

Seashore News



November 2010

Published Monthly by Niguel Shores Community Association

Issue 444

FROM THE HELM

Our annual Niguel Shores budget battle is about to conclude, much to the relief of committee members, NSCA staff and the Board of Directors. Forests were cut down to supply reams of paper for the massive number of spreadsheets expended in this effort. If you were not involved, consider yourself lucky. The budget for 2011 will be adopted at the open board meeting November 3. All involved were driven to get the best value for our community at a reasonable cost. This year, that effort will require a moderate increase in the annual assessment. We can project further increases in assessments over the coming years. That will in part reflect trends in operating costs, which always trend up, but primarily be driven by the need to upgrade our landscaping across the community. We have to improve our common property planting to a level appropriate for the homes and times we live in.

Taking a brief time out from the budget related spreadsheets and endless emails, we had a great turnout and fun time at our annual Volunteer Recognition party on October 13. The award for Volunteer of the Year went to Jerry Koppang, who richly deserved it. He has served in many capacities here and his selflessness on behalf of our community is remarkable. Thank him if you see him.

If you want to emulate him, sign up for the Communications Committee, which is currently recruiting more members. Maybe you would like to try your hand at writing or editing, while getting involved with others in the community. We can use more contributors and our editor would like to retire. Contact Mary Crowl at mccrowl33@yahoo.com. She will be glad to hear from you and can assure you that the Communications Committee does not use spreadsheets.

— Steve Stewart

GATED COMMUNITIES

After reading a couple of books about gated communities (one of them for the non-fiction book club), it seemed appropriate to write something here about that growing phenomenon since we are in the midst of one of those communities. These are some of the facts and findings of the researches who wrote the books. The books and authors are given at the end of this article.

Origins: There are some examples of very early communities within gates but the recent trend toward communities being built as fenced and gated enclaves is generally a product of the developer's realization that a bigger profit can be made by enclosing communities and providing desirable amenities that increase the value of the real estate. In many cases, more housing can be built on less land with attached housing (such as our townhomes) or clustering of housing (i.e. our garden homes). The authors



Mariner Gate

write that there are obvious financial benefits to municipalities when the developer installs the infrastructure for the gated community and that community then becomes responsible for its streets, landscaping and amenities—benefits that offset the loss of authority over that real estate.

continued on page 5

Represented Glennwood Housing Foundation, Inc. in their recent purchase of a future home in Laguna Beach for young adults with Developmental Disabilities



The Glennwood Housing Foundation, Inc. was founded in 2009 by a group of dedicated individuals who have children, family or friends with Developmental Disabilities. Their mission is to provide a home for these young adults, to enhance their quality of life, and to offer opportunities for specialized programs, social involvement, and assisted independence that will promote their dignity and equality.

The Foundation just acquired a facility in Laguna Beach, with approximately 42 studio-style rooms, situated on approximately three quarters of an acre with sweeping ocean views.

Don't miss this opportunity to give back to the local community and these young adults with special needs. If you would like to be a part of this wonderful experience or offer financial support, feel free to contact Danielle Wilson, 949.584.6469.



KARAN
MASTERS



DANIELLE
WILSON

PLEASE CONTACT US FOR FURTHER INFORMATION

KARAN MASTERS | 949.338.8818 | kmasters@homgroup.com

DANIELLE WILSON | 949.584.6469 | dwilson@homgroup.com

HOMGROUP.COM

FROM THE GM

ACCCESS—VEHICLE GATES & FOBs—We began a discussion in last month's newsletter about "access" issues for Niguel Shores, and we want to continue it this month. As you know, the Board of Directors has been responding to comments from homeowners asking for greater control over those who come into the community. We have changed several policies and now enforce the use of FOBs. You may have also noticed that all the Mariner Gates have been closed at night (7:00 p.m. ~ 7:00 a.m.) and all day Sunday. This has greatly improved gate access control for the officers and, as an unexpected benefit, slowed traffic trying to exit the Association. As a result of these positive improvements, **beginning November 1 homeowners will find the gates will be closed 24/7.** Please factor this into your travel time to exit the community as you will now need to wait for the exit gate to open. If you are close behind another vehicle, the gate will remain open for a short period of time and may allow time for a vehicle to exit before it begins the closing cycle. This brings up another issue—"spiked" tires.

CYCLES AND CARS—What do they have in common? Well, first the cycle that I am referring to is not a bicycle, but rather the "Opening & Closing" cycles of the five Niguel Shores gates. Almost on a monthly basis, we have reports of tires being "spiked" and this is primarily at the Cabrillo and Selva Gates. This is due to several reasons that include "spike strips" on the ENTRANCE side of the gate. Another problem contributing to this is that a "Mapquest" search for Niguel Shores will direct drivers to the Cabrillo Gate, not the Mariner Gate. This is a big problem for delivery trucks and service providers who have not been here. Without knowing about the "manned Mariner Gate," they try to sneak in the Cabrillo Gate, even though the signs warn them not to. Homeowners get caught on the "spikes" as well and no one needs the cost or aggravation that this causes. We video tape the gates 24/7 and when we review the tire spiking incidents, most of the time the problem is caused by drivers being in too much of a hurry and trying to follow another car in too closely. There are

signs that warn about "NO TAILGATING" and one car per cycle, but here is my advice: Slow down, take your time and make sure the gate has gone through a full cycle. If you rush it because you are in a hurry or short of time, your situation will probably worsen if you have to deal with flat tires. **SUMMARY**—when you use the unmanned gates and are following another vehicle, **DON'T TAILGATE** as the few seconds that you may save are not worth the risk.

VOLUNTEER RECRUITMENT PARTY—The Board of Directors asked me to thank all the volunteers and future volunteers who attended the recent R&R Party (Recruitment and Recognition) on Wednesday, October 13. A good time was had by all and hopefully our eight standing and four Ad Hoc committees will be able to recruit new members. If you were not able to attend or request further information on the committee volunteer process, please feel free to contact me at gm@niguelshores.org. Lastly, as part of the night's agenda, Board President Steve Stewart announced the winner of the **2010 Volunteer of the Year Award as Jerry Koppang.**

VOLUNTEER OF THE YEAR—2010—For those of you who do not know Jerry Koppang, his typical day in Niguel Shores begins at 6:30 a.m. in the kitchen of the Club-House, where he leads one of the "Cooking Teams" for the Men's Club. After cooking breakfast for 70 or so of his best "Men's Club friends," he heads to the office to chair the Irrigation Committee meeting. After that, it is back to the Club-House for lunch where he is President of the Garden Club. After lunch, it is back to the office where he is co-chair of the Architecture Committee. Oh, and by the way, I forgot to mention that Jerry was the Board President for the 2009 ~ 2010 term. He wrote the book on being a volunteer in Niguel Shores and congratulations to him for a well deserved award.

