

Seashore News



March 2007 Published Monthly by Niguel Shores Community Association Issue 401

WHY CAN'T WE ALL JUST GET ALONG?

To quote the famous American philosopher, Rodney King, “Why can’t we all just get along?”

Over 30 years ago the original developer put in place a set of rules and regulations with the objective of preventing disputes between people sharing the common facilities and to eliminate neighbor-to-neighbor conflicts. Since then, periodically, the Community Association has added, eliminated or modified those original rules with the same objective. So, why do we have conflicts, and why do some escalate into lawsuits?

There are a number of reasons but the most common are: 1) Many don’t

read the rules. 2) Some don’t agree with the rules, and 3) A few interpret the rules to suit themselves.

When a rule violation occurs or a neighbor-to-neighbor dispute arises, the Association follows a process to attempt resolution. First, the violation is investigated and the offending party is notified. Thankfully, a majority of the disputes are resolved at that point. Next, if the violation is disputed, a Board hearing may be held. Again, most unresolved issues are settled following a Board hearing. Finally, in those few cases where the issue is unresolved after the Board hearing, a mandatory “third party”

dispute resolution process is undertaken.

Litigation is always the last resort because it is always a no-win situation—except for the attorneys. If the Board enforces a rule, the Association is exposed to spending time and money to defend that rule. On the other hand, if the Board ignores a serious rule violation, the Association is also exposed to the cost of litigation plus damages for not enforcing a rule.

So, it’s sued if we do or sued if we don’t but, thankfully, litigation is the exception because most follow the “Golden Rule”. —Roy Dohner, Acting Board President

NSCA Web Site

What it is...

What is it? A document that is part of the “World Wide Web” for which “Web” is an abbreviation. Therefore, a site (it could be called a place or an address or whatever) on the World Wide Web is a “Web site.” Then there is the argument about how to spell it. Some like “website,” a common usage. However, many heavy weights like the Oxford English Dictionary, The Merriam-Webster, Microsoft (!), Reuters, etc., contend that “Web” is a proper noun needing capitalization as it is the abbreviated name (see above) of “World Wide Web” and, site is just like any other site. So much for that.

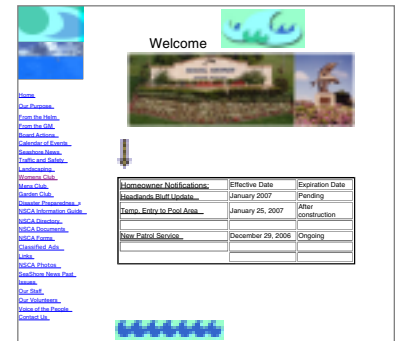
Historically, there is controversy about when the first Web site appeared but, in any case, it was made clear that the World Wide Web was free to all. Wikipedia (the Web’s free encyclopedia) reports that in 1995 there were 18,000 Web sites and today there are 106,875,138. Niguel Shores is one of those.

History of NSCA Web site

The Niguel Shores Web site originated within the old IS (Information Services) Committee which was formed by Charlie Clark in 2001 to deal with technology related issues and was primarily involved with gate management. Our Webmaster, Bernie Fornadley, joined the Committee later and volunteered to develop a Web site for the Community and produced a prototype which quickly became the Niguel Shores Web site.

Forrest Owen, a member of the IS Committee, had long thought that Niguel Shores would have a Web site some day and had the foresight to buy and hold the domain name *www.niguelshores.org*, and, once the Web site was up, transferred it to Jeff Beresford who volunteered to host the

continued on page 5



FROM THE GM

FINALLY—By the time you read this article, the demolition of the old office building should be well underway. Four years ago, Board President, Jerry Milner, appointed a committee to develop a master plan for a new NSCA complex with a state of the art office and recreation center. Then, Board President, Arnold Cordova, continued pursuing the shared dream as well as subsequent Board Presidents, Diana Cannariato and once again, Jerry Milner. Thousands of hours later, the many committee volunteers and NSCA staff have finally brought this dream to fruition.

The names of all who have worked on this project are too numerous to list, but a special thanks needs to go to those who comprised the original Revitalization Committee. In alphabetical order they are: Bob Borland, Charlie Clark, Cynthia Carlson, Jack Christiansen, Don Johnston, Karen Linger, Dave Ontiveros, Jerry Pearl, Boyd VanNess and Chairman Roy Dohner. (See article in this issue of the SSN from Don Johnston regarding the Revitalization Committee).

As we publish this article, an MPR Revitalization Committee has just been formed under the Chairmanship of Rob Rifkin. This team is picking up the gauntlet and has begun planning the MPR as the new office comes out of the ground. This process is a model of how an HOA should be managed and, once again, special thanks is due all those who selflessly served this community.

NOTIFICATIONS TO HOMEOWNERS—A new communication feature has been added to the Niguel Shores

Web site called NOTIFICATIONS. You will see listed any significant news, events and notices that need to be quickly communicated to homeowners. Each notice will have an “effective date” and an “expiration date”. All you need to do is click on the notice name and it will take you to the next page containing all the necessary information. Try it out as it is a great way to receive the latest news.

2007 ELECTION/NOMINATIONS—just a reminder that nominations for the 2007 Board of Directors are due in the NSCA office by 5:00 pm on Friday, March 2. The Nomination Forms are available in the NSCA office.

SATELLITE IRRIGATION SYSTEM—Another major project has finally started with the installation of the new Weather Track Irrigation system. (Look for the new stainless steel boxes) This system automatically controls watering (the irrigation valves) by satellite signal and takes into consideration the weather, soil type, plantings, sun exposure and other variables. With the rebate from SCWD and the cost of water soaring in Orange County, the savings produced by this system will pay for itself in 2–4 years as well as reducing the amount of ground water in our slopes.

