

seashore news

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HERE COMES THE NEIGHBORHOOD!

You all know that expression, “There goes the neighborhood” when some unwashed or unwanted moves in next door...well, in our case, its more like “Here comes the neighborhood” with the multi-million dollar houses on the multi-million dollar lots next door. What could be better than living between the Ritz and the ritzier???

The Strand at Headlands

Below is a drawing of the new community called The Strand at Headlands being developed next to Niguel Shores. I’m sure you have all observed the earthmoving that has been going on for the past few months and here is a diagram of the lots that those earthmovers have created.



The Strand at Headlands

As you can see from the drawing, the lots are in two separate areas: those below called the North Strand and those above called the South Strand. The rest of the area is a nature preserve with a walkway on the actual headland of Dana Point and above the top tier of lots there will be park area. The entrance to the lower tier will be from the newly landscaped Selva Road (landscaping done by the Headlands Reserve) and the entrance to the upper tier will be off Pacific Coast Highway next to a commercial center now being graded for at the corner of PCH and Green Lantern. There will be no auto access between the

Here Comes The Neighborhood! continued on page 14

FROM THE HELM

Have you wondered why those ugly piles of dirt were stored on the upper tier of the beach parking lot? Actually, they are signs of progress!

The dirt has been removed mainly from the south end of Cabrillo Isle and temporarily stored as the contractor installs the water seepage drainage system to help eliminate most of the unsightly water perpetually flowing in the community street gutters. This work is scheduled to be completed by the end of November. We apologize for the inconvenience caused by this construction to the homeowners on Cabrillo Isle, Breakers Isle, and Magellan.

In December, you will observe another sign of progress as our office staff relocates to a new temporary office located in trailers on tennis court #1. This relocation will allow the start of construction on our remodeled office as required by the structural deterioration of the current office over thirty years. The new office will meet new structural, earthquake,

...office staff relocates to a new temporary office located in trailers on tennis court #1.

safety, fire and disability access building codes. The new remodeled office construction is scheduled for completion in the summer of 2007. The costs of both these projects will be funded from our existing reserves. The timing of the renovation of the Community Center multipurpose room and locker/restroom area will be dependent on the accumulation of additional reserves funded through regular annual assessments.

The Recreation Committee has been busy. A “pop concert” performed by the Camarata Strings, a quartet led by our own Janet and George Traver, was well attended and enthusiastically received. The Kids Halloween Party was a “hit” not only for the many costumed children, but also the many young

From The Helm continued on page 2

REPORT FROM THE GENERAL MANAGER

December is not only the beginning of the Holiday Season, but the kick-off of many projects that have been in process for a long time. First, is the beginning of the construction phase for the new office building. The temporary office trailers should be on Tennis Court #1 by the time you read this. The plan is to move the office and staff into them between December 4th and December 19th.

During these two weeks, we plan on keeping the office open, but please help us by keeping you visits and requests to urgent matters that can't wait until after the first of the year. In addition, for the Tennis players in the Association, we need to notify you that you will be losing the usage of one court for the next 6~9 months.

NEW PATROL SERVICE – By now you have heard that our new patrol service will taking over on December 29th and you will notice several changes. Besides the new people and the new uniforms, you will notice that they will be issuing new Gate Passes. The new pass will contain much more information about the Guest, the Sponsor and the Officer who issued the pass. In addition IT WILL CONTAIN WRITTEN DRIVING DIRECTIONS TO THE SPONSORS HOUSE OR LOCATION.

Also, you will be able to make changes to your Guest List on your PC by going to the Niguel Shores website and clicking on the link to Gateworks or you can go direct to the website at : GateworksGuest.com. When you go there for the first time, select the community as NIGUEL SHORES, then enter your TEL. # and STREET ADDRESS. You will be sent to a prompt that ask you to REGISTER and select a PASSWORD. From that point, just follow the instructions and you will be able to make any changes yourself and no more faxes or leaving messages at the guard house.

NOTE: in order for this feature to work, we will need to have your correct TEL. # on file in the office data base.

ADDITIONAL BARCODES: Lastly, another first for Niguel Shores. Beginning January 1st, homeowners will be able to obtain 4 additional barcodes

for family members and guests. These will be just like the homeowner barcodes, but a different color and not available for Service or Construction workers. The cost will be \$25 each and they will need to be renewed each year in January. To receive your barcodes, you will need to fill out an application and have the guest / family member bring the vehicle to the office along with the DMV registration.

You will be receiving a detailed description of the Patrol Service changes in your next assessment that will be mailed in late December.

NEIGHBORHOOD WATCH – As part of our ongoing efforts to improve security in Niguel Shores, the Orange County Sheriff's department conducted a Seminar here on November 14th to update our Neighborhood Watch Program. This is a very effective program but it does require active involvement and a time commitment. We are currently looking for Block Captains on all streets so if you would like to participate, please contact or email me. We are planning to schedule the next meeting with the Sheriff's Department in January and we would look forward to your participation.

Leo Riley, General Manager



FROM THE HELM *continued*

adults and seniors who attended. The Art-Affaire, under the leadership of Doris Adams and Gloria and Dave Ontiveros was a great success. We have wonderful artistic talent in Niguel Shores represented by diverse age groups. Our young, budding artists - Laura Beresford, Morgan Aird, and Evan Frolov (age 5) were great. Our well attended Potluck dinners "kicked off" once again in November. If you have not participated in one of the NSCA Recreation Committee sponsored events, plan to attend the "HO HO HO Holiday Party" on Sunday, December 3. I guarantee you will have a good time and meet a lot of friendly neighbors.

On behalf of the NSCA Staff and Board of Directors, I wish you a Merry Christmas, Happy Holidays, and a great New Year.

