

Seashore News



October 2008

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Issue 419

AN ANNIVERSARY AND “HERE’S HOW WE DO IT.”

Well, it’s our turn. We have written about many of the Niguel Shores committees, all staffed by volunteers, as is ours, that contribute so much to our community and now it’s us. Us is the Seashore News staff! And, as my grandmother always said, “He that hath a horn and toothet it not, the same shall not be tootethed.” We are now tooting our horn after two years of the new regime, reorg or whatever. In October 2006, in a reorganization of the Seashore News staff, editors were appointed for the various areas of Niguel Shores activities that are covered by this newsletter, were given the responsibility of soliciting and editing the articles of clubs, committees, activities, sports, etc., under their assigned areas and, as you have observed over these past two years, they have done a commendable, admirable and praiseworthy job. You see them all in the accompanying photograph. These worthy members of the staff do, also, occasionally write articles and are encouraged to do so. All in all, we find it a good arrangement for our community newsletter. Like most committees, we meet once a month to plan the next month’s issue. Virtually everything that is going on in Niguel

Shores, except for confidential matters handled by the Board, is of interest to us. The General Manager, Leo Riley, attends out meetings and keeps us informed of what is happening in his area and, our board liaison, Kathy Jones, reports on matters of interest from the Board. We encourage those who write articles for the committees to recount

Committees, has contributed photographs and art work to the Web site for which this group is nominally responsible. Karl Kuhn, editor for sports and Finance has contributed articles on the bird population of Niguel Shores and a couple of excellent “Meet Your Neighbor” articles, and a feature article on the history of the Men’s Club in addition

to his editorial responsibilities. Karl is always willing to author articles in his fields of interest. Carol Yocom has a double responsibility for the monthly Recreation Committee article as well as the many special “flyers” that we publish about the several events and activities sponsored by the Recreation Committee during the year—see in this issue, Art

Affaire, Halloween Party and Flea Market. Carol also chairs the Recreation Committee.

Karen Linger, the lady of many talents and activities, is responsible for the club articles—Garden, Men’s and Women’s. She is an active member of

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Seashore News Staff: left to right: George Traver, Mary Crowl, Doris Adams, Karl Kuhn, Carol Yocom, Karen Linger and Board Liaison, Kathy Jones. August 2008

for the readers what they are doing and planning. Clubs, too, are asked to tell the rest of us about their interesting speakers and activities.

Long-term member, Doris Adams, in addition to her editorial responsibilities for the Architecture and Maintenance

FROM THE GM

PROJECT UPDATES – By the time you are reading this article, we should be well underway on the Beach Bluff and asphalt maintenance projects. The new grassy bluff area and all the new paving should be completed by the first week in November. The approval process for the new MPR (Clubhouse) should be completed by this writing including the new “lower” roof line. The next step is completion of the bidding process and the selection of the contractor to perform the work. This should also be completed in the month of October and the target start for construction remains January 5, 2009.

NEW HOMEOWNER SERVICE PROGRAM: We have created a new position on the staff, entitled the Service & Compliance Coordinator. Jenny Mairena will be the contact person for all service requests and enforcement matters. She will coordinate all requests, route them to the appropriate provider and then follow up with a written letter to each homeowner upon completion of service or compliance. We began implementing this program in September and, as part of the new process, you can now file your service requests on-line rather than coming into the office. Go to the Association’s Website, Niguelshores.org, then to forms and click on Service Request. This should greatly enhance our service and follow up so please let me know your comments as you try the new system.

MEET THE CITY COUNCIL CANDIDATES: On Tuesday, October 21, at 8:00 a.m., the Men’s Club will be hosting all the candidates for Dana Point City Council. This will be a great opportunity to hear their views on many subjects that affect us, such as the public restroom location, Sea Terrace Park and view protection. As a special gesture, the Men’s Club has opened the meeting to all Niguel Shores Homeowners including breakfast at the member’s price of \$3.

FREE DUMPING FOR OLD ELECTRONIC COMPONENTS: You may have noticed that our very successful Flea Market (garage sale) is taking place in the MPR parking lot on Saturday, November 1. As a special feature this year, there will be a recycling company offering free “dumping” and haul off for all your old TVs, Computers, printers, cell phones etc. Mark this date on your calendar, and if you want one of the “seller’s” spaces, sign up early as they will most likely sell out again.

NEW OFFICE HOURS: Once more, in an effort to improve the service we offer, we have changed our office hours and are no longer closed at lunch. We are open continuously from 8:30 a.m. until 5:00 p.m. and you can always leave a message on our voicemail, any time day or night.

-Leo Riley, General Manager

BOARD ACTION SUMMARY

SEPTEMBER 3, 2008 BOARD MEETING: (General Session)

APPROVED:

- Approved the General Session Minutes of August 11, 2008.
- Approved the General Session Minutes of August 20, 2008.
- Approved the General Session Minutes (Public Forum) of August 20, 2008.
 - Approved & filed the Federal & State tax returns.

DISCUSSED:

- Reserve Budget forecast and Reserve Expenditures
 - Atlantic pine tree matter.
- MPR Project update + plans and homeowner notification process.
- Relocation plans for groups using the MPR during construction.
 - Annual notification mailing plans.
- Headlands / Bluff Parking / Public Restroom Project update.
- Discussed goals & objectives for 2008 ~ 2009 Board Members.
 - Proposed Rule Changes for 2008.
 - D&O Insurance renewal.

