

Seashore News



April 2007

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Issue 402

FROM THE HELM

How time flies. In May, two new directors will be elected to fill vacancies on the Board of Directors and Niguel Shores will begin another administrative year. The Nominating Committee has submitted two homeowners, John Dougherty and Pat O'Brien with their consent, as candidates for election. The Board of Directors received the Nominating Committee report and concurred in their recommendations. Please read the candidates' biographies in this issue. **Be sure to submit your proxy/ballot in a timely manner as instructed. Your homeowner proxies, indicating your vote, are necessary in order to**

establish a quorum at the May 15, 2007 Annual Meeting.

The Academy Awards have nothing on Niguel Shores. At the March 2, 2007 meeting, the Orange County Regional Chapter of the COMMUNITY ASSOCIATIONS INSTITUTE announced the 2006 award winners for best community association newsletters for community associations between 701 to 1500 units. **And the winner is—the *Seashore News!*** (We always knew we had a “winner”.) Congratulations to Mary Crawl, current editor, and Ceacy Johns and Hope Luedeke, immediate past co-editors, and to all their hard working reporters for a job well done.

Thanks are in order to General Manager, Leo Riley, who submitted the 2006 SSN issues by which the award was judged.

Many homeowners believe that Niguel Shores, because of our gated entrances, is a “secure community” with our patrol service having law enforcement powers. This is not the case. **Niguel Shores is better defined as a “Controlled Vehicle Access Community”.** The roving Niguel Shores Courtesy Patrol is intended to be the eyes and ears of the community reporting parking violations, maintenance problems, acts of vandalism, and neighborhood nuisance problems for

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OUR BOARD OF DIRECTORS

It seems appropriate, now that we are on the eve of electing a new Board, that we look at our current one to see those who are remaining and those leaving. President George Evans, who was elected in 2005 and has served as president for the past year, is leaving the Board. Gretchen Letson-Rask, also elected in 2005, has served as Chief Financial Officer during her time on the Board and is retiring. The three remaining members are Roy Dohner, Marilyn Moon and Dave Ontiveros, all elected in 2006.

Roy Dohner, First Vice President, has owned property in Niguel Shores since 1975 and, has served in a number of capacities as a volunteer: Chairman of the ad hoc Community Center Renovation Committee, co-chair of the Maintenance Committee, member of the Search Committee for a new General Manager and is a member of the Mens Club. His career experience has been in corporate real estate and he continues to be involved in consulting in that field.



Left to right: Roy Dohner, 1st Vice President, Dave Ontiveros, 2nd Vice President, Marilyn Moon, Secretary, George Evans, President and Gretchen Rask, CFO

Marilyn Moon, Secretary, was for nine years a member of the Architectural Committee and, more recently, has been a member of the Revitalization Committee and is an active member of the Womens Club. Her career was as a policewoman in the Los Angeles Police Department during

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FROM THE GM

HEADLANDS PUBLIC RESTROOM MATTER—The Board of Directors has been working very aggressively in the matter of view blockage by the public restroom at the Beach Bluff. Last week, Roy Dohner, 1st Vice President and Dave Ontiveros, 2nd Vice President met with Mayor Diane Harkey and the Dana Point City Manager, Doug Chotkevys, to announce modifications to the construction of this facility which will preserve our precious view of the beach and the Dana Point Headlands. Look for further details in the Headlands article in this issue on page 4.

NEW OFFICE CONSTRUCTION—It is pretty hard to NOT notice that the new office is under construction. We apologize for the inconvenience caused in the parking lot and in accessing the pool and MPR room. The General Contractor (Coastline Development) for the Association is doing a great job and, hopefully, these access issues will be over quickly. They are 2 days ahead of schedule and, I must admit, anyone who has built or remodeled in the past few years will be impressed by contractors who are on the site and working at 4:45 on a Friday.

THE NEXT PHASE—As I mentioned in last month's column, the Revitalization Committee has moved on to the next phase under the Chairmanship of Rob Rifkin. They have now had their second organization and planning meeting and please look for Rob's article in next month's issue as to the direction of this new group. The NSCA membership is well represented by this group both in demographics and the professional experience and training of the members: They include: Rob Rifkin (Chairman), Roy Dohner (Board Liaison), Pat Carpenter, Suzanne Enis, Marcy McNulty, Dave McPherson, Mike Meredith, Scott Mills, Pat O'Brien, Jerry Pearl and Todd Wallin.