VOTING POLLS - TUESDAY NOV. 2: Just a reminder that you can cast your vote in our ClubHouse on election day. The polls will be open from 7:00 a.m.–8:00 p.m. so mark your calendar.

—Leo Riley



Monarch Beach Wellness Center
Advanced Skin Care & Massage Therapy

Cathy Licursi
Esthetician, Skin Care Therapist
Neuromuscular Massage Therapist

949.241.4729
28 Monarch Bay Plaza Ste.E
Dana Point, CA 92629
unwindwithcathy@cox.net

Customized Facials, Deep Tissue Sport
Massage, Swedish Massage, Hot Stone
Massage, Crystal Free Microdermabrasion,
Waxing
By Appointment

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

A picture is worth a thousand warnings...

Just a reminder that fire hydrants are for your safety. If you or your friends park in front of them regularly, this can happen to you and we guarantee you won't do it again. —Don Beaver



BOARD ACTION SUMMARY

OCTOBER 6, 2010 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of September 15, 2010.
 - Approved the Special Emergency General Session minutes of August 16, 2010.
- Approved the Litigation Disclosure Statement of October 2010.
 - Approved the appointment of Danielle Mills and Alicia Martinez as co-chairs of the Recreation Committee.
 - Approve the appointment of Maria Elena Banks and Gay Powers to the Recreation Committee.
 - Approve the appointment of Geoff Dunlevie to the Traffic & Safety Committee.
 - Approve the resignation Eric Ackerman from the Traffic & Safety Committee.
 - Approve the referral of 4 delinquent accounts to legal counsel for collection.

DISCUSSED:

- County of Orange Revetment Rehabilitation project presentation & public discussion.
- Beach Bluff code compliance matter with City of Dana Point.
 - Master Landscape project update.
 - 2011 Budget process update.
 - Irrigation Committee update.
 - Volunteer of the Year candidates
- Breakers Isle representation request and project update.

REVIEWED:

- Reviewed and filed the August 2010 Financial Report
- Reviewed and filed the August 2010 Variance & Delinquency Reports.
 - Homeowner Correspondence: Comments on “spiking” incident at Cabrillo gate

TABLED:

- Amendment to CC&Rs for tract specific rules discussion.
- Future Reserve Funding levels and transfer discussion.
- NSCA access policies to the Community Association.
 - Gate Access Device fee.
 - Network Server discussion.

OCTOBER 6, 2010 BOARD MEETING (Executive Session)

APPROVED:

- Approved the Executive Session Minutes of September 15, 2010.
 - Recommendation from Traffic & Safety Committee to raise “guest barcode” from \$30 to \$50 effective 1/1/11.
 - Approved lighting proposal for bandstand.

REVIEWED:

- Reviewed and filed the September 2010 Financial Report
- Reviewed and filed the September 2010 Variance & Delinquency Reports.
 - Homeowner letter of 10/06/10 regarding “spiked” tire incident at Cabrillo Gate.

DISCUSSED:

- AC legal matters involving six (6) homeowners.
- Formation of Compensation Committee for management.
- Formation of representation group from Breakers Isle.
 - Contractor’s progress on Master Landscape project.
 - Signage at Cabrillo Gate.
- Location of Dolphin Statue for Art in Public Spaces project.

TABLED:

- Document Retention policy discussion.
- Discussion with county regarding revetment project.
 - Amendment to CC&Rs discussion regarding individual tract rules & regulations.

HEARINGS / MEETINGS:

- Conducted Homeowner Hearing for violation of Rules 5109.1(m), 5108.2(a) & (b).

OCTOBER 20, 2010 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of October 6, 2010.
 - Approved the resignation of Jerry Koppang from the Master Landscape Committee.
 - Approved the appointment of Chris Griffiths as Chairman of the Master Landscape.
 - Approved the filing of liens on (3) delinquent properties.
- Approved the installation of bollard lights on the bluff bandstand area.

DISCUSSED:

- Master Landscape project update.
 - 2011 Budget process update.
 - Future Reserve funding discussion.
- Beach Bluff code matter with City of Dana Point update.
 - Breakers Isle Gate repairs update.
 - 2011 Budget process update.

REVIEWED:

- Future reserve funding discussion.
- View Preservation Committee Rule discussion.

TABLED:

- Amendment to CC&Rs for tract specific rules.
 - Proposed Rule Changes for 2011.
- Reserve Transfer and Reserves funding discussion.
- Breakers Isle Ad Hoc committee discussion.

HEARINGS / MEETINGS:

- none.

OCTOBER 20, 2010 BOARD MEETING (Executive Session)

APPROVED:

- Approved the Executive Session Minutes of October 6, 2010.
- Approved the Special Executive Session Minutes of October 11, 2010.
- Approved modification to bid approval for the tennis court fence repairs.

REVIEWED:

- County revetment project update.

DISCUSSED:

- AC legal matters involving four (4) homeowners.
 - Irrigation Committee issues.
- Personnel issues from 10/11/10 Special Executive Session.

TABLED:

- One homeowner hearing for violation of Rule 4112, Pad Level Planting tabled for consultant’s opinion.

HEARINGS / MEETINGS:

- Conducted (2) homeowner violations hearings for violation of Rule 4112, Pad Level Planting.

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: NOVEMBER 3, 2010 AT 6:00 P.M.
NEXT GENERAL PUBLIC FORUM: NOVEMBER 17, 2010 AT 7:00 P.M.

Types: The several kinds of gated communities are: retirement communities with age restrictions (Leisure World being the first in the 1960s), leisure life communities usually centered on a golf course, enclaves of the very wealthy (star athletes in Florida, movie stars in Malibu), resorts, urban apartment complexes and, more widely, suburban sub-divisions with tract houses and a mixed population. Controlled access with guard patrols is the ultimate in these communities but common interest developments may exist without guarded gates. Access can be controlled somewhat by street design using curving dead-end streets, and by creating a narrow landscaped entrance with an unoccupied guard house to simply deter non-residents from entering the residential area.