REVIEWED:

- Major Project list

HEARINGS:

None

SEPTEMBER 3, 2008 BOARD MEETING: (Executive Session)

APPROVED:

- Approved the Executive Session minutes of August 6, 2008.
- Approved the Executive Session minutes of August 20, 2008 (Adjourned to 8/23)
- Approved the Executive Session minutes of August 23, 2008.

- Assessment collection status report.
- Beach Bluff / Asphalt Maintenance Contract & Amendment.
- Robert Borders Architectural Services Contract for the MPR Project.
 - REVIEWED:
 - August 2008 Assessment Collection Status Report.
 - Violation Log.
 - DISCUSSED:
 - Finance Committee chairmanship matter.
 - Special Assessment hardship matter.
- Publication of correspondence to the Board.
- Definition of Reasonable View Blockage
 - TABLED
 - MPR Rental Policies, fees and deposits.
- HEARINGS / MEETINGS
 - Hearings with homeowner to discuss violation of Rule 4112.
- Hearings with (3) homeowners to approve recordation of lien and suspension of common area use and voting rights.

SEPTEMBER 17, 2008 BOARD MEETING: (General Session)

- APPROVED:
 - General Session Minutes of September 3, 2008
- Approval of Jim O'Neill to View Preservation Committee.
 - Approval of lien collection matter.
- REVIEWED
 - Special assessment hardship mailing.
- Update MPR Project + submittal and notification process
 - Major project list.
- DISCUSSED:
 - MPR / Beach Bluff Project / SCWD Sewer projects.
 - Expiration notice for D&O Insurance.
 - Breakers Isle matter.
 - Bluff landscaping matter (Olive Trees).
 - New office hours.
 - HOA Leadership meeting.
- HEARINGS:
 - None

SEPTEMBER 17, 2008 BOARD MEETING: (Executive Session)

- TABLED:
 - Approval of Executive Session Minutes of September 3, 2008.
- REVIEWED:
 - 2009 Landscape Contract
 - 2009 Seashore News budget & options
 - Beach Bluff policies, fees and deposits.
- 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 Rules 3103.1 & 3125 / Unapproved installation.
 - Homeowner Hearing for violation of Rule 4112 (rescheduled to October 1, 2008).

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 - October 1, 2008 @ 9:00 a.m.
 NEXT PUBLIC HOMEOWNER FORUM – November 19, 2008 @ 7:00 p.m.

ARCHITECTURE

Residential Development Standards

Residential development standards have been a hot topic in the press this summer. Various newspapers have reported on debates and disputes in the coastal communities arising from differing views on the efficacy of building larger homes on sites that once were dedicated to smaller single family dwellings.

Niguel Shores is no exception. In fact, from the perspective of the Architecture Committee, it sometimes seems that Niguel Shores is at the eye of the storm. Several homeowner proposals for larger homes are currently in various stages of the AC review process. In this environment it is important that the AC review process supports the views of the Association.

The AC has relied on the existing Architectural Regulations and Guidelines, which contain many general and neighborhood-specific rules on set-backs, height restrictions, and view protection. The Preliminary Plan Review process, and the Community Forum process, (whereby neighbors are notified of a proposed remodel, story poles are erected, and a forum is conducted to solicit the comments of concerned neighbors), have been very helpful to homeowners and to the AC.

A weakness in the process is that homeowners and their builders and architects incur design expenses for projects that will almost certainly meet significant neighbor resistance

once the story poles are up. To address this weakness the AC has developed a set of RESIDENTIAL DEVELOPMENT STANDARDS to augment the May 15, 2008 Architectural Regulations and Guidelines. These proposed RESIDENTIAL DEVELOPMENT STANDARDS, in the form of an easy reference grid chart, have been reviewed by the Niguel Shores board and distributed to all homeowners for consideration.

In developing these neighborhood-specific standards for all nine of the Niguel Shores neighborhoods, the AC relied upon sections in the Dana Point Zoning Code. The AC addressed "envelope size" which is a specification for the size of a proposed second story in relation to the size of the existing or proposed first story (in those neighborhoods that permit second stories). Maximum lot coverage is also addressed, and hardscape/softscape ratios are established for each neighborhood. The proposed RESIDENTIAL DEVELOPMENT STANDARDS are compatible with, though somewhat more stringent than the standards established by the Dana Point Zoning code, and should minimize confusion as to which standards to incorporate in design proposals.

The AC firmly believes these RESIDENTIAL DEVELOPMENT STANDARDS are necessary to promote harmony and consistency in Niguel Shores' continuing development. Please give them your careful consideration.

-Tim Moore

COMMUNITY CENTER

Renovation Update

Light at the end of the tunnel? It's been a long journey but the end is actually in sight. We've had six different Boards, four different volunteer committees, a multitude of community presentations, and a number of plans with resident suggestions driving numerous revisions plus two special assessment votes. Now, if all goes as planned, our six and one-half year journey should be completed during the summer of 2009.

Beginning in January 2003, the first team surveyed our community to assess our needs and develop a program. A number of similar upscale communities were surveyed to understand how they planned and paid for their common administrative and recreational facilities. Following a four-month selection process, an architect was hired, and plans were developed and presented to

the community. In response to feedback from residents, the original plans were revised a number of times until a consensus was reached. A vote to approve a special assessment of \$2,500 to construct both the office and community center was narrowly defeated.

Subsequently, the dues were increased, a second team was formed and the plans were revised once again, separating the office from the community center. A number of alternative architectural styles for the office were presented to the community with the residents overwhelmingly voting for the originally proposed style. Based on feedback, the height and profile were reduced to achieve a general consensus.