George Evans, NSCA President

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BOARD ACTIONS SUMMARY
NOVEMBER 1, 2006 BOARD MEETING
(General Session)

The Board took the following actions:

- ▶ Approved the Minutes of the October 25, 2006 Special General Session for approval of the 2007 Budget.
- ▶ Approved the September 2006 Financial, Variance and Delinquency Reports.
- ▶ Approved other Consent Items including the appointment of Irene O'Brien to the Tree View Blockage Committee and the resignation of Redge Griffin from the Landscape Committee.
 - Reviewed and updated the following projects:
 - Office Revitalization Project:
Finalization of plans and Story Poles have been removed.
 - Water Remediation / Diversion Project:
Construction has begun and it will take approximately 6 weeks for completion.
 - Water Irrigation Project:
In contract bid process.
 - Review of On Site parking survey:
Results to be presented at November 15, 2006 BOD meeting by Dave Ontiveros.
- ▶ Reviewed the list of expenses and charitable donations from the Recreation Committee's event, Luau by the Sea.
- ▶ Reviewed and discussed NSCA's policy for charitable donations and passed a motion preventing this type of sponsorship after January 1, 2007.
- ▶ Discussed the Association's Worker's Compensation Insurance bids.
- ▶ Discussed date for Appeal Hearing for 17 Breakers Isle ACC denial of exterior remodel submission.
- ▶ Reviewed and Motions passed to approve 2007 NSCA Budget, Sea Terrace II and Breakers Isle Budgets as developed.
- ▶ Approved the installation of spikes and surveillance cameras at the Garibaldi Gate in 2007.
- ▶ Established a timetable for publishing rule changes in 2007.
- ▶ Discussed Neighborhood Watch Program and Seminar scheduled for Tuesday, November 14, 2006. Program to be conducted by the OC Sheriff's Dept.
- ▶ Discussed homeowner request to publish an Association Directory and decided not to authorize publication.
- ▶ Passed motion to approve installation of equipment to allow emergency opening of NSCA gates.

- ▶ Passed motion to approve the 12 month lease of temporary trailers for the NSCA office during the revitalization project for a cost of \$25,000.

NOVEMBER 1, 2006 BOARD MEETING
(Executive Session)

- ▶ Attorney Fiore reviewed his Status Report on Pending Legal Matters dated October 25, 2006
- ▶ BOD and Attorney Fiore discussed new election rules and proposed methods to conduct the 2007 Annual Election.
- ▶ Attorney Fiore reviewed and amended the UPS Patrol Service and Gateworks Service Agreements.
- ▶ BOD and Attorney Fiore discussed the forfeiture of construction deposits.
- ▶ Attorney Fiore distributed a legal opinion in regards to the bridge over Pacific Coast Highway.
- ▶ Attorney Fiore reviewed a Covenant checklist to be referred to the AC and NSCA management to be incorporated in NSCA forms.
- ▶ Attorney Fiore reviewed new legislation AB1881 – (Laird Water Conservation) in reference to local water efficient landscape ordinances for adoption by local governments.

NOTE: for those wishing further information, full copies of the General Session Minutes are available in the NSCA office.

NEXT OPEN HOMEOWNER FORUM
January 17, 2006, 7:30 pm

Leo Riley, General Manager

In memoriam
Niki Bates
Long-time resident of
Manta Court
November 13, 2006

COMMUNITY CENTER REVITALIZATION

The temporary mobile offices will be in place and ready for occupancy by the staff at mid month. Plans are to make the physical move from the old building during the holidays. The records storage containers presently stowed in the parking lot will be relocated to tennis court #1 next to the temporary office. The present parking lot will be partially torn up to facilitate a ramp to allow access to court one. Parking will be restricted requiring street parking during the entire office building construction period. Please be careful!

The bid packages are out to a number of commercial general contractors with a final return of bids due no later than the third week of the month. The bids will be examined by the Maintenance Committee, the staff, and the Revitalization Team. A bid award is expected by the end of the month. Demolition and construction will begin just as soon as the chosen bidder can allocate time; target start date is January 22.

Final plans have been submitted for Plan Check to the City of Dana Point and permits for demolition of the present office structure as well as construction of the new building should be forthcoming shortly.

This has been a long and careful process to assure we get final results that are attractive, but also will meet the needs and desires of the entire community. This is phase three of five of the overall plan. The next phase will probably not be ready for final decisions until late next year with construction not likely until 2008. However, much of the underground utility work required for future phases is included in the office portion about to begin. The Revitalization Team thanks the staff, the Maintenance Committee, our architect and most importantly the community for all their valuable input to this project. Hopefully, by January we will be off and running.

Don Johnston

NOTARY PUBLIC

Niguel Shores now offers Notary Public services in the office. Basic Notary fees apply. We recommend that you call for an appointment. Please ask for Catheryn. 493-0122

SEA TERRACE I NOTICE OF ANNUAL MEETING

The annual meeting of the Association will be held on Tuesday, January 9, at 7:00 pm in the multi-purpose room for the purpose of electing two Board members. There will also be a treasure's report and the president's report on the past year's activities. Be sure to get your proxy in before that date to ensure a quorum.

Carl Printz



SEA TERRACE II NOTICE OF ANNUAL MEETING

The 32nd annual meeting of Sea Terrace II Townhomes Association is scheduled for Thursday, February 15, 2007 at 7:30 pm in the NSCA multi-purpose room. Following the meeting there will be an opportunity for neighbors to meet and enjoy refreshments.

The agenda for the meeting includes:

1. The election of three Board of Directors
2. The annual treasurer's report
3. The president's review of Board actions and activities
4. Discussion of issues and matters of concern to association members

George Traver



A FEW VOLUNTEERS NEEDED

We are looking for a limited number of volunteers to replace departing members of the existing ad hoc Committee for the Renovation of the Community Center. This committee is working with the Project Architect to develop the interior design requirements including infrastructure for the multipurpose room, showers and restrooms.

