and drugs and will lead you to ruin.

# VOICE OF THE PEOPLE

August 15, 2008

Letter to the Editor:

We wish to register in the strongest possible terms our opposition to the timing of the Beach Bluff parking lot project. A worse time couldn't have been chosen. September & October have historically been two of our better weather months, and prime for enjoyment of the Beach Bluff and the beach. For our residents to have to access the beach for two months from the bottom of Selva via the public footpath is ludicrous.

Unfettered, available, and free beach parking was the prime reason we purchased our home in The Shores, and in speaking with many of our fellow residents it was theirs too. It is one of the main reasons—if not THE main reason—we don't mind paying our high (and getting higher) HOA dues every quarter—dues, I would remind you, that residents immediately adjacent to our walls—which always have had to use the public path—do NOT have to pay.

1. Why isn't the Beach Bluff project being done in the dead of winter when usage by our residents is at its lowest?
2. Why isn't some interim arrangement being made to

temporarily connect our middle & upper parking lot, which will remain unaffected by the construction, and thus be available for parking our residents' cars, to the public path at that point for our residents' pedestrian usage?

In addition to your bad timing, your "all or nothing beach usage" approach needs to be re-thought. We look forward to being notified of meaningful change in these regards.

—Peter & Carol McWilliams

P.S.—why aren't the e-mail addresses of the members of the Board provided in the monthly newsletter along with the myriad of others? The other HOA to which we belong freely publishes this information because they realize good communication is essential to the proper functioning of the Association and that not all correspondence should necessarily have to go through the GM. NSCA should do the same.

*Editor's note: See comments on the beach access matter in the GM Report on page 2.*

*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.*

**Energy Savings Up To 50%!**

**SO.CAL TANKLESS**  
TANKLESS WATER HEATERS | A SOUTHERN CALIFORNIA GREEN COMPANY

**ORANGE COUNTY'S TANKLESS SPECIALISTS**  
LEARN HOW A TANKLESS WATER HEATER CAN WORK FOR YOU

**949.481.6940**  
[WWW.SOCALTANKLESS.COM](http://WWW.SOCALTANKLESS.COM)

**NORITZ CERTIFIED INSTALLER**  
NORITZ Tankless is Green

**WHY CHOOSE SOCAL TANKLESS?**

- ENERGY SAVINGS OF UP TO 50%
- ENDLESS HOT WATER
- SPACE SAVINGS
- LASTS LONGER
- CLEAN WATER
- SAVE MONEY

Present this **COUPON** and get  
**\$100 OFF**  
installation of a Noritz  
tankless water heater.

**HURRY, THESE OFFERS ARE FOR A LIMITED TIME ONLY!**

Tankless REFER-A-FRIEND Program  
Each friend you refer will receive  
**\$100 Off** their install,  
and you'll get **\$50** each!

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





## DANA POINT HISTORICAL SOCIETY

*Save the Date—October 5  
is the  
2008 Home Tour*

*“A Romantic Stroll through  
Historic Homes & Gardens on the Bluff  
above Dana Point Harbor”*

Visit our Web site at  
[www.danapointhistorical.org](http://www.danapointhistorical.org)

Call 248-8121 for more information or  
send an e-mail to [dphistorical@hotmail.com](mailto:dphistorical@hotmail.com)

### LET SOCSA ENTERTAIN YOU

South Orange County School of the Arts is the only arts academy in South Orange County and is located at Dana Hills High School. They produce Broadway-style plays, choir performances, holiday caroling, jazz concerts, Oldies Night, art exhibits and more. Learn more at their website at [www.SOCSArts.org](http://www.SOCSArts.org). and plan to attend a SOCSA performance. You'll be amazed at the talent.

### LIBRARY NEWS

As mentioned in the last article, the Summer Reading Program has been phenomenal. More children, adults, and teens signed up for the program this year than in previous years, and attendance has been overwhelming.

The children's programming continues in the fall. The preschool/toddler story times are September 23 through October 28 at 10:30 a.m. Tuesdays, and the After School Craft Club will be held Thursday, September 25 through October 30 from 4–5 p.m. The Laguna Chapter of the National Charity League also continues the Sunshine Readers Pajama Story Time at 7:00 p.m. September 29.

When you're in the library be sure to look at the displays. This month's hallway display celebrates the birthday of our US Constitution and has been provided by the Daughters of the American Revolution. The table display shows a collection of Oaxacan wooden boxes in celebration of Hispanic Heritage month.