Once adequate funds were accumulated, the office construction began. Concurrently, a third team was formed to develop a plan to design and fund a future renovation of the community center. The interior design was presented and, based on member feedback, an

interior hallway and room divider were eliminated, saunas and family restrooms were added, outdoor showers were relocated and the lobby was reconfigured to accommodate a resident's lounge. Story poles were erected and, due to expressed view reduction concerns, the roofline was lowered and, once again, the design was revised.

Now we are awaiting a positive recommendation from the Architecture Committee, approval by the Board, and then if the good Lord's will'n and the creeks don't rise, the fourth team will begin the construction process.

-Roy Dohner and Rob Rifkin



A nostalgic 1973 view of the Community Center.

FINANCE

Niguel Shores volunteers and staff are currently working on the 2009 budget, which will be finalized by the end of October. Our yearly dues maintain the entire community, including landscape, guards, pool/spa, fencing, electrical, buildings, and staff. We are like a small city with 960 homes and an estimated 2500 people.

It is not always easy to please a group of 2500. Some of you have not been pleased with the assessment for the new Multi-Purpose Building which the majority of homeowners passed in May, 2008. Others were happy to pay the

assessment and sent the entire \$3000 immediately.

Financially, the assessment was the best decision for the community. The old buildings were built in 1974 and lasted over 30 years. The new buildings should carry us forward for the next 30 to 40 years and our dues, barring an unknown catastrophe, will remain low, unlike many communities in southern California.

There are many of you who are original owners in Niguel Shores or who have lived here many years. There are others who just moved to Niguel Shores in recent years. The old-timers had the opportunity to use the old building for

many years. For newcomers, you will have the opportunity to use the new building for many years. So none of us should feel like we are paying for something we don't or didn't get to use. It will be the first thing our visitors see when they enter the community.

By 2010, we will have all new asphalt overlay on our streets, a new beach bluff parking lot, and all new buildings and our dues will not have to increase as a result of these improvement projects. Thank you in advance for your patience while we go through this major construction period.

-Marcy McNulty, Finance Chair

LANDSCAPE

The Landscape Committee is comprised of eight members and a Board Liaison. Each member is assigned an area which includes Berkus, Broadmoor, Sea Terrace I, Sea Terrace II, Custom, Atlantic Garden, Shores Garden and Villas. All representatives are responsible for monitoring and recommending needed improvements in their areas. When homeowners have concerns, they may complete a Homeowner's Request. The request will be forwarded to The Landscape Committee. The homeowner will receive the Landscape Committee recommendation.

As our community matures, we are addressing landscape problems which were not taken into consideration when the community was originally landscaped. We are implementing both short-term and long-term plans to correct the problems, to be minimally invasive and costly. An example: over the years our slopes have become overgrown with a variety of plants

competing with each other. The slopes are being addressed, although it must be done on a long-term basis because of budget restrictions.

The entrance color plantings are being cleared and we will begin planting color in various entrances as the pansies become available. We received many compliments when pansies were planted last fall. We are continuing to spray our Myoporum that have thrip infestation and some areas are showing improvement. We would really appreciate residents and guests monitoring children and pets to prevent them from walking through the rose bushes at the beach bluff.

With fall season around the corner, everyone can adjust irrigations systems. Recently some homeowners experienced a brief power outage. Please remember to reset automatic timers when the power is restored. The City of Dana Point has some great tips on water conservation on its web site-- www.danapoint.org.

-Irene O'Brien

MAINTENANCE

It seldom rains in Southern California. So, why is there water in front of my driveway? The good news is that you live in a beautiful ocean side community. The bad news is that you live in a beautiful ocean side community with very poor drainage on many of our streets. Many of our streets were simply just not built with sufficient elevation drops to permit good drainage.

We have had our consulting Civil Engineer look at some of these streets. He tells us, to fix the problem we need to reconstruct the street. The estimated cost for just one street is \$200,000. We have many streets that would require a similar fix. Just in the garden homes there are

thirteen streets that could qualify for this type of repair. Obviously, reconstruction of our streets is not economically feasible.

But all is not lost. There are some things the maintenance staff can do to mitigate the problem. Sometimes we can grind high spots or cut grooves that will improve the flow. We can power wash if a buildup of dirt is causing blockage. If the asphalt is damaged we can patch and seal.

Probably the most effective thing we can do is to determine the source, and try reducing the flow of water onto the streets. In most cases the source is community or private irrigation systems. Maintenance staff can work with our landscape company and reduce

water runoff to the street. We can stop the water from going into the street. We can keep the grass and vegetation green. Doing both at the same time is a little more difficult.

Now, what can the residents do? First, know that if your irrigation water is running into the street it is probably going to stay there until it evaporates. So check your system and adjust the timers to where the grass stays green, but you don't run water into the street. You might also check the standing water and see if a little sweeping on your part would improve the situation.

In many cases the water is only going away when it evaporates. Fortunately we live in an arid climate which eliminates the concern of mosquitoes breeding in

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Maintenance continued from page 5

our gutters. The mosquito life cycle from egg to adult is ten to fourteen days. Maintenance continued for days. Our puddles don't last that long. But puddles do come and go. Working together, maintenance staff, landscaping staff and residents, we can and will reduce the amount and length of time water stands in your gutter or in front of your neighbor's driveway.

- Jack Christiansen

SEASHORE NEWS

One of our venerable members has recently resigned from the Seashore News staff and we regret the loss of a charming and talented lady. Betty Steinwinter, after many years at the service of the community on this committee, has decided to resign but will still contribute now and then, as you can see by her delightful tale in this issue. Many thanks, Betty, for your contributions, your insistence upon having your questions honestly answered and the pleasure that you have given us. Enjoy your retirement and do continue your little stories.