NSCA STAFF CHANGES—We are pleased to announce that George Cooley has been promoted to the position of Maintenance Supervisor. George has been part of the NSCA staff for years and brings quite a bit of experience to this position. In addition, we have hired Frank Geck as a new member of our maintenance team, who will be reporting to George Cooley. Congratulations to George and welcome aboard to Frank.
—Leo Riley

COMMUNITY CENTER REVITALIZATION

February 16 was the day the final contract for the construction of the new office structure was signed, sealed, and delivered with Coastline Development, our chosen general contractor for the project. This, after our attorney and the one representing the contractor were able to satisfy all parties.

During this month much activity will take place beginning with the final demolition, clean-up, site preparation, and initial excavating/grading. Immediately thereafter the concrete footings for the new foundation will be laid followed by excavating and laying of new underground utilities. Toward the end of the month the base slab will be poured after which framing is scheduled.

It also will be a month of considerable disruption everywhere around the site. The underground utilities will require several pits and ditches in Niguel Shores Drive to access the main trunk water line which will provide the additional emergency water required for fire sprinklers and proper plumbing in the new building. The present parking lot will be crisscrossed with utility trenches necessitating construction equipment that will render parking access nearly impossible. Once the underground utilities are in place, every effort will be made to make available some parking spaces facing Niguel Shores Drive at the edge of the present parking lot.

Given the need to permit entry of heavy equipment, construction workers, and the digging in Niguel Shores Drive, great pressure on the Mariner Gate is anticipated which will slow entry and exit. Add to this street parking and some congestion is bound to occur. Residents are asked and encouraged to use the two other gates, Selva and Cabrillo, when entering or leaving the Shores. You will save time and help ease the chaos likely to happen as we make progress.

The good news is that our contractor plans on final completion of the new building by July 3, 2007, just in time for the big Fourth of July festivities here in the Shores. It's been a long time coming, but we are well underway.
—Don Johnston

BOARD ACTION SUMMARY

FEBRUARY 7, 2007 BOARD MEETING (General Session)

APPROVED:

- The December 2006 Financial, Variance and Delinquency Reports.
- Appointment of Dick Johns to the Architectural Committee and Irene O'Brien to the Landscape Committee.
- The plan to place a recognition plaque at the trees designated as the "Norm Pomeroy Memorial Planting."
- Mailing of the Election Rules approved by the NSCA Legal Counsel.

PENDING MATTERS:

- 2007 Rule Change schedule and timetable.
- Demolition and construction of the NSCA office building.
- Installation of the Silver Oak Weather Track Satellite Irrigation System.
 - Status of the asphalt repairs by West Coast Paving.
- Status of the Atlantic Garden / Shores Garden tree replacement program.
 - Disaster Management and Neighborhood Watch Programs.

NEW BUSINESS:

- Headlands placement of public restroom at the north end of the strand.
- Approved the resolution to transfer the 2006 budget surplus into NSCA Reserves.
- Appointment of George Cooley as Maintenance Supervisor.

FEBRUARY 7, 2007 BOARD MEETING (Executive Session)

APPROVED:

- Silver Oak Irrigation Satellite Irrigation System contract.
- New NSCA form for lien processing / filing policies.

PENDING MATTERS:

- Attorney Richard Fiore's status report on legal matters.
 - Ongoing AC matters and violations
- Association policies for covenant fees, deposits, filing and processing.

NEW BUSINESS:

- The Headlands public restroom and funicular issue.
- Office procedures / policies regarding architectural and escrow fees.
- Policies, fees and deposits regarding the Beach Bluff and other common recreation areas.

FEBRUARY 21, 2007 BOARD MEETING (General Session)

APPROVED:

- The resignation of Sam Johnson from the Maintenance, Finance and Revitalization Committees.

DISCUSSED:

- The update on the Headlands matter.
- Speed Bumps including replacement of the style at the Mariner Gate (lower).
 - The demolition and construction of the NSCA office building.
 - The update on the proposed rule changes and their timetable.

FEBRUARY 21, 2007 BOARD MEETING (Executive Session)

DISCUSSED:

- The West Coast paving / water remediation project.
 - The street sweeping contract.
 - Ongoing legal matters.

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

NEXT OPEN HOMEOWNER FORUM—March 21, 2007 / 7:30 pm

ARCHITECTURE COMMITTEE

No report for March.

FINANCE COMMITTEE

Our new office building will be completed during the next few months. As our investments in certificates of deposit have expired, Ivy Hsia, our controller, has shifted these funds into money market accounts to pay for the new office building. Following the payments for this project, we will still have at least \$2 million in the reserve account. Another big project planned for this year will be asphalt overlay work on streets west of PCH.

A committee has been formed to begin analyzing Phase 2 of our revitalization plan involving the Multi-Purpose Room (MPR), building, and restrooms. Gretchen Rask, our CFO, will be working with the finance committee in putting together an annual cash flow plan for year 2007 through at least 2010. Every attempt will be made to delay any capital expenditures we can so that we can complete Phase 2 of the revitalization as soon as possible.

—*Marcy McNulty*

LANDSCAPE COMMITTEE

The Board of Directors has adopted a new policy regarding the planting and removal of trees in the common areas. The new policy is as follows:

No tree located on NSCA common area will be planted or removed except in an emergency, without:

1. A proposal having been submitted to the Board of Directors by the Landscape Committee with the reason for the planting or removal.
2. Homeowners in the respective area being notified of the proposed planting or removal and their input solicited for consideration.
3. The Board having approved the planting and removal of any tree on common area.

