

# Seashore News



February 2007

Published Monthly by Niguel Shores Community Association

Issue 400

## FROM THE HELM

It is that time of the year again. The annual meeting of the Homeowners of Niguel Shores will be held on Tuesday, May 15, 2007 at 8:00 pm in the multi-purpose room of the Community Center. Please mark your calendar now.

At that meeting, we will know the results of the election of two directors of the NSCA for a two-year term, 2007 to 2009. Director Gretchen Rask's and my term will expire this year. Directors Roy Dohner, Marilyn Moon, and Dave Ontiveros will continue until May, 2008.

### New Legislation

The procedure for the conduct of the voting and election of new directors will be different from the past. The California Legislature has passed new legislation requiring Homeowner Associations to conduct the election of directors by secret ballot and the ballots are to be

counted by an independent Inspector of Elections. The Board of Directors has appointed the CPA and financial auditor of the NSCA annual financial report as the Inspector of Elections for 2007. The General Counsel of Niguel Shores is in the process of amending the rules of the NSCA so that they will comply with the new legislation. Homeowners will be sent copies of the amended rules in the near future.

### Nominating Committee

The Nominating Committee for 2007, composed of Jerry Milner, Jack Sweeney, Patty Therolf, and myself, is already hard at work. If you are interested in running for director for a two-year term, please contact a member of the Nominating Committee or submit a Director Nominee Form available in the office.

*From The Helm continued on page 2*

## LANDSCAPE – THE VISIBLE FEATURES OF AN AREA OF LAND

The visible features of Niguel Shoes are the responsibility of the Landscape Committee. The committee was formed in 1974 with famous resident and owner of the Dana Point Nursery, Harry Otsubo, who has done so much to beautify Dana Point, as the first chairman. The 4000 section in the NSCA Rules and Regulations set out definitions and specifications for a General Landscape Plan and requirements to maintain that plan. *Rules 4271-3* describe the Landscape Committee Mission Statement, organization and operations.

The Landscape Committee is comprised of nine members, one member to reside in each of

eight tracts or group of tracts and one member at large. Members are nominated by the committee and appointed by the Board. The general manager, landscape contractor, and the liaison Board member shall be ex-officio non-voting members of the committee. Committee members monitor the segment of the community to which they are assigned, communicate with the homeowners and report needed improvements to the general manager and the Board liaison. The committee observes the performance of the landscape contractor and participates in the development of other contracted



**Landscape Committee: Seated left to right: Sue Forrest, Janet Traver, Gretchen Rask (Board Liaison). Standing: Sharon Stewart, Irene O'Brien, Dick Wendt (Landscape contractor), Elaine Converse, Donna Rosecrans, Karen Linger, Joan Beyer, Janet Mackaig**

*Landscape continued on page 12*

## GENERAL MANAGER'S MESSAGE

ANNUAL ELECTION – Just a reminder that the time for the Annual Meeting and election is coming up on Tuesday, May 15, 2007. The Nominating Committee has been formed, and if you are interested in nominating someone or running for office yourself, the forms are available in the NSCA office. There will be two positions, (president and chief financial officer) that will be appointed this year and the term of office is two years.

### New Staff Member

Speaking of the NSCA office, we have a new staff member, **Bob Gargari**, who has come on board as our new Community Relations Representative. Bob comes to us from the Marriott's Newport Coast Operation so please feel free to stop in and introduce yourself. Welcome aboard Bob.

By now, you should have experienced the professional service of both our new patrol service and the Gatework's pass system. We hope your experience has been pleasant and perceived as an upgrade to this service. I think we all owe the Traffic & Safety Committee a great deal of thanks for the months of effort that they put into effecting this change.

Also, along this line, I'm sure you have noticed the **new speed bump at the Mariner Gate**. Some of you may have noticed it more than others. This was a serious accident waiting to happen as people rushing to work and school in the mornings were threatening the safety of the people working in guard house. I, personally, have seen cars, especially one black BMW, go through the gate at better than 25 MPH. It is unfortunate that a few always seem to ruin things for the group. Thanks again to Traffic & Safety and Maintenance Department for correcting this problem so quickly.

*Leo Riley*

## COMMUNITY CENTER REVITALIZATION

We have been fortunate to get five bid replies for construction of the new office. Two of these bidders have been identified as "finalists". Negotiations with the two bidders has been time consuming, but necessary to assure the best "bang for the buck." The Maintenance Committee and staff, as well as the general manager, have all been busy getting the details right. A contract with the selected contractor should be signed as we begin February.

Demolition has been complicated by trace amounts of asbestos being discovered in the stucco during a detailed inspection of the old building. Three asbestos removal

companies have submitted bids to remove all the stucco on the office. The building will be covered during the removal process to assure no fibers are released into the atmosphere. Once the stucco is removed actual demolition will begin.

These delays have been most frustrating to all of us, but progress is on-going. There is little we can do, but once the government agencies are satisfied and negotiations are complete, we should be able to proceed with dispatch. We will have a very busy February.

*Don Johnston*

## FROM THE HELM *continued*

Occasionally homeowners will indicate to me that they are unaware of a major project that has been undertaken or is about to be undertaken by the Association. In almost every case, the project has been publicized in past issues of the SSN. **I ENCOURAGE YOU TO READ ABOUT THE STATUS OF TWO IMPORTANT PROJECTS THAT ARE IN THIS ISSUE OF THE SSN.** The Water Run-off Diversion project has been successfully completed. Read Sam Johnson's article "Where did the water go??" The demolition of the old office has been delayed, but progress is expected in February. Read Don Johnston's article "Community Center Revitalization."

### Headlands Development Concerns

During the Homeowners Forum on Wednesday, January 17, a number of residents reported that one of the public restrooms to be constructed on the Headlands development is to be located at the top of the bluff directly adjacent to our Beach Bluff Park. On Friday, January 19, at the direction of the Board, representatives Leo Riley, David Ontiveros and Roy Dohner met with Kevin Darnel, Vice President of the Headlands Reserve. Additionally, they have requested meetings, at the earliest opportunity, with officials of the city of Dana Point and the South Coast Water District to gather the facts, understand the respective positions, and determine if there are any viable options. As additional information becomes available, it will be communicated. (Check the Web site at [www.niguelshores.org](http://www.niguelshores.org))

Eighteen months ago, Marion and I made a commitment to embark on a cruise to South America. We will be gone most of the month of February. During my absence, the leadership of the NSCA will be in the capable hands of Director and First Vice President, Roy Dohner.

*George Evans, NSCA President*

### IN THIS ISSUE:

Board Actions .....	3	Committee Reports .....	5-7	NSCA Directory .....	19
Bridge .....	9	From the Helm .....	1	Potluck .....	7
Calendar.....	18	Message From GM.....	2	Revitalization Progress Report.....	2
Chili Cook-Off.....	11	Neighborhood Ads.....	14	Sports News .....	10
Club News.....	8	Page Turners.....	9	Voice of the People .....	14

# BOARD ACTIONS SUMMARY

## January 3, 2007 General Session

### Approved:

- Minutes of Dec. 6, 2006 General Session.
- Consent Items including the November 2006 Financial, Variance and Delinquency Reports.
- Approved and filed the Legal Fees Analysis and Projected Annual Reserve Expenses as of Nov. 30, 2006.
- The purchase of the water management Irrigation System as recommended by the Maintenance Department.

