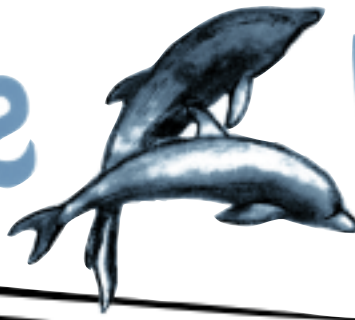


Seashore News



December 2008

Published Monthly by Niguel Shores Community Association

Issue 421

FROM THE HELM

As the holidays draw closer, it gives us a chance to reflect on our accomplishments and look forward to future ones. The projects we have initiated are progressing well. The Board has passed a budget which will reduce each homeowner's assessment while meeting the funding of our reserves and our operating expenses. We have signed a contract to construct our new clubhouse building and this

project is underway. The major re-surfacing project of many of our streets is also completed. The expansion of our "little piece of Paradise," our bluff, is moving along and we look forward to its completion as well. On behalf of the Board,

I would like to take this opportunity to extend my best wishes for a wonderful holiday season to all of you and your families.

—John P. Dougherty

Happy Holidays

A YEAR GONE BY

Here at the end of 2008 we once again have the opportunity to look back at what has transpired in this leap year of the Olympics in Beijing where a young American won eight gold medals, Gustav, Hanna and Ike hurricanes visited our shores, oil prices soared and floated down again, the Dow had the largest loss and the largest gain in history, the largest bankruptcy and the largest bank failures occurred in September and Iceland melted down. We learned to speak in billions and are anticipating trillions as our next common usage. Zeros seem easily added. There was a remarkable presidential election to add to our noteworthy events of the year gone by.

And, that brings us around to Niguel Shores where we had something of a year—

...As it Was



The view from the bluff that was



The MPR building that was



The Beach Bluff Park that was

There are some staff members "that was" and fellow residents, too. We remember them all.

What we did in 2008

In the early part of the year the SSN wrote about the Townhome Associations, the presentation of plans for the revitalization of the MPR building, the "State of the Shores" by President Roy Dohner and biographies of Board of

continued on page 11

FROM THE GM

HAPPY HOLIDAYS & MORE PROJECT UPDATES—I am writing this in mid November so I am gambling that by the time you read this, the Beach Bluff project and the asphalt street maintenance will have been completed. These two major projects should significantly improve not only the looks of the community, but also the way we use it. The expanded grass park and new improved beach shower should really enhance our enjoyment of the Association's most valuable amenity. We have Sam Johnson, Jack Christiansen, George Cooley and the entire maintenance team to thank for the effort and coordination that it took to pull this off so seamlessly. We apologize for any inconvenience along the way, but we hope you agree, the end justified the means.

NEXT—THE NEW CLUBHOUSE—The old MPR may be just a memory by the time you are reading this. If not, it will be soon, as we begin this last major project. Speaking of memories, we hope you were one of the many who joined us on Wednesday, November 5 for the "Last Great Party." Mary Crowl, as the Niguel Shores Historian, artfully took us down the MPR (aka Sea Terrace Recreation Center) memory lane including photos and stories of the original grand opening. The champagne flowed and everyone had a great time or at least it seemed that way from the noise level. We even recognized the special group of "Book Ends" who were people who attended the dedication and ribbon cutting in June 1973 and the closing party in November 2009. I have requested that Santa bring me a pair of the special "white loafers" so I can carry on the Niguel Shores GM fashion tradition. If you weren't there, you probably won't get it.

DECEMBER EVENTS—First, I hope everyone had a chance to spend their money at the November Flea Market & Art Affaire. There was some serious shopping (including my wife) and the event was very successful for the Recreation Committee. Thanks here to Nancy Tinnes, and Barbara Milner who made these events happen. As for December, you won't want to miss the Niguel Shores Tree Lighting on Sunday, December 7 from 4:00–7:00 p.m. Alicia Martinez and her team have a great program and we won't have that pesky MPR building in the way this year.

SEA SHORE NEWS UPDATE—Based upon discussions with the Communication Committee, the Board has agreed to maintain the current FREE home delivery of the SSN for another 6 months while we look for other methods of reducing costs. For those who sent in subscription checks, you will be receiving a refund check in the month of December. Just a reminder, if you are an "off-site" owner and still wish it mailed to you, you will need to pay the \$20 annual subscription fee. Only home delivery is free.

SURF MUSEUM—SEA TERRACE PARK—For those who were not able to attend the November 18 City Council Meeting, the Association presented a petition to the Council with 235 names asking that they NOT APPROVE the loca-

tion in Sea Terrace Park. The council voted not to approve the location at this time, but they are continuing to develop a "Joint Use Agreement" and will reconvene on this matter at their meeting on Monday, January 12, 2009. This is not over yet, so we must stay engaged in these discussions as we are concerned about the plans for placement of a **30,000 sq. ft.** facility with bus parking in Sea Terrace Park. It does not sound like a "passive" museum to most homeowners. It sounds like the Dana Point Convention Center.

SEA TERRACE PARK DEDICATION—All Niguel Shores is invited to the dedication ceremonies of the Park on Monday, December 1, 2008 at 11:00 a.m. This is another significant historical day in Monarch Beach, so don't miss it.