If you haven't visited the library lately, you will notice that things have been slightly rearranged. As a result of patron requests, the new and rental books have been moved toward the front of the library. If you have problems finding anything, please ask at the information desk.

While you're there ask about the book club. This month they're reading Kipling's *Kim*. Drop in during the discussion from 10:00-11:00 a.m., Wednesday, September 10.

—Betty Steinwinter

### Men's Club Notice

The Men's Club would like to combine a neighborhood safety project with a fundraiser—all good for our community!

Emergency personnel appreciate having your curbs painted with your house numbers so they can get to you quickly and efficiently in case of an emergency.

The Men's Club is offering to repaint your house numbers for a donation of \$20. If you would like your numbers painted, please sign below and leave this slip at the NSCA office where there is a box located for your convenience.

Information needed:

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

—Many thanks. Jim Clark, Men's Club President

## Traveling Notary Services

**KIRA RIDDLE**

Certified Notary Public for  
California



Phone: (949) 374 - 0281

[kiranicole86@yahoo.com](mailto:kiranicole86@yahoo.com)

[www.ocnotaryservices.vpweb.com](http://www.ocnotaryservices.vpweb.com)

**Personal Trainer  
Nutritional Counselor**

*Kelly Stevens*



Custom Fitness Program to Fit Your Lifestyle

Niguel Shores Home Owner

Cell (949) 533-9389

[www.omniforhealth.com](http://www.omniforhealth.com)

## Aaron's Computer Repair

Is your computer freezing up?  
Not nearly fast as it used to be?  
Or something just isn't working?

**Then Call Aaron Michelson's Beginning-Intermediate computer repair for only \$20 an Hour, where other big businesses will charge \$50 or more. If you're not completely satisfied, I'll give you your money back!**

**Phone:** (949)429-7950

**Address:** In your neighborhood at 33521 Atlantic Avenue.

**Email:** [xboxcrazy101@gmail.com](mailto:xboxcrazy101@gmail.com)

**Minimum Charge of \$20**

**Call or Email to make an appointment**

## BRETT'S IRON

•Wrought  
Iron  
•Repairs  
•Painting



•Gates  
•Fences  
•Railings  
•New

(949) 487-1680

[www.brettsiron.com](http://www.brettsiron.com)

Lic. # 862398, Bonded, Insured



**BEACON CARPET CLEANING INC.**

**949-496-6079**

**FAX 949-367-0633**

[www.beaconcarpetcleaning.com](http://www.beaconcarpetcleaning.com)

Ken Rogers

Linda Rogers

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

- Truck-mount steam and Host® dry extraction carpet cleaning systems
- Area Rug Cleaning
- Tile and Grout Cleaning and Sealing
- Upholstery Cleaning
- Water Damage and Restoration
- [www.beaconcarpetcleaning.com](http://www.beaconcarpetcleaning.com)

Phone (949) 496-7897

Fax (949) 496-1742

**Glenn D. Harker Masonry  
& Concrete Construction**

Lic. #755485

C29 / C8 / B

[glennharker@sbcglobal.net](mailto:glennharker@sbcglobal.net)

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

FREE

## 24/7 REAL ESTATE WATCH

- What's for Sale? For Lease? What Sold?
- FREE eMail Notification of ALL Niguel Shores Homes  
(*exactly what a Realtor gets from the MLS*)
- We Will Set it Up For You!
- It's Simple! Just eMail or Call Us

GET STARTED NOW!

Email Us!

[info@NiguelShoresLiving.com](mailto:info@NiguelShoresLiving.com)

*Karan Masters*  
Karan@ImmelTeam.com

*Phil Immel*  
Phil@ImmelTeam.com

[www.NiguelShoresLiving.com](http://www.NiguelShoresLiving.com)



or call us @ 949.338.8818 or 949.249.2020  
2 Ritz Carlton Drive @ PCH • Monarch Beach, CA 92629

a partnership in real estate

The Immel Team

## NEIGHBORHOOD ADS

**For Sale:** Computer table/cart—\$50. 8ft. fiberglass ladder—\$75. Meade ETX-90 Astro Telescope—\$175. HP Pavilion 8519 computer \$50. Sony Trinitron 19" TV—\$50. Call 388-9080.