### Reviewed and updated:

- Office Revitalization Project – Reviewed timetable for contractor selection and demolition of existing office building.
- Water Remediation / Diversion Project: construction has been completed.
- 2007 rule change timetable with various committees.
- Discussed changeover of NSCA Patrol Service on December 29, 2006 to Universal Protection Service.
- Set date for Quarterly Committee Chairman's meeting with George Evans, BOD President.

### Discussed:

- Four homeowner requests for maintenance issues in common area: sent to Maintenance Dept. for bids.
- Disaster Management Program and Neighborhood Watch Program.
- Tree Replacement Project for Shores Garden and Garden Homes developments.
- Response to Nauticus Isle Homeowner Request Forms and timetable and costs for various projects.
- New format for BOD board packets and conversion to electronic information system.
- Homeowner's recommendation for memorial tiles for revitalization area.

## January 3, 2007 Executive Session

### Approved:

- Executive Session Minutes of Dec.6, 2006

### Discussed:

- Richard Fiore's (Legal Counsel) Status Report on Pending legal matters.
- Builder's Risk construction insurance.
- Contract bids for construction of new office building.
- Various on-going homeowner matters.
- 2007 Election compliance, timetable and as per Assembly Bill SB 61.
- Assembly Bill 1507 – Automatic External Defibrillators.
- Association Policies for Covenant Fees and Deposits.

## January 17 - General Session

- General Session Minutes of January 3, 2007
- Consent Calendar appointment of Karen Linger and Carol Yocom to the Communication Committee.
- Policy requiring "All Tree Plantings/Removals/Replacement" to have BOD prior approval.

### Discussed:

- Status of the Patrol Service changeover.
- Pending maintenance bids on 4 projects.
- 2007 rule change schedule and timeline.
- Quarterly Committee Chair meeting on January 31, 2007 with President George Evans.
- Meeting dates in 2007 and rescheduled the following conflicted dates: July 4 and November 21 meetings moved to July 9 and November 19.

### Update on:

- Disaster Preparedness Program and Neighborhood Watch.
- Nauticus Isle matters.
- Breakers Isle Appeal Hearing.
- Community Center construction bid process (Revitalization Project).
- Water Irrigation Project.
- SCWD sewer project.

### Other:

- GM Riley discussed the hiring of new staff member Bobby Gargari in the position of Community Relations Representative.
- Appeal Hearing for 24171 Vista D'Onde was held for view blockage issue.

**The Public Forum was held in the MPR at 7:30 pm and adjourned at 8:40 pm.**

## January 17 Executive Session

### Approved:

- Executive Session Minutes of January 3, 2007.
- Filing of 2 Homeowner liens for delinquent accounts.

### Discussed:

- Homeowner issue over SCWD projects.

### Update on:

- Annual Meeting Timetable and Election process.
- Nominating Committee.
- Various homeowner matters.
- Community Center project (Revitalization)..

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

**NEXT OPEN HOMEOWNER FORUM  
February 21, 2007 / 7:30 pm**

*Leo Riley, General Manager*

## 2007 BOARD OF DIRECTORS MEETING SCHEDULE

Month	General Session 1st Wed. <u>9:00 am</u>	General Session / Public Forum 3rd Weds. 4:00 pm/ <u>Forum 7:30 pm</u>
January	3	17
February	7	21
March	7	21
April	4	18
May	2	15 (Tues.) (Annual Election)
June	6	20
July	9 (Mon.)	18
August	1	15
September	5	19
October	3	17
November	7	19 (Mon.)
December	5	No second meeting Dec.

### DANA POINT

**City Council Meetings:  
2nd & 4th Tuesdays 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**

## 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. Election of three members of the Board of Directors
2. Annual treasurer's report
3. President's review of Board actions and activities
4. Discussion of issues and matters of concern to association members

*George Traver*

## SEA TERRACE 1 NOTICE OF ANNUAL MEETING

At the annual meeting of Sea Terrace Association I on January 9, reports were received and a new Board was elected.

The Treasurer reported a balance on hand of \$36,785.21 which means the assessment will probably be able to stay the same next year.



*New Board - Standing, left to right: Carl Printz, President;  
Eric Ackerman, 2nd Vice President;  
Seated: Ceacy Johns, Secretary;  
Don Beaver, 1st Vice-President; Mary Berberich, Treasurer*

Paint Chairman Don Beaver reported that 54 homes were painted on Halyard Drive in 2006 and this year 69 homes will be painted on Binnacle, Moonsail, Spinnaker and Leeward. Homeowners will be notified when that will occur.

*Marion Evans*

---

# COMMITTEE REPORTS

---

*Marion Evans & George Traver, Editors*

## ARCHITECTURAL

### The Rainy Season is Upon Us

We are about to enter the rainy season. All homes should have their drainage system checked to make sure that there are no blockages and that the water is draining to the street. For those homes with a zero lot line wall, please check your swale or other drainage next to your neighbor's wall to make sure that it is clear of all debris.

Plants must be kept at least six inches away from the wall, with no plants over three feet in the easement area. Vines planted in the easement areas are not permitted to grow on the walls of adjacent properties: *Rule 4152*.

The dirt at the wall must be at least four inches from the weep screed. The weep screed is the area where the stucco or other material meets the concrete of the foundation. The dirt should be sloped slightly away from the wall. Trees and other plants must not cause damage to your neighbor's property or interfere with drainage. If your trees or other plants are causing damage, you must trim or remove them.

*Ginny Nevitt*

## FINANCE

### Major Expenditures for 2007 and Beyond

As stated last month, our two biggest expenditures starting this year are the costs relating to, (1) construction of our new office building, and (2) the asphalt overlay project.

The Maintenance Department is currently reviewing bids from two general contractors for the construction of the new office building. The bids are in the range of \$950,000 which is higher than originally estimated due to a requirement by the Fire Authority to install sprinklers in both the new office building and the MPR building. Additional costs will also be incurred now for some other improvements originally scheduled as part of the next phase of construction.

It appears the asphalt overlay project at the Beach Bluff parking lot will most likely occur in the fall of 2007. The Headlands Project has reportedly sold at least 25 lots. This significant number of sales will help expedite placement of the new sewer lines and, subsequently, expedite asphalt overlay work.

Total reserve dollars at the beginning of 2007 plus monthly contributions throughout 2007 would give us a grand total exceeding \$3 million for the year. However, the office building and the asphalt work will be paid out of the reserve account reducing our year-end total.

We will keep you informed of major expenditures on a regular basis.

*Marcy McNulty*

## MAINTENANCE

### Where did the water go?

For years and years ground water has flowed down Niguel Shores Drive (NSD) from a number of sources. No matter what time of the year, water flowed down NSD.

Thanks to the efforts of the Maintenance Department and cooperation of, and an agreement with, the South Coast Water District (SCWD), NSCA was able to channel this ground water into the sanitary sewers. In addition, a number of in-line water remediation systems were imbedded in the streets and hillsides to direct the water to where we wanted it to go.

SCWD had tested the water and allowed us to channel the ground water into their sanitary sewers. Ground water no longer runs down Niguel Shores Drive from, Windlass Drive, Windjammer Drive, Mercator Isle, Nauticus Isle, Magellan Isle and Cabrillo Drive.