We are eager to have representation, input and participation from residents who will be using the facilities for many years to come. If you are interested in contributing to the design and infrastructure requirements for the renovated community center, please send an e-mail to the General Manager, Leo Riley at

gm@niguelshores.com.

Selected volunteers will be invited, by e-mail, to an evening meeting early in January.

COMMITTEE REPORTS

Marion Evans & George Traver, Editors

ARCHITECTURAL

“The times, they are a’changin”

These are good days in Niguel Shores and those of us who have lived here for many years appreciate the vigor and enthusiasm we are seeing from younger residents, many with young families and new ideas. They are helping this committee to improve its service to meet our evolving needs here in Niguel Shores.

Sharp eyes will have noted at the top of this column that a word appears to be missing. This is not a typographical error. During a complete review of our work, as directed by our Board of Directors, our members have tried to find better ways to serve you and improved methods to implement each action. Thanks to one of our bright young members we became aware that our own committee name, originated in the 1970’s, could be misunderstood in 2006, especially by newcomers. The word “Control” could be seen as a negative.

While our mission remains clear, our goal has always been to *help* property owners improve their own property within the Rules and Regulations and the CC&Rs. Perhaps we had failed, as a committee, to properly communicate these facts, and perhaps the very name of our group sent a wrong message. So, after considerable discussion, we recommended a change of our own name. Acceptance by the Board of Directors was immediate and welcomed.

In a practical way we are trying to use words to take action. Our highest priority is to help, not control. Of course, we must continue to abide by the rules that are in place. We always welcome dialogue on matters of mutual interest. We believe this modest name change is an improvement.

Forrest Owen



LANDSCAPE

Tree Trimming in Progress

The community tree trimming is well under way and will be finished in the near future. Please take a look at the trees on your property and have them trimmed if they are causing a view blockage for your neighbors.

The large concrete flower pots around the entrance to the recreation center are being moved to

other locations due to the impending construction of the new office.

The committee would like to wish happy holidays to all residents of the Shores. We would also like to thank Wendt Landscape for contributing to the community Christmas decorations and Donna Rosecrans for heading up the “wreath decorating group”.

The next Landscape Committee meeting will be in January 2007.

Karen Linger



TREE VIEW BLOCKAGE

Tree Tips

You can trim and shape your plants as they grow to prevent view problems later on. If you want to keep the tree or shrub you are planting, be sure you:

- Know how big it can grow
- Remember your neighbors value their views
- A mature tree that has to be topped is not an asset and can become very expensive due to regular maintenance

Check with your local nursery or the *Sunset Western Garden Book* for a choice of the:

- **Best trees and shrubs for our view situation...**

George Traver, TVB



MAINTENANCE

By the time the *Seashore News* is published we should have the **temporary office** on Tennis Court 1. We still have a few things to accomplish such as building a handicap ramp, shirting the trailers and hooking up the phones, computers, water, and electricity. The trailers should be ready to move into by the second week in December.

The Department did wash down the stairs between **Sea Terrace II and Manta Court** and painted the treads and the handrails. Also, the stucco walls outside of the Garibaldi and Manta Court Gates were painted as requested. In addition, the wall outside of the Selva Gate was painted. The Mariner Gate walls are next on the list.

The 2006 **Maintenance Tool Inventory** was

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COMMITTEE REPORTS CONTINUED:

conducted by Messers. Crook and Steinwinter. Also a priced list of equipment and tools that need replacement was passed on to the Board and approved.

Vandalism to Association property totaled \$8,662.00 through the middle of November

The **NSCA street asphalt overlay project** is dependent upon the Headlands/SCWD schedule for enlarging the sewer pipe on Magellan and connecting the sewer pipe between the Headlands and the NSCA sewer line. The schedule is in a constant state of flux. Their plan now is to accomplish both activities during the first half of 2007.

The **water diversion project** is well under way and should be completed by the time the *Seashore News* is delivered. We thank you for your patience during the construction and apologize for any inconvenience

The Board has approved the funds to provide **emergency power to the entrance and exit gates** throughout the NSCA site should we experience a disruption in power. This project should be completed by the first part of 2007.

Vandalism in NSCA totaled \$8,662 through the middle of November.

The next meeting will be January 10 at 2:00 pm
Sam Johnson



TRAFFIC AND SAFETY

1. **Fireplaces:** Many of us this time of year use our fireplaces. Be sure that the chimney is in good order and that you have a spark arrestor. If not, you could suffer roof damage from falling embers.

2. **Holiday lights:** If you put up holiday lights, be sure that the wiring is in good condition. A frayed or broken wire could result in a fire. Also, do not leave the lights on while the house is not occupied.

3. **Holiday parties:** If you are planning a holiday party be sure to provide your guest list well in advance so your guests will not be delayed at the gate. If you are expecting between four and nine guest vehicles you can FAX the list, including your PIC, to the front gate or deliver it in person. If your party consists of ten or more guest vehicles, you **MUST** submit an alphabetized list with your PIC to the office 48 hours prior to the event. **DO NOT** give this list directly to the gate officer. Failure to follow the

procedures above will cause your guests unnecessary inconvenience.

4. **Parking waivers:** If you have a parking waiver, remember that it expires at the end of December and must be renewed. See Karen in the office at your earliest convenience.

5. **Mariner Gate:** Our new patrol service, United Protection Services (UPS) will take over on December 29.

6. **Bar Codes for visitors:** Beginning in January, residents will be able to purchase bar codes for certain visitors currently on your "no call list". Service providers will not be eligible. Specific details will be forthcoming.