**For Sale:** Home Theater Universal Remote Omega 650, brand new, never used—\$115. 1979 Chevrolet truck hubcaps (4), original from factory, brand new, never used – \$200. Call Steve at 496-2083.

**For Rent:** Winter rental (October – May). Furnished 3-bedroom, 2 bath, 1 story townhome. Ocean and sunset views. Completely rebuilt in 2005. Beautiful furniture, granite kitchen. Pets OK. 213-220-5058.

**Art Classes:** Beginning art classes for adults. Come join the fun. For information call Gloria Ontiveros at 661-5091.



Ribbons fluttering in the autumn breeze. A portent of things to come.

*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)*

**STEVENS PLUMBING**

New Construction - Remodels - Repairs  
Niguel Shores Homeowner



**Brett Stevens** • Owner  
Lic. # 691154

**Phone: 949.496.4287**  
**Cell: 949.422.7271**

**DO YOU LOVE TO TRAVEL?**  
**DO YOU LOVE TO PLAY GOLF?**

*95% of the time, we are cheaper.....  
Our price includes all taxes and fees. Please  
Compare. [www.its timetogetawaytravel.com](http://www.its timetogetawaytravel.com)*

**Carolyn Huxtable (949) 487-1878**  
**23671 Sidney Bay, Niguel Shores**



**Are you a socially responsible investor?**  
Call me to learn more about investing strategies for your nest egg.



**Craig Karmazes**  
Financial Advisor  
265 Ocean Ave.  
Laguna Beach, CA 92651  
949-494-8038  
[www.agedwards.com/fo/craig.karmazes](http://www.agedwards.com/fo/craig.karmazes)



A.G. Edwards is a division of Wachovia Securities, LLC. Member SIPC

[2007] 04401 43186 1206

**Newport Auto Center**  
NEWPORT BEACH, CA  
a PowerDirect company

**Gary Schnabel**  
Sales & Leasing Specialist  
445 East Pacific Coast Highway,  
Newport Beach, CA 92660

TEL 949/673-0900  
FAX 949/566-9410  
Cell 626/374-8040  
Toll 800/423-7077  
[schnabelg@automation.com](mailto:schnabelg@automation.com)  
[www.PowerDirect.com](http://www.PowerDirect.com)

**Ian Huxtable Construction Services**  
**"Lives in Niguel Shores"**  
**Specializing in all aspects of Home Remodeling , Kitchens ,Bathrooms, Travertine & Porcelain Floors.**  
**"Free Estimates" Call Ian**  
**Ph 949 466 5921 Lic #874817**

(949) 661-8985 Lic. No. 553968

Tracy Bovee, Owner

33132 Acapulco Dr.  
Dana Point, CA 92629

Bonded  
Liability Insurance  
Workman's Comp.