—*Donna Rosecrans*

MAINTENANCE COMMITTEE

THANK YOU SAM

Sam Johnson has decided to take a well earned rest from the Maintenance Committee. As chairman, Sam guided the committee through one of our most productive and active years. Sam spent many, many days of his time drafting bid requests, evaluating bid proposals, negotiating with contractors and coordinating the efforts of our Maintenance

Department and the contractors. Some of his accomplishments this past year include:

1. Moving the new office building project to the construction phase.
2. Preparing the construction side.
3. Establishing temporary office facilities.
4. Completing a \$300,000 water diversion project to eliminate water drainage down the streets of Nauticus, Mercator, Magellan, Windjammer and Windlass.
5. Negotiating and selection of a contractor for our water irrigation system. This satellite controlled system saves the association at least \$25,000 per year and insures proper watering in all weather conditions.

As all homeowners know, maintenance is an on going issue. The committee welcomes our new Maintenance Supervisor and looks forward to working with him as we strive to implement our vision of “An extremely well maintained community.” Some of the items we are considering are handicap pool gates, emergency plans for automobile gates, street sweeping, sidewalk handicap ramps and better lighting in the upper beach parking lot.

—*Jack Christiansen*

TRAFFIC AND SAFETY COMMITTEE

Mariner Gate: We all need to do our part to assist the guards in processing guests/services promptly. Residents need to call the front gate at least thirty minutes prior to the arrival of your guests/services to allow sufficient time for the guards to enter the information into the system. The guards do not like to turn anyone away because they are not in the system.

Also, when residents do call the gate, they often leave insufficient information for the guards to accurately enter the information into the system. When you do call, please provide the following in a slow and clear manner:

- Complete address.
- Complete resident’s name.
- Personal Identification Code. (PIC)
- Name of guest/service personnel, i.e., Home Depot, John Jones, etc.

If the person will be in for longer than one day, indicate the length of time, i.e., March 1 to March 5.

Remember, if your guest calls you from nearby you can go on line and enter the information instantly and it will be in the system when they arrive at the front gate. If you are having any problems using gatewayworksguest.com, please call Michael Friedman at their Help Desk at 949-305-0463.

—*Martin Dedrick*

TREE VIEW BLOCKAGE

OUT WITH THE OLD NAME

In order to keep up to date with current positive changes that are taking place in the Shores, the committee requested a name change to the Board of Directors which was approved and the committee will now be called

“VIEW PRESERVATION COMMITTEE.”

Request forms for service are available on the net at www.niguelshores.org or at the NSCA office. The committee is here to serve the community and to help keep the Shores a unique piece of paradise on the California Riviera.

—George Traver

SEASHORE NEWS STAFF

You will note that the various editors on the *Seashore News* Staff are listed at the tops of the pages containing the articles for which they are responsible. Also, each of those articles is credited to its author. As part of the policy of giving credit to each person who writes an article, that person's style of writing is left intact with very light editing except for obvious misspelled names, minor punctuation or grammatical corrections. In other words, what they write is what you get.

This issue has been produced by a new person, Mary Francis of *the Creative Spark, a Book Production Studio*, in San Juan Capistrano. We hope you like the new look.

—Mary Crowl

NCA Web Site cont. from page 1

Web site on his company's (MIS Inc.) system which he continues to do to this day at no cost to Niguel Shores.

For various reasons, the IS Committee was discontinued, but Fornadley continued to update the site with each month's issue of the *Seashore News* and, subsequently, added all of the items listed below. From the beginning, all issues of the *Seashore News* have been maintained on disk and CD, with the last four years available on the Web site.

The Web function is now part of the Communication Committee and will be increasingly used to improve communication and facilitate interaction between the Board, staff and members. General Manager Leo Riley appreciates the value of the internet for communication with the community and plans additional ways the Web site can be used.

In addition to information being made available on our Web site, all residents are encouraged to provide the office with their Email addresses so that emergency information can be sent as it happens.

As we progress into the technolog-

ical age in which most of us communicate via e-mail, an immediate and on-going communication, as compared to letters stamped, mailed and belatedly answered, we expect immediate responses. This facility gives our community administration the ability to communicate immediately with its residents and, with the "Contact Us" invitation; its residents can contact the administration. This article is designed to encourage all residents with a computer to use the www.niguelshores.org Web site to conduct as much business as possible with the Association. Here is what it offers:

The Home Page

The Home Page: When you sign on to www.niguelshores.org you will see this page with, at left, a long list of sub-headings covering all the items that are available to you, many of which you will need or will be of interest to you as a resident.

There is a bulletin board with late news about Association issues. Forms can be printed out for homeowner's requests, neighborhood ads, remodeling, service permits, etc. The Rules and Regulations are there, photos of events,

a history of Niguel Shores with lists of past Boards and committee chairs, lists of committee members and current and past issues of the *Seashore News*.

Ways to use the Web Site

Homeowner Request: Print out a copy to fill out at home and take it to the office.

Neighborhood Ads: Print out the form, complete it at home and take it to the office.

Check out when your club meets and who the speaker will be.

Read the latest news about the revitalization of the Community Center.

Look at all the photos of recent events. You see a few in the newsletter but here you can see them all.

Check the calendar for meeting dates and events.

Read all those rules that you don't want to read about.

Check the Directory or the Committee lists if you want to contact someone with a question involving the pertinent area of responsibility.

Forgot the name of someone in the office? Check "Our Staff."