As noted in an earlier article in the *Seashore News*, this will help eliminate much of the unsightly water run-off in the street gutters, minimize the possibility of slipping from this drainage at street cross walks, greatly reduce water puddles and possible mosquito breeding, significantly decrease polluted water draining into the ocean and help slope stability.

In addition, as part of the project, the "moguls" on the south end of Cabrillo Isle have been removed.

The finish coat on the new asphalt will be applied when the asphalt overlay is done on all of the streets below Ports O Call. That work is planned for this fall.

Thank you all for your patience while the construction was in progress.

*Sam T. Johnson*

## DRILL AWAY!!!

Thanks to a donation from Lorrie and John Bottjer on Salvador Bay, the Maintenance Department has a heavy-duty drill press. It sits very handsomely on the workbench in the Maintenance Building. See Dave Smith at right with the equipment.

It has already been a great help. During the storms last month, NSCA had a number of coach lamps knocked over. The drill press has made it much easier to fabricate/repair the lampposts and fixtures.

If any residents have good, used equipment they would like to get rid of, please contact the Maintenance Manager.

Lorrie and John many thanks for donating the drill press.

*Sam T. Johnson*



*Committee Reports continued on page 6*

---

## COMMITTEE REPORTS CONTINUED:

---

### MAINTENANCE MONTHLY SUMMARY

#### “We are here for you”

Maintenance has started the year out with a rush of projects. Some will continue for quite a while and some are rather short but dramatic.

#### Hard Rubber Speed Bump

By now, you have experienced the speed bump on the exit side of the Mariner gatehouse. The cars accelerate rather rapidly as they clear the gate. On several occasions, gate monitors have nearly become hood ornaments. The Traffic and Safety Committee had requested speed bumps be put in place. The bumps were planned to be incorporated during the next asphalt overlay project. The Committee suggested the portable speed bumps, and that is what you have NOW. If these bumps prove effective the Association may switch from the asphalt bumps (sometimes small hills) to the hard rubber bumps.

The winds we had earlier in January took out three coach lamps and a stop sign. The lampposts had to be rebuilt and several of the lamps replaced. A complete stop sign and post had to be replaced.

#### Old Office Demolition Plans

The Department has been working, most every day, on preparations for the demolition of the office and helping the office personnel become comfortable in their new quarters. Smart money says the staffers will not want to move into the new office when it is completed. The current surroundings are rather spacious and comfortable with indoor plumbing and running water.

All of the salvageable or reusable fixtures and equipment have been removed from the office. Documents have been stored or shredded. You will also note the office has been “skinned”. This was necessary because “trace” (> 1%) asbestos was found in the stucco. The asbestos had to be removed by a licensed contractor before demolition could begin.

#### Water

The Board approved the procurement of an automated water irrigation system. See the Landscape article for further details.

The water diversion project is covered in another article in this issue.

We are happy to report there was no vandalism in the month of December. A very limited number of NSCA children ended up with coal in their stockings this year.

*Sam T. Johnson*

### TRAFFIC AND SAFETY

#### Villas and Sea Terrace II Residents

Just a reminder: Beginning February 1, vehicles parked in your areas will be cited if they do not have a valid pass on display and visible to the roving patrol. Up to now, a warning has been issued, but that will cease. So it is your responsibility to see that your guests have a valid pass as they do not pass through the main gate to enter your area.

#### Mariner Gate

Residents are still complaining that when they call the front gate they get an answering machine and not a live voice. Chances are if you call between 7:00 and 9:30 am, during noontime or between 4:00 and 6:00 pm you WILL NOT get a gate officer answering the phone as these are peak times at the gate and they are busy helping visitors enter the community. The best time to call is late in the evening, and remember, there is someone there all night long.

#### [www.gateworksguest.com](http://www.gateworksguest.com)

If you have access to a computer you can do it yourself by going to [www.gateworksguest.com](http://www.gateworksguest.com) and selecting Niguel Shores, and follow the easy instructions. It is easy, fast and secure. Try it. If you do so, remember “Temporary Guests” include construction workers, service people, care givers and etc. Despite the fact that these people come on a regular basis, they are not Permanent Guests.

*Martin Dedrick*

### NSCA NOTICE TO HOMEOWNERS

**ACCESS TO MPR ROOM AND POOL FACILITIES:** Please be advised that the long-awaited construction project began the week of January 26. Demolition of the existing office is in progress, and actual construction will start in February.

Beginning Thursday, January 25, and for the next several months, the primary entrance gate between the old office and the MPR room will be inaccessible.

During this period, access to the recreational facilities will be detoured through the tennis court gate or through the walkway at the rear of the MPR room (back near the spa). Please follow the temporary signs.

We apologize for the inconvenience, but we are excited about finally starting this important phase of the “Revitalization.”

*Leo Riley, General Manager*

*Committee Reports continued on page 7*

---

## COMMITTEE REPORTS CONTINUED:

---

### RECREATION

2007 is already off to a great start and it's only going to get better!

#### February 4 – Super Bowl Party

Are you ready for some football? NFL playoffs are in full swing and Super Bowl Sunday is almost here. Come down to the Recreation Center to watch the biggest game of the year, Sunday, February 4. The party starts at 2:00 pm and kickoff is at 3:00 pm. Join us for hot dogs and refreshments.

#### February 18 – Potluck

The February 18 Potluck will be in honor of Chinese New Year, the Year of the Boar.

#### March 4 – Chili Cook-Off

How good is your chili recipe? Find out on March 4 at our Niguel Shores Chili Cook-Off in the park area from 1:30 pm – 4:30 pm. We can accept only 25 entries, so if you want in, go down to the new NSCA office and fill out the forms now: \$20 to enter and both individual or teams are welcome. You must be a resident of Niguel Shores and your chili must be homemade. The office has all of the entry forms, rules and regulations for this event. Who is going to win? You'll have to come and check it out.

Put Sunday, March 18 on your calendar for the next Potluck.

*Patty Mullen Cook*

### WEB SITE

**[www.niguelshores.org](http://www.niguelshores.org)**

We all receive emails promising free money, rumors about people, places and things and often pass them on to friends and family. Unfortunately, most of this unsolicited mail is fiction and a waste of our time.

In order to verify accuracy of these emails before forwarding to others, go to [www.snopes.com](http://www.snopes.com) to verify if it is true or false. This is an excellent source, and it provides background information to explain how or when the rumor started.

If you have not done so yet – go to [www.niguelshores.org](http://www.niguelshores.org) check it out, read some of the history of Niguel Shores, view recent photos and send me your comments and suggestions.

*Bernie Fornadley*  
[NSCAwebmaster@cox.net](mailto:NSCAwebmaster@cox.net)

### POTLUCK

#### Celebrate the Year of the Boar

Come celebrate the Year of the Boar with a feast from China Moon Restaurant on Sunday, February 18 at 6:00 pm. Newcomers and guests are most welcome! If you are new to Potluck, please call one of the committee members who can answer your questions.

All this pleasure, including fortune cookie wisdom, for just \$11 per person. **Prepaid reservations required by Friday, February 16.** Checks should be payable to NSCA and taken to the office or to your contact person. Please note that office hours are M-F from 9:00-5:00.

Confucius say “Potluck fun starts at 6:00 pm on February 18 in the MPR!!”