GREAT JOB HOMEOWNERS—Now it is your turn for congratulations. We have received an incredible number of Emergency Information forms and email authorizations. We are not finished updating the databases yet, but my estimate is that we will have 80 + % of the homes on electronic communication by the end of this annual process. On behalf of the staff, we wish to extend our sincere appreciation to those who chose to send in the voluntary gratuity. Thank you.

HAPPY HOLIDAYS TO EVERYONE AND THEIR FAMILIES FROM THE STAFF.

—Leo Riley, General Manager

Notice of Sea Terrace Association I Annual Meeting:

NEW TIME, DATE and LOCATION. Due to the MPR construction the annual meeting of Sea Terrace Association I is scheduled for Saturday, January 17, 2009 at 9:00 am in the Niguel Shores Conference Room.

The written notice of the meeting; including a ballot, instructions on how to vote your secret ballot, and a proxy declaration has been sent to all members. since a quorum is necessary to conduct business at the annual meeting, please return your proxy prior to January 17, even if you plan to attend the meeting.

The agenda for the meeting is as follows:

1. Election of two members to serve on the Board of Directors.
2. The annual report of the Treasurer
3. The annual report of the Vice President/paint chairman re: townhomes painted in 2008 and those to be painted in 2009
4. The President's review of 2008 activities
5. Discussion of issues and matter of concern to association members.

The Board members, old and new, welcome input from Sea Terrace I homeowners. Please use this annual meeting to make your views known to your Board of Directors.

BOARD ACTION SUMMARY

NOVEMBER 5, 2008 BOARD MEETING (General Session)

APPROVED:

- Approved the General Session Minutes of October 15, 2008.
- Approved the September 2008 Financial Report.
- Approved the September Variance & Delinquency reports.
- Authorization to record lien for Delinquent Assessment.

DISCUSSED:

- Annual Notification mail out.
- Asphalt, Beach Bluff & Clubhouse projects updates.
- Special Assessment payment schedule.
- Landscape Committee – Breakers Isle representation motion.

REVIEWED:

- Final draft of approved 2009 Budget.

HEARINGS: None

NOVEMBER 5, 2008 BOARD MEETING (Executive Session)

APPROVED:

- Approved the Executive Session minutes of October 15, 2008.
- Recording of two (2) liens on delinquent properties.
- Litigation disclosure statement, November 2008.

REVIEWED:

- Attorney Richard Fiore's status report on pending legal matters.
- October 15, 2008 Assessment Collection Status Report.
- Violation Log.

DISCUSSED:

- Discussed RJ Noble matter.
- AC matters involving five (5) homeowners.
- WeatherTrak Irrigation System matter.

HEARINGS:

- Hearings with homeowner – rescheduled to December 3, 2008 Board Meeting.
- Hearings with (2) homeowners for violation of 2711 – failure to submit.
- Appeal Hearing with homeowner for view blockage issue.

NOVEMBER 19, 2008 BOARD MEETING: (General Session)

APPROVED:

- General Session Minutes of October 29, 2008.
- Approval of Lien Filing Authorization on two (2) properties.
- October Variance Report.

REVIEWED:

- Special Assessment collections to date.
- Update MPR, Beach Bluff, and Asphalt maintenance Project.
- Major Project list.

DISCUSSED:

- Surf Heritage Museum update.
- July 4th Fireworks proposal.
- Slope maintenance matter (Beach Side Breakers Isle + Cabrillo).

HEARINGS: None.

NOVEMBER 19, 2008 BOARD MEETING: (Executive Session)

APPROVED:

- Special Executive Session Minutes of October 29, 2008.
- Executive Session Minutes of October 1, 2008.
- Landscape / Irrigation proposal for Beach Bluff project.

REVIEWED:

- Special Assessment Payment / Delinquencies update.
- Final Construction Contract for Clubhouse Project.
- Violation Log.

DISCUSSED:

- Update on AC legal matters.
- Men's Club matter.

HEARINGS:

- Hearings to suspend common area and voting rights – two (2) homeowners.
- Homeowner Hearing for violation of Rule 2711 / Failure to submit.
- Homeowner Appeal Hearing for fine levied for failure to remove storage container.

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

THANK YOU VOLUNTEERS

Once again we present here a list of the Board of Directors and of the many volunteers that staff the committees that provide such valuable help to our professional staff. Thank you all for a great year and a job well done.

Thank you volunteers who have contributed so much to our community in 2008! Here you are one and all. Well done!

Board of Directors

John Dougherty, President
Kathy Jones
Jerry Koppang
Pat O'Brien
Todd Wallin

Architecture

Ginny Nevitt, Chair
Dick Johns
Marilyn Moon
Tim Moore
Rob Rifkin
Bob Ryan
Garry Tinnes

Finance

Marcia McNulty, Chair
Barry Banducci
Keith Carlson
Martin Dedrich
Sue Kichline
Gretchen Letson-Rask
Scott McCarter
Steve Stewart

Landscape

Irene O'Brien, Chair (Villas)
Joan Beyer (Atlantic Garden)
Elaine Converse (Sea Terrace I)
Sue Forrest (Shores Garden)
Karen Linger (Broadmoor)
Donna Rosecrans (Custom/
Breakers Isle)
Sharon Stewart (Berkus)
Janet Traver (Sea Terrace II)

Maintenance

Jack Christiansen, Chair
Don Beaver
Suzanne Enis
Bob Russell
Hersey Steinwinter
Al Thome
Janet Traver