Who's the new guy in the office? Check the Directory.

continued on page 11

CHILI COOK OFF

The NSCA Chili Cook Off has been postponed. Be sure to come hungry on Sunday, May 20 from 1:30 pm until 4:30 pm at our NSCA Park area. Let's see who has the best chili recipe in the Shores. We've got professional judges and prizes! Tony Corke, who owns Chaparossa Grill in Laguna Niguel, hails from England and was trained in Italy. He was also chef at the White House in Laguna for many years. Tony has lots of experience judging Chili Cook Offs. Mike Desimone, our next judge, is co-owner of What a Dish in Dana Point. Clifford Ranney is a retired grower

and processor of chili peppers. He was president of Cal Comp Pack Foods, the company that provided all of the chili powder for Lawry's and McCormicks Spices. Lastly, we have Ron Cook who manages Chili Restaurants that began as a chili-only restaurant in Texas.

We will also be selling beer, wine, margaritas and hot dogs. And, it only costs \$5 to taste as much chili as you want! We will have some tables and chairs set up that will be first-come, first-serve, so feel free to bring your own seating. Hobbledehoy will be there with fun organized games for the kids. Bring the family for a spicy good time.

4TH OF JULY CELEBRATION

The Recreation Committee is hard at work trying to plan a rip-roaring 4th of July. However, we need volunteers for this day full of events. If you would like to volunteer, we need help with the following events:

- Parade
- Children's Games at the Rec Center
- Sandcastle Contest
- Beach Bluffs BBQ.



Please contact the Rec Committee via the office if you are able to help out.

—Patty Mullen Cook

POTLUCK

Spring Fling

Spring is just around the corner so come join our "Spring Fling" on Sunday, March 18 in the multi-purpose room. Please bring your own table service, favorite beverage, and \$1.00 per person. Plan to join your friends at 6:00 pm for cocktails.

If you are new to Potluck, please call a committee member who will answer your questions and advise you to bring a salad, hot dish or dessert.

Committee Members:

- A-E** Patty Therolf 493-4367
- F-O** Kathy and Woody Woodward 493-2382
- P-Z** Barbie and Grover Brown 248-9997

—Ann Christiansen

NIGUEL SHORES RECREATION COMMITTEE 2007 CALENDAR

DATE	EVENT
Sun, April 15	Family Potluck
Sat, May 5	Kentucky Derby
Sun, May 20	Chili Cook Off
Sun, May 27	Memorial Day BBQ at Bluffs
Wed, July 4	July 4th Events/Parade Pancake Breakfast, Sandcastle Contest, BBQ
Sun, Sept. 2	Labor Day BBQ at Bluffs
Sun, Sept. 30	Family Potluck
Sun, Oct. 14	Bluffs BBQ
Sun, Oct. 28	Kids Halloween Party
November 4	Art & Craft Fair

Ian Huxtable Construction Services

"Lives in Niguel Shores"

Major Home Remodels

Kitchen & Bathroom Remodels

General Home Improvements

949-466-5921

General Contractor Lic. #874817

In Memoriam
 Sheldon Friedlander
 Long-time resident of
 Brigantine Drive
 February 2007

GARDEN CLUB

The March meeting will be in the form of a field trip by bus to Huntington Library Gardens in Pasadena on Wednesday the 21st. The cost of the trip is \$35 per person, inclusive of bus fare, entrance fee and refreshments. Lunch will be at one's own expense in the Gardens Tearoom on arrival at the Huntington. The bus holds a maximum of 44 people. Please call Jack Sweeney at 661-5924, to make reservations for the trip. Spouses and guests may be invited by members. Please meet in the parking lot of the Community Center at 10.00 am. The bus will depart at 10.30 am, and will leave the Huntington at 4:00 pm, arriving back in Dana Point between 5:30-6:00 pm.

Sign-up sheets will be available for the District meeting/luncheon to be held on April 2 at Canyon Crest Club House in Mission Viejo.

The April 16 Garden Club Meeting will feature Jerry Pearl, who will demonstrate how to divide and care for cymbidium orchids.

March is a good time to start an herb garden. Good planting choices include: chives, parsley, rosemary, sage, tarragon and thyme. It is also time to plant perennials.

Almost everything in the garden will benefit from a boost of nitrogen now. Feed fruit and ornamental trees, groundcovers, shrubs, perennials and annuals that have been in the ground at least 6 weeks. Also remember your container plants.

Happy gardening!

Correction to the February issue: The Garden Club Holiday Party photo caption should read Irene O'Brien rather than Carolyn Huxtable.

—Ann Strauss.

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.

The March 6 meeting will feature a member of the Angels baseball club to discuss its latest plans.

George Evans, president of the NSCA, will give a "State of the Association" talk on March 20.

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.

—Jim Clark



WOMENS CLUB

Reserve for the March 8 Luncheon

The next meeting of the Womens Club will be Thursday, March 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 Carole Van Houten who has been a Docent at the Bowers Museum for over twenty years. She will give a slide presentation of Amish Quilts that were exhibited at the Bowers Museum in 1988. In her presentation, she traces the history of the Amish people and reflects upon the culture, religion, and life styles of the

Amish people today. Carole encourages people to bring any quilts, new or old, that they may have, to share with the group.

Please make reservations for the March luncheon by March 5. If you do not receive a call, please call Phyllis Tezer at 496-4710. Reservations are necessary to attend the luncheon. New members are always welcome.

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

Home Tour on March 27

This year's Home Tour will be 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. Those willing to serve in that capacity, please call Carol Kuhn at 496-0814.