Please bring your own table setting and favorite beverage.

Committee Members:

A-E	Linda and Ian Ross	248-3408
F-O	Ceacy and Dick Johns	493-8355
P-Z	Marcia and Bob Enger	248-0161

*Ann Christiansen*

### SEASHORE NEWS STAFF

#### Deadline for February: Monday the 19th

Monthly deadline for articles: Now that the holidays are over and there is more time to get the news in and out, the deadline will be the day after the second Board meeting of the month (the third Thursday) or around the 20th. February, of course, is a problem because the month is short and the Board meeting is not until the 21st so, except for Board Actions, all articles should be in by the 19th. In most cases, the extra time needed is not for us, but for the production person who, sometimes, has other larger projects with deadlines.

Did anyone notice that the type size has been reduced from twelve-point to eleven? Before you complain, go look at your newspaper—it's ten-point type. The January issue had eleven-point type, too.

*Mary Crowl, Editor*

---

# CLUB NEWS

---

*Karen Linger, Editor*

## GARDEN CLUB



*Garden Club Holiday Party – December 2006. Left to right: Deni Ferguson, Carolyn Huxtable, Leslie Quinton, Linda Koppang, Francine Stout, Paul Ferguson*

The February 19 meeting to be held in the Community Center at noon, will feature a workshop on topiaries. The speaker, Master Gardener Catherine Hall, will present a demonstration and talk on the subject. Each member will have the opportunity to create an individual topiary, with hands-on wiring, shaping and trailing ivy. The necessary wiring and plant matter will be provided at the workshop. Please call Ann Strauss at 481-9766 if you wish to attend the workshop. This will allow us to provide sufficient plants, etc., for the topiaries.

Refreshments will be provided. Please bring a bagged lunch if you wish.

Remember to bring garden related items to share for the Horticultural Table and contributions towards the Penny Pines Project. Residents interested in joining the club, may contact membership chair person, Debbie Hanson at 493-7315.

*Garden Club continued on page 10*

## WOMENS CLUB

The next meeting of the Womens Club will be held on Thursday, February 8, at the Community Center. A social half-hour begins at noon, followed by a potluck luncheon at 12:30 pm. The featured speaker will be resident and Womens Club member, Loy Young, whose topic will be "Laugh Your Way through The Senior Years". She has been giving humorous presentations at senior facilities for many years. A revision of the Womens Club By-laws, incorporating the changes voted on by the membership in March, 2006 was presented at the last meeting and will be voted on at the February meeting.

### **Make Reservations for the February Luncheon**

Please make reservations for the February lun-

cheon by Monday, February 5. If you do not receive a call, please call Phyllis Tezer at 496-4710. Reservations are necessary to attend the luncheon.

The February Board Meeting will be held in the Community Center on Thursday, February 1, at 3:00 pm.

### **March Home Tour**

This year's Home Tour will be on Tuesday, March 27, featuring six beautiful homes within Niguel Shores. The cost for the tour and a catered luncheon will be \$20 and is open to Womens Club members only, limited to 75. Reservations may be made by leaving a check made out to the Niguel Shores Womens Club in the office. There is a need for van drivers and clean-up helpers. Those willing to serve in either capacity, please call Carol Kuhn at 496-0814.

### **April Trip To Disney Hall**

A trip to Disney Hall in Los Angeles is being planned for Thursday, April 26. Bus transportation and a docent-led tour of Disney Hall will cost \$45. Lunch in Chinatown or Olvera Street, your choice, will be on your own. Reservations for this event may be made by leaving a check made out to the Niguel Shores Womens Club in the office.

*Barbara Boyd*

## MENS CLUB

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.

Mayor Diane Harkey will present the "State of the City of Dana Point" on Tuesday, February 6. She will also discuss her views on the redevelopment of the harbor and town center.

On February 20, the Executive Director of the Center for Natural Land Management, Sherry Teresa, will address our club. She will describe the plans for 30 acres of donated land at the Headlands. This land was donated by the Harry and Grace Steele Foundation and will be named the Dana Point Headlands Preserve.

The Mens Club is open to male 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*



---

## CLUB ACTIVITIES

---

### PAGE TURNERS

Page Turners will meet on Monday, February 26, at 10:00 am at the home of Harriet Writer, 33711 Windjammer. Phyllis Tezer will lead the discussion of *Three Cups of Tea* by Greg Mortensen. Refreshments will be provided by Marilyn Pappas.

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

Books to be discussed, in order, for the rest of the year are *March* by Geraldine Brooks, *Crow Lake* by Mary Lawson, and *They Poured Fire On Us from the Sky* by Benson and Alephonsian Deng and Benjamin Ajak.

*Hope Luedeke*

### WEDNESDAY BRIDGE

We welcome anyone who would like to play contract bridge on Wednesdays from 11:30 am until 3 pm. If you would like to join us this month, call Regina Brevik, 661-8176.

#### **We really need more substitutes!**

Winners since last *Seashore News*:

December 20: Edy Tisch, Helen Stevenson,  
Kay Wittmack

December 27: Helen Campbell, Marion Evans,  
Regina Brevik

January 3: Marion Evans, Gloria Thraillkill,  
Regina Brevik

January 10: Marion Evans, Robbie Wolff,  
Frieda Baskin

### THANK YOU

The Niguel Shores staff and Wendt Landscape would like to express our sincere appreciation for the Community's holiday gratuities.

*Karen Decker*

### Corrections

In the January issue:

The name of Bunny Ross was incorrectly added to the caption of the Bridge photo.

The correct spelling of the *In Memoriam* name is Victoria Winn Watson.

### COME DIP WITH THE DIPPIES



*Front row, left to right: Barbara Brabeck, Hope Luedeke, Ruth Levitan, Terry Scott, Marilyn Pappas.  
Back row, left to right: Marian Kennedy, Kathy Vonk, Pam Taylor, Irene McDonald, Bunny Ross, Susan Foltz (instructor), Ann Morris*

There is no better activity in Niguel Shores to keep the joints moving and a smiling face than a dip with the Dippy Dolphins at the Niguel Shores pool. The classes on Monday, Wednesday and Friday from 9:30-10:30 are led by Susan Foltz, a certified Water Aerobics Instructor, and certified by her class as one of the nicest people in the world. The jaws get equal exercise, and participants go home with reviews of the latest movies and books, local news, helpful household hints, recipes and perhaps a few tidbits of Niguel Shores gossip, along with a feeling of well-being. Luncheons are planned few times a year so that members can recognize each other in regular clothes. The pool is kept at a much-appreciated and constant 82°. No reservations are necessary; just come and join the fun. The charge is \$3/session or \$28/month, obviously a steal for all the benefits listed above.

*Hope Luedeke*

**In Memoriam  
Earl "Pinky" Brown  
Long-time resident of  
Marmara Bay  
with many friends in the area.  
January 2007**

---

# SPORTS NEWS

---

*Peter Rask, Editor*

## MEN'S GOLF

The first 2007 golf outing for the Mens Club took most of the day into the darkness at the Vineyard Course in Escondido. Very slow play and a delay in starting on our scheduled time made it a long day for the 24 players.



First place honors went to the team of Jack Sweeney, Dick Brame, and Bob Scott who carded off the second place team of Jerry Pearl, Myron Miller, Al Thome and Morrey Dohner. "Lachel Closest to the Pin" winners were Charlie Clark and Jack Sweeney.