Why Gated Communities? The debate is between the benefits to developers/builders/ municipalities as discussed above, and the benefits to residents. The latter may see status as a reason to live in a gated community, access to amenities, and retention of home value but, often, too, the discussion is about safety and fear of crime. Both books report that, despite a steady drop in the crime rate in this country, people still fear it and, despite the fact that there is no proof that gated communities are safer, safety and security are often given as reasons for seeking out a gated community. Gated communities, particularly in the Sunbelt, often have a significant number of second homes whose owners bought there for the security of their homes that remain empty for long periods. The authors found, also, that many people bought simply because they liked the house and were not particularly seeking a gated community. Another finding: residents like having a board of directors to act on their behalf in disputes so they don't have to deal directly with one another.

Governance: A "common interest development is a community in which the residents own or control common areas or shared amenities and that carries with it the reciprocal rights and obligations enforced by a private governing body." Specialized covenants, contracts, and deed restrictions (CC&Rs) "that extend forms of collective private land tenure and the notion of private govern-



Selva Gate



Garibaldi Gate



Cabrillo Isle Gate



Manta Court Gate

ment" were adapted by the lawyer and planner Charles Stern Ascher to create the modern institution of the homeowners association in 1928. These CC&Rs, with which we are all familiar, are accepted by residents as a trade-off of certain freedoms in order to maintain the physical appearance of our neighborhoods, that which matters the most to homeowners—a finding of one of the studies of social order and land use. Sixty-four percent of Americans put just about everything they have into their homes and their main concern is the maintenance and appreciation of the value of that home and that is dependent upon how everyone else keeps up their houses and grounds. "...it is important for neighbors to maintain a firm line between the value of money (and resale value of their home) and neighborly love." The homeowners' association insures uniformity in the community and that the original standards will remain in perpetuity. It protects against changes made by individual

homeowners and changes by local governments such as zoning changes to allow multiple dwellings, group homes, etc.

Common Concerns: As reported by the authors, problems and concerns are common to all: Apathy among residents in participating in the governing of the community. As long as there are no major problems, the majority is happy to have the few bear the burden of running the association. Parking restrictions, signs, illegal vehicles, common property use, and plantings are problems common to many homeowner associations. The authors discuss the "search for a community feeling" that many people expressed in their interviews—these and other aspects of gated community living are covered in the books as listed below:

Fortress America—Gated Communities in the United States by Edward Blakely, dean of the School of Urban and Regional Planning at USC and Mary Gail Snyder of the Department of City and Regional Planning at UC, Berkeley.

Behind the Gates—Life, Security, and the Pursuit of Happiness in Fortress America by Setha Low, professor of Anthropology and Environmental Psychology at the Graduate Center of the City University of New York.

—Mary Crowl

COMMITTEE REPORTS

ART

More community members are showing interest in art, especially for their children. If you have eager young artists making art, please bring it to our next meeting. It is the second Thursday, November 11 from 4:30 to 5:30 p.m. in the NSCA ClubHouse. We really want to encourage our younger artists. Works on paper need to be framed, but Aaron Brothers has some very low cost frames.

For you artists already signed up, you can replace it, or add to it. And don't overlook your photographs. They are fine art too. Maybe you have taken some amazing sunset shots or big August surf. Share these with us. If your parents have been painters please show us their work.

If you have any questions, please contact Kay Wittmack at 949 661 8177 or John Hall at 949 489-3172. New volunteers are most welcome so please join us.

—Kay Wittmack/John Hall

EMERITUS/PROGRAMS

The Emeritus/Education Committee had been planning to expand efforts to include a Yoga Class. We learned that a Niguel Shores resident had met with the board and arranged for classes for residents. We met with the instructor who now has brochures available in the office. She has agreed that her rates can be modified if enough people attend the classes she has scheduled.

The current Tai Chi class will end the week before Thanksgiving. Students will arrange for continuation of this program with the instructor. The committee discussed having the Theatre Arts/ Improvisation class on Tuesday evenings, subject to Board approval. A resident has suggested that we consider play reading as part of this genre. Interested residents can contact committee members by leaving their names and contact information in the Niguel Shores office.

The committee will be issuing another survey at the beginning of next year for input regarding possible classes for the Saddleback College Summer/Fall Programs in 2011. Our previous survey requested Art & Music Appreciation Classes. It was expected that the class "Western Civilization" would have included these topics.

—Bunny Ross

LANDSCAPE

As we write this, it has been raining/drizzling for the past week. Always good for the landscape and fire risk. Also the time to remind all of us to check our automatic watering systems and change to winter settings. The NSCA satellite watering system is again being fine tuned with an emphasis on

saving water and making sure individual areas have the proper settings and equipment. We will continue to use low water plants in the community, especially as we remove the infested *Myoporum*. If you have



Myoporum

any concerns or questions regarding landscape, please fill out a Homeowner's Request form, either at the office or via the NSCA web site. Your request will be forwarded to the Landscape Committee and you will receive the Committee's answer or recommendation regarding your concern.

We will soon be adding holiday lights, decorations and plant color throughout Niguel Shores. Enjoy! And Happy Thanksgiving to all.

—Ellen Dovey

MAINTENANCE

It's been a fairly normal month for Maintenance, if there is such a thing a normal. Dave Smith comes in at 5:00 a.m. to get the pool ready for the early swimmers. We have installed a new pH/ORP chemical addition controller for the pool. We now have "state of the art" controllers on both the pool and the Spa. The new heaters are also working well. In this writer's memory our pool and Spa have never been in better condition. Maintenance takes a great deal of pride in providing the community with a clean, healthy swimming pool and Spa.

Frank Geck and Dennis Cannon are spending considerable time finding and fixing electrical shorts and breaks in our lighting and irrigation wires. Fixing them is easy, finding them is tough. Construction on Salvador Bay and the added responsibility to assist Wendt with irrigation problems has had significant impact on the work hours required for this task.

Everyone in the Department has been involved in repairing and replacing coach lamp lights and posts. We have eight that we are currently replacing. We make the posts with a couple of boards so that the wires can be hidden inside. On some we need to rebuild the lamp. Often the metal support brackets are rusted and we need to dig out the old cement footing, and pour cement for new footings and brackets. Some street sign posts have been replaced and we have more to do. We even had to replace a stop sign metal post this month.

COMMITTEE REPORTS

“Normal” also includes set up, break down, and clean up for ClubHouse events. Last week there were twelve, normal is about forty a month.

—*Jack Christiansen*

RECREATION

What a community we are lucky to live in. The Halloween Party was another big success with the help of Karin McPherson and everyone who stepped in to help Susan Meredith who sent out an SOS.

Welcome to the new Co-chairmen of Recreation Committee, Alicia Martinez and Danielle Mills. They have been the chairmen of many fun, successful events and will continue to provide the community with the activities everyone has enjoyed plus more to be added.