Martin Dedrick



RECREATION

Make sure you grab the family and jingle all the way down to the Recreation Center parking lot for our

HO HO HO Holiday Party

Sunday, December 3 from 3:30 pm until 5:30 pm. We will have complimentary coffee, hot chocolate and cookies plus some holiday music! Peets Coffee in the Ocean Ranch Center has generously donated all of our coffee needs. Please make sure you stop by their store and try an eggnog latte, it will put you in a festive mood! Also on our thank you list is The Party Princess, Nancy Hanna. She is donating the beautiful holiday table centerpieces and holiday wreaths. If you would like one for your house, call 466-1660. And as always, we must thank our tireless volunteers. None of our activities would be possible without you!

There will not be a potluck in December but we will start the new year with our first potluck on January 21st. More details next month.

We are always open to fresh new ideas and suggestions for events. Please, if you have an idea, all you have to do is submit a written proposal by the first of each month. If you have any questions about what you need to submit, please contact the front office. We are quickly filling our 2007 calendar.

Here is a list of events we are working on for the first quarter: Sunday, January 21 – Potluck; Sunday, February 4 – Super Bowl Party; Sunday, February

Committee Reports continued on page 7

RECREATION *continued*

18 – Potluck; Sunday, March 4 – Chili Cook-Off; Sunday, April 15 – Family Potluck; Saturday, May 5 – Kentucky Derby Party; Sunday, May 27 – Memorial Day BBQ at the Bluffs.

Patty Mullen Cook



SEASHORE NEWS STAFF

A directive by the Board of Directors to update the procedures by which the *Seashore News* is produced has led to a reorganization of the structure of the group that issues the newsletter. In order to exploit current facilities of e-mail and digital methods of reproduction, the *Seashore News* staff now consists of an editor and sub-editors who have accepted the responsibility of covering various areas of interest to the newsletter. The *Seashore News* staff responsibilities are as follows:

Editor:

Mary Crowl – mccrowl@cox.net
The Helm, Board Actions, General Manager's Message, Community Center Project

Sub-editors:

Committees: ACC, Maintenance, Finance:
Marion Evans - marge09554@cox.net.

Landscape, Traffic & Safety:
George Traver - grtraver@juno.com.

Clubs: Garden, Mens, Womens: Vacant
Bridge: Marion Evans – marge09554@cox.net.

Sports: Men's Golf, Women's Golf, Tennis
Peter Rask - dprask@cox.net.

Recreation, Special Events, Pot Luck:
Carol Yocom-zmamie@cox.net.

Miscellany: Page Turners, In Memoriam:
Doris Adams - doradams@cox.net.

Family Club, Library News:
Betty Steinwinter - HerseyL@aol.com.

Community News:
Mary Crowl – mccrowl@cox.net.

Regular Features: Calendar, Directory,
Neighborhood Ads, Voice of the People,

Notices, Business Ads:
Catheryn BeVier - aa@niguelshores.org.

Submissions of notices and articles to be published in the *Seashore News* are to be submitted by e-mail to the sub-editors listed above who will edit the material to conform to the correct format for the newsletter, to comply with the editing guidelines of the newsletter, spelling and grammatical usage, correct spelling of names. etc. The edited copy will be

sent by e-mail to the editor and staff member for inclusion in the current issue. Questions may be sent to mccrowl@cox.net and aa@niguelshores.org.

Mary Crowl



NSCA WEB SITE

www.niguelshores.org

Since I developed the Niguel Shores Web site in 2001, interest has continued to grow and the current Board and GM are committed to bringing more content online to improve communication and provide convenience for all residents – more on this in later issues.

Current content consists of:

- The SSN, which is available five days before the printed copy is delivered to your home. If you ever want to refer to a previous issue of the SSN, you can access copies for the last four years!
- Copies of forms such as Homeowner's request, ACC submittal, Service permit downloadable in PDF format.
- Documents such as Rules & Regulations, Architectural Rules, Information Guide, Master Declarations and Bylaws also in PDF format.
- Photos of all major party events (if you have neighborhood event photos, email them to me to share with others).

If you have not done so yet, go to:

www.niguelshores.org

Check it out and send me your comments or suggestions. NSCAwebmaster@cox.net

Bernie Fornadley

For Your Information

Christmas Tree Pick-up and Delayed Trash Removal

CR&R will pick up your live Christmas trees and greenery on the usual collection day during the two weeks that follow the day after Christmas. Please remove all ornaments, lights and stands, and trim to lengths no more than six feet. Place the trees next to the CR&R containers.

Non-collection days (Christmas and New Year's) cause delay in pick-up by one day.

YEAR-END THANK YOU TO ALL NSCA VOLUNTEERS

Below is a list of residents of Niguel Shores who volunteer their time to sit on the Board of Directors, staff the committees and run other special activities. You may be astounded to see below just how many people are involved in the administration of Niguel Shores on a volunteer basis. In addition to those listed below there are several who have left committees during the year and those we want to thank also: **Dick Mackaig**, long-time member and chair of the Finance Committee, **Hope Luedeke** of the Communication Committee, **Ed Adams** of the Recreation Committee, **Gaye Vaughan** and **Miriam Roehlk** who both left the Traffic & Safety Committee in 2006. **Roy Dohner** & **David Ontiveros** had co-chaired the Maintenance Committee and **Marilyn Moon** had served many years on the Architectural Committee until they were elected to the Board of Directors in May.