The 2007 schedule calls for playing 23 tournaments at 17 different courses and promises an exciting, challenging and satisfying way of life for ardent golfers of all skills.

### Quote of the month:

"Give me golf clubs, fresh air and a beautiful partner and you can forget the clubs and fresh air". *Jack Benny*  
*Bob Borland*

## WOMEN'S GOLF

Next Fun Day is Monday, February 12. Check in time is 8:00 am at Aliso Creek Golf Course. Golf captains are Lee Sweeney (661-5924) and Bev Longfield (494-8488). The meeting and luncheon will follow in the community center. Luncheon captains are Margaret Banerian (661-5307) and Barbara Brabeck (493-9399). If you must cancel, call the captains and, if it's last minute, call the course, too. (499-1919).

January winners were: low gross, Gretchen Rask; low net, India Rouse; low putts, Gretchen Rask (13); longest drive, Gretchen Rask; closest to the pin #6, Irene McDonald; and on #8, India Rouse. In the mystery game, holes # 1 and 7 (Jan. 07) were subtracted from the net scores. First place winner was Terry Scott. Second place was a tie between Liz Kelsch and India Rouse. It was a gorgeous summery day. Four deer were grazing peacefully near hole #6 unmindful of our play. Ladies, come join us to see such sights and have such fun!

Dues of \$15 are to be paid in the month of February and checks are to be made out to Marlene Lynch.

*Liz Kelsch*

---

## GARDEN CLUB *continued from page 8*

A sign up sheet will be available for the Wednesday, March 21 field trip to Huntington Library Gardens. The bus trip will involve a full day excursion from 10.30 am - 6 pm, with lunch at one's own expense at the Garden Tea Room.

A total of 44 people will be allowed. Members may bring their spouses and guests. Please contact Jack Sweeney at 661-5924 with any enquiries.

February is not a major planting month, for while it may feel like spring, it is still winter. February is more of a waiting month. However, you can fill in beds with cool season bedding plants such as primroses, pansies, violas, calendulas and perennial candytuft.

You may call Master Gardeners of Orange County for any gardening questions. The hotline is (714)-708-1646 or email [ucmastergardeners@yahoo.com](mailto:ucmastergardeners@yahoo.com), or website <http://www.uccemg.com>.

Happy Gardening.

*Ann Strauss*

## *Superbowl*

*Sunday, February 4*  
**Community Center – 2:00 pm**

Hotdogs and refreshments  
will be served  
Wine and beer (nominal charge)

**Playoff Game at 3:00 pm**

Quarterly pay-offs

Open to all Niguel Shores residents  
and their guests

No reservations necessary  
Just come!

How Good is Your Chili Recipe???

# NSCA CHILI COOK OFF



**Sunday, March 4  
1:30pm – 4:30pm  
Niguel Shores Park**

**We can only accept 25 Entries  
Deadline to enter is February 15th**

Entry Cost: \$20.00

**This is a First Come-First Serve Basis.**

Entry Forms and Rules Available in the NSCA Office. Teams welcome.

**Hot dogs**

**Margaritas**

**Beer**

**BRING THE FAMILY AND JOIN THE FUN!**

## MEET YOUR NEIGHBOR

### Marti Poivre

Did you ever stop to think about how people develop their particular interests? Our neighbor, Marti Poivre, loves the theater, home tours, gardens and National Parks.

Her love of the theater comes from high school days when she worked with her drama coach and developed monologues on various subjects that she would present in school and to various community groups. Although she went on to become a fourth grade teacher, she has continued to love theater and can discuss all of the local live theater productions as well as the latest hits at the movies.

December was the month she and her husband Dick took a break from our suburban paradise and went to the big city, New York or Chicago or San Francisco, to get in the mood for Christmas. A must on these visits were home tours. She has seen artists' lofts, southern mansions with ballrooms, and "Sears Catalogue" homes in San Francisco. She continues to support all the local charitable groups who have home tours as well as enjoying our Womens Club events.

Gardens and National Parks are her delight for their sheer beauty and the pleasure of being outside in nature's wonderland.

Volunteering with the Assistance League, Ocean Institute, Sand Dollars, Cabaret Guild of the Performing Arts Center, Frugal Gourmets and the Shores Single Sippers round out her activities. If you have trouble finding something to do, just call Marti.

Barbara Milner

### Changing Your Guest List on Line

A few simple steps to add pass code on line:

1. Access the Internet and log-on to [www.gateworksguest.com](http://www.gateworksguest.com)
2. Choose your community from the drop-down box
3. Enter your Username (your telephone number) and Password (your pass code)
4. When property owners do not have a password to begin with, they can enter their address, i.e. 35000 Beach Road, in the password box and press proceed to create a new password.
5. You can make changes to your permanent or temporary guests, update your personal resident information and set parental codes if required.

## LANDSCAPE *continued from page 1*

work. Committee members receive assignments from the general manager to investigate homeowner requests, complaints and suggestions, and report their findings and recommendations to the committee (Rule 4273).

The current composition of the committee with areas represented and number of homes in each area:

Sharon Stewart – Chair/Berkus Homes (105)  
Joan Beyer – Atlantic Garden Homes (174)  
Elaine Converse – Sea Terrace I Townhomes (239)  
Sue Forrest – Shores Garden Homes (144)  
Karen Linger – Broadmoor Homes (67)  
Irene O'Brien – Villas (75)  
Donna Rosecrans – Custom Homes/Breakers Isle (79)  
Janet Traver – Sea Terrace II Townhomes (77)  
Janet Mackaig – At Large (Community Center, Beach Bluff Park, parking lots, entrances, PCH and Stonehill slopes)

These area representatives are familiar with the list of approved shrubs, trees, ground covers and color plants that are used in the community. Each member has a budget for the assigned area, determined in consultation with the landscape contractor and needs for the coming year. The overall budget is set by the Board and is available for seasonal planting, replanting of problem areas, replacement of trees, fertilizing, etc. More recently some of the budget money has been used to construct raised planters which are filled with improved soil to sustain more permanent plantings—see the corners of Niguel Shores Drive at Halyard and Windlass, for example.

### Shrubs and Color Plants

Sharon Stewart, Chair, reports that the committee strives to use plants that are low maintenance and, on the many, many slopes that the community has, plants that are deeper rooted to help maintain the slopes. A flowering shrub that is widely used on the slopes, and is in profuse bloom at the moment, is the orange-flowered Cape Honysuckle (*tecomaria*). It requires little water and can be left to grow naturally or trimmed and sculpted as has been done in some areas. Other favorites are agapanthus, gazania, the long-blooming iceberg and carpet roses, geraniums, and the ubiquitous Indian Hawthorne (*rhapiolepis*) with its mantle of pink flowers in early spring. Area representatives, in consultation with the committee,



Indian Hawthorne

may select specific plants for their areas. See below for George's discussion of trees.

### Trees, Trees, Trees

Do you know how many varieties of trees that are planted in the Shores? Would you believe there are over

33 different kinds of trees growing here? Among the most obvious are the Italian Stone pines on Atlantic Drive and the Aleppo pines along the Mariner entrance.