Holiday Boutique is the new event planned for November 17 at the ClubHouse with 16 vendors. You will want to come and shop for holiday gifts and treats for yourself. Some of the vendors are your neighbors in Niguel Shores, plus others who will give you an opportunity to see special items such as jewelry,

home gifts, candies, plants and dolls, just to name some of the items.

Potluck: November 21 is Potluck. Look for the special article with the ones to call. Enjoy visiting with neighbors over the delicious food each one has brought.



Holiday Tree Lighting: December 5, 5:30 to 7:30 p.m. Our special tree lighting for all the family will be another night to enjoy seeing the thrill of the children while you visit with your neighbors.

Cooking Class: December 9, 11:30 a.m. to 1:30 p.m. Holiday appetizers and holiday desserts. Kookie will again add spark to holiday parties with ideas. Sign up in office for \$35.

New Years Eve will be celebrated again in our ClubHouse. Welcome the New Year with friends and music plus the fun noise makers and decorations. BYOB with light refreshments to be served. Enjoy this for \$15 per person. Call your friends and get that table together now and sign up in office.

See you at one of these Holiday celebrations.

—*Carol Yocom*

POTLUCK

Sunday, November 21 is the date for our next Potluck Dinner in the ClubHouse. Come join us at 6:00 p.m. for a pre-holiday evening with your friends and neighbors in “The

Shores.” We do not get together in December but the fun will resume January 16, 2011.

We ask that you bring your beverage of choice, your own table service, and a dish to share.

Please call one of the numbers listed to make reservations.

A – E Bunny Mahoney 481-8177

F – O Betts or John Flynn 363-9580

P – Z Carol or Karl Kuhn 496-0814

—*Ann Christiansen*

NIGUELSHORES.ORG

Thank you to everyone who continues to contribute to the website on a monthly basis. I have been getting several emails from residents of Niguel Shores who all love and use the website to stay updated on club information and things happening around the community.

If you would like to contribute to the website, please email me at webadmin@niguelshores.org. Pictures, club content and suggestions are welcomed. If you haven’t checked out the website recently, please do to get the latest club news, committee lists, updated calendar and directory.

—*Kathleen Capalla*

TRAFFIC AND SAFETY

It’s always a pleasure to report that problems have been fixed. Our recent problems with GateWorks have been resolved with the installation of a new GateWorks server and upgrading our Internet service to speed communications between Niguel Shores and GateWorks. For a while recently, we were not receiving guest authorizations at the front gate, which created some serious anxiety with our residents, guests and Securitas personnel. That problem is history.

In order to better control access at the Mariner Gate, especially pedestrian access, we recently started closing the Mariner Drive vehicle gates earlier and more often. That experiment was very successful. We will, starting November 1, 2010, be keeping the vehicle gates closed full time every day. While this policy may cost us a few extra seconds in our ingress and egress, and require a FOB for passage through the personnel gates, the result will be a significant decrease in the presence of unauthorized guests.

If you happen to witness people entering our community over perimeter fences or walls, or through open vehicle gates, please notify the gate house, so that we may intercept them and escort them out. Happy autumn.

—*Michael S. Card, Co-chair*

GARDEN CLUB

The Garden Club's September meeting consisted of a guided tour of the gardens at the Ritz-Carlton Hotel. This eager group was guided by Ms. Lyn Evins, Director of the Ambassadors Program, ably assisted by Lauren Dillon. For those residents of the Shores who haven't walked the public access path adjacent to the hotel recently, you will be pleasantly surprised by a close-up view of the hotel's new Outdoor Learning Center and Organic Garden.

Boasting a wide variety of plants appropriate for our coastal area, it is a soothing place to enjoy some lovely plantings, and learn something about biodiversity. The hotel has implemented organic horticulture, avoiding pesticides as much as possible. The greenhouse has a water capture system (for when it eventually rains) to use for irrigation.

Next time you want to take a leisurely stroll, stop by the Gardens. If you would like to hear about their program, stop by the Ambassadors Office. It is adjacent to the hotel lobby, and is staffed seven days a week. Non-hotel guests are welcome to drop in.

The Ambassadors Office has daily tours, Monday through Friday—from 9:00 to 10:00 a.m. and again at 5:00 to 6:00 p.m. - and Shores residents are very welcome.

At the October meeting we were given an update of the Master Landscape Plan by Mark Garrity, Director of Silverwood Landscape Design.

Tips for a pet-friendly garden:

1. Design right – avoid dirt paths, and give your dog a place to run.

2. Allow nature's call – train your dog to use that "special place" that can be cleaned easily.

3. Grow safe plants – check this website for a good list of plants to avoid if you have an outdoor pet: <http://www.dogpack.com/health/poisonplants.htm>

4. Discourage digging – avoid large dry, bare areas which encourage digging.

5. Think safety and security – make sure gates are secured, and fences have no gaps; store toxic materials away from pets' reach.

And, be a good neighbor—don't forget to leash your dog.

—*Morris Meadow*

MEN'S CLUB

There's a New Sheriff in Town

The Men's Club was honored for the first time to have the active Orange County Sheriff speak at its meeting. Newly elected Sandra Hutchens kept the group in order and attentive while explaining the problems facing Orange County. Although New York City has the largest police force, it is our Orange County that has the nation's largest Sheriff's Department. Sad to say, we also have the largest county jail.

Sheriff Hutchens came out of retirement from Los Angeles Sheriff's Department to interview and be appointed in Orange County. After an impressive election victory in the primary she is serving a four year term. She has reorganized many of the departments and ended several practices that contributed to a "good old boys" attitude.

October saw us welcome the five candidates for the three seats open on the Dana Point City Council.

This month we lost a real pillar of our community and three time past president of the Men's Club, Ed Adams. Our thoughts are with his lovely wife Doris. There will be no meeting

on November 2, as the clubhouse is used for voting. **Be sure to vote!**

The Men's Club usually meets the first and third Tuesday of each month.

—*Steve Leonard*

WOMEN'S CLUB

The November luncheon is on the 11th at noon in the ClubHouse. Our speaker will be local author, Jeanette Fratto, a woman with an interesting occupation who has applied it to her writing career. Mrs. Fratto, after belated college degrees once her children were in school, became an Orange County

probation officer based on her study of psychology and social science at Cal. State Fullerton. She loved writing and, after retirement, used her knowledge



Jeanette Fratto

of the field to write a mystery/romance set in Orange County. The book is *No Stone Unturned* and it should be an enticing reason to hear Jeanette's presentation to the Women's Club.

If you are new in Niguel Shores, please join us and if you are "old" in Niguel Shores, even more reason to come. We have new rules: members bring salads and the board members bring desserts. Your caller will let you know.