-Mary Crowl

VIEW PRESERVATION

No article this month

TRAFFIC & SAFETY

As we have noted previously, Securitas is doing an excellent job at Mariner Gate and on its periodic patrols. Ironically, much of the feedback they receive is from people who are angry because they are doing their job as directed. Part of that problem is the large number of "turn-aways" at Mariner Gate. There were 205 turn-aways in the month of August. Some of them are amateur con artists trying to get to the beach bluff or a buddy's house, but the largest portion were instances where the resident did not call in the guest or service company. We have all inadvertently done that (I'll confess to my boo-boos), but please make it a habit of calling your guests in as soon as you know they are due to visit. The on-line Gateworks system is a wonderful tool for those who hang around a computer. That practice will certainly reduce the traffic backups and other angst at the gate.

We also hope to eliminate the bottleneck created on Mariner Drive by trucks parked at the curb near the guard house. Securitas will be vigilant in preventing that situation in the future. Lastly, we continue to experience the occasional break-in, so please lock all vehicle and house doors while your property is unattended.

-Michael Card

RECREATION CAROL YOCOM, EDITOR

Fall is here which means its time for the **Halloween party**, Sunday, October 26—see flyer in this issue. Here is a weekend we have planned for all the family and friends to enjoy:

Hope you have been collecting items for the **Flea Market** and making some outstanding craft items to be sold on Saturday, November 1. The flyer has all the details about when, where and how to reserve a space.

Our talented artists who live in Niguel Shores will have an opportunity to show and sell on Sunday, November 2 at the annual **Art Affaire**. See flyer in this issue. Barbara Milner is chair.

The last **potluck** in the MPR room will be November 16. Come share memories and always the good food and friendship. Ann Christiansen is chair.

December 7 will be our **Holiday Tree celebration** for the families to begin the holiday season. Chairs are; Michaela Ackerman, Danielle Mills and Alicia Martinez.

A big thanks to Danielle Mills and Alicia Martinez for the successful summer bluff party enjoyed by all ages. Let's keep this all going. Thanks also to everyone that attended. You can see what a good time we are providing.

The poolside BBQ season is over, and thanks to Cristin Cobb's shopping and getting many friends to help, it was a success. Now with our new BBQ and the wonderful maintenance help, plus all the volunteers, we are all looking forward to the summer of 2009.

The BBQ's on Sunday eves continued to be enjoyed all summer thanks to Bob Borland and his crew. Summer of 2009, with all the improvements in the Beach Bluff Park, will be even better.

Reminder to committee members: the next meeting is Tuesday, October 7 at 10:00 a.m. See everyone at the activities we have planned for you.

-Carol Yocom

Carolers Wanted
The Recreation Committee is looking for youngsters interested in singing carols or playing instruments during the Holiday Tree Party on December 6. Please call Alicia 388-9133.

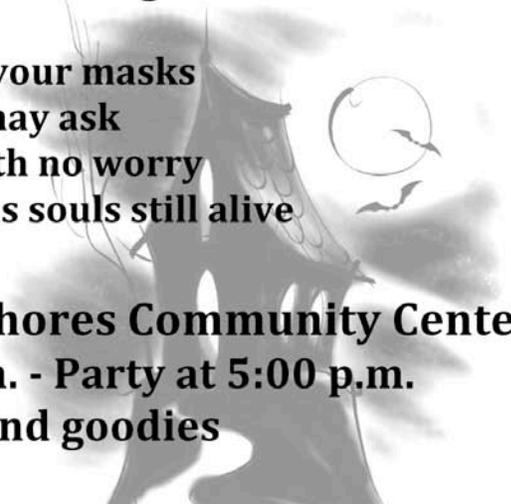


CALLING ALL GHOSTS, GHOULS, AND GOBLINS...

When the leaves stir and the wind blows,
When you feel the chill down to your toes,
When you're ready for haunts and good clean fright,
Then you know it's close to Halloween Night

So put on your costumes, put on your masks
"Where are we going?" you may ask
To the park at 4:30 we parade with no worry
The party starts promptly at 5:00 for us souls still alive

**Join the Spooky Celebration at the Niguel Shores Community Center
Sunday, October 26 - Parade at 4:30 p.m. - Party at 5:00 p.m.
Costume prizes - Food, wine and goodies**



Art Affaire

Sunday, November 2 – 11:00 a.m. to 4:00 p.m.



Niguel Shores artists, now is the time to start preparing your entires. Our annual ART AFFAIRE needs your talents and newest creations. Entries will be limited to original works in the fine arts categories of drawing, painting, sculpture and photography. Budding artists are invited to show one original piece in the Children's Section. All two-dimensional work must be framed and ready to hang. Please register your name at the office and pick up your information sheet. Let's make this the best ever showcase of your many talents.

Please call Barbara Milner at 443-2911 (after Oct. 20)



Flea Market and Craft Fair

– Saturday, November 1, 2008

7:00 a.m. to noon in the Community Center Parking Lot

Crafts and gifts for the holidays. Create them now to sell.

A Flea Market to have others enjoy items that you no longer need.

*Clean out your garage, closets and all your drawers...toys, books, clothes, tools, baby stuff...
\$\$\$ Make extra dollars! \$\$\$*

For children: a table to make Christmas decorations for the Holiday Tree Party

Cost: *each space is \$ 10 which will include a table and two chairs
Forms are available in the office. Sign up early – spaces are limited to 32*

Guests are invited—just give their names at the gate.