Recreation

Carol Yocom, Chair
Michaela Ackermann
Linda Field
Alicia Martinez
Emi McCarter
Danielle Mills
Barbara Milner
Marilyn Moon
Nancy Tinnes

ad hoc Recreation Center

Construction Project
Roy Dohner, Co-chair
Rob Rifkin, Co-chair
Marcy McNulty
Dave Ontiveros

Seashore News Staff

Mary Crawl, Chair
Doris Adams
Karl Kuhn
Karen Linger
Judy Pasek
George Traver
Carol Yocom

Collating & Distribution

Bob Converse
Shirley Smith

Traffic & Safety

Michael Card, Co-chair
Tim Murphy, Co-chair
Jerry Moon
Hersey Steinwinter
Patty Therolf

View Preservation

Bonnie Gilberstadt, Chair
Joan Ingle
Jim O'Neill
Barbara Orsini
George Traver

Sea Terrace

Townhomes I

Carl Printz, President
Don Bear
Al Glatt
Ceacy Johns
Meg Werby

Sea Terrace

Townhomes II

George Traver, President
Rene Cortez
Tobias Lawry
Adrienne Ruben
Karla Sanders

COMMITTEE REPORTS DORIS ADAMS, GEORGE TRAVER, KARL KUHN, EDITORS

ARCHITECTURE

AC Focuses This Month on NSCA Community Asset

All of the many committees which operate within our community are made up of your neighbors who volunteer their time and energy and serve in lieu of a costly management service company. In addition to the Board of Directors, there are 10 standing committees meeting on a regular basis every month, some of them twice. If you have occasion to

attend any of these committee meetings, one individual whom you will see at many of them is our own Certified Property Manager Karen Decker, who was just married in November. This month, we would like to use this space to offer our hearty congratulations to Mrs. Sam Gibson!

Karen, who just completed her Property Management Certification this year, is the thread which is sewn throughout the community, keeping our organizations close-knit and providing a remarkable amount of insight from one commit-

tee to the next. She knew Sam as a best friend to her brother during their high school days, but they never dated back then. Sam, of strong Scottish and Native American heritage, is an Information Technology project manager for a local Southern California company. They hadn't been in touch for 17 years when Sam showed up during the December 2006 Holiday season to reunite with her brother. By December 2007 they were engaged, and married in November.

The wedding and reception were held in the gardens of Sam's mother's home in the Wildomar-Temecula area of San Diego County on a recent Saturday evening. On Sunday morning, the newlyweds departed by car for a honeymoon week in the San Francisco Bay Area. Sam lasted behind the wheel as far as the Grapevine area of the Golden West Freeway, where Karen took over the driving. They stayed in the Fisherman's Wharf—Marina District for the week, touring Alcatraz, art museums, parks & memorials, Chinatown, the Exploratorium and all that SF has to offer.

Back home, the two are setting the guidelines for a 21st Century marriage. They're communicating when one spouse is not home by leaving Post-It notes around the house. If one is behaving too individually even when they're home together, it's not uncommon for them to text each other using mobile phones even when they're sitting on the same couch! Ask Karen for a transcript of their messages next time you see her, and be sure to offer her your best wishes for a long and healthy marriage!
—Gary Tinnes

FINANCE

This article is being written on November 16 and it occurred to me that this is the last finance article before December 31 and a lot is scheduled to happen between now and then. Niguel Shores' residents will soon be enjoying the new parking lot, the old MPR Building will be demolished, and new construction will soon begin. The year 2008 has been a very busy and productive year.

This is the time of year to be thankful. We should all be thankful that so many volunteers contribute their time, expertise, and energy to our community. One person (behind the scenes) has been Sam Johnson, who has assisted in the supervision of the street overlay and beach bluff parking lot project. He has spent many hours looking over blueprints, attending meetings, ensuring quality control, and assisting finance with cost analysis and invoicing.

We owe many thanks to our staff, committees, and Board Members. It is apparent they are dedicated to (a) the beautification of our community, (b) securing the best contractors, and (c) maintaining our low dues.

—Marcy McNulty

LANDSCAPE

The Landscape Committee is anticipating an opening for a committee member in the Villas and Breakers Isle. Any homeowner in the Villas or Breakers Isle who would like to serve on the committee should leave a statement at the office giving name, address, phone number and any background information which would be of interest to the committee. We would also encourage anyone in other areas to submit their request for future considerations.

Obligations as a Landscape Area Representative:

1. Regular attendance at monthly Landscape Committee meetings
2. Preparing a monthly landscape area report.
3. Working on a yearly budget for the area you represent with the landscape contractor.
4. Reporting emergency (tree down, sprinklers running, etc.) or other landscape problems to the landscape contractor via his phone.
5. Sometime special landscape problems are addressed on the specific site and members of the committee are asked to attend.
6. Occasionally members are asked to look at specific landscape problems in between meetings so they will be understood when they are addressed at the committee meeting.
7. Large landscape projects may require full review by all the landscape committee members.

—Irene O'Brien

MAINTENANCE

How Long Does It Take To Change a Light Bulb?

On a good week, about 25 man hours. This is a typical story illustrating the issues of maintaining an aging infrastructure.

A street light is reported out at Leeward and Marlinspike. We respond the day of the report. It is not the light bulb, there is no power to the pole. We trace the wire to an SDGE J-box. By jiggling the wires we can get some power. A call is made to SDGE and a week later they show up and fix their problem, but it doesn't fix our problem, the light is still out.