Save the date: Women's Club Christmas Party is Thursday, December 2. Plan to bring an appetizer for twelve (remember the long-standing rule: no dips, chips or nuts—all referring to food, of course). The appetizers should be finger foods only—no utensils are provided. Drinks will be provided by the Women's Club.

—*Mary Crowl*

ACTIVITIES

WEDNESDAY BRIDGE

The Wednesday Bridge group meets every Wednesday at 11:00 a.m. at the Niguel Shores ClubHouse. We welcome you to join us for an interesting game of bridge. Please bring a snack or sandwich, as we usually eat around noon. We usually finish by 3:00 p.m. Please consider giving our group a try. Call 949-496-4230 for more information and we will be glad to welcome you.

Bridge winners:

September 22 Helen Campbell and Patricia Conway
September 29 Francesca Ross-Sunness, Judy Bates,
Shirley Heimstaedt
October 6 Dorothy Horany, Kay Wittmack,
Helen Campbell
October 13 Shirley Heimstaedt (Dorothy and
Helen tied)

—Helen Campbell

LIBRARY

Children's Library:

Toddler/Pre-School Storytime—Tuesdays at 10:30 a.m.
November 2 – November 30.

School-Age After School Club—Thursdays at 4:00 p.m.
Please note holidays November 11 and November 25.

Native American Stories and Music by professional storyteller Linda Pruitt, Thursday November 18 at 4:00 p.m.

Family Pajama Storytime November 29 at 7:00 p.m.

In-N-Out Burger "Cover to Cover" Reading Program continues until November 20. Sign-up, read five books and—receive a coupon to In-N-Out for a free burger. Participants may receive certificates up to three times.

Adult Library:

November: We will see *Alamar* in which Jorge has only a few weeks with his five-year-old son Natan before he leaves to live with his mother in Rome. **December:** *1981* This cheeky, coming-of-age comedy tells the story of 11-year-old Ricardo, who in 1981, struggles to fit in at his new school.

Film Friday: 3rd Friday of the Month: 7:00-9:00 p.m. We have some exciting films coming up for our Film Friday events.

After Hours: Friday, November 5: 7:00-8:00 p.m. After Hours at the Library is proud to present Mari Haig, classical violinist.

Computer Basics: Monday, November 1: 8:00-10:00 a.m. is the first day of a new session of Computer Basics for Seniors. In this class, we begin with the true basics, parts of a computer and using a mouse. We'll then move on to parts of a web page, basic email, and basic word process-

ing. By the end of the course, you should be able to write and respond to email, add attachments to email, and create a basic document in a word processing program. Please call ahead to reserve a spot. This class is November 1, 2, 3, 8, & 9 from 8:00-10:00 am.

Veterans' Day: Thursday, November 11: The library is closed in observance of Veterans' Day.

Phone Photos: Wednesday, November 17: 6:00-9:00 p.m. Taking and sending pictures with your phone. This is a two-hour hands-on class. Registration is required. Call the information desk for more information. Please let the staff know if you are able to bring your phone's user manual to the class.

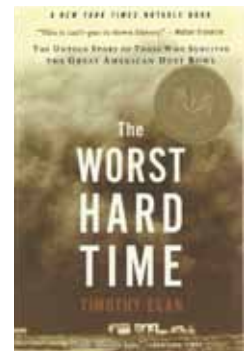
Thanksgiving: Thursday & Friday, November 25 & 26: The library is closed in observance of the Thanksgiving Holiday.

—Carolyn Hopkins/Jennifer Johnson

REALLY SERIOUS OREO COOKIE BOOK CLUB

On October 20 the Really Serious Oreo Book Club met at the home of Norton Schwartz and, to help the depressed economy as well as to help sugar starved depressed members, met to consume a large quantity of chocolate creme filled Oreo's. We also discussed the life of Alice Roosevelt Longworth—her alcoholic husband and her illegitimate child and so forth. Most of the group cheered her on and are ready to throw flowers on her grave—a few wanted to throw horse droppings instead. We voted not to throw those things at each other and instead prepare for the next meeting on November 17 at the home of Diane Hearn where we will review *The Worst Hard Time*, about the unenlightened government policy that led up to, and the greed of the farmers that fueled, what became "the dust bowl."

—Accurately (more or less) reported by Norton Schwartz



PAGE TURNERS

Page Turners will meet on November 22 to discuss Marianne Wiggins's novel *Evidence of Things Unseen*. The author describes America on the brink of the Atomic Age. In the years between the two world wars, the future held more promise than peril, but there was evidence of things unseen that would transfigure our unquestioned trust in a safe future. This is a story of passion and science. It is a heartfelt tribute to the risks and rewards of following one's inner lights.

The morning group will meet at 10:00 a.m. in the home of Sally Lee Howd, 33441 Cockleshell. The afternoon group

ACTIVITIES

will meet at 12:30 p.m. at the home of Marilyn Pappas, 33841 Niguel Shores Drive. The discussion leader for both sessions will be Diane Hearne.

Page Turners meets on the fourth Monday of each month, September through June. If you wish more information, please contact Kathleen Hardcastle at 481-5503 (khlaguna@gmail.com) or Karla Sanders at 496-8413 (karlajoe@cox.net).

—Karla Sanders

FITNESS CLASS BY LESLIE

Get in shape for the Holidays. Enjoy light Cardio/Aerobics—guaranteed to put a smile on your face and a spring in your step! This class has been given for over 17 years here in the Niguel Shores ClubHouse. Co-ed. Monthly \$60. Drop-ins \$10. 8:30-9:30 a.m., Mon, Wed, and Fri. For info, call Joan Beyer 496-1428.

—Joan Beyer

SPORTS NEWS

MEN'S GOLF

Our last golf challenge was on 9-28-10 at Arroyo Trabuco. A very friendly course and it is fast becoming a club favorite. Our game for the day was two best net scores of the four-man teams. First place team was Charlie Clark, Blair McDonald, Barry Daniel and Bob Gutknecht. Second place team was Roy Dohner, Peter Rask, Mac Brown and Dennis Rosene. Closest to the pin on both the front nine and the back nine was Gary Katsuki. There is nothing worse than a Greedy Golfer!! Congratulations to Gary!! That does not happen very often!

There was no tournament play in October. We have one tournament in November on the 9th at San Louis Rey Downs in Bonsal, near Fallbrook. Our last scheduled tournament for the year is our very popular Putting Contest at Talega Golf Club in San Clemente on December 14. Their large putting green is set up as an 18-hole course and it is not easy!! This tournament draws our largest group of the year. All Men's Club members who consider themselves as "Master Putters" should sign up for this wonderful early morning tournament. A generous breakfast is served by the club restaurant after the tournament. Lots of prizes to go around!!