Trip to Disney Concert Hall on April 26

A trip to Disney Concert Hall in Los Angeles is planned for Thursday, April 26. This facility is the most sophisticated concert hall in the world. There will be a docent tour of the hall and its beautiful gardens. After the Tour, the bus will take you to Olvera Street, China Town or Phillippe's for lunch on your own. The cost for this event is \$40. The bus will leave the parking area at 8:45 am and return at approximately 3:00 pm. Reservations may be made by leaving a check made out to Niguel Shores Womens Club in the office. This event is for Niguel Shores Womens Club members and their guests, but limited to 26.

—Barbara Boyd

WEDNESDAY BRIDGE

We welcome anyone who would like to play contract bridge on Wednesdays from 11.30 am until 3:00 pm. If you would like to join us in March, call Helen Campbell, 496-4230. **We really need more substitutes!**

Winners since the last *Seashore News*:

January 17: Marion Evans, Helen Campbell

January 24: Helen Campbell, Pat Conway, Robbie Wolff

January 31: Helen Campbell, Shirley Heimstaedt,
Dorothy Horany

February 7: Betty Steinwinter, Helen Campbell,
Kay Wittmack

February 14: Dorothy Horany, Theo Whitehead,
Betty Steinwinter

—Marion Evans

PAGE TURNERS

Page Turners will meet on Monday, March 26, at 10:00 am at the home of Betty Steinwinter, 24172 Vista D'Oro. Sally Lee Howd will lead the discussion on *March* by Geraldine Brooks, the story of the absent father of *Little Women*, who has gone off to war leaving his wife and daughters. To evoke him, Brooks turned to the journals and letters of Bronson Alcott, Louisa May's father. Refreshments will be provided by Margaret Fisher.

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.

The April selection is *Crow Lake* by Mary Lawson, and for May, *They Poured Fire On Us from the Sky* by Benson and Alephonsian Deng and Benjamin Ajak. Books for next year's reading are chosen at the June meeting.

—Hope Luedeke

TAYLOR'S BACK!

Six Months in Seattle

You read last July in the *Seashore News* about a Niguel Shores young man named Taylor Carol being diagnosed with a serious form of leukemia, and now, thanks to a long stay and excellent treatment at the Children's Hospital in Seattle, Taylor is back and on the mend. He described his treatment as lots of chemotherapy and radiation to kill the cancer cells and then replacement of those with a perfectly matched bone marrow transplant. He said he was "very sick" during this period with great susceptibility to infection but was so well cared for and happy to have his family nearby that he got through it OK. His parents and little sister lived in the Ronald McDonald House along with 80 other families who had children being treated for cancer. They visited him often and brought him lots of Lego blocks that he used to build fantastic ships and structures that he then gave to his

fellow patients. He and the other patients played a special video game called "Remission" that was educational and helped the patients feel they had control over their fate. There was schooling for his sister and him and, while there, Taylor was asked to record a public service message for McDonalds and was featured in a *Wall Street Journal* article about the game mentioned above.

And, Listen to This!

Taylor is blessed with a wonderful voice and had sung the lead part in a musical at his school just before he got sick. Because of his singing and song-writing abilities, he has been asked to sing with the Seattle Symphony Orchestra at a major fund raiser for the Children's Hospital to celebrate its 100th anniversary later this spring. Each year one of the cancer patients is chosen to participate with the orchestra for this gala affair. Not only will he sing, but he is collaborating with the composer to write the song he will sing! How about that for a twelve-year-old?

One Very Happy Family

Jim and Cynthia Carol, devoted and caring parents, are guarding their recovering son against potential infection, looking after his many medications, seeing that he gets good tutoring, taking him out golfing, providing singing lessons for him and rejoicing in the wonderful near miracle that happened in Seattle. We can all send them our best wishes and join in their happiness at this joyous outcome of their family's trial.

—Mary Crowl



MEN'S GOLF

Twenty three hackers teed off at Twin Oaks golf links on a golf-perfect day and actually finished the round in about 4 1/2 hours, a monumental milestone for our group. Format was tin whistle (points for each score per hole). The results were as follows:

Alpha Flight :	Beta Flight:	Charlie Flight:
1st Charlie Clark	1st Gary Katsuki	1st Dick Johns
2nd Jerry Pearl	2nd Jim Woodward	2nd Grover Brown
3rd Dave Ontiveros	3rd Mike Baskin	3rd Bob Enger

“Lachel Closest to the Pin” award went to Morrey Dohner on hole #7 and to Dave Ontiveros on hole #17.

Our next rounds are scheduled at the Castle Creek and Meadow Lake courses.

Quote of the Month:

“Golf appeals to the idiot in us and the child. Just how child-like golf players become is proven by the frequent inability to count past five.”

—John Updike

—Bob Borland

WOMEN'S GOLF

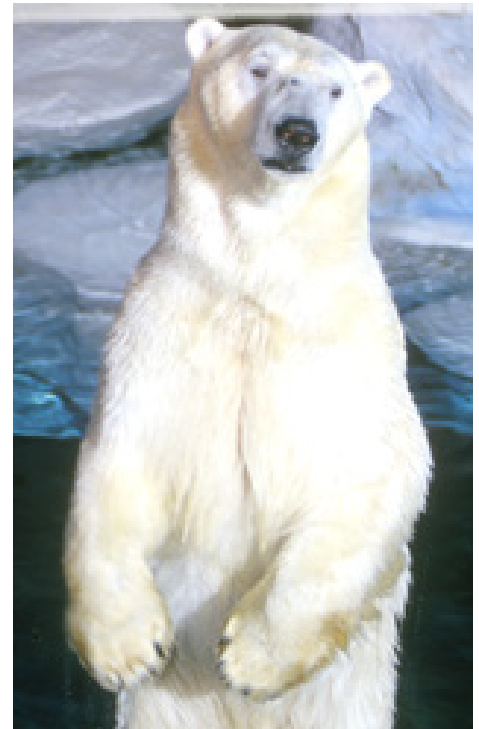
Next Fun Day is Monday, March 12. Check in time is 8:00 am at Aliso Creek Golf Course.