Now it is time to dig. After digging down three feet through hard soil, rocks, and roots, while avoiding irrigation wires and water lines, we find the power line with several nicks, and some have been wrapped in tape. We repair all the problems we can see. The light is still out. So the next step is to pull new wire from the SDGE box to the

poles. This is not easy because the conduit is packed tight with tree roots. After we get the roots out, we are able to pull the wire out. There are two old splices in the wire inside the conduit. One of these splices was broken and corroded. A new wire is pulled through the conduit, two fuses are added, and a new J-box is installed. Twenty five man hours of labor, and a couple of weeks after the reported outage, we have the light back on!

This month we have been moving things we want to keep from the MPR to storage. Think about this. How do you move a piano and a commercial stove twice as heavy as the piano? We will tell you about the move next month. Just be glad that we have a maintenance group that is up to most any task they are given.

—Jack Christiansen

TRAFFIC AND SAFETY

The Traffic and Safety Committee would like to remind those residents with guest bar codes and parking waivers, that they must be renewed by January 15, 2009. Also, please be prepared for the increase in the renewal fees which are in effect.

This is the time of year when the low sun sometimes interferes with the bar code readers at the vehicle gates. Even with the dual beam system, which dramatically reduced the problems, there will still be an occasional problem. If you can adjust the angle of the vehicle or (in some cases) get closer, the reader will pick up the bar code.

The committee is in need of a couple of new members. If you have an interest in traffic and safety matters in the community, please contact Leo Riley or Karen Gibson in the NSCA office.

—Michael S. Card, Co-chairman

VIEW PRESERVATION

The View Preservation Committee would like to invite members of the community to join us in preserving the views of homeowners in Niguel Shores. Please feel free to come to our general session.

This committee only meets once a month, the last Monday of the month at 1:00 p.m. in the conference room in the new office building. You are welcome to attend two or three of the meetings before you make a decision.

If you have any view preservation concerns you may fill out a form on the Web site at www.niguelshores.org or get a homeowners request form and turn it in to the office staff.

—George Traver

Holiday Tree Lighting



Sunday December 7
4:00 till 7:00 p.m.

Santa will be there to
add to our cheer

There will be cookies, cocoa
and spiced cider
Holiday music sung and performed by
our very own kids

Needed: Children carolers and musicians
to perform at the tree lighting event. Contact
Alicia or Danielle 388-9133

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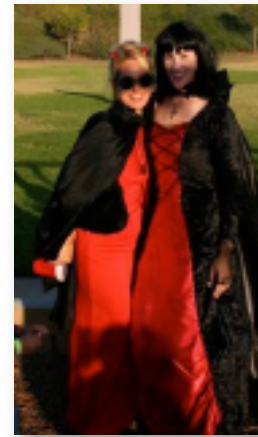
NSCA is not responsible for any work done nor are we recommending any of the advertised companies



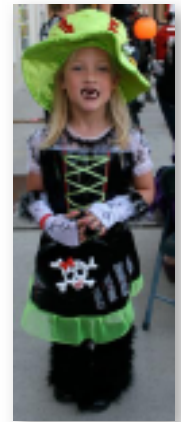
Maisie McPherson & Mason Mills



Lindley Kate McKenzie, Stella McCarter, Rylee Cook and Reese McCarter



Michaela Ackermann and Alicia Martinez



Melia Mycka



The Merediths: Mike, Caroline, Amanda, Susan and Ally



Barbara Milner and Marilyn Moon

Come join us on Sunday, December 7 at 4:00 p.m. to have a Ho Ho time with the children for the Holiday Tree Lighting. There will be refreshments for children and beverages for adults. Santa will be there with music and singing by the children. Danielle Mills, Alicia Martinez and Michaela Ackerman have planned this event for everyone.

Look for the year 2009 activities that the Recreation Committee will be presenting to you. Let us know if there is an event you would like for the committee to consider. The Committee, Danielle Mills, Nancy Tinnes, Marilyn Moon, Alicia Martinez, Michaela Ackerman, Emi McCarter, Barbara Milner, and Linda Field wish you a Happy Holiday and thank you for your participation this past year. We especially thank Susan Meredith and Cristin Cobb for chairing events.

Hope to see you December 7 and at many events in 2009.



Rhonda Schamber

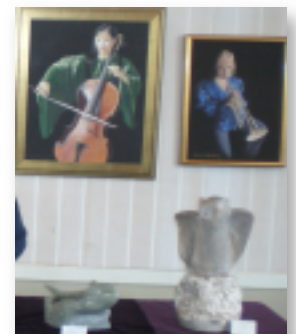
—Carol Yocom



Artists Linda Koppang & Gloria Ontiveros



Artist Agnes Copeland, Sulptor Frank Turner



Art Affaire November 2

GARDEN CLUB

There was a large turnout at the Dana Point Library on November 17 for a meeting to assemble and wrap Christmas gifts (“Forget Me Not’s”) for shut-ins associated with the Dana Point Senior Center. This yearly project of the club produced 30 generic gift bags, all nicely decorated and filled with useful small gift items.

For all members who have signed up for the Christmas party at Marie Calendar’s restaurant, please remember to bring a \$10 garden related gift for the gift exchange.