The inevitable result of any golf lesson is the instant elimination of the one critical unconscious motion that allowed you to compensate for all of your many other faults.

—Tom McNicholas

WOMEN'S GOLF

Another Grrreat Day of Golfing!

The theme was, of course, a Halloween Mystery Golf put on by the two Golf Captains of the month, Ceacy Johns and Gretchen Rask. In spite of the goblins adding numbers to our scores on different holes (which was the mystery golf), Judy Boitano was our winner with the *lowest gross* score. Maria Elena Banks came in with the

longest drive. Mae Gramer had the *closest to the pin*. The *lowest putts* was tied by Irene McDonald and Judy Boitano and Linda Ross came in with the most birdies!

As always, it was a fun and light morning of golf. With this in mind, we would love to have more of you ladies join us in the fun. We meet once a month and play at Aliso Creek Golf Club, the Old Ben Brown's. Afterwards, we enjoy lunch and laughter. This is a great way to meet people. Please call Maria Elena Banks at 949-248-9300 to join us.

Please join us on November 8 for Guest Day. Who knows, you may not want to leave.

On another note... the holidays and Christmas are around the corner. On December 13, after our golf game, we are having our Christmas Luncheon at the Fountains. Please contact Gretchen (489-2259) or Joan Beyer (496-1428) for tickets which are \$26 to include lunch, wine and door prizes. Oh, and more fun!

—Maria Elena Banks

TRAVEL TIDBITS

As we approach Thanksgiving and Christmas our desire for peace in our world intensifies. As a traveler you can contribute by following this

Credo of the Peaceful Traveller

Journey with an open mind and a gentle heart.

Accept with grace and gratitude the diversity I encounter.

Revere and protect the natural environment which sustains all life.

Appreciate all cultures I discover.

Respect and thank my hosts for their welcome.

Offer my hand in friendship to everyone I meet.

By my spirit, words and actions, encourage others to travel the world in peace.

—Barbara Milner

MEET YOUR NEIGHBORS

Diane Shuur and Les Crockett

Rare your neighbors in a lovely patio home on Amundsen Bay. They bought their home in 2004, moving here from Laguna Woods. They were drawn by the Shores' reputation for stable administration and its many amenities. When Diane walked into the patio home she knew instantly that it was the place that they had been looking for. It had to be special because Diane has been blind since birth and is very sensitive to her surroundings. It has been their home ever since.

They enjoy the quiet and the sense of community here. Of course, they have added their own distinctive touches to their home: They have a very large painting by Frank Sinatra on a wall in the living room and their spa is shaped like a black grand piano. Their love of cats is manifested with several handsome paintings of feline subjects on the walls and two equally handsome live cats generally found sleeping somewhere nearby.

They call each other "Deedles & Rocket" and their home is the "Deedles Rocket Pad." Their many friends also know them by these names. "Deedles" has been Diane's nickname since early childhood when her mother called her "Deedles Babe." The "Rocket" nickname for Les came about naturally: He worked in the aerospace program for many years. The couple met in 1994 and married in 1996. "Rocket" became Diane's road manager for several years, a job he enjoyed but has given up due to health issues. Diane is a brave soul: she tried tandem skydiving in 1998 in Hawaii and enjoyed it thoroughly, suffering only a twinge in her ankle upon landing.

Diane is a globally known jazz singer. She has been singing professionally since she was nine years old. Born in Tacoma, Washington in 1953 two months premature, she was placed in an incubator where the extreme oxygen level caused her blindness. Her father, a police captain in Auburn, Washington, was also a piano player. Her mother collected Duke Ellington and Dinah Washington records. "Deedles learned to sing Washington's signature

song, "What a Difference a Day Makes," as a toddler. She taught herself to play the piano by ear, and then had formal piano training at the Washington State School for the Blind until age 11. She made her first record at 17, a country single titled "Dear Mommy and Daddy." Sadly, her mother died at age 31.

Diane then focused on jazz. A talent showcase at the White House led to her debut album "Deedles" in 1984. Over the next thirteen years she recorded eleven more albums. Blessed with perfect pitch, Diane's rich resonant vocal range enables her to lovingly embrace the lyrics, treating listeners to a style inimically her own. She has won two Grammys as top female jazz vocalist with her albums "Timeless" in 1986 and "Diane Shuur and the Count Basie Orchestra" in 1987. In 1991, the album "Pure Shuur" received a Grammy nomination for Best Female Traditional Pop Vocalist.



Diane Shuur

Diane can be seen on her website, www.dianeschuur.com, appearing with Elmo on Sesame Street and skydiving, (although not at the same time), and there you can listen to selections from her most recent album. Of course, many of her recordings are available on iTunes and other online sites as well as in music stores. A country album is her next project with Bobby Caldwell.

Alas, Diane doesn't have any local performance dates coming up, but if you happen to be in Hungary on November 12 Diane will be performing in Budapest. And on her birthday, December 10, she will be singing at Lincoln Center in New York.

Busy as she is with her music, Diane also found time to be a spokesperson for the Disability Rights Legal Center, an organization dedicated to promoting the rights of people with disabilities, headquartered at Loyola Law School in Los Angeles. And this reporter must say that visiting with "Deedles" and "Rocket" is indeed an enriching experience, I came away that day knowing I had two new very special friends. Let's us all hope that both Diane and Les enjoy their "Deedles Rocket Pad" for a long, long time.

—Laurel Moonier Livesay

Personal Assistant
Shopping, Errands, Appointments, Companionship
Tonya H. Reed
Professional Personal Assistant
tonyareed@cox.net
949-370-0691
23762 Brisbane Bay Dana Point CA
Professional, Reliable & Courteous
Niguel Shores referrals only!

Monarch Beach
Construction Services
Home Repair/Remodeling
Rob Hastings
General Contractor
Licensed and Bonded
CA License # 946805
23881 Coral Cay
Monarch Beach, CA 92629
(949) 388-3834
rob@monarchbeachcs.com

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



Carol's Cuisine Corner

Many of the restaurants in the area are having traditional Thanksgiving dinners at a reasonable price. Now you can go and enjoy the day like the rest of the family. Reservations are suggested for all restaurants. November is also Veterans Day celebration. There is a restaurant in the area that honors the veterans serving breakfast and lunch only. Our veterans and families would enjoy the meals.