*Agonis tree*

We also have coral trees at many of the entrances to the Shores. They have striking coral blossoms once or twice a year. The water-loving, white-barked melaleuca has white bottlebrush blossoms and can be found in the many difficult growing places in our area. We still have several outstanding eucalyptus trees. The yellow flowering Tipuana Tipu trees can be found in some front yards and along slope-lined drives, the orange-flowered African Tulip tree has been planted at the Mariner entrance and in other areas, and the willow-like agonis is an attractive and tolerant tree. Others are: ornamental pears, magnolias, peppers, bottlebrush, New Zealand Christmas tree and others too numerous to mention.

The trimming by Wendt Landscape is as follows; The Atlantic Drive pines every two years; coral trees twice a year; eucalyptus three to four years. All others are trimmed in the fall. A full list of all the trees, bushes and plants is available at the NSCA office.

*George Traver*

### Memorial Trees

There are two Tipuana Tipu trees near the Maintenance Department entrance that were planted in memory of Norm Pomeroy, a long-time Maintenance Committee Chairman and all-round Mr. Fix-It in the community.



*African Tulip tree*

An African Tulip tree on your right as you exit Mariner Drive was planted in memory of Dottie Foth and Barbara Peever as well as for all deceased members of the Womens Club.

### The Latest on Irrigation

In January the Board approved the acquisition of a new satellite controlled irrigation system for approximately \$120,000 which includes a \$35,000 rebate from the South Coast Water District. This new system will eliminate watering on rainy days and is projected to reduce our yearly water usage by 25 percent, a projected annual savings of around \$27,000 of the current water costs of \$110,000 per year. Another feature is flow sensors that shut off the water when there is a break in the line or when a sprinkler head is broken. This system will improve the effectiveness of our irrigation by sprinkling the slopes in short bursts with a delay in between so the water soaks in instead of running off. Reduced runoff will minimize future expenses for slope repair/failures, standing water, and/or water damage to our streets.

*Roy Dohner*

### Landscape Contractor

Dick Wendt, the landscape contractor, started in Niguel Shores in October, 1977. Dick's son, Sean Wendt, received a degree in Landscape Architecture from California Polytechnic at Pomona and, after working for some time for an architecture firm, joined his father in Wendt Landscape Services, Inc. where he is vice-president and very involved in the landscaping projects in Niguel Shores. The landscape contract for this year is \$579,693—a very



large part of our community expenses and indicative of the extensive amount of Association property involved.

Wendt reports *Sean Wendt, Raul Gomez, Dick Wendt* that about twenty full-time gardeners are in Niguel Shores every day with a much bigger number on mowing days. The Wendt full-time Operations Manager is Raul Gomez who has been here almost as long as his boss. Raul is the uncanny expert who knows every shrub, tree and weed in this community and cares very much about all of them. Other long-time employees of the Wendt firm look after the irrigation system, the gardeners and the plantings. Wendt expounds on how appreciative he is of these reliable employees who keep our community looking good, care about their work and enjoy caring for the landscaping.

Wendt says you can't believe how many truck loads of garden waste his men haul to the county landfill and, more often, to a recycling company. A dumping fee is paid for the waste and, when branches are taken there for chipping, he pays \$27-30 a ton to dump them, and then, has the "privilege" of buying it back for mulch at \$12 a ton. Of course, many of the tree branches cut during the fall pruning each year are chipped and used in Niguel Shores for mulch.

Wendt says he appreciates having been able to work in this community over a long period of time to figure out what works and what doesn't here near the ocean with our difficult soils and water table. He feels that consistent policies can save a community money by not changing contractors, trying new things, and eventually, having to go back to the tried and true. His last statement was that, with his experience of many associations and communities over the years, Niguel Shores has always been the "best run" of all of them and that, he believes, is because the residents serving on the Board and the many committees have, as a whole, really selflessly cared about the community.

*Mary Crowl*

## VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words, 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.

*It is time to put our New Years resolutions into practice. How about the ones to eat better, exercise more and become healthier?*

*Let's take the exercise:*

*Niguel Shores offers a thrice weekly exercise class (Monday, Wednesday and Friday) from 8:30 to 9:30 am in the multi-purpose room.*

*Leslie Davis, our instructor, welcomes men and women who want to improve their overall fitness. Come and give us a tryout! You'll like the camaraderie and feel better for it. See you there.*

*Gerlinde Duffy*

*I would like to correct the erroneous information under Men's Tennis appearing in the January 2007 Seashore News. I am not and never have been the leader of a group that meets on Friday and Monday at 8:00 am. There is just a group of four that meets to play tennis. We play doubles on one court, it being hard for four people to play doubles on two courts at one time. We do not alternate if all show up because this doesn't happen. We have arranged beforehand who is going to play.*

*I do not know where Peter Rask got his information. Perhaps he has a vivid imagination as golf players sometimes do. In regards to his remarks on lobbying I have no comment as I fail to see the point.*

*Hersey Steinwinter*

## DANA POINT LIBRARY

Tots will enjoy stories, songs, finger plays which will help spark their imagination at the Toddler/Pre-School Storytimes at the Dana Point Library. This session will run through February 13 at 10:30 am.

The After School Club for School-Age children will continue through February 8. The After School bunch creates special craft projects that go along with the stories read. Registration is required and limited. Registration for the Spring After School Club will begin on February 8.

Family Pajama Storytime with the Sunshine Readers will be held the last Monday of the Month February 26 at 7:00 pm. For all ages, no registration required.

Upcoming: A Special Lighthouse presentation will be featured by the Dana Point Lighthouse Society. Check with the library for details. And don't miss out on seeing the fabulous display of lighthouses of California in the display cases at the library, through February.

*Betty Steinwinter*

## NEIGHBORHOOD ADS

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.

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



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: 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: In Niguel Shores, Canon XD105PM/8PPM Copier 250 SHT Digital 5 years old – works great! Priced at \$150. Call 949-248-0265 or email at buzzagent@earthlink.net.



For Sale: 2003 BMW 3 series 330i Sedan, 4-door, steel blue with gray interior; premium package only 20,000 miles. \$27,500. Call 949 240-7471.



For Sale: Sears Craftsman table saw 2 HP, 10-inch plus accessories \$200. Yakima ski rack for a Ford Explorer \$35. Call 493-9739.



Christian lady for live-in companion. Will do light cleaning & some cooking. Can drive and have own car. References available. Call Bernice at cell # 949-292-3670, home # 949-454-9973

## 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

# COMMUNITY NEWS

## DANA POINT HISTORICAL SOCIETY



DANA POINT  
HISTORICAL  
SOCIETY

Program meeting on Monday  
February 26 at 7:00 pm in the  
Community House  
Architectural historian will  
discuss our local heritage.

Everyone is welcome – your opportunity to  
participate in your local heritage.

Visit our Web site at  
[www.danapointhistorical.org](http://www.danapointhistorical.org)  
Call 248-8121 for more information

Dana Point  
*Coastal Arts*

**First Friday Art Reception**  
**Friday, February 2, 6:00 - 9:00 pm**

Local artists display paintings, sculptures,  
photography, water colors, glass, etc.  
Complimentary wine, hors d'oeuvres  
and live entertainment.