thank you thank you thank you thank you thank you

<p>Board of Directors George Evans, President Roy Dohner Marilyn Moon David Ontiveros Gretchen Rask</p> <p>Architectural Committee (Rotating Chair) Jerry Koppang Ginny Nevitt Forrest Owen Rob Rifkin Joseph Ross</p> <p>Finance Committee Marcia McNulty, Chair Barry Banducci Norb Berberich Keith Carlson Ardis Ghobrial Sue Kichline Steve Stewart Todd Wallin</p> <p>Landscape Committee Sharon Stewart, Chair Joan Beyer Elaine Converse Sue Forrest Redge Griffen Karen Linger Janet Mackaig Donna Rosecrans Janet Traver</p>	<p>Maintenance Committee Sam Johnson, Chair Don Beaver Jack Christiansen Suzanne Enis Bob Russell Hersey Steinwinter Janet Traver</p> <p>Recreation/Activities Carol Yocom, Chair Patty Cook, Co-chair Michaela Ackermann Don Beaver Barbara Boyd Bill Boyd Renee Bradshaw Cristin Cobb Susan Fleming Tina Fornadley Anita Geyer Lydia Mascarin Emi McCarter Susan Meredith Danielle Mills Barbara Milner Gay Powers Ana Ryan Monica Snyder Nancy Tinnes Todd Wallin</p> <p>Beach Bluff Barbecues Bob Borland</p> <p>Fourth of July Activities Carol Kuhn Nancy Tinnes</p>	<p>Potluck Dinners Ann Christiansen</p> <p>Traffic & Safety Committee Martin Dedrick, Chair Eric Ackermann Steve Leonard Jerry Moon Pat O'Brien Hersey Steinwinter Patty Therolf</p> <p>Tree View Blockage Committee Lin Brame, Chair Bonnie Gilbertstadt Kathy Jones Becky Lentini Irene O'Brien Donna Rosecrans George Traver</p> <p>Revitalization ad hoc Committee Don Johnston, Chair Freida Baskin Bob Borland Jack Christiansen Martin Dedrick John Dougherty Suzanne Enis Sam Johnson Sue McKeenan Pat O'Brien Carl Printz Rob Rifkin (Each member represents a different area of NS.)</p>	<p>Information Technology ad hoc Committee Eric Ackermann Jeff Beresford Bernie Fornadley Rob Rifkin</p> <p>Sea Terrace Townhomes I Carl Printz, President Eric Ackermann Don Beaver Marion Evans Ceacy Johns</p> <p>Sea Terrace Townhomes II George Traver, President Colin Cato Pat Long Adrienne Ruben Karla Sanders</p> <p>Seashore News Staff Mary Crawl, Chair Doris Adams Marion Evans Peter Rask Betty Steinwinter George Traver</p> <p>Seashore News Collating: Shirley Smith Distribution: Bob Converse (Members to be listed in the January issue)</p>
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CLUB NEWS

GARDEN CLUB

Holiday Party & January Field Trip

The Holiday Party will be held on Monday, December 18 at 12:00 noon in the Community Center. Members please bring a wrapped garden-related gift worth at least \$10.00 for a gift exchange. In addition, please bring an unwrapped toy for charity which will be delivered to the Dana Point Fire Station for wrapping and distribution to needy children.

Those members who did not sign up for the Holiday Party at the November meeting who wish to attend may call Ann Strauss at 481-9766. This annual event is a happy occasion and all members are welcome. Members are reminded to bring the food item they signed up for. Donations will be accepted towards the Penny Pines Project.

There will be a sign-up sheet for the January 15 Field Trip to Quail Gardens at the Holiday Party. The trip will leave the Shores at 9:00 am, with luncheon to follow at a local restaurant. Seniors \$7.00. General admission \$10.00.

The Garden Club wishes one and all a wonderful holiday season and a happy new year and looks forward to garden related activities in 2007.

December gardening tips:

Potted poinsettias are popular this month, but buy plants early in the month for the best selection and be selective. The colorful bracts should look healthy, not wilted, and the leaves should be green and firmly attached to the stalk. Inspect the flowers. The tiny little buttons in the center of the colorful bracts should be fresh looking. Place away from direct sunlight and water when the surface of the soil feels dry to the touch. Water enough to make excess water flow out of the bottom of the container.

Ann Strauss

MENS CLUB ANNOUNCEMENT

The Mens Club of Niguel Shores meets the first and third Tuesdays of each month at 8:00 am in the multi-purpose room. Each meeting includes a time of fellowship, a "homemade" breakfast, a brief business meeting and an interesting guest speaker.

Jon Tschirgi will be the guest speaker on Tuesday, December 5. He is both the stage manager and sound engineer for the Festival of Arts and Pageant of the Masters in Laguna Beach. His topic will be "How It's Done Backstage at the Pageant."

December 12 will bring a return of the annual dinner dance at El Niguel Country Club. Norb Berberich can be contacted at 661-6900 for reservations.

On December 19, we will have the annual Christmas Concert performed by the Dana Hill High School Choir under the direction of Ray Woods. Everyone please bring an unwrapped child's gift for Toys for Tots. The gifts will be distributed by the fire department to the less fortunate children during the holiday season.

The Mens Club is open to all men residents of Niguel Shores. If you wish to become a member, please come and be our guest for breakfast and hear our interesting speaker.

Arthur Pappas



WOMENS CLUB

The annual Holiday Party will be held on Thursday, December 7 from 5:00 to 7:00 pm in the Community Center multi-purpose room. Womens Club and Mens Club members and their guests are invited to attend. All Womens Club members are asked to bring a hearty hors d'oeuvre (finger food). Please, no nuts, dips, candy or desserts. Board members will provide the desserts. Carol Kuhn and her committee have planned this festive event. Special thanks go to the members who donated the magnificent poinsettias for this occasion.

There is no regular Board meeting in December, but the Board will decorate the Christmas tree in the MPR on Thursday, November 30, beginning at 9:30 am.

Barbara Boyd

SPORTS NEWS

Peter Rask, Editor

MENS GOLF

Christiansen & Daniel 2006 Golf Champions!

At the conclusion of the golf outing at Camp Pendleton on October 24, the Mens Club Championship competition ended in a three-way tie among the front runners. The last round was played at Arroyo Trabuco on November 14 and after a fierce and close round, the team of Jack Christiansen and Barry Daniel emerged as the 2006 winner. They were followed closely by the second place team of Dave Ontiveros and Lee Writer and third place team of Bob Enger and Bob Borland. Congratulations to the winners!