Crispins Comfort Food: 610 Camino de los Mares, San Clemente (480-0800). They cook in an old fashioned way and are family orientated with kids play area. 11:00 a.m. to 8:00 p.m.

Marie Callender's: 3171 Del Obispo, San Juan Capistrano (661-5977). 8:00 to 12:00 a.m. for breakfast and 12:00 to 8:00 p.m. for dinners.

Mimi's: 7430 La Paz, Laguna Niguel (643-0206). Serving breakfast and special dinner menu 8:00 a.m. to 7:00 p.m.

The Vintage: 26701 Verdugo Road, San Juan Capistrano (661-3400). Special menu 11:00 a.m. to 8:00 p.m.

Savannah: 32441 Golden Lantern, Laguna Niguel (493-7107). Open 1:00 p.m. to 7:00 p.m. with a regular menu plus traditional.

Smokey's House of BBQ: 32860 Pacific coast Hwy, Dana Point (388-8102). Catering smoked turkeys. Complete dinners 11:00 a.m. to 7:00 p.m.

Ristorante Ferrantelli: 25001 Dana Point Harbor Dr., Dana Point (493-1401). Serving regular menu plus Thanksgiving specials 11:30 a.m. to 10:00 p.m.

Wind and Sea: 34699 Golden Lantern, Dana Point (496-6500). Serving times not available at this time.

Las Brisas: 361 Cliff Dr., Laguna Beach, (497-5434). Serving from 12:00 noon to 8:00 p.m. Special holiday menu.

Corky's Family Restaurant: (next to DMV in San Clemente) (492-1135). Breakfast 7:00 a.m. Lunch 11:00 a.m. to 2:00 p.m. Honors veterans, especially of World II.

Call and make your reservations and enjoy a Happy Thanksgiving. Bon Appetite, Carol Yocom



Alum. Rain Gutters & Skylights Installed
Excellent Workmanship & Prices
Bonded - Insured/Many References

TILL ROOFING COMPANY

Roof Repairs/Re-Roofing - All Types
100% Financing - Easy Terms

Contractors Lic. #833820
24000 Alicia Pkwy. #17-252
Mission Viejo, Calif. 92691

DON PARKER
(949) 412-1143



Lantern Bay CARPETS & DRAPES

34094 Pacific Coast Highway Dana Point, CA 92629
gene@lanternbaycarpets.com

CARPETS VINYL WOOD FLOORING BLINDS
WALLPAPER DRAPERIES UPHOLSTERY
CA Lic. 787662

GENE DeCOLLIBUS
Owner

Business (949) 240-1545
Fax (949) 240-1167

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

VOICE OF THE PEOPLE

To the editor:

Lately I have seen a few cats roaming through my backyard. My guess is that these belong to new residents of the Shores who are unaware of the coyote problem that exists all over Orange County.

Coyotes are everywhere—day and night. They have learned about all these tender morsels that live in homes—cats, rabbits, and small dogs—so why deal with wild, tough animals when these make such easy prey.

As a volunteer at the San Clemente-Dana Point Animal Shelter, I take calls about missing cats every time I work; our lost animal book is pages and pages long of missing cats. Sometimes the cat got out accidentally which is especially sad. Others tell us they only let the cat out during the day. Or how about “Oh, I’ve never seen a coyote”, or “But I live on the ocean side of the Highway.” Coyotes are out there, they are smart, they are patient, and they will stalk a house for days if they know a cat or small dog is likely to come out.

So please, please keep your cats inside where they will live a healthy 15-20 years as opposed to outside where they will be very lucky to survive a year. And never let your small dog play in your backyard without you being there. A coyote could be lurking, and even a barn owl has been known to swoop in and nab a small animal.

—Barbara Goffman

In Memoriam
Grace Bradley Boyd
 September 2010
 Resident of Marmara Bay
 Actress/Model/Activist in local causes
 Widow of William (Hopalong Cassidy) Boyd

In Memoriam
Kevin Duffy
 October 2010
 Manta Court Resident
 Anthropologist/Author
 Husband of past NSCA president Gerlinde Duffy

Interested in Buying or Selling a Home in the Shores?



****OVER 230,000 BUYERS & SELLERS ARE LOOKING AT OUR HOME ADS EACH WEEK IN THE EXCLUSIVE VIEW MAGAZINE!*****

****NATIONAL & INTERNATIONAL REAL ESTATE ADVERTISING - FIND OUR LISTINGS ON FORBES.COM / NEWYORKTIMES.COM / CALIFORNIAMOVES.COM / REALTOR.COM****

Call **Bev & Bram** for a **private real estate consultation** in your home or our office today. Bev & Bram work with the Luxury Marketing Division of Coldwell Banker Previews.

Bev Macke, Realtor
 Niguel Shores Resident
 Coldwell Banker Previews
949.554.3928
 License # 01074167

Bram Klein, MBA, Realtor
 Multi-Million Dollar Producer
 Coldwell Banker Previews
949.677.9757
 License # 01494076

20% OFF EVERYTHING

Mahby Skincare since 1990

**permanent make-up
 skin care, micro, oxygen, peel
 waxing, threading, electrolysis**

26990 Crown Valley Pkwy #A (949) 454-0484
 Mission Viejo, CA 92692 mahbyskincare.com

- Leak Detection
- Slab Leak Experts
- Tankless Heater
- Copper Repiping
- Sewer Camera
- Water Gas Sewer
- Remodeling
- Water Heaters

APEX PLUMBING
 "For All Your Plumbing Needs"

714-313-1616
949-733-1899

Avner Ronen - owner Lic#: 552074
www.ApexPlumbingOC.com

Aaron's Computer Repair Service

*Computer Running Slow?
 Do you think your computer has a virus?*

I can have your computer running like new!
\$25/hour. All work guaranteed.

Phone: **949.939.9580**
 Email: **admichelson@gmail.com**

Serving Niguel Shores Since 1996



GENERAL CONTRACTING
 LIC. #B512687

P.O. Box 38 San Clemente, CA 92674 Bruce Young (949) 492-1409

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



Full Service Residential Interior Design Services.
New Construction, Remodels, Flooring, Draperies, Furnitures, Art, Accessories...