Questions: *Please call Nancy Tinnés at 364-5535*



GARDEN CLUB



Beware! The Garden Club will seduce you into membership by way of their great eating events,

and then it will expose you to all of the creepy, crawly monsters in your garden. Such was the theme of the meeting of September 15 under the tutelage of Linda Koppang and her husband, Jerry.

The most recent recruiting event was the beach bluff barbecue on July 21. There were 55 in attendance at seven tables. (We may have picked up a few new members.)

After introducing the other board members (Debbie Hanson, Membership; Karla Sanders, Treasurer; Janet

Mackaig, Secretary and Peter Rask, SSN Reporter) Linda launched into an expose of the insidious and numerous garden invaders plaguing all of the members.

The geraniums are being eaten by moth worms. However, they can be nicely controlled by the application of "Monterey Garden Insect Spray" available at most of the local garden stores. Tomato pests include skunks, moles, voles, rats, mice, raccoons and the ubiquitous thick, green, juicy monster worms which will eat a whole vine unless picked off by hand during a daily inspection. Skunk traps are available at the NS office, and Vector Control will help with some of the others.

Azaleas are being attacked by black mites against which Ladybugs can be deployed. The Rose Thrip is once again on the loose. When cutting off a rose, or when trimming the bush you are advised to apply a drop of Elmer's Glue

to the tip of each cut. (Did I hear that right?) Finally, we heard about combating snails with dishes of beer into which they can crawl and die (happy, no doubt).

Our community, as well as all of Southern California, is dealing with a new thrip pest that is damaging the Myoporum.

In addition to the web sites listed in last year's Yearbook, Jerry highly recommends the UC Davis web site known as www.ipm.ucdavis.edu/PGM/GARDEN/CONTROLS.

For those having trouble with raccoons Linda recommends keeping them out the house at all cost. One such animal made a pass through her house one day (or night) and she and Jerry are still cleaning up the mess.

-Peter Rask

MEN'S CLUB

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. Guests at our meetings are welcome to attend and have a complimentary breakfast. If you are interested in Dana Point and California politics and have been thinking of checking out the Men's Club then you should attend one of our October breakfast meetings.

At our first meeting in October, on Tuesday the 7th, our speaker will be Diane Harkey. Diane is currently on the Dana Point City Council but is running for election to the California State Assembly. Diane is always a popular visitor to the Men's Club. At our following meeting, on Tuesday the 21st, we will have a "Meet the Candidates" meeting in which the three can

didates for two upcoming vacancies on the Dana Point City Council will tell us about themselves. The two vacancies are the positions currently held by Diane and by Lara Anderson. Lara is running for re-election. The other two candidates running for the council are; Lou Penrose who is currently the District Director for Congressman John Campbell, and Scott Schoeffel who is a member of the Dana Point Planning Commission.

Please remember to bring your money if you would like to buy the "Entertainment 09" book for \$35.00. As all of you who have ever owned this book know, you will "make money" by your purchase of this book!

- Blair McDonald

WOMEN'S CLUB

Ladies of Niguel Shores, summer is over and we are back in session! Come join us for education, fun, and a great lunch on October 9, 2008. Social hour begins at 12:00 noon. We will have as our guests Scott Schoeffel who is running for Dana Point City Council and will spend a few minutes speaking and answering questions. Followed by our featured speaker, Investigator Gene Inouye from the Orange County Sheriff's Department who will speak on preventing identity theft and financial elder abuse. You don't want to miss this meeting!

We have a very special program on November 13. Bonita Chamberlin will present Inside Afghanistan and her Afghan Jewelry Project. The Kuchi tribe are nomads who create one-of-a-kind silver jewelry that is handcrafted from authentic

gemstones and silver mined in the mountains of Badakhshan. Bonita sells the jewelry to provide sustainable income for the Afghans. So far she has set up a school for girls, a school for boys, an orphanage, a healthcare clinic with a woman doctor, and cleared 2 landmine fields. You don't want to miss her story. You can feel great about buying some holiday gifts that also do good in the world. Bring your cash, checks and credit cards! We will also have a catered lunch.

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

-Miluna Fausch

A LITTLE BRIDGE STORY...



Our Bluff and the Tall Ships - The Tall Ships were supposed to pass our Bluff coming from the North on Friday, Sept. 5, 2008. Many people were waiting on the Bluff for several hours to see the Tall Ships only to find they were already in the Dana Point Harbor. Some on the benches and tables that were waiting were part of a group who party every Friday night. Some other people, whose names I can't recall, were also in

the Friday night party group. Kay Wittmack and her daughter and son-in-law got together a bridge group to play bridge, and have dinner. Kay brought an umbrella which was set up on a picnic table at the Bluff. Kay drove the bridge players down

to the Bluff for bridge. The four bridge players were Kay Wittmack, Helen Stevenson and Betty Steinwinter. Dorothy Horany drove by herself and met us there later. Patricia Conway worked at getting together a birthday party for Edie Tisch, a bridge player who will be 92. Patricia also played a little bridge with us..



So, the bridge players played bridge as they waited for the Tall Ships. After the bridge and the Tall Ships, everyone was invited to Kay's house for dinner. We had a delicious chicken salad from Costco and some excellent figs from her own tree. Kay's daughter cut up the figs and added some delicious peaches to the fruit salad. We also had some wonderful croissants to finish off the dinner. Dessert was sliced cake and we were full and ready to go home.

Kay was an excellent hostess, especially with the help of her daughter.