As the result of the pari-mutuel betting on the teams, significant funds were also raised for the Mens Club Scholarship Fund.

The final round of golf for 2006 will take place at San Juan Hills on November 28.

Great American Putt Off

The Great American Putt Off is scheduled at the Talega Golf Club followed by brunch on December 12 as a warm up to the Mens Club formal dinner dance affair that evening.

An exciting schedule is on tap for 2007. If you wish to join our fine bunch of golfers and want to enjoy the outdoors, fresh air and camaraderie, please contact Bob Borland at: 248-1493. We are always looking for new golfers.

Best wishes for the New Year.

Bob Borland



MENS TENNIS

So far I have no scoop on the men's tennis groups. I know there are several. Please call me with information if you are a group open to all comers.

Pete Rask, 489-2259



WOMENS GOLF

Next Fun Day is Monday, December 4. Note that this is the first Monday, not the second. Golf will be played as usual at Aliso Creek Golf Course. Check in time is 8:00 am. Golf captains are Lee Sweeney (661-5924) and Sally Lee Howd (489-4365).

Christmas Party Luncheon

The Christmas party luncheon will follow at

the Fountains at 12:00 noon. Luncheon captains are Diane Ballou (443-4365) and Ceacy Johns (493-8355). If there are any cancellations, please call the respective captains and the starter at the course (499-1919).

November winners were: Low gross, Gretchen Rask; low net, Joan Beyer and Lee Sweeney; longest drive on hole #9, Marlene Lynch; and on hole #6, Terry Scott. New member Gloria Ontiveros scored a birdie as did Judy Boitano. The course was in great shape. It was a beautiful day, followed by a Thanksgiving luncheon at Judy's lovely home. New residents or new golfers or old golfers, join us. There are more Fun Days ahead.

Liz Kelsch, 661-5802



LADIES TENNIS

All women are invited to join ladies tennis every Thursday at 8:00 am. Come when you are free.



A recent game with, left to right, Sally Garland, Audry Mensching, Julie Skillman, Betty Steinwinter, Marion Evans and Helen Campbell

Sometimes we go out to lunch (if planned in advance). Fifty cents helps pay for the balls and makes you a member eligible to meet other tennis players for a friendly game. Hope to see you soon.

Betty Steinwinter



O'Come all Ye Niguel Shores Residents



It's a HO HO HO Holiday Party!

Sunday, December 3

3:30pm – 5:30pm

NSCA Rec Center Parking Lot

Complimentary Coffee, Hot Chocolate
and Cookies

Holiday Carolers

Come and sing with other families and mingle with your neighbors
to enjoy holiday spirit.

To spread the joy outside our neighborhood, Please bring unwrapped
gift, clothing, books and toys to be donated to Laura's House.



2006 COMMUNITY EVENTS



Dorothy Dudley award winner Gerlinde Duffy leading off the 4th of July Parade, 2006 - Steve Leonard at the wheel and Kevin Duffy with the flag.



Luau Chair Carol Yocom at center with Barbie Brown at left and Patty Therolf on the right - October 2006.

KUDOS TO VOLUNTEERS

Art Affaire Thanks

There have been many compliments about the recent Art Affaire, and the co-chairmen want to pass them on to the people who really deserve them....



the volunteers. It would be impossible to put on a display as beautiful and organized as this without



the help of the many people who so generously offered their time and energy. And, of course, the many artists, who so kindly brought in their work. It was a pleasure to see all the different styles of work, and we'll all be looking forward to next year's Art Affaire.

Doris Adams (at left) & Gloria Ontiveros (at right)



Halloween decor and costumed children at the October party in the MPR.

The Beach Bluff park - a Niguel Shores Treasure



PAGE TURNERS

Page Turners will not meet in December. My Family and Other Animals by Gerald Durrell will be discussed in January.

Books to be read for the remainder of the year are:

Three Cups of Tea – Greg Mortensen

March – Geraldine Brooks

Crow Lake – Mary Lawson

They Poured Fire On Us from the Sky – Benson and Alephonsian Deng and Benjamin Ajak

The meeting format includes a brief social time at a member's home at 10:00 am, with refreshments, followed by the discussion. Please call Diane Hearne, 661-6267, if you would like to participate.

Hope Luedeke



WEDNESDAY BRIDGE

Christmas Luncheon

All who have played with us this year are invited to our Christmas Luncheon on December 13 at 10:45 am in the Community Center. Please call Marion Evans, 661 3248, for a reservation for the luncheon and also for play in December.

Winners since last month are:

October 18: Regina Brevik, Pat Conway,
Marion Evans.

October 25: Pat Conway, Shirley Heimstaedt,
Helen Campbell

November 1: Regina Brevik, Marion Evans,
Helen Stevenson.

November 8: Helen Campbell, Marion Evans,
Edie Tisch

November 15: Regina Brevik, Pat Conway,
Dorothy Horany

Marion Evans



Pool & Community Center - 1973.

A NIGUEL SHORES VISITOR

WITHOUT A PASS

Have you heard them? If you walk up Niguel Shores Drive passing Halyard in the early evening you may have. The voice you heard comes from a fall and winter visitor to our area and may sound like a drawn out deeye. You may have also seen them on the green belt on the right as you drive up Atlantic by the Selva Gate.

The owner of the sound is a bird, a member of the plover family, and its name is killdeer. Black double breast bands on a white breast (see below), seen on both the male and female are distinguishing marks of this widespread and common plover. You will see killdeer almost exclusively on the ground, preferring grassy open areas, mud flats, cultivated fields, and even



gravel roads where they will nest and search for seeds and small insects. Their movement, similar to all plovers, is to run a few steps, pick at food ob-

jects, pause, run again, often with their head down.