Personal Shopping for your home.
Hourly basis or set fee for services

Interior Consultants
Rhonda Dunlevie

Visit our website at: www.interiorconsultants.net

949-338-4625

Rhonda@interiorconsultants.net
Local Niguel Shores Resident



MONARCH VETERINARY HOSPITAL

Glenn S. Craft, DVM
Hospital Director

31271 Niguel Road, Suite E
Laguna Niguel, CA 92677
(949) 443-1466 Fax 443-1467
email: DrCraft@MonarchVet.com
www.MonarchVet.com

NIGUEL SHUTTLE

Non - Stop Transportation Service

Guaranteed lowest prices

(Prices for one or two Passengers)

J.W. \$ 55.00 L.A.X. \$95.00 San Diego \$100.00

Phone # 949 - 249 - 1751

T.C.P. # 9354 - P

PCH Pilates & Yoga



34085 Pacific Coast Hwy Ste. 202
Dana Point, CA 92629
(949) 248-1993

www.pchpilatesandyoga.com



Assured InHome Care is your source for one-on-one assistance with day-to-day living.

We provide Certified Nursing Assistants (CNAs), Certified Home Health Aides (CHHAs), companions and hospice caregivers. Please call for a personal and confidential consultation.

Kylie Tillotson

1-800-925-7159 x2

949-235-1491

- Licensed and Bonded
- Hourly and Live-In
- Serving all of Southern California

<http://www.assuredinhomecare.org>

Joel Emery Construction Services

Room Additions—Remodel Interior—Major/Minor
License #480708—Plans—Engineering
Exterior Siding—Gates—Patio Covers
Handy-Man Services
Many Niguel Shores References

For Estimates Call:
Cell: (949) 874-8257 or
Off: (949) 661-8239



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

NEIGHBORHOOD ADS

Vacation rental: Lovely furnished vacation rental near ClubHouse. 23881 Taranto Bay, 1 story, 3 bedroom & den, 2 bath, wood floors, molding updated, charming garden, front & back. (818) 501-6678.

Hawaii Vacation Home: Kona, HI. Luxurious ocean front condo on the Big Island in the Kona Surf and Racquet Club. All downstairs, one level 2 bedrooms / 2 baths with patio to grass and ocean. Call Gale (562) 201-4659.

Vacation Rental: Ocean view townhome, 2 bedroom + den, 2 baths plus private putting green. Sleeps 4-6. Please call (626) 485-4981.

For Sale: Nissan 2006, 4-door, excellent condition. Call 933-7958 or 933-7954.

For Sale: Two specialized hotrock coaster 20 inch girls bikes with hand brakes. Excellent condition—one pink—one blue, \$60 each. Call (949) 496-5318.

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)



IN THIS ISSUE:

Activities	9
Board Action Summary	4
Calendar	(insert)
Carol's Cuisine Corner	12
Clubs	8
Committee Reports	6
Directory	(insert)
GM's Message	3
Helm	1
Meet Your Neighbor	11
Neighborhood Ads	15
Sports News	10

(949) 661-8985 Lic. No.
553968



Tracy Bovee, Owner

33132 Acapulco Dr. Bonded
Liability Insurance
Workman's Comp.
Dana Point, CA 92629

BRAD & JUDY BRANDMEIER



BEACON PRINTING
SERVING BEAUTIFUL DANA POINT SINCE 1980
24681 LA PLAZA STE. 125 • DANA POINT, CA 92629
949-661-3877 • FAX 949-240-3382
beaconprinting@sbcglobal.net



Unhappy with your Stone, Tile or Grout's Appearance?

Resurface Your:

- Marble • Granite • Slate
- Terrazzo • Limestone
- Fireplaces • Floors
- Showers • Countertops

Residential & Commercial
(949) 582-3277
www.marblelife.com/orange

Let Marblelife Bring Your Stone Back to Life!

Restoration: Re-Polish • Chip & Crack Repair • Scratch & Stain Removal • Sanded Grout Restoration
Maintenance: Polish • Seal • Education
Maintenance Programs



"Restoring & Maintaining the Natural Beauty of Your Stone, Tile & Grout."

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

BEACH CURRENTS

SEASHORE NEWS REAL ESTATE REPORT
BY **CONNIE MCKIBBAN**

3RD QUARTER REAL ESTATE REPORT - NIGUEL SHORES 2010

CURRENTLY LISTED FOR SALE

33508 Spinnaker.....	\$725,000
33581 Moonsail.....	\$769,500
33976 Manta Court.....	\$779,000
24092 Gourami Bay.....	\$799,000
33692 Halyard.....	\$799,000
33855 Manta Court.....	\$859,000
23791 Perth Bay	\$890,000
33721 Windjammer.....	\$1,125,000
33771 Brigantine.....	\$1,299,000
23601 Tampico Bay.....	\$1,595,000
23512 Seaward Isle.....	\$2,589,000
33725 Magellan Isle.....	\$3,375,000
33771 Magellan Isle.....	\$4,500,000
33991 Nauticus Isle.....	\$4,988,000
33831 Niguel Shores Drive.....	\$5,995,000
33881 Cabrillo Isle.....	\$5,999,000
8 Breakers Isle.....	\$6,900,000
22 Breakers Isle.....	\$6,995,000

CURRENTLY IN ESCROW

23771 Timor Bay.....	\$750,000
23912 Danzig Bay.....	\$899,000

SOLD + CLOSED ESCROW - 2010

33926 Faeroe Bay.....	\$680,000
24182 Vista D'Onde.....	\$730,000
23822 Marmara Bay.....	\$735,000
33445 Spinnaker.....	\$750,000
24111 Gourami Bay.....	\$789,999
23761 Brisbane Bay.....	\$815,000
23621 Tampico Bay.....	\$825,000
23811 Bluehill Bay.....	\$840,000
23825 Bluehill Bay.....	\$879,000
23831 Bluehill Bay.....	\$900,000
23691 Sidney Bay.....	\$925,000
33631 Crossjack.....	\$950,000
33711 Windjammer.....	\$1,050,000
33561 Brigantine.....	\$1,075,000
33601 Windjammer.....	\$1,125,000
33372 Spindle Circle.....	\$1,235,000
33791 Via Capri.....	\$1,430,000
33585 Windlass.....	\$1,599,000
23752 Perth Bay.....	\$1,800,000
33585 Windlass.....	\$1,900,000
23482 Seaward Isle.....	\$5,950,000
10 Breakers Isle.....	\$6,300,000

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. Per MLS as of 10/19/10.

CALL CONNIE (949) 234-5660

NIGUEL SHORES SPECIALIST

#1 AGENT IN SALES IN NIGUEL SHORES SINCE 1991!
#1 AGENT IN SALES IN MONARCH BEACH & DANA POINT
TOP 1% IN SALES FOR PRUDENTIAL CALIFORNIA REALTY
WWW.SELLINGHOMESALONGTHECOAST.COM



Please call Connie for a free market analysis outlining the current value of your home, a tract floorplan for your model, or for information regarding home loans and refinancing, termite companies and any other related real estate information.

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