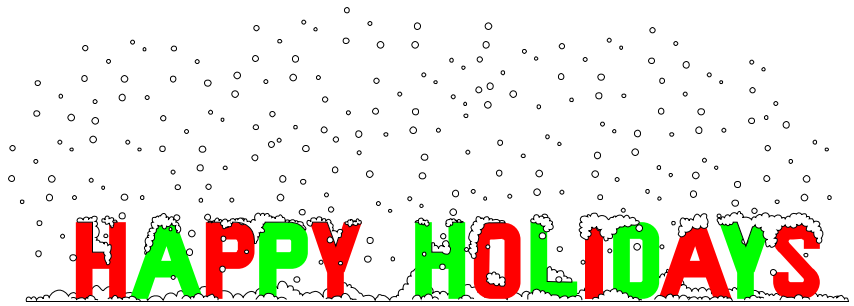
The meeting for January 19 will be held at the Cal Pacific Orchid Farm. The orchid farm has 36,000 square feet of greenhouse space dedicated to growing orchids. Meet at or near the clubhouse parking lot at 9:00 a.m. in order to arrange car pooling. After the meeting, lunch will be held at a local restaurant on Monday the 15th at 11:30 a.m.

—Peter Rask



MEN’S CLUB

The Men’s Club has a breakfast meeting on the first and third Tuesday of the month and (male) residents are invited to be our guest at one of our meetings. Come with a member, call one of the officers, such as Jim Clark at 487-9451, or just come along. The meetings start at 8:00 a.m. For the next few months we will be having our meetings at the



Community House in Dana Point. To get there go south on Del Prado, past the post office and turn left on Violet Lantern then right on San Juan Street and the Community House is #24642 on your right.

On Tuesday December 2, our guest speaker will be Nicole Chambers who took over as President and CEO of the Dana Point Chamber of Commerce a few months ago. On Tuesday the 16th, members will be entertained by the Dana Hills High School Choir. This is an annual event and it’s great to have a bevy of young people singing, albeit in olden-day costumes.

As we do every year, our members are encouraged to donate toys at Christmas time. Bring them to either of the two meetings in December or drop them off at the NSCA office. The toys will be delivered to the Fire Department and then to the Marine Corps Toy Collection Program. Toys should not be wrapped.

None of us is getting younger, but dancing seems to be one of the last faculties to be affected as will be evident at our annual Christmas Dinner and Dance at the El Niguel Country Club on Tuesday December ninth.

—Blair McDonald

WOMEN’S CLUB

The Holidays are quickly approaching. To kick off the season, the Women’s Club is holding its annual party on December 4 from 5:00 p.m. to 7:00 p.m. at the Community

House, 24642 San Juan Street, Dana Point. Directions: From Niguel Shores go South on Del Prado, turn left on Violet Lantern; turn right on San Juan. In the middle of the block, on your right, is the Community House. There is a parking lot at this location as well as parking on the street. If you need a ride, please tell your caller or call Shirley Smith at 496-0483.

Members of the Men’s Club are invited and usually help with liquid refreshments. We request that you bring a substantial hors d’oeuvre. Do not bring nuts, dips or candy. Keep in mind that appetizers may take the place of dinner. Wine, soft drinks, coffee and dessert will be provided. We hope to repeat our lively conversations and singing of holiday music and look forward to seeing you there!

In other Women’s Club news we would like to remind you that restaurants are being contacted to determine viable meeting places for the rest of the year. We need to find a place that will be able to seat our large membership and also provide a reasonably priced luncheon. Contact Tina (388-9080) if you have ideas or personal contacts at local facilities. Be alert to the January *Seashore News* for our next location! Also, we will want to re-establish our book exchange at the meeting.

Women’s Club Directories for this year are still available in the Niguel Shores office.

—Miluna Fausch

WEDNESDAY BRIDGE

If you enjoy playing bridge, please call Patricia Conway at 240-3559 if you would like to join us. We invite everyone to play bridge with us in December.

Winners since the last *Seashore News* were:

October 22—1st – Helen Stevenson
2nd – Helen Campbell

October 29—1st – Kay Wittmack
2nd – Helen Campbell

November 5—1st – Helen Campbell
2nd – Shirley Heimstaedt

November 12—1st – Helen Campbell,
2nd – Kay Wittmack, 3rd—Lanny Barnard

—Helen Campbell

REALLY SERIOUS OREO COOKIE BOOK CLUB



Serious readers of *The Man Who Loved China* by Simon Winchester met at Gretchen Rask's home to discuss the merits and demerits of both the author and the subject. It was agreed that *China* needs further study. For next month's gathering at Rich Schwartz's home we will read *Places in Between* by Rory Stewart, an account of Stewart's walk across Afghanistan. Time, date and place: 1:00 p.m. on December 17 at 33701 Shackleton. Two other books were chosen for future months: *Waking Giant, America in the Age of Jackson* by David Reynolds, a cultural history of those times, and *A History of the Middle East* by Peter Mansfield.

—Mary Crowl

PAGE TURNERS

There will be no book discussion meetings in December. However there will be a first ever holiday party for all Page Turners from both groups on December 1 at the home of Mary Harrington, 23592 Tampico Bay, at 1:00 p.m. Members are asked to bring a wrapped, gently used paperback for a gift exchange.

Regular meetings, at 10:00 a.m. and 1:00 p.m., will resume in January with *Ladies of Liberty*, written by Cokie Roberts. Diane Hearne will lead both discussions.