**Toll Free:**  
**866-EXT-BUGS**  
**(866-398-2847)**  
**Fax: 949.722.1633**

**"For FAST and Efficient Service"**

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



# SEPTEMBER 2008 in Niguel Shores



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																													
					SUNDAY																																																																													
<b>1</b>  <b>OFFICE CLOSED</b> <i>Note: Trash pick up will be delayed one day</i>	<b>2</b> 8:00 Men's Club Breakfast 1:00 Art Class	<b>3</b> 8:30 Fitness Class <b>9:00 NSCA Gen. Session Board Meeting</b> 9:00 H <sub>2</sub> O Aerobics 11:30 Bridge	<b>4</b> 1:00 <b>Architectural Committee</b> 3:00 Women's Club Board Mtg.	<b>5</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics <b>10:00 SSN Staff</b>	<b>6</b> <b>NSCA Office Open</b> 8:30 -5:00 <b>7</b>																																																																													
<b>8</b> 8:00 Women's Golf Fun Day 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics <b>3:00 Landscape Committee</b>	<b>9</b> 8:00 Men's Golf 1:00 Art Class	<b>10</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics <b>9:30 Traffic and Safety Cmte</b> 11:30 Bridge <b>2:00 Maintenance Committee</b>	<b>11</b> 11:00 Women's Club Luncheon AC Submittal Deadline	<b>12</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics	<b>13</b> <b>14</b>																																																																													
<b>15</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics 12:00 Garden Club	<b>16</b> 8:00 Men's Club Breakfast 1:00 Art Class	<b>17</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics <b>9:00 NSCA Gen. Session Board Mtg.</b> 11:30 Bridge	<b>18</b> 10:00 <b>Recreation Committee</b> 1:00 <b>Architectural Committee</b>	<b>19</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics	<b>20</b> <b>NSCA Office Open</b> 8:30 -5:00 <b>21</b>																																																																													
<b>22</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics 1:00 Page Turners <b>1:30 View Preservation Committee</b> 	<b>23</b> 8:00 Men's Golf 1:00 Art Class	<b>24</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics 11:30 Bridge  <b>TENNIS COURTS CLOSED UNTIL 2PM For Cleaning</b>	<b>25</b> AC Submittal Deadline   <b>STREET SWEEPING</b> Beach Bluff, 5TH & Villa's	<b>26</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics   <b>STREET SWEEPING</b> Remaining Community	<b>27</b> <b>28</b>																																																																													
<b>29</b> 8:30 Fitness Class 9:00 H <sub>2</sub> O Aerobics <b>3:00 Finance Committee</b>	<b>30</b> 8:00 Men's Golf 1:00 Art Class																																																																																	
<b>Sheriff's Department: 770-6011</b> (Non-emergency services)  <b>Niguel Shores Office: 493-0122</b> <b>Niguel Shores Fax: 831-0116</b>		<b>AUGUST</b> Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							<b>OCTOBER</b> Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td></tr> </table>					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
					1	2																																																																												
3	4	5	6	7	8	9																																																																												
10	11	12	13	14	15	16																																																																												
17	18	19	20	21	22	23																																																																												
24	25	26	27	28	29	30																																																																												
31																																																																																		
			1	2	3	4																																																																												
5	6	7	8	9	10	11																																																																												
12	13	14	15	16	17	18																																																																												
19	20	21	22	23	24	25																																																																												
26	27	28	29	30	31																																																																													



**NSCA DIRECTORY**  
**NIGUEL SHORES COMMUNITY ASSOCIATION**  
**33654 Niguel Shores Drive, Monarch Beach, CA 92629**  
**Office 949/493-0122 • Fax 949/831-0116**  
**www.niguelshores.org**

**BOARD OF DIRECTORS**

John Dougherty     President  
Pat O'Brien         1st Vice-president  
Jerry Koppang        2nd Vice-president  
Kathy Jones         Secretary  
Todd Wallin         Chief Financial Officer

**NSCA STAFF**

Leo Riley	General Manager	gm@niguelshores.org
Ivy Hsia	Controller	controller@niguelshores.org
Karen Decker	Asst. Property Manager	msmgr@niguelshores.org
George Cooley	Maintenance Manager	mm@niguelshores.org
Jessica Bokkes	Member Services Rep.	msr1@niguelshores.org
Kathleen Capalla	IT/Web Administration	webadmin@niguelshores.org
Dave Smith	Maintenance Lead	
Dennis Cannon	Maintenance Staff	
Frank Geck	Maintenance Staff	

**NSCA COMMITTEES**

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

**AD HOC COMMITTEES**

Construction Oversight  
Investment  
IT/Website

*Sea Terrace Townhomes Assoc. I*

Carl Printz, President  
Don Bear, 1<sup>st</sup> Vice-President  
Ceacy Johns, 2<sup>nd</sup> Vice-President  
Al Glatt, Secretary  
Meg Werby, Treasurer

**CHAIRPERSONS**

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

**CHAIRPERSONS**

Rob Rifkin / Roy Dohner  
Gretchen Letson-Rask  
TBD

*Sea Terrace Townhomes Assoc. II*

George Traver, President  
Adrienne Ruben, 1st Vice-President  
Rene Cortez, 2<sup>nd</sup> Vice-President  
Karla Sanders, Secretary  
Tobias Lawry, Treasurer

**MEETINGS**

1:00 pm, 1<sup>st</sup> and 3<sup>rd</sup> Thursdays  
See Calendar  
3:00 pm, 2<sup>nd</sup> Monday  
2:00 pm, 2<sup>nd</sup> Wednesday  
6:30 pm, 2nd Tuesday  
10:00 am, 1<sup>st</sup> Friday  
9:30 am, 2<sup>nd</sup> Wednesday  
1:30 pm, 4<sup>th</sup> 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***  
**Editor: Mary Crowl—mccrowl@cox.net**  
**Sub Editors:**