-Betty Steinwinter

OREO COOKIE BOOK CLUB

The discussion of Doris Kearns Goodwin's *Team of Rivals* ranged from admiration for Lincoln's astute politics to adopting today his practice of recruiting the best people for the cabinet even though they may be serious rivals for the same job. Next month's book choice is *The Reluctant Mr. Darwin* by David Quammen, a study of Darwin's unwillingness to publish his theory of natural selection for many years after he had developed it. The meeting will be held on October 22 at 1:00 p.m. at the home of Norton Schwartz whom you may call at 481-2459 (e-mail nortlynnne@cox.net) for information about this group. In November the book choice is *The Man Who Loved China*; The Fantastic Story of the Eccentric Scientist who Unlocked the Mysteries of the Middle Kingdom by Simon Winchester. The regular meeting day is the third Wednesday except October when it has been moved to the fourth Wednesday to accommodate members. Please join us if you love Darwin.

-Mary Crowl

DIPPY DOLPHIN'S TIME CHANGE

Starting Wednesday, October 1, the Dippy Dolphins will resume the winter schedule on Monday, Wednesday and Friday from 9:30-10:30.

If you enjoy good water aerobic exercise, lots of laughs and good fellowship, please join this happy group and our wonderful class instructor, Cynthia Carlson. The cost is \$3 per class or by the month for \$27. No need to register - just come!

-Hope Luedeke

PAGE TURNERS

Page Turners will meet on Monday, October 27. Newcomers wishing to join should call Gloria Weintraub at 248-8205. The morning group at 10:00 a.m. will meet at the home of Liz Kelsch, 33555 Marlinspike; the afternoon group at 1:00 p.m. at the home of Harriet Writer, 33711 Windjammer. Gloria Weintraub will lead the discussion at both meetings.

October's book is *In the Lake of the Woods* by Tim O'Brien. After losing a U.S. Senate race, John Wade and his wife Kathy retreat to a lakeside cabin in Minnesota. Then Kathy disappears. Was she murdered? Did she run away? Using fictionalized interviews and newspaper reports, as well as actual historical events, the novel is a mystery with elements of historical fiction and raises questions that go beyond the basic whodunit.

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.

-Hope Luedeke

DISABLED IN SHORES

We are looking to contact any handicapped home owners that live in the Shores. We have information about an ADA issue at the Headlands. Please contact Linda Cordova at linda_crdv@yahoo.com or (714) 225-1261.

-Todd Walin

MEN'S GOLF
PRESTIGIOUS MEN'S CLUB GOLF
CHAMPIONSHIP UNDERWAY

The first round of the Men's Club Golf Championship got underway at Pendleton on September 9 exactly a week later after the twosomes were drawn in full public view at the Men's Club meeting. Dave Ontiveros and Terry McGlaughlin are in charge of this momentous event and many big bucks were allotted after betting odds were established by the betting committee. Naturally, all this cash will be used not only for the winner's pot, but half will go to the Men's Club Scholarship Fund.

The clubhouse leaders after the 1st round were the team of Jack Sweeney and Charlie Clark, but there are several other teams within striking (golf ball, that is) distance. Intensive parimutuel betting will up the ante and raise the stakes for the Scholarship Fund. The next round will be played at Twin Oakes on 9/23 long before this article will be published. Stay tuned for the next installment!

Quote of the month:

"The difference in golf and government is that in golf you can't improve your lie."
-The former Governor George Deukmejian

- Bob Borland

WOMEN'S GOLF

The Niguel Shores Women's Golf group enjoyed a beautiful day of golf last month at the Aliso Creek Golf Course. The winners of the day were:

Low Gross	Eileen McDonald
Low Net	Chris Beaver
Longest Drive	Judy Boitano
Best Team score	Marlene Lynch, Ceacy Johns and Victoria Siegfried
Closest to the pin #6	Val Mitchell
Closest to the pin #8	Val Mitchell

The group will meet again on the second Monday of this month, October 13. All lady golfers interested in a "Fun Day" of golf, are invited to join us on the 13th. India Rouse (248-1336) and Ceacy Johns (493-8355) are golf captains. Please call one of the golf captains if you would like to add your name to the list of players. Lunch will be at the golf course, following nine holes of golf, and must be pre-ordered.

Save the date! The Christmas luncheon will be at The Fountains on Monday, December 8 following golf.

Quote of the month:

"Don't be in such a hurry. That little white ball isn't going to run away from you." - Patty Berg

- Liz Kelsch

VOICE OF THE PEOPLE

Letter to the Editor:

The most costly assessment in the history of Niguel Shores is about to be spent on the new Multi Purpose Room in the Community Center. The building which is being replaced is obviously in poor condition and considering it's value to the Community, it's replacement will be an asset to all of the homeowners in the Niguel Shores Association.

The homeowners should also realize that the design and a final plan was a product of just a few individuals that engineered it through the process. Other concepts were submitted to management and only resistance was experienced by those who continually tried to have various plans reviewed by the membership. From the plan submitted by the opposition group, a few improvements were made that ultimately became the option submitted to the voters.

Consequently, the small group's final plan became the one and only game in town and its success or failure lies with just a few that are and have been in charge.

-Don Beaver

Letter to the Editor:

I read the letter to the editor from Peter and Carol McWilliams in September's Seashore News in utter dumbfoundment!

They want the beach bluff parking lot re-construction and asphalt work done in (as they said) "the dead of winter?" Do they realize that rainy weather conditions could/would delay the process and thus be more costly to our HOA to which they said they are making their quarterly payments?

If the McWilliams are unhappy with how Niguel Shores is being managed, I would like to suggest that they get involved and volunteer to serve on one or more of our committees here.