—Hope Luedeke

LIBRARY NEWS

Holiday Stories and Crafts: After School Club on Thursdays at 4:00 p.m. for children ages five and up. December 4, 11 and 18.

Holiday Stories for toddlers and preschoolers on Tuesdays at 10:30 a.m. December 2, 9 and 16.

Santa: Special guest visit with Santa (Santa Richard) who will share *Traditions of Christmas Around the World* and a lap time and photo opportunity. Holiday crafts and cheer on December 11 at 4:00 p.m.

Professional storyteller Santa Jim Lewis will share holiday stories and a visit with Santa for a special holiday evening program December 17 at 7:00 p.m. The program is funded by the Friends of the Dana Point Library. Refreshments will be provided by the National Charity League.

Adult Book Club will read *The Professor and the Madman* by Simon Winchester. They meet each month on the second Wednesday of the month at 10:00 a.m.

Check out the display cases for December. The 4-H Club will do a holiday display of crafts the club created. Santa Richard will have a display of Christmas around the World.

NOTICE: The Dana Point Library Foundation is forming to collect funds for the restoration, renovation and expansion of the Dana Point Library. If you have interest or expertise, please come to the meeting on Wednesday, December 3 at 3:00 p.m. in the Dana Point Community Center, 34052 Del Obispo St.

—Judy Pasek

2009 EMERITUS PROGRAM

The NSCA Board has approved the development of an exploratory committee for the establishment of the Saddleback College Emeritus Program in Niguel Shores which provides classes for, but is not limited to seniors. A committee is being formed to determine what class(es) would be preferred by residents and the days and times for presentation. We will need to make our selection(s) by April, 2009 to be printed in the fall, 2009 catalog. Catalogs of current offerings will be available for committee members. Phone Bunny Ross (248-1629) if you are interested in participating in this selection process. Read about the Emeritus Program at www.saddleback.edu/emmeritus.

—Bunny Ross

MEN'S GOLF

The Men's Club golf schedule is winding down quickly. Twenty one golfers reported for duty at Arrowood Golf Club to play a scramble format on a difficult course made more so by "carts-on-path-only".

Bob Borland's team of Charlie Clark and Bob whipped Peter Rask's team of Lee Writer and Morrey Dohner on a card off on the 5th back nine hole, WHEW! "Lachel Closest to the Pin" honors went to Bob Gutknecht on hole #3 and Barry Banducci on hole #15.

Our concluding 18-hole round will be played at Arroyo Trabuco with the conclusion of play this year at Talega for the Great All American putt-off and brunch on December 9. All able bodied putters will participate with canes and walkers.

Quote of the month:

"Golf, like measles, should be caught young, for if postponed to riper years, the results may be serious."

—P.G. Wodehouse, *A Mixed Threesome*, 1922.

—Bob Borland

PHOTO CONTEST

We have a winner for the year—that pretty little patriot submitted by Gary Tinnes in July. Congratulations Gary! You will receive a gift certificate for dinner for two as your reward and many thanks for participating in the contest. Thanks also to all the other in-house photographers who sent in their works over the past months. As I said, the great part about the photo contest was having a wonderful photo to grace the newsletter each month. Remember, you can always send one to us if you have a fabulous shot that you would like to share—a sunset, dolphins playing in the surf, the pelican flyover, a beautiful garden or whatever... We'd love to have pictures to liven up our newsletter. Thanks again everyone.

—Mary Crowl



WOMEN'S GOLF

Next Fun Day is Monday, December 8, 2008. Check-in time is 8:00 a.m. at Aliso Creek Course. After nine holes of golf, the group will meet at The Fountains at 11:30 for our Christmas celebration. Golf Captains are May Gramer (248-1271) and Eileen McDonald (249-8905). Luncheon Captains are Joan Beyer (496-1428) and Sally Howd (489-4365).



November Awards:

Low gross:	Val Mitchell	42
Low putts:	Eileen McDonald	15
Closest to line #9	Marlene Lynch	
Game of the day	Team # 2 Sweeney, Dolson, Mitchell, Lynch	

Dues of \$15 may be paid at the December meeting. If paid in January, the check is to be made out to the new treasurer.

New Officers in January: President, Judy Boitano, Vice President, Eileen McDonald, Secretary, Irene McDonald, Treasurer, Val Mitchell

Thought of the day:

Did you know? Every time we make a par, we must subsequently make 2 triple bogeys to restore the fundamental equilibrium of the universe!

—Liz Kelsch

Director Candidates. Remember? Kathleen Jones, Gerald Koppang and Todd Wallin—all duly elected.



A very successful Chili Cook-Off was held in May as well as a Flea Market. The Garden Club sponsored a tour of several

well-tended and well-designed resident gardens. The Men's Club had its 34th year and was featured in a story recounting a long and active history.



We got a newly designed Web site and a new Webmaster. The Women's Club celebrated its 35th anniversary and had its story told in the June issue. Also, Mary Crowl, editor of the SSN, was awarded the Volunteer of the Year Award for 2008.



July 4th was again the highlight of community celebrations in Niguel Shores—everyone was there! More pancakes and sausage and paraders and the Marines and sand sculptures and games and hot dogs—all topped off with a great



evening barbecue in the Beach Bluff Park. Uncle Sam came, too.