2007 PROPOSED RULE CHANGES (Public Meetings)—By now, by mail, you have received a copy of the new proposed rule changes. The Board of Directors is requesting feedback from the membership on these changes and, in addition to your written comments; they are conducting two public forums in April on this matter. To

help accommodate everyone's schedule, they will be holding these meetings on both a weekday evening and weekend morning. Please see the article in this issue for dates and times.

2007 ELECTION / NOMINATIONS—just a reminder that nominations for the 2007 Board of Directors were due in the NSCA office by 5:00 pm, Friday, March 2. As a result, we are proud to announce that we have two candidates for the two open Board Offices and they are Pat O'Brien and John Dougherty. Many of you know them as neighbors but for those who don't; they will be introduced to the Association at the Public Forum, held Wednesday, April 18, 2007. In addition, they will also make presentations to the April meetings of both the Mens and Womens Club for those who miss them at the Public Forum. You may read their resumes in this issue.

SATELLITE IRRIGATION SYSTEM—The installation of the Satellite Controlled Irrigation system is almost completed. It will take another 2–4 weeks to program each controller and train the NSCA staff and landscape personnel in it's operation, but by April 2007, this system should be in operation saving the Association valuable water and money.

VOLUNTEER OF THE YEAR (Dorothy Dudley Award)—See the article in this issue for information about nominating deserving people for this award (page 5).

NSCA STAFF CHANGES—We are proud to announce several promotions to our fine staff. George Cooley has been promoted once again and this time to Maintenance Manager. In addition, Dave Smith has been promoted to the position of Maintenance Lead and we congratulate both of them for their fine work.

On a sadder note, Catheryn Bevier from our office is out for several weeks with a debilitating injury. Taking her place in the office is Melanie Jenkins who is not new to Niguel Shores. Melanie has been working for us for quite some time in the position of weekend and night clerk so please stop in, say hi, and introduce yourself.

—Leo Riley

BOARD ELECTIONS COMING UP—WE NEED YOUR HELP!

Please help us help you. An elected five person Board of Directors manages the community and each Board member serves a two-year term. Annually an election replaces either two or three Board positions as the two-year terms expire.

To have a valid election, by law, at least 51% of the owners must vote. Without a quorum, or 481 votes, additional time and association money must be spent until that magic number is reached.

So even if you don't know whom to vote for, please send in your proxy. Your proxy will count toward the quorum even without a vote for a specific candidate. A quorum is not required to elect an individual candidate.

The money saved by having an efficient election process will be yours.

—Roy Dohner

BOARD ACTION SUMMARY

MARCH 7, 2007 BOARD MEETING (General Session)

APPROVED:

- The Jan. 2007 Financial, Variance and Delinquency reports
- The appointment of Jerry Koppang and Ginny Nevitt as Co-Chairmen of the Architectural Committee
 - Announced 2007 Nominations for the Board of Directors.
 - Announced reorganization of committee staff liaisons
- Announced Maintenance Dept. promotions of George Cooley to Maintenance Manager and Dave Smith to Maintenance Lead Man.
- Formation and reorganization of the Revitalization Committee for the next phase (The Community Center).
 - Replacement of the speed bump at the Mariner Gate.

DISCUSSED PENDING MATTERS:

- Discussed the Headlands public restroom matter.
- Discussed the 2007 proposed rule changes and timeline
- Discussed the homeowner mail out of the 2007 election rule changes
 - Update on the installation of the satellite irrigation system
 - Update on the Garden Homes tree replacement project.
- Requested committee nominations for Volunteer of the Year (Dorothy Dudley Award)

MARCH 7, 2007 BOARD MEETING (Executive Session)

DISCUSSED PENDING MATTERS:

- Discussed Architectural Committee matters and violations.
- Discussed Rules & Regulations regarding commercial trucks in the Association

MARCH 21, 2007 BOARD MEETING (General Session)

DISCUSSED PENDING MATTERS:

- Update on the Headlands public restroom matter.
- Update on the 2007 rule change process / timetable
- Update on the new voting requirements for the annual election.
- Update on the Volunteer of the Year recognition (Dorothy Dudley Award).
- Update on the installation of the satellite controlled irrigation system.

REVIEWED:

- Reviewed committee meeting minutes from the Maintenance, Landscape, Traffic & Safety, Recreation, Architectural and Finance Committees.

MARCH 21, 2007 BOARD MEETING (Executive Session)

DISCUSSED:

- Ongoing homeowner architectural matters.
- Commercial truck matter from Traffic & Safety Committee.
 - Coastline Development Bond matter.
 - AT&T easement request.

HEARINGS:

- Conducted homeowner appeal hearing of View Preservation Committee decision.