Golf captains are Gretchen Rask (489-2259) and Jo Jackson (499-3726). The meeting and luncheon will follow in the Community Center. Luncheon captains are Marlene Lynch (493-6494) and Judy Boitano (661-9495). If you must cancel, call the captains and if it's last minute, call the course, too. (499-1919).

The game of the day was a scramble won by team #4: May Gramer, Liz Kelsch, Lee Sweeney and Judy Boitano, with a score of 34. Other winners were Gretchen Rask, low gross; Judy Boitano, longest drive; closest to pin #6, May Gramer; and on #8 Bev Longfield; chip in, Lee Sweeney; raffle, Barbara Brabeck.

We are welcoming new golfers, all levels. Dues are \$15. Checks are to be made out to Marlene Lynch and can be delivered to her or dropped at the office.

—Liz Kelsch



POLAR BEAR TENNIS

February 9, 8:00 am, 48 degrees F: The Niguel Shores version of the Polar Bear Club was in action. Both men and women were bobbling around the tennis courts oblivious to the dark, damp, cheerless, cold conditions. All but one were dressed in the obligatory shorts; the one with long pants is a former Canadian who seemed to be better acquainted with cold weather than the others. Balls were being struck with a fair amount of zing, but I did detect one or two lobs.

8:00 am Thursday is the women's open tennis day.

—Pete Rask

(949) 661-8985 Lic. No. 553968



Tracy Bovee, Owner

Bonded
Liability Insurance
Workman's Comp.

33132 Acapulco Dr.
Dana Point, CA 92629



MONARCH VETERINARY HOSPITAL

Glenn S. Craft, DVM
Hospital Director

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

MEET YOUR NEIGHBOR

Don Beaver

Niguel Shores has been home to Don Beaver for over 30 years and he has volunteered in many capacities during this time. He and his wife, Chris, moved to Niguel Shores in 1973. Listed below are some of his achievements at Niguel Shores.

- Past Council Member, Laguna Niguel Community Council
- Past President and many times holder of all other offices, including Paint Chairman, of Sea Terrace I
- Three years on the Board of Directors of the Niguel Shores Community Association
- Past Chairman of the Recreation Committee
- Past recipient of the Dorothy Dudley Award (1999)
- Member of the Mens Club
- Member of Maintenance and Recreation Committees at this time.

Don was born in Utah and participated in World War II in the Marine Corps. After the war he managed Amphibian Air Lines in Catalina. He attended Long Beach and Santa Ana Colleges.

Don's wife, Chris, was a model at Bullock's Wilshire, a very fashionable shop in Los Angeles, until they were married in 1952. Don went to work with the Los Angeles City Fire Department. They lived in the Glendale and/or Tujunga areas where they had three daughters. Don worked for the Fire Department for 25 years and was not only an inspector with paramedic duties, but was selected as "Fireman of the Year" by the L.A. Firefighters Association.

Some people have more than one career and so it is with Don. He has been a licensed real estate broker for 43 years and is with Monarch Shores Realty.

We at Niguel shores are very grateful to Don for his many services to our community and wish to thank him.

—Betty Steinwinter

VOICE OF THE PEOPLE

SUBJECT: LOVE THE NEW SERVICE

Just a quick note to let you know that I love the new web access we are provided for the security services. The

feature of actually reading the history of access under our names gives us an excellent way to really know what is going on. I also love the convenience of being able to manage the guest list from the computer instead of the phone. Thank you!

—Paulette Power

EXERCISE CLASS

"Fit For Life"

Niguel Shores has had an ongoing exercise class for 17 years in our multi-purpose room on Monday, Wednesday and Friday from 8:30 to 9:30 am. Many of the original attendees are still at it including our 91 year-old mascot.

We do strengthening and stretching with and without weights plus balancing to prevent those falls and there is a fun time to howl and yawl (that takes away the wrinkles).

Our instructor, Leslie Davis (494-4061), is certified in the "Harris Method" and a former dancer from Laguna Beach. Classes are one hour prompt. Leslie encourages you individually to do your own non-competitive best. The exercises are low impact with special attention given to injury prevention and flexibility—no machines for us.

Come join us and see how much better you feel. Classes are open to both men and women and drop-ins are welcome! Class prices are \$55 a month or \$7 a session.

—Joan Beyer



Left to right—front row: Diane Meadows, Dorothy Eubank, Instructor—Leslie Davis, Ruth Levitan, Louise Virgin, Marlene Lynch. Left to right—back row: Joan Beyer, Carol Kuhn, Gerlinde Duffy, Anita Eubank, Ann Dreyer. Missing members: Nancy Goodman, Kirk Kirkpatrick, Elaine Converse, Tracie Sullivan, Anita Geyer & Ann McCreery.

NOTICES: NEW TIME SAVERS AT THE GATE

Family / Guest Bar Codes

Just a reminder that the new GUEST BAR CODES are available in the office. These bar codes will allow your family and guests to enter through the reader side of the gate, saving them time waiting in the non resident/service lane. Each household is entitled to four of these at a nominal cost of \$25 each. They will more than pay for themselves in time saved at 4th of July, Thanksgiving and other holidays.