They are often seen in small groups. Its nest is a slight depression, lined with pebbles and grass. The killdeer is extremely vocal and, on close approach, it repeatedly emits a piercing call. If their nest or young chicks are threatened, it will feign a broken wing to lure intruders away from its nest or young.

Killdeer babies will start following their parents from the nest only a few hours after hatching from the egg shell, looking like mottled brown puffballs on toothpick legs. Soon they begin picking at the earth with their own small bills, finding out for themselves that they can eat the seeds and tiny insects that lie there. At the sign of danger, their parents will signal them and instinctively they will freeze in place, not twitching a muscle, or, if water is near the chicks will dash into the water where they swim away. After a month of learning about land and water, the youngsters grow flight feathers and join their fellows in flying.

Killdeers are present year-around in the southern states, however, they do move to new areas with the seasons. Enjoy this temporary visitor to our area from afar for he asks only to be left alone as he will never block your view of the ocean.

Karl Kuhn

HERE COMES THE NEIGHBORHOOD! *continued*

two areas—only a tunnel that will accommodate a golf cart for access to the beach. Incidentally, the great heap of dirt that you see from PCH is a “land bank” where dirt is stored until needed elsewhere in the project—not a permanent hill. Selva Road will go through The Strand project and end at the condos on the bluff.

There are 119 lots and 118 houses—the center lot on the beach front will be occupied by a beach club for residents, hence one less house than the number of lots. The spokesperson for the developer could not say when the first houses will be built because there is infrastructure yet to be provided—some of which is involved with Niguel Shores and South Coast Water in providing larger capacity conduits for sewerage treatment. The developer plans to build two restroom buildings on the beach, one at the north end and one at the south. At the north end, next to Niguel Shores, a funicular will descend from the parking lot on Selva Road to the beach—this funicular, accommodating six to eight people, is being built by the developer and will require payment for use—a self operated sort of elevator on a slant. Sounds like a fun ride with a great view!

The promised park area just below the Selva parking lot will be a pathway through a naturally landscaped area rather than a manicured green park. In addition to the traditional steps accessing the beach from Selva Road, there will be at least two other public accesses to the beach: One will be a trail through the community adjacent to the entrance gate off of Selva Road and another switch-back trail down to the beach from near the condos at the top of the bluff.

A small hotel is in the plan for the area along Green Lantern opposite the Chart House. That road will proceed into the park area to the houses on the bluff.

A spokesperson for the company reported that there will be no standard architectural style. New residents can use whatever architectural style pleases them but there does exist a Design Review Board that will, one assumes, eliminate the bizarre. We will then have the pleasure of seeing an eclectic choice of architecture and hope to see some interesting ones. So much for our new neighbors...

A History

The land being built upon by the Headlands group is shown below in an aerial photo probably taken in the late 1960s or 1970s. It shows the empty land on the coast between the Pacific Coast Highway, the point at top where the Ritz Hotel stands now and at bottom, the slope above and along Green Lantern Street.

The land upon which you see the trailer park was owned by Norman Chandler and his friend, Arnold



Haskell. They developed the trailer park in the early to mid 1950s as the “Strand Beach and Tennis Club.”

The Strand Beach and Tennis Club – 1950s-1988: PCH is on the right turning into Dana Point. Lower right hand corner shows the unpaved Green Lantern Street off PCH.

This was a private club for weekend beach goers that required invitation or, application through a



Close-up view of the Strand Beach and Tennis Club

sponsor, to be approved to rent one of the places. The club had a pool, tennis courts and very active club house where residents enjoyed many activities and parties. Some current Niguel Shores residents had places there and have fond memories of those times. The Club was closed in 1988 and all trailers were removed.

The first development in this area subsequent to this private club on Strand Beach began with Monarch Bay and Monarch Bay Terrace in the late 1960s. Niguel Shores followed soon afterwards in the 1970s and other developments all round us continued until the land was filled with houses except for the Headlands. Now that, too, is arriving at the use for which it was inevitably intended once we acquired the desire to live by the ocean. Fortunately, a good part of the area is being kept as a nature preserve and other parts for public use as parks. Just for fun, here is a view of Strand Beach in the early days before any of us arrived—they loved it then, too:



Strand Beach – late 1920s. Note mule team clearing debris from the beach and cars on the unpaved road to the beach.

Vintage photos courtesy of the Dana Point Historical Society.

Mary Crowl

COMMUNITY ACTIVITIES

DANA POINT HISTORICAL SOCIETY



Many thanks to all the Niguel Shores residents who volunteered for the Home Tour – you helped make it another great success!

Upcoming events:

December 3 – Annual Holiday Open House
at the Community Center – 1:00 - 4:00 pm

Visit our Web site at

www.danapointhistorical.org

Call 248-8121 for more information

ANNUAL BOAT PARADE OF LIGHTS

See the Boat Parade in Dana Point Harbor, Friday and Saturday, December 8 & 9 and 15 & 16 at 7:30 pm.



Santa will be in the Harbor on December 1 from 3:30 to 8:30 and on December 2 & 3 from 10:00 am to 3:00 pm for photos and boat rides from the Dana Wharf Sportfishing Docks.

Call 923-2255 for

further information on these activities or visit www.danapointharbor.com.