True to our penchant for fun and eating and drinking, another great party was held in the Beach Bluff Park in August—music and dancing in the park—in the dark. Seriously, too, the SSN story of the month was about our indispensable Finance Committee that oversees our money and budgets. They are talented volunteers who really do love doing that. Thanks much to them.

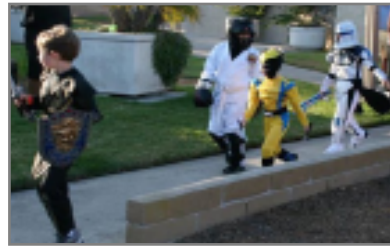
In the meantime, the book clubs were reading, the dolphins were dipping, the card players were getting on with their bridge games and others were actually exercising at an early hour three times a week. Not to speak of the golfers, tennis players and multiple dog walkers going about the community.

Many, many people went regularly to their committee meetings to voluntarily carry on the work of our community. The Board (volunteers all) was overseeing it and our excellent staff was running things.

The Men's Golf group had its fun weekend away with its annual live entertainment—an original play acted out in costume (see accompanying photo).



The annual big Halloween Party enjoyed by lots of adults as well as the costumed children (see the Web site for all the photos), a Flea & Craft Market and the annual Art Affaire all crowded into the end of October and early November.



This continues to be a community that enjoys its facilities and

provides a strong organization that encourages residents to contribute to the management of their community as well as to participate in creating events and activities for all to enjoy.

A real end of an era occurred when the 35-year old MPR building was closed on November 7 with several "last time" events happening there. That old building saw many activities over



years—meetings, classes, movies, bridge games, breakfasts, luncheons, potlucks, parties, wedding receptions, and memorials. Certainly everyone looks forward to starting anew next year with our anticipated Clubhouse to complete the revitalized Community Center. We'll see you all in 2009.

—Mary Crowl

(Photos by Pat O'Brien, Gary Tinnes & others)

MEET YOUR NEIGHBOR

Serial Renovators

Marie suggested the title for this article and, after listening to them, I totally agree. They have renovated a number of homes and this one is such a transformation that one cannot recognize the original. During this long and thorough renovation affair, Marie and Ron lived in two rooms at the back with a make-shift kitchen in a guest bathroom and plastic sheeting for walls! Today, as you walk through this beautiful home it is hard to visualize this hardship.

However, they are inveterate renovators—love transforming old houses into new and beautiful homes. Ron tells me he started right out of college redoing his own apartment and that enticed his newly found Marie into this addiction. Marie, from Rochester, NY, newly graduated with a degree in Fine Arts and Education was in southern California with her family and teaching when Ron, visiting a college friend from his home in Salt Lake City, met her on a blind date and, that was it! They delved into his remodel, lots of love and camaraderie included, and have never stopped! Ron, grew up in San Francisco, moved with his family to Salt Lake City where he finished high-school and studied Banking and Finance at the University of Utah and, after some years in corporate finance with various companies and moving about, bravely switched careers midstream, went back to graduate school at Cal Poly and became a landscape architect.

He admits that he was a frustrated architect all those years, redesigning home after home but, too late to really study architecture, finally found a home in landscape architecture. Marie, meanwhile was teaching, had two daughters, and eventually started her own advertising business to use her artistic abilities. They lived in Fullerton and had a condo here in Dana Point and eventually sold that and bought in Niguel Shores. Ron, now escaped from his paper shuffling corporate jobs became, in time, part of a design group for the County of Orange. A long history with the



Marie & Ron Tippets in Marie's art studio in their Berkus home.

county has led him through various departments involving large scale design of business parks, land planning and use, working with the harbors, beaches and parks. This led to Project Planning, a fascinating involvement in open space planning and flood control in the fast growing county that we live in. Ron speaks enthusiastically about the visionary planning in his area of county government that has given us the great natural waterways—a product of a county without the monetary resources of LA County where the waterways were totally lined with concrete to control access to the ocean. An important project was

called Aliso Creek Mountains to the Sea—a natural stream corridor that serves multiple purposes: a watershed, habitat preservation, a recreation corridor and flood control. Ron recounts that the same visionary planning led to the many attractive parkways in south Orange County—Crown Valley, for instance, was planned as a scenic corridor with no houses fronting on the roadway. Ron is currently Chief of Current and Environmental Planning of South Orange County. The “current” part is now mostly urban planning for those areas of the county that are not yet incorporated.



Marie & Ron Tippets in front of their transformed & beautifully designed home.

VOICE OF THE PEOPLE

Marie, working in advertising for major developers (her own designed logo is still on the Admiralty sign in Dana Point), has been a bit prematurely retired because of the current economy. She has taken advantage of this “at home” situation to follow her penchant for art and works in her studio with pastels and water colors. She says next year she will show her work in our Art Affaire.

So back to their own current planning—the house is finished and the landscaping is, as Ron says, in his hands. He has come full circle and is now out front with a shovel in hand to do his very own “scenic” plan. They declare this is their last remodel but, as both admit, it is an addiction. Their two daughters, one married and living in Pasadena (she and husband both work in the film business) and the other, still single, lives and works in Santa Monica. The family gathers often in this lovely home and, let’s hope they do stay put here in Niguel Shores as they are among those who help to beautify and animate our community. Best wishes to you both for many happy years in your very latest elegantly renovated home.