The bar codes are annual passes and must be renewed each January. The application process is the same as for a resident bar code and the forms are available in the NSCA office. One last note, these are for family members and guests and NOT available for service providers or contracted employees.

Restricted Parking

By the time you read this, the demolition and construction for the new office building will have begun. You will see most of the Office/MPR parking lot has been fenced off and will remain so for the next six months. Please plan on adding a little time to your visits to the office, pool or MPR as parking will primarily be on Niguel Shores Drive. Events such as Mens Club or Womens Club will probably use up most of the available space on the lot and on the street so it may add a little exercise to the activity.

—Leo Riley

NCA Web Site cont. from page 1

Want to see past issues of the *Seashore News*?

Want to see this issue?

Want to know who was on the Board in 2000? Who were the committee heads when you came here? See under "History of Niguel Shores."

Who's the mayor? See Links.

Planned Additions

A list of FAQs (Frequently Asked Questions) to post on the Web site where, instead of calling the office, you can find answers to common questions about the operation of Niguel Shores.

Forms that can be completed on line and e-mailed to the office.

What would you like to see? Send your comments and suggestions to NSCAwebmaster@cox.net.

—Bernie Fornadley & Mary Crowl

LIBRARY NEWS

Spring is blooming around the library with many young readers just starting to read. The library has a special Reader Book Collection for beginning readers in which the books are marked by reading levels.

Spring upcoming programs for children will feature: Toddler/ Pre-School Storytimes every Tuesday at 10:30 am beginning March 6. The After School Club for school-age children will begin on Thursdays at 4:00 pm beginning March 8. The After School Bunch creates special craft projects that go along with the stories read. Carolyn Hopkins is the Children's Librarian. Call the library at 496-5517 or stop by to register for Storytimes.

Family Pajama Storytime with the Sunshine Readers will be held on Monday, March 26 at 7:00 pm. This program is for all ages; no registration required.

Readers by the Sea Book Club for adults now meets monthly on Thursdays at 11:00 am. Nikki Bird, the Reference Librarian, conducts the adult programs. On March 8 they will be discussing *Snow Flower and the Secret Fun* by Lisa See, and on April 19, they will discuss *Pope Joan* by Donna Woolfolk Cross .

Don't forget the library has tax forms available—standard forms and a reproducible book of specialized pages. Look for the Tax Form Table in the Library.

—Betty Steinwinter

FESTIVAL OF WHALES PARADE

March 3—The parade will be on Saturday, March 3 at 10:00 am on PCH from Selva to Golden Lantern. The Street Fair in the Plaza will be on March 3 & 4 with booths, displays & activities.

See dpfesitvalofwhales.com/events.



In Memoriam
Lowell Eubank

*A distinguished physical chemist who
worked on the famous Manhattan Project.
Long time resident of Capstan Drive and
member of the Mens Club.*

February 2007

Niguel Shores

Your Resort Destination For Life!



FREE

24/7 REAL ESTATE WATCH

- What's for Sale? For Lease? What Sold?
- FREE eMail Notification of ALL Niguel Shores Homes
(exactly what a Realtor gets from the MLS)
- We Will Set it Up For You!
- It's Simple! Just eMail or Call Us

GET STARTED NOW!

Email Us!

info@NiguelShoresLiving.com

Karan Masters
Karan@ImmelTeam.com

Phil Immel
Phil@ImmelTeam.com

www.NiguelShoresLiving.com



or call us @ 949.338.8818 or 949.249.2020
2 Ritz Carlton Drive @ PCH • Monarch Beach, CA 92629

a partnership in real estate

The Immel Team

NEIGHBORHOOD ADS

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

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.

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 Sale—Small Hummel collection: Playmates, Busy Student, Chick Girl, Signs of Spring and Doll Mother. Will sell individually or as a group. Great for Mother's Day! Call 661-5860.



949-498-2155
949-498-3319 Fax
ST. LIC. #653400

LANDSCAPE CREATIONS, INSTALLATIONS AND MAINTENANCE

JEFFREY GARTON
DESIGN MANAGER/PRINCIPAL

www.paradisedesigns-inc.com
1395 CALLE AVANZADO • SAN CLEMENTE, CA 92673



For Endless Hot Water

Tankless Hot Water Specialists

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

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



Cathy Bendall, REALTOR®
 President's Circle
 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

As 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 Doherty Park Road
 Capistrano Beach, CA 92624

Family Owned & Operated
 Since 1975
 Lic. #310654

Angie Narel

Niguel Shores Neighbor



Prudential
 California Realty

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

Direct – 949-290-0757 – email: ainarel@pruoc.com

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



GETCHELL & GARBORG
REMODELERS, INC.
 General Contractor - Lic. 592113

- Complete Remodeling Services - Fine Kitchens & Baths -

Kurt Getchell

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

www.remodelmen.com



A.G. EDWARDS.
 FULLY INVESTED IN OUR CLIENTS®

**IS YOUR CURRENT
 BROKER JUST A
 DISTANT MEMORY?**

If your current broker has left town, left the brokerage business or simply doesn't stay in touch, maybe it's time to enjoy first-class personal service from A.G. Edwards.

Call for a free second opinion on one or more of your investments.