DANA POINT

City Council Meetings:
2nd & 4th Weds. at 6:00 pm
City Hall, 33282 Golden Lantern

Council Meeting Telecasts:
Live on day of meeting
Rebroadcast on Tues. & Thurs.
of the following week at 7:00 pm
on channel 30

Dana Point

Coastal Arts

First Friday Art Reception

Friday, December 1 – 6:00 - 9:00 pm

Dana Point Coastal Arts Plaza

34118 Pacific Coast Highway, Dana Point

Dana Point Theater Company presents

A Dana Point Christmas Carol

This is a nautical adaptation of the Dickens classic where Scrooge is a greedy ship's captain and trader. The colorful history of Dana Point's hide trading past will be woven into the story's familiar and heart warming themes. The original script is written by Tom Swimm, a talented local playwright, artist and actor. Make this production a part of your holiday tradition perfect for the entire family. Sponsored by the Jolly Roger Restaurant in Dana Point Harbor.

December 11, 12, 13 at the Ocean Institute;
7:00 pm

Tickets are \$10 for all seats, general admission.

Call 291-5083 for reservations.

www.dpcoastalarts.org

DANA POINT LIBRARY BOOKSTORE

If you have not stopped in the bookstore or library recently, please do so and see our freshly painted walls and new carpeting. The library is planning additional renovations to include the community room and added storage. Holiday books will be featured in the window and on the new table at the entrance to the library for the rest of the year.

At our December 7 Annual Meeting at 2:00 pm the guest speaker will be County Librarian, John Adams.

New volunteers are always needed. Please sign up if you have a couple of extra hours a month.

Betty Steinwinter

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NEIGHBORHOOD ADS

Available September through May – Ocean view side of Halyard Drive. 1 story home, furnished, 3 bedroom, 2 bath, garage. Multiple months only. Please call (626) 795-9155.

For rent on Perth Bay, Beach access, Ocean view, 3 b/r – 2 bath, 2 story, remodeled, garage. Multiple months only. Call (435)-513-0779.

For Rent – Luxurious Big Island Condo at Kona Surf and Racquet Club. Call Lillian Snodgrass at: (562)-696-0275 or (808)-322-9523.

1997 Mercedes E-320, 91,500 miles. Asking \$7999.00. Call Gene (949)-388-6928.

For Sale: Golf Cart!!! Asking \$2300.00. Seats 4 to 5 people, new batteries (7), Fold down back seat for

storage, green w/beige interior. Great for summer. Call Diane – (949)-370-2153.

For Rent: Shores Garden Home, 3 bdrm., 2 bath, single family home, remodeled throughout. Large enclosed patio, storage or bonus room over garage. No smoking. Call Janet 949-661-0539 or 680-7309.

For Sale: Tibetan Rug 10' X 14' hand made Himalayan wool, Tibetan knotted. Design Holy Book. Colors; rose, tan, blue, green, brown. Great condition, professionally cleaned. \$3500.00 Call Jim or Ellen 481-4488.

For Sale: Chevy. 2500 Silverado 4X4 Diesel truck – very clean, white. 26k miles, factory warranty, many 4x4 extras, 4" lift, loaded. \$35,995.00 (cost \$60k to replace) Call 714-803-7873.

Items for *Seashore News* ads 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.

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www.niguelshores.org

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Dave Crook Maintenance Manager mm@niguelshores.org
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1:00 pm, 1st and 3rd Thursdays
See Calendar
3:00 pm, 2nd Monday
2:00 pm, 2nd Wednesday
7:00 pm, 2nd Tuesday
10:00 am, 1st Friday
9:30 am, 2nd Wednesday
1:00 pm, 4th Monday

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IT/Website
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To be determined

MEETINGS

Varies
To be determined
To be determined

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Editor – Mary Crowl – mccrowl@cox.net

Sub Editors:

Doris Adams – doradams@cox.net
Page Turners, In Memoriam
Marion Evans – marge09554@cox.net
AC, Maintenance, Finance, Bridge
Bernie Fornadley – nscawebmaster@cox.net
Website, Webmaster
Peter Rask – dprask@cox.net
Sports: Golf & Tennis
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11/17/2006 2:13 PM

DECEMBER 2006 in NIGUEL SHORES

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					Sunday
				1 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 SSN Staff	2
4 Womens Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics	5 8:00 Mens Club Breakfast. 1:00 Art Class	6 8:30 Fitness Class 9:00 NSCA Board Meeting 9:30 H ₂ O Aerobics 11:30 Bridge 1:00 Open Board Mtg 3:00 Mens Tennis	7 8:00 Ladies Tennis 1:00 Architectural Cmte. 3:00 Womens Club Board Meeting MPR Womens Club Christmas Party 5:00 – 9:00 MPR	8 8:30 Fitness Class 9:30 H ₂ O Aerobics	3 Holiday Party 3:30 – 5:30 MPR Parking Lot
11 Womens Golf Fun Day 8:30 Fitness Class 9:30 H ₂ O Aerobics	12 8:00 Mens Club Golf 1:00 Art Class Mens Club Dinner Dance 6:30 – 11:00 pm	13 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 3:00 Mens Tennis Bridge Party 10:30 MPR	14 8:00 Ladies Tennis 12:00 Womens Club Luncheon	15 8:30 Fitness Class 9:30 H ₂ O Aerobics	9
18 Womens Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics Garden Club Holiday Party 12:00 MPR	19 8:00 Mens Club Breakfast 1:00 Art Class	20 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 3:00 Mens Tennis 7:30 Homeowners' Forum	21 8:00 Ladies Tennis	22 8:30 Fitness Class 9:30 H ₂ O Aerobics OFFICE CLOSED HALF DAY	10
25  HAPPY HOLIDAY OFFICE CLOSED	26 8:00 Mens Club Golf 1:00 Art Class	27 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 3:00 Mens Tennis	28 8:00 Ladies Tennis	29 8:30 Fitness Class 9:30 H ₂ O Aerobics OFFICE CLOSED HALF DAY NEW PATROL SERVICE STARTS	17
Sheriff's Department: 770-6011 Non-emergency services.				Niguel Shores Office: 493-0122 Mariner Gate: 487-4880	
				30	
				31 New Year's Five 	



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