Doris Adams – doradams@cox.net  
*AC, Maintenance Committees*  
Kathleen Capalla – webadmin@niguelshores.org  
*Website*  
Karl Kuhn – karlcarol@cox.net  
*Finance Committee, Sports News*  
Karen Linger – kvling@cox.net  
*Clubs: Garden, Men's, Women's*  
Betty Steinwinter – herseyL@aol.com  
*Page Turners, Library News, Bridge*

George Traver – grtraver@cox.net  
*Landscape, T&S, VP Committees*  
Carol Yocom – zmamie@cox.net  
*Recreation, Special Events, Potluck*  
Staff – *Calendar, Directory, Notices, 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 NSCA Board actions and community activities and to encourage participation in community affairs.

**IN THIS ISSUE:**

Activities . . . . . 10	Community News . . . . . 14	Neighborhood Ads . . . . . 16
Board Action Summary . . . 3	Directory . . . . . 19	Photography Contest. . . . . 9
Calendar . . . . . 18	GM's Message. . . . . 2	Recreation Events. . . . . 6-7
Club News . . . . . 8-9	Helm . . . . . 1	Sports News . . . . . 11
Committee Reports . . . . . 4-7	Meet Your Neighbor . . . . 12	Voice of the People. . . . . 13

# BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**

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

A TOTAL OF 20 HOMES CURRENTLY FOR SALE—PRICE RANGE FROM \$895,000 TO \$12,500,000

2 BERKUS HOMES FOR SALE—PRICE RANGE FROM \$1,449,000 TO \$1,495,000

2 BROADMOOR HOMES FOR SALE—PRICE RANGE FROM \$1,350,000 TO \$1,899,000

3 CUSTOM HOMES FOR SALE—PRICE RANGE FROM \$2,700,000 TO \$3,595,000

4 GARDEN HOMES INLAND SIDE—PRICE RANGE FROM \$950,000 TO \$1,249,000

2 GARDEN HOMES OCEANSIDE—PRICE RANGE FROM \$1,095,000 TO \$1,679,000

1 OCEANFRONT CUSTOM HOME—LIST PRICE OF \$12,500,000

5 TOWNHOMES FOR SALE—PRICE RANGE FROM \$895,000 TO \$1,349,000

1 VILLA FOR SALE—LIST PRICE OF \$1,199,000

A TOTAL OF 8 HOMES HAVE SOLD TO DATE IN NIGUEL SHORES—PRICE RANGE FROM \$850,000 TO \$4,300,000

5 HOMES ARE CURRENTLY IN ESCROW—PRICE RANGE FROM \$890,000 TO \$1,290,000

## \*MONARCH BEACH AREA OF DANA POINT - 2008\*

105 HOMES CURRENTLY FOR SALE—PRICE RANGE FROM \$364,900 TO \$24,000,000

20 HOMES CURRENTLY IN ESCROW—PRICE RANGE FROM \$449,900 TO \$3,100,000

69 HOMES SOLD TO DATE—PRICE RANGE FROM \$332,000 TO \$7,000,000

## THE STRAND AT HEADLANDS CUSTOM HOME SITES AND HOMES - 2008

1 LOT SOLD AND CLOSED IN 2008—SOLD PRICE OF \$4,425,000

2 LOTS CURRENTLY IN ESCROW—PRICE RANGE FROM \$4,250,000 TO \$5,250,000

5 LOTS CURRENTLY AVAILABLE IN PHASE 3—PRICE RANGE FROM \$4,250,000 TO \$11,750,000

10 HOMES CURRENTLY UNDER CONSTRUCTION

2 HOMES CURRENTLY FOR SALE (UNDER CONSTRUCTION)—PRICE RANGE FROM \$14,995,000 TO \$24,000,000

\* ABOVE DATA PER MULTIPLE LISTING SERVICE AS OF 8/13/08\*

\*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.

**(949) 234-5660 - CALL CONNIE**

**NIGUEL SHORES SPECIALIST**

**#1 IN SALES IN NIGUEL SHORES SINCE 1991!**

**TOP 1% IN SALES FOR PRUDENTIAL CALIFORNIA REALTY**



*Please call me if you would like a confidential and complimentary market analysis outlining the value of your home, a tract floorplan for your model, information regarding refinancing, termite companies, or available properties in Niguel Shores.*

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

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



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