—Mary Crowl

Dear Niguel Shores,

Our family had such a great time yesterday at the Halloween Parade and party. In the five years we have lived here we thought it was the best yet! We really appreciate all the planning and organizing that went into this fun day. It was great to see the entire community come together to throw a wonderful celebration for the children of Niguel Shores. Fun events such as this and the summer bluff party is what Niguel Shores is all about!

—Lisa and Dan McKenzie

To the editor:

Would all interested swimmers please contact me to see about alternate swimming arrangements? Thank you.

—Tom O’Keefe (tomokeefe10@gmail.com or, after the 9th of December, at 493-7463)

Letters are welcome, typed if possible, including name, address and phone number of writer. Refer to NSCA Rule #5221, 2, 3. Submissions are due on the 15th of the month.

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GOODBYE TO THE MPR

The old multi-purpose room is now history. Over the past 35 years just about everyone who has lived in Niguel Shores has been affected by it in some way. We are left with memories of the activities and events that have taken place in the MPR through the years. The building was completed in the spring of 1973, and soon the deed to the building and grounds was turned over to the Niguel Shores Community Association. There were a few people who were here when that happened (some even before it was finished!). But most residents came later. In our case it was later—1978—30 years ago.

Probably the first event my wife, Doris, and I attended in the MPR was Potluck, an activity which was started and maintained through the years by Dale Baltimore. In addition to the food, which everyone enjoyed, there were often travel talks by one of the members, and occasional sing-alongs. However, when *Murder She Wrote* came on TV, so many started going home early to watch it that, by mutual consent, the entertainment part was discontinued.

Early on I became a member of the Men's Club which met in the MPR twice a month almost from the beginning. These were early morning breakfast meetings with stimulating speakers and, for many, preceding their game of golf.

The Women's Club started meeting monthly with a potluck salad and dessert luncheon and a variety of programs. Once a year the men have invited their wives and the wives of former members to a Mothers' Day

Breakfast and, in return, the women give a wine and cheese party in December to which the men are invited.

Certainly, some of the most important activities in the MPR have been the Board meetings, committee meetings and open community meetings where we have had speakers discussing issues of general concern. We have had generals and admirals, mayors, commissioners, congressmen, assemblywomen, county supervisors, district attorneys, county sheriffs, an astronaut, school principals and superintendents and the founding chancellor of U.C. at Irvine (who was also president of the Board of our association). The MPR has also been used for voting by both of the Shores precincts.

Some of the special events over the years have included the Millenium Party, Brown Bag Bingo, square dance and line dance classes, tennis potluck, weekly bridge games, distribution of gate cards, collation of the *Seashore News*, Indian Consul dance and food presentation, steak dinners, chili cook-off, the Art Affaire, catered meals and probably more that we can't recall. But, without a doubt, the event which has affected people more than any other is the annual 4th of July celebration. The breakfast, flag raising, children's parade, hot dogs, children's races and sand castle contest, ping-pong, volleyball, horse shoes—something for everyone. A true community event! And, all of it taking off from the MPR. Thanks to everyone who was involved and here's to a new batch of memories arising from the new "Clubhouse."

—Ed Adams



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Last Updated: 11/25/08



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY SUNDAY																																																																													
1 	2 8:00 Men's Club Breakfast at the Community House	3 9:00 NSCA Gen. Session Board Meeting	4 1:00 Architectural Committee 5:00 Women's Club Christmas Party at the Community House	5 10:00 SSN Staff 	6 NSCA Office Open 8:30 -5:00 7 4:00-7:00 Holiday Tree Lighting Ceremony  PEARL HARBOR																																																																													
8 3:00 Landscape Committee	9 8:00 Men's Golf 10:00 Recreation Committee Men's Club Dinner Dance	10 9:30 Traffic and Safety Cmte 2:00 Maintenance Committee	11 <i>AC Submittal Deadline</i>	12 	13 14																																																																													
15 11:30 Garden Club Christmas Party at Marie Callendars	16 8:00 Men's Club Breakfast at the Community House	17 <i>1:00 Oreo Cookie Book Club</i>	18 1:00 Architectural Committee	19 	20 NSCA Office Open 8:30 -5:00 21 <i>Winter</i>																																																																													
22 1:30 View Preservation Committee <i>AC Submittal Deadline</i>  HANUKKAH Begins at Sundown	23 8:00 Men's Golf	24 CHRISTMAS EVE	25 OFFICE CLOSED  CHRISTMAS DAY	26 OFFICE CLOSED	27 28																																																																													
29	30	31  NEW YEAR'S EVE	1 OFFICE CLOSED NEW YEAR'S DAY	TENNIS COURTS CLOSED UNTIL 2PM On the 31st For Cleaning <i>Note: Trash pick up will be delayed one day on 12/25 and on 1/1</i>																																																																														
Sheriff's Department: 770-6011 (Non-emergency services) Niguel Shores Office: 493-0122 Niguel Shores Fax: 831-0116 Mariner Gate: 487-4185 Mariner Fax: 487-4182		NOVEMBER Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>								1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30							JANUARY Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> </table>						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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MEETINGS

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

MEETINGS

To be determined
 To be determined
 To be determined

Women's Club

Tina Fornadley, President

Men's Club

Jim Clark, President

Garden Club

Linda/Jerry Koppang, President

Seashore News

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 Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NSCA Board actions and community activities and to encourage participation in community affairs.

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(INFORMATION PER MULTIPLE LISTING SERVICE AS OF 11/13/08)

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