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

NEXT OPEN HOMEOWNER FORUM—April 18, 2007 / 7:30 pm

DEMOLITION PARTY WITH RESULTS

On February 28 the Board president, George Evans, and General Manager, Leo Riley, invited the many people who have been involved with the planning for the Revitalization Project to a “Ceremony of the Golden Sledge Hammer” to watch the first blow to demolish the old office building.

Board members, past presidents, Revitalization Committee members and the *Seashore News* editor were there to witness and record the event—George Evans wielding the sledge hammer. Several others struck blows to alleviate some of the frustration built up during the long drawn-out process of getting to this great day. Unfortunately, three of the major players in the planning were absent because of vacation trips or other business:



Board President, George Evans, struck the first blow.

Roy Dohner, current Board member and chairman of the original Renovation Committee, Jerry Milner, Board president during most of the planning and Don Johnston, chairman of the current Revitalization Committee.

—Mary Crowl



Demolition Party participants, left to right: Karen Linger, Gretchen Rask, Skip Eissfeldt, Mary Crowl, Marilyn Moon, Arnold Cordova, George Evans, Dianna Cannariato, Joe Petitpas of the architectural firm, Dave Ontiveros and Leo Riley.



February 29—Devitalization (or as Steve Leonard dubbed it, the *Wreck Center*)

HEADLANDS UPDATE (North Public Restroom at the Strand)

On Friday, March 16, Roy Dohner, First V.P., Dave Ontiveros, 2nd V.P. and Leo Riley, General Manager, met with the following representatives from the City of Dana Point: Mayor Diane Harkey, City Manager Doug Chotkevys, City Attorney Matt Sincacori and Director of Public Works, Brad Fowler.

At this meeting, in response to the view impairment concerns by Niguel Shores, the Director of Public Works outlined the following modifications to the county restroom. These changes were negotiated by Diane Harkey and approved by the Headlands, the City of Dana Point, the County of Orange, and the South Coast Water District.

- 1) The roof height would be reduced from 16 feet to 10 feet.
- 2) The restroom footprint would be reduced to 12 feet

8 inches on the narrow side.

3) The restroom would be reoriented 90 degrees so the narrow side faces Niguel Shores reducing the building silhouette by 8 feet.

4) The length and silhouette of the funicular building (inclined elevator) station would be reduced by four feet.

The sum of these modifications will minimize any negative impact on Niguel Shores’ view of the Dana Point Headlands while providing the residents the benefits of having a public restroom and foot shower adjacent to the bluff area.

On behalf of the Association, we would like to thank all of those who worked on this solution, especially Mayor Diane Harkey and the staff of the City of Dana Point.

—Leo Riley

DOROTHY DUDLEY AWARD

—Volunteer of the Year

The time has come again to nominate candidates for the Dorothy Dudley Award—our Niguel Shores award for the best volunteer of the past year. The Award was established in 1980 to recognize individuals who have, over the years, contributed their time and knowledge for the benefit and betterment of our community.

The following guidelines are to be applied in considering potential recipients of this award:

1. Cumulative service given benefiting NSCA—service is not to be based solely on one “spectacular” offering.
2. Variety of activities the individual or couple has engaged in over the years.
3. Services rendered to NSCA as a whole, not a particular club, group or committee.

For each candidate, please make sure to list all accomplishments and other reasons why you are nominating each person or couple.

The Board will make its decision at the April 18 meeting so the award can be inscribed prior to the Annual Meeting on May 15.

Please submit candidate suggestions in writing to the office to the attention of Leo Riley on or before April 16.

PROPOSED RULE CHANGES:

According to a 2004 law, you have received a mailing setting our several proposed changes in the NSCA rules. Please read them and offer your comments as follows:

Written Comments are due by April 11:

Mail to Leo Riley, General Manager,
33654 Niguel Shores Drive, Monarch Beach CA 92629
E-mail comments to gm@niguelshores.org
Fax to 949-831-0116, Attention: General Manager

Public Comment Forums will be held on:

Saturday, April 14 at 10:00 am in the multi-purpose room.
Monday, April 16 at 7:00 pm in the multi-purpose room.

Following the comment period, the Board will make decisions about the rule changes and members will be notified within 15 days of the adopted changes.

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follow-up by the office when appropriate. The entrance guards and the patrol service have no law enforcement capabilities or responsibilities. If you experience an incident which requires law enforcement, call the Sheriff’s Department directly.