Dana Point Coastal Arts Plaza  
34118 Pacific Coast Highway, Dana Point

[www.dpcoastalarts.org](http://www.dpcoastalarts.org)

## DANA POINT LIGHTHOUSE SOCIETY



Next meeting: February 20, 7:00 pm.  
Community House  
24642 San Juan Avenue, Dana Point.

Call John Gile at 218-2589 for details or e-mail  
[danapointlighthouse@cox.net](mailto:danapointlighthouse@cox.net).

# EVER HOT

For Endless Hot Water

## Tankless Hot Water Specialists

Free Estimates: (949) 374-0475 Lic.# 824798



**Cathy Bendall, REALTOR®**  
President's Circle  
[CathyBendall@earthlink.net](mailto:CathyBendall@earthlink.net)



## Prudential

**California Realty**

Two Ritz Carlton Drive, Suite 201  
Monarch Beach, CA 92629  
Bus 949 443-2000 Fax 949 443-2209  
Cell 949 466-5566

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



CHRIS EDMONDSON  
496-9731  
Fax 496-6855

## CHICK'S PLUMBING, INC.

*Recipient of the Ethics in America Award*

Repair • Remodel • Rooter Service  
34172 Doheny Park Road  
Capistrano Beach, CA 92624

Family Owned & Operated  
Since 1975  
Lic. #310654



## GETCHELL & GARBORG REMODELERS, INC.

General Contractor - Lic. 542113

- Complete Remodeling Services - Fine Kitchens & Baths -

**Kurt Getchell**

Tel: (949) 369-9229 [kurt@remodelmen.com](mailto:kurt@remodelmen.com)

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

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

**Angia Narel**

*Niguel Shores Neighbor*



2 Ritz Carlton Drive, Ste. 201  
Monarch Beach, CA 92629

**Direct – 949-290-0757 – email: [ajnarel@pruoc.com](mailto:ajnarel@pruoc.com)**

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

**MONARCH SHORES REALTY**  
**OUR BUSINESS IS NIGUEL SHORES**



**SALLY LEONARD**  
(949) 240-7015



**DON BEAVER**  
(949) 493-7430



**"JO" TURNER**  
(949) 493-5137



**MONARCH VETERINARY HOSPITAL**

**Glenn S. Craft, DVM**  
*Hospital Director*

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

**Joel Emery Construction Services**

Room Additions • Remodeling Interior & Exterior  
License # 480708

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



(949) 661-8985

Lic. No.  
553968



Tracy Bovee, Owner

33132 Acapulco Dr.  
Dana Point, CA 92629

Bonded  
Liability Insurance  
Workman's Comp.



**JEANNETTE BAKER**  
DIRECTOR OF MARKETING AND SALES

*"Housing, services and health care  
for older adults"*

19191 HARVARD AVENUE / IRVINE, CA 92612  
(949) 854-9500 / DIRECT: (949) 509-2205  
FAX (949) 725-9132

E-MAIL: [jeannettebaker@scphs.com](mailto:jeannettebaker@scphs.com) • [www.scphs.com](http://www.scphs.com)

**SCPH**  
A SOUTHERN CALIFORNIA  
PRESBYTERIAN HOME

**Ian Huxtable**  
**Construction Services**

*"Lives in Niguel Shores"*  
Major Home Remodels  
Kitchen & Bathroom Remodels,  
General Home Improvements  
**949 466 5921**  
General Contractor Lic. #874817

**San Clemente Villas**  
**By the Sea**

**FULL SERVICE RETIREMENT LIVING**

**(949) 489-3400**

660 Camino de los Mares  
San Clemente, CA  
(Next to the Saddleback Memorial  
Hospital at San Clemente Campus

[www.sanclementevillas.com](http://www.sanclementevillas.com)  
RCFE Lic. #306001485



*Aileen & Paul  
Brazgans, Owners*

To place an ad call the NSCA office at 493-0122.



# Apex Plumbing

License # 552074



- Electronic Leak Detection
- Water Pipe Repair & reroute
- Gas Piping, Repair & reroute
- Drain Service
- Sewer & Drain Camera
- Electronic Line Locating
- Maintenance & New Plumbing
- 45 Years Experience

(949) 733-1899  
Mobile (714)-313-1616  
Pager (949) 729-1830

a partnership in real estate

The Immel Team

Phil Immel & Karan Masters



OVER 40 YEARS OF EXPERIENCE  
HOMEOWNERS & NEIGHBORS



NIGUEL SHORES

*"Your Resort Destination for Life!"*

949.338.8818 cell

949.249.2020 tel

www.ImmelTeam.com • Karan@ImmelTeam.com

**WILL YOUR ASSETS  
LAST YOUR LIFETIME?**



**FIND OUT WHAT IT MAY  
TAKE TO RETIRE.**

With negative forces such as inflation to contend with, financing your dreams takes forethought. A.G. Edwards' free brochure helps you design a sound retirement plan that could make all the difference in your tomorrows.

**Call to request your free copy of "Planning a Secure Retirement."**

In serving you, we generally act as a broker-dealer but may act as an investment advisor for certain accounts for which we are appointed as investment advisor, and our obligations will vary with the role we play. Unless we otherwise specifically indicate in writing, we are acting only as a broker-dealer. Please consult "Important Information About Your Relationship With A.G. Edwards" on [agedwards.com/disclosures](http://agedwards.com/disclosures) for a discussion of the differences between our brokerage and advisory services.



**Kraig Karnazes**  
Financial Consultant  
265 Ocean Ave.  
Laguna Beach, CA 92651  
(949) 494-8038  
[www.agedwards.com/fc/kraig.karnazes](http://www.agedwards.com/fc/kraig.karnazes)

04179111 04441 04P-003 1107

©2006 A.G. Edwards & Sons, Inc. • Member SIPC

**NIGUEL SHORES RESIDENTS PROUDLY  
SERVING THE COMMUNITY  
FOR OVER 30 YEARS**



Joseph Wm. Smith



Mark Sweeney



**MONARCH BEACH  
REALTY**

#10 MONARCH BAY PLAZA • MONARCH BEACH, CA 92629  
949-489-1100 • [WWW.MONARCHBEACHREALTY.COM](http://WWW.MONARCHBEACHREALTY.COM)