That would enable them to understand the magnitude of what is involved in managing our lovely community and give them the opportunity to try to make any changes they feel are needed.

In regards to their PS.....why shouldn't community emails be filtered through our GM?

His salary is paid by us and the Board consists of all volunteers.

- Suzanne Enis

A Young Man of the Future with a Future

Also, a young man in demand: Aaron fixes computer problems and who doesn't need him! His experience and career goals seemed so interesting that they merit of an article here in the newsletter. It's that old story of the generation gap and what he knows, can do, is doing and will do that is so fascinating and unknowable to so many of us.

Aaron Michelson is a senior at Dana Hills High School where he excels at his studies and enjoys more and more advanced computer classes—learning advanced commands, studies the operating systems and speaks a language that only his ilk could understand. You may have seen his ad in the SSN offering to work on your computers to earn some extra money so he can add more drives and ram and whatever to his computer as well as his game console. Aaron plans to pursue Video Game Design as a career and speaks with great knowledge on this subject. It is a broad field incorporating creativity and technical knowledge in graphic arts, animation, sound, storylines, design, etc. Some game categories are: RPG: a role playing game with a big storyline, lots of things to do and very long; RTS: a real time strategy game in which a field of battle requires the player to plan and use strategy to move his troops about to defeat an enemy (strategy games require the most skill), FPS: a first-person-shooter game and TPS: a third-person-shooter game (don't ask). There are on-line games that require ever more powerful computers and software, and console games (Playstation, Xbox, Wii) that offer many games for each console. It seems a foreign world to non players but, of course, there are millions who really do know all this. The games consist mostly of warring factions but, as Aaron says, that's where the action and excitement is. Aaron's goal is to start at Saddleback after high school for a year or so to get a Microsoft Certification that will make him eligible to work in this field, and then he has a long-term goal of advanced degrees in this discipline to obtain real expertise and, eventually, more lucrative employment.

Some background: Aaron was born in Newport Beach and, because the family moved about several times locally has attended a number of elementary schools where he had, at times, special education courses to help with his ADHD troubles. Fortunately, his problem was diagnosed early and successfully treated so that by the time he reached the eighth grade,

he was excelling at his studies. His early and continuing favorite subject was science and he praises his favorite teachers for encouraging this interest. One, at El Morro School, loved snakes and asked the students to bring in ones that they would find on the campus and taught them to freeze, skin, dissect and study their many parts. Needless to say, Aaron learned early on also to use a computer, he says by age six, and then, by age 12, with the help of a family friend, knew a great deal about the inner workings of a computer as well as the software programs subsequently used in elementary school—Word, Excel, Power Point, etc.

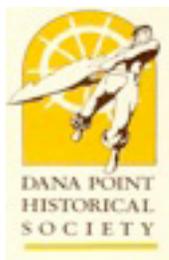
His current high school class in media special projects requires that his team of four produces a one and one-half hour movie with script, sound, actors, special effects, animation and whatever is needed in this “advanced digital media” project. There has always been history, English, math, art, etc., in his life but his true love has been for the world of computers. His accomplishments are to be admired and we should all wish him the best for his futuristic future.

-Mary Crowl



Aaron Michelson at his computer.

Dana Point Historical Society



October 5 is the **2008 Home Tour** on El Camino Capistrano – Walk to all five houses, dine al fresco and view the classic car display. 11:00 to 4:00. Admissions will be available on the day at registration at Dana Hills High School parking lot.

October 22 Program

A recap of Dana Point Incorporation by the people who were there
6:30 p.m. at the Tennis Center,
24911 Calle de Tennis

Visit our Web site at

www.danapointhistorical.org

Call 248-8121 for more information or
send an e-mail to dphistorical@hotmail.com

HEADLANDS DEVELOPMENT

Excerpt from L.A. Times – 9/18/08

After more than 30 years of legal, legislative and environmental battles, the multimillion-dollar development on the Dana Point Headlands was unveiled in a coming-out party Wednesday afternoon (9/17/08).

Eventually, the 121-acre project will have 118 ocean-view homes... plus five parks, a 90-room hotel and spa and a 35,000 square-foot shopping center.

Just 15 or so homes are under construction at the site where grassy 9,000 to 10,000 square-foot parcels are selling for as much as \$12.5 million for the land alone. Although the average sale price has been half that, the \$12.5 million deal broke Orange County records. Once buyers own the dirt, the houses—with such luxurious touches as infinity pools, home theaters and eight-car garages—can cost \$10 million more.

To make way for the houses, developers completely leveled the original outcropping... and reshaped 2 million cubic yards of earth into the terraced lots of the Strand at Headlands. The land is supported by extensive retaining walls of concrete blocks. Headlands Reserve is building a \$2 million motorized rail car system to move people up and down the bluff, in addition to public restrooms. Visitors can also take one of three new stairways or trails to the beach. A new public sidewalk runs 2,200 feet along the length of the development just below a green metal fence where each front-row lot has its own built-in beach access. More than 30 of the parcels have been sold, but only a portion have been put on the market. While the land has been selling more slowly than last year, the lots are more expensive than ever. Developer Sanford Edward said the best corner lot with the widest stretch of shore will probably sell for \$18 million. Buyers come from as far away as Australia and the majority will live here full time.

LIBRARY NEWS

When next at the Dana Point Library, be sure to look at the murals that have returned to our children's area! We're excited to have our three Dana Point Historical Murals back. The murals were created by local artist, Cubby Rayfield, and depict the Dana Point Headlands, the Mission in San Juan Capistrano, and general California history.