Kraig N. Karnazes
 Financial Consultant
 265 Ocean Avenue
 Laguna Beach, CA 92651
 (949) 494-8038
www.agedwards.com/fc/kraig.karnazes

04/17/07-11/04/07 (M) 008-1007

2007 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

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



MARCH 2007 in Niguel Shores



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					Sunday
			1 8:00 Ladies Tennis 1:00 Architectural Cmte. 3:00 Womens Club Board Mtg. MPR	2 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 SSN Staff Board Nominations due	3 4
5 8:30 Fitness Class 9:30 H ₂ O Aerobics	6 8:00 Mens Club Breakfast 1:00 Art Class	7 8:30 Fitness Class 9:00 NSCA Board 9:30 H ₂ O Aerobics 11:30 Bridge 1:00 Open Board Mtg STREET SWEEPING	8 8:00 Ladies Tennis 12:00 Womens Club Luncheon	9 8:30 Fitness Class 9:30 H ₂ O Aerobics	10 11 Daylight Saving Time Begins
12 Womens Golf FUN DAY 8:30 Fitness Class 9:30 H ₂ O Aerobics 3:00 Landscape Committee	13 8:00 Mens Club Golf 1:00 Art Class 7:00 Recreation Committee MPR	14 8:30 Fitness Class 9:30 H ₂ O Aerobics 9:30 Traffic and Safety Cmte. 11:30 Bridge 2:00 Maintenance Committee	15 8:00 Ladies Tennis 1:00 Architectural Cmte.	16 8:30 Fitness Class 9:30 H ₂ O Aerobics	17 St. Patrick's Day 18 Spring Fling Potluck 6:00 pm MPR
19 8:30 Fitness Class 9:30 H ₂ O Aerobics 12:00 Garden Club	20 8:00 Mens Club Breakfast 1:00 Art Class	21 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 4:00 NSCA Board 7:30 Homeowners Forum Garden Club Field Trip	22 8:00 Ladies Tennis	23 8:30 Fitness Class 9:30 H ₂ O Aerobics	24 25
26 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 Page Turners 1:00 View Preservation Cmte. 4:00 Finance Cmte.	27 8:00 Mens Club Golf 1:00 Art Class Womens Club Home Tour MPR	28 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge	29 8:00 Ladies Tennis	30 8:30 Fitness Class 9:30 H ₂ O Aerobics	31

Sheriff's Department: 770-6011
Non-emergency services.

Niguel Shores Office: 493-0122
Mariner Gate: 487-4880
Mariner Fax: 487-4182

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



Aileen & Paul
Brazeau, Owners

www.sanclementevillas.com
RCFE Lic. #306001485

MONARCH SHORES REALTY OUR BUSINESS IS NIGUEL SHORES



SALLY LEONARD
(949) 240-7015



DON BEAVER
(949) 493-7430



"JO" TURNER
(949) 493-5137

NSCA DIRECTORY

Office – 493-0122 • Mariner Guard-house Gate – 487-4880 • www.niguelshores.org

BOARD OF DIRECTORS

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

NSCA STAFF

Leo Riley
Ivy Hsia
Karen Decker
George Cooley
Catheryn BeVier
Bobby Gargari
Dave Smith
Dennis Cannon
Frank Geck

General Manager gm@niguelshores.org
Controller controller@niguelshores.org
Community Relations Mgr. crmgr@niguelshores.org
Maintenance Supervisor mm@niguelshores.org
Community Relations Asst. aa@niguelshores.org
Community Relations Rep. bobby@niguelshores.org
Maintenance Staff
Maintenance Staff
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

Sea Terrace Townhomes Assoc. I

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

CHAIRPERSONS

Jerry Koppang
Marcy McNulty
Sharon Stewart
Jack Christiansen (acting)
Carol Yocom & Patty Cook
Mary Crowl
Martin Dedrick
Linda Brame

CHAIRPERSONS

Rob Rifkin
To be determined

Sea Terrace Townhomes Assoc. II

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

MEETINGS

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

MEETINGS

To be determined
To be determined

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

Sub Editors:

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

Betty Steinwinter—herseyL@aol.com
Library News, Meet Your Neighbor
George Traver—grtaver@cox.net
Landscape, T&S, TVB Committees
Carol Yocom—zmamie@cox.net
Recreation, Special Events, Potluck
Staff—Catheryn BeVieraa@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.

*Regents
Point*

JEANNETTE BAKER
DIRECTOR OF MARKETING AND SALES

"Housing, services and health care
for older adults"

19191 HARVARD AVENUE / IRVINE, CA 92612
DIRECT LINE: (949) 509-2205
(949) 854-9500 / FAX (949) 725-9132
E-MAIL: jeannettebaker@scphs.com • www.scphs.com

SCPH
A SOUTHERN CALIFORNIA
PRESBYTERIAN HOME

Joel Emery Construction Services

Room Additions • Remodeling Interior & Exterior
License # 480708

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



BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**



2007 REAL ESTATE UPDATE FOR NIGUEL SHORES

14 HOMES CURRENTLY FOR SALE—PRICE RANGE \$889,000 TO \$8,900,000.

3 HOMES IN ESCROW—PRICE RANGE \$1,199,000 TO \$2,695,000.

1 HOME SOLD IN 2007 TO DATE—SALES PRICE \$975,000.

PER MULTIPLE LISTING SERVICE AS OF 2/11/2007

JUST LISTED IN NIGUEL SHORES BY CONNIE

24061
WINDWARD

33641
CAPSTAN

23791
SALVADOR BAY

(949) 234-5660 – CALL CONNIE

NIGUEL SHORES SPECIALIST

#1 IN SALES IN NIGUEL SHORES SINCE 1991!

TOP 1% IN SALES FOR PRUDENTIAL CALIFORNIA REALTY



**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.

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



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