# February 2007 in Niguel Shores

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																						
					Sunday																																																																																						
			1 8:00 Ladies Tennis <b>1:00 Architectural Cmte.</b> 3:00 Womens Club Board Mtg MPR	2 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 10:00 SSN Staff	3   4 <b>Super bowl Party</b> 2:00 in the MPR																																																																																						
5 Womens Golf 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	6 8:00 Mens Club Breakfast 1:00 Art Class	7 8:30 Fitness Class 9:00 NSCA Board 9:30 H <sub>2</sub> O Aerobics 11:30 Bridge 1:00 Open Board Mtg 3:00 Mens Tennis  <b>STREET SWEEPING</b>	8 8:00 Ladies Tennis 12:00 Womens Club Luncheon	9 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	10  11																																																																																						
12 Womens Golf Fun Day 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics. <b>3:00 Landscape Committee</b>	13 8:00 Mens Club Golf. 1:00 Art Class <b>7:00 pm Recreation Committee MPR</b>	14 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics <b>9:30 Traffic and Safety Committee</b> 11:30 Bridge <b>2:00 Maintenance Committee</b> 3:00 Mens Tennis	15 8:00 Ladies Tennis <b>1:00 Architectural Cmte.</b> <b>Sea TerraceII Annual meeting</b> 7:30pm in the MPR	16 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	17  18 <b>Chinese New Year Potluck 6:00pm MPR</b>																																																																																						
19 Womens Golf 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 12:00 Garden Club	20 8:00 Mens Club Breakfast 1:00 Art Class	21 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 11:30 Bridge 3:00 Mens Tennis 4:00 NSCA Board 7:30 Homeowners Forum	22 8:00 Ladies Tennis	23 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	24  25																																																																																						
26 Womens Golf 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 10:00 Page Turners <b>1:00 Tree View Blockage Cmte.</b>	27 8:00 Mens Club Golf 1:00 Art Class	28 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 11:30 Bridge 3:00 Mens Tennis			31																																																																																						
<b>Sheriff's Department: 770-6011</b> <b>Non-emergency services.</b>  <b>Niguel Shores Office: 493-0122</b> <b>Mariner Gate: 487-4800</b> <b>Mariner Fax: - 487-4182</b>		<b>JANUARY</b> Sun Mon Tue Wed Thu Fri Sat <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>								1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							<b>MARCH</b> Sun Mon Tue Wed Thu Fri Sat <table border="1" style="width: 100%; border-collapse: collapse;"> <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> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							
							1	2																																																																																			
3	4	5	6	7	8	9																																																																																					
10	11	12	13	14	15	16																																																																																					
17	18	19	20	21	22	23																																																																																					
24	25	26	27	28	29	30																																																																																					
31																																																																																											
				1	2	3																																																																																					
4	5	6	7	8	9	10																																																																																					
11	12	13	14	15	16	17																																																																																					
18	19	20	21	22	23	24																																																																																					
25	26	27	28	29	30	31																																																																																					

# NSCA DIRECTORY

Office – 493-0122

Mariner Guard-house Gate – 487-4880

[www.niguelshores.org](http://www.niguelshores.org)

## BOARD OF DIRECTORS

George Evans      President  
Roy Dohner      1<sup>st</sup> Vice-president  
Dave Ontiveros    2<sup>nd</sup> Vice-president  
Marilyn Moon      Secretary  
Gretchen Rask     Chief Financial Officer

## NSCA STAFF

Leo Riley            General Manager [gm@niguelshores.org](mailto:gm@niguelshores.org)  
Ivy Hsia             Controller [controller@niguelshores.org](mailto:controller@niguelshores.org)  
Karen Decker      Community Relations Mgr. [crmgr@niguelshores.org](mailto:crmgr@niguelshores.org)  
Dave Crook        Maintenance Manager [mm@niguelshores.org](mailto:mm@niguelshores.org)  
Catheryn BeVier    Community Relations Asst. [aa@niguelshores.org](mailto:aa@niguelshores.org)  
Bobby Gargari      Community Relations Rep. [bobby@niguelshores.org](mailto:bobby@niguelshores.org)  
George Cooley      Maintenance Staff  
Dave Smith         Maintenance Staff  
Dennis Cannon     Maintenance Staff

## NSCA COMMITTEES

Architectural Committee  
Finance  
Landscape  
Maintenance  
Recreation  
Seashore News Staff  
Traffic and Safety  
Tree View Blockage

## AD HOC COMMITTEES

Revitalization  
IT/Website

## CHAIRPERSONS

Ginny Nevitt (rotating)  
Marcy McNulty  
Sharon Stewart  
Sam Johnson  
Carol Yocom & Patty Cook  
Mary Crowl  
Martin Dedrick  
Linda Brame

## CHAIRPERSONS

Don Johnston  
To be determined

## MEETINGS

1:00 pm, 1<sup>st</sup> and 3<sup>rd</sup> Thursdays  
See Calendar  
3:00 pm, 2<sup>nd</sup> Monday  
2:00 pm, 2<sup>nd</sup> Wednesday  
7:00 pm, 2<sup>nd</sup> Tuesday  
10:00 am, 1<sup>st</sup> Friday  
9:30 am, 2<sup>nd</sup> Wednesday  
1:00 pm, 4<sup>th</sup> Monday

## MEETINGS

Varies  
To be determined

## Sea Terrace Townhomes Assoc. I

Carl Printz, President  
Don Beaver, 1<sup>st</sup> Vice-President  
Eric Ackermann, 2<sup>nd</sup> Vice-President  
Mary Berberich, Treasurer  
Ceacy Johns, Secretary

## Sea Terrace Townhomes Assoc. II

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

## Women's Club

Hope Luedeke, President  
Men's Club  
Norb Berberich, President  
Garden Club  
Jack Sweeney, President

## Seashore News

Editor – Mary Crowl – [mccrowl@cox.net](mailto:mccrowl@cox.net)

Sub Editors:

Doris Adams – [doradams@cox.net](mailto:doradams@cox.net)  
Page Turners, In Memoriam  
Marion Evans – [margeo9554@cox.net](mailto:margeo9554@cox.net)  
AC, Maintenance, Finance, Bridge  
Bernie Fornadley – [nscawebmaster@cox.net](mailto:nscawebmaster@cox.net)  
Website, Webmaster  
Karen Linger – [kvling@cox.net](mailto:kvling@cox.net)  
Clubs: Garden, Mens, Women  
Peter Rask – [dprask@cox.net](mailto:dprask@cox.net)  
Sports: Golf & Tennis

Betty Steinwinter – [herseyL@aol.com](mailto:herseyL@aol.com)  
Library News, Meet Your Neighbor  
George Traver – [grtaver@cox.net](mailto:grtaver@cox.net)  
Landscape, T&S, TVB Committees  
Carol Yocom – [zmamie@cox.net](mailto:zmamie@cox.net)  
Recreation, Special Events, Potluck  
Staff – Catheryn BeVier – [aa@niguelshores.org](mailto:aa@niguelshores.org)  
Calendar, Directory, Neighborhood Ads, Voice of  
the People, Notices, Business Ads  
Seashore News Collating – Shirley Smith  
Seashore News Distribution – Bob Converse

Web site hosted by MIS Inc.

The Seashore News Staff expends all reasonable effort to confirm the accuracy of statements in the Seashore News but assumes no responsibility for errors, omissions of fact or use of material that might be offensive in some way.

Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NSCA

Board actions and community activities and to encourage participation in community affairs

1/22/2007 4:50 PM

# BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**



## 2007 REAL ESTATE UPDATE FOR NIGUEL SHORES

### \*FOR SALE\*

1 Berkus	\$1,350,876	1 Garden Home - Ocean Side	\$2,695,000
2 Broadmoors	\$1,675,000 - \$1,725,000	1 Oceanfront	\$8,900,000
1 Custom	\$3,300,000	3 Townhomes	\$889,000 - \$1,159,950
1 Garden Home - Inland Side	\$1,599,000	1 Villa	\$1,199,000

### \*IN ESCROW\*

2 Garden Homes - Inland Side \$1,049,000 - \$1,069,000

\*PER MULTIPLE LISTING SERVICE AS OF 1/12/07\*

**(949) 234-5660 – CALL CONNIE**

**NIGUEL SHORES SPECIALIST**

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

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



*Please call me if you would like a confidential and complimentary market analysis outlining the value of your home, a tract floorplan for your model, or for information regarding refinancing, termite companies and any related real estate information.*

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



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