Our children's programming continues in the fall. The preschool/toddler story times run through October 28 at 10:30 a.m. Tuesdays and, the After School Craft Club is being held Thursdays, through October 30 from 4-5:00 p.m. The Laguna Chapter of the National Charity League also continues the Sunshine Readers Pajama Story Time at 7:00 p.m. on October 29.

The October hallway display celebrates Native American Heritage month and was arranged by the Dana Point Historical Society. Don't forget to look at our table display, Books with Bite, which celebrates Teen Read Week.

Please join our book club! This month we're reading An Instance of the Fingerpost by Iain Pears. Drop in during our discussion from 10-11:00 a.m., Wednesday October 8. We look forward to seeing you there! If you'd like to read ahead, the book for our November 12 meeting is And Then There Were None by Agatha Christie. Contact Jennifer Johnson at the library at 496-5517 or e-mail her at jljohnson@ocpl.org for information about these programs.

Dana Point City Council Meetings:

2nd & 4th Tuesdays at 6:00 p.m.
City Hall, 33282 Golden Lantern

Council Meeting telecasts:
Live on day of meeting

Rebroadcast on Tues & Thurs
of the following week at 7:00 p.m.
on Channel 30

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Feature article continued from page 1

two of them, edits the articles for all three as well as being a long-time member of the Landscape Committee and carries some responsibility for its article as well. George Traver is editor for the Traffic & Safety Committee, the Landscape Committee and the View Preservation Committee of which he is a member and for which he writes and/or edits its articles. Kathy Jones, our Board Liaison, is a professional editor, past editor of the *Seashore News*, a welcome addition to our committee and the perfect person to ask for advice on all aspects of our newsletter publishing responsibilities.

As the editor, I receive and sign off on all of the articles, usually about thirty or so each month plus those that the staff provides: the calendar, directory, business ads, index, neighborhood ads and voice of the people letters. The editor is responsible for the Helm, GM report, Board Actions, the Community News page, some special articles such as "Meet Your Neighbor," the photo contest, etc., and often the feature article which is on the front page. All of these articles are then forwarded to the production person (formerly Mary McGavic and, starting this month, Kathleen Capalla in-house) for the usual juggling to fit them into the required number of pages. If there is an overage, the editor must remove or shorten articles, if there are empty spaces, the editor provides fillers—sometimes the fun and frivolous part. In this process, one hopes for a certain style and attractive design in the composition. I think this has been accomplished by the talented Mary McGavic in the issues that she has prepared over the past couple of years. There is an intense two or three-day period in this final process to get in last minute articles, fit them in and get it all to the printer in time to have the newsletter on your doorstep on the first of each month.

One sometimes wonders how it all happens. It seems like it should be easy which, in a way, it is. But, at the same time a huge responsibility for all of us. This newsletter has to be there on the first of every month! We do that, we enjoy it and we are pleased that people tell us it is interesting, that they read it, that they look forward to it and, as one candid young man told me, after two or three days, we throw it away! So be it.

-Mary Crowl

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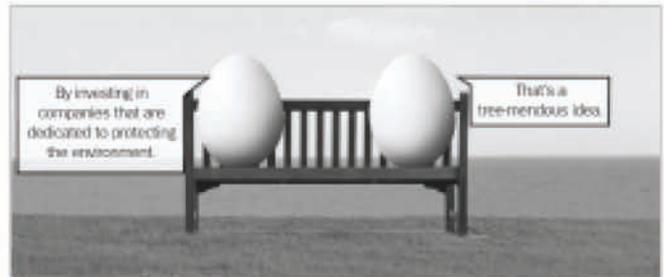
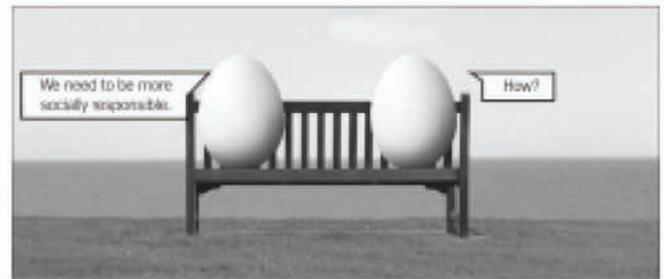
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Jack Christiansen (acting)
Carol Yocom
Mary Crowl
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MEETINGS

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

AD HOC COMMITTEES

Construction Oversight
Investment
IT/Website

CHAIRPERSONS

Rob Rifkin / Roy Dohner
Gretchen Letson-Rask
TBD

MEETINGS

To be determined
To be determined
To be determined

Sea Terrace Townhomes Assoc. I

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

Sea Terrace Townhomes Assoc. II

George Traver President
Adrienne Ruben 1st Vice-President
Rene Cortez 2nd Vice-President
Karla Sanders Secretary
Tobias Lawry Treasurer

Women's Club

Tina Fornadley, President

Men's Club

Jim Clark President

Garden Club

Linda/Jerry 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
Seashore News Collating – Shirley Smith

George Traver – grtraver@cox.net
Landscape, T&S, VP Committees
Carol Yocom – zmamie@cox.net
Recreation, Special Events, Potluck
Staff –
Calendar, Directory, Voice of the People, Notices,
Neighborhood Ads, Business Ads, In Memoriam
Seashore News Distribution – Bob Converse

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BEACH CURRENTS

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JUST SOLD BY CONNIE

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JUST SOLD BY CONNIE

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

(INFORMATION PER MULTIPLE LISTING SERVICE AS OF 9/15/08)

*This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

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NIGUEL SHORES COMMUNITY ASSOC.
33654 Niguel Shores Drive
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