Over the last several years, we have been fortunate to have Gerlinde Duffy develop an effective Disaster Preparedness Program for Niguel Shores. This program not only required Gerlinde’s great leadership and organizing capabilities but also the active involvement of community volunteers. Last year, for personal reasons, Gerlinde resigned her leadership role in this important program. The Association has not been able to find a homeowner volunteer to take her place. In addition, over the last several years, there has been a significant drop-off in participation by homeowners and by the block captains and street leaders in the annual disaster drill. **For these reasons, the annual disaster drill will be discontinued this year.**

The Board of Directors, in order to maintain an active Disaster Preparedness Program, has assigned this function to the Traffic and Safety Committee on an ongoing basis. The new program will emphasize homeowner self preparedness by more communications and more effective co-ordination with the city and county disaster programs. The Association will still maintain an internal Disaster Preparedness core group consisting of an assigned member of the T&S Committee, the General Manager, the Maintenance Manager, and the homeowner radio operator to regularly inspect the disaster emergency supply cabinet and portable electric generator and maintain an emergency communication system.

The new office construction project has started. The Association apologizes for the inconvenience and asks for your understanding and patience. Such is the price of progress.

—George Evans, NSCA President

SEASHORE NEWS QUIZ

Why are they famous?

Several of the Niguel Shores streets are named after famous explorers. Do you know what or where they explored? Answers on page 8.

1. Roald Amundsen, Norwegian
2. Juan Rodrigues Cabrillo, Portuguese
3. Ferdinand Magellan, Portuguese
4. Sir Ernest Shackleton, British
5. Abel Janszoon Tasman, Dutch
6. Giovanni Verrazanno, Florentine

BOARD CANDIDATE RESUMES

The following resumes have been submitted by candidates confirmed by the Board of Directors for election to the Board on Tuesday, May 15. There are two candidates for two seats. Each term is for two years. Nominations for the vacant Board seats are open until Tuesday, May 15.



John P. Dougherty

I was born and raised in New Jersey, earned a B.S. in Chemical Engineering from the New Jersey Institute of Technology. After graduation, I married Joanne and moved to Fullerton, California with Hunt Wesson Foods. At Hunt Wesson I transitioned into management as Director of Corporate Facility Planning. I dealt with expansions of facilities, new technologies, new products and acquisitions, domestic and foreign. After retirement in 1991, I went to law school. I am currently practicing law on a reduced time schedule with an emphasis on estate planning. I am a past director of

Niguel Shores, having served as treasurer. I enjoy sailing my boat and have memberships in the Dana West Yacht Club and the Catalina Island Yacht Club where I am currently a director and also served as Judge Advocate. Joanne and I have two married sons and six wonderful grandchildren whom we enjoy as much as possible.

We have been residents of Niguel Shores for 34 years and raised our children here. It's a great community and I would like to contribute to its staying that way. The Shores has gone through many transition phases from a mix of seniors and young families with children, when we first arrived, to a more mature phase as the children grew up and moved on and now, many young families are again moving in. The Shores is a good mix of ages and families. The community is in the middle of a major rebuilding of its aging infrastructure. I hope to contribute to the implementation of upgrading our facilities in a way that recognizes the diverse interests and needs of our community.



Pat O'Brien

I am a 59-year-old California native, having been born and raised in Southern California. At twenty-one years old, I was sworn in as a police officer with the Downey Police Department. I served for thirty-two years, working various details and retired in 2002 as the Robbery/Homicide Sergeant. During my career there I served on the Board of Directors of the Police Association.

In September, 2002, my wife, Irene, and I purchased our home in Niguel Shores after searching in several neighboring communities. We were sold on this community by the wonderful Beach Bluff Park and other amenities that it offers. Since moving in, we have taken an interest in the community by serving on various committees. I am a member of the Mens Club and currently am serving on the Traffic & Safety and Revitalization Committees. Irene is a member of the View Preservation and Landscape Committees. I like being involved in the rebuilding of our office building and the proposed Community Center. As a Board member I will continue my interest in furthering this project.

My years in the police department, working with the City Council (the rule makers), the staff and sub-committees that make recommendations, seem good experience for work on the Board in Niguel Shores. I appreciate this opportunity to contribute to the community and will work to maintain the quality of life it offers.

ARCHITECTURE COMMITTEE

New Residential Lighting Standards

The state of California has mandated new standards for permanently-installed residential lighting to save energy. These standards apply if you build a new home or if you undertake a home remodel that requires a permit. Portable lights that can be unplugged and moved are not regulated. Here are the basic requirements:

- Kitchen—All high-efficiency (typically fluorescent or compact-fluorescent) lighting or up to 50% of the total wattage can be low-efficiency (incandescent or halogen). All high-efficiency and low-efficiency lighting must be switched separately.

- Bathroom, garage, laundry room, & utility room—All high-efficiency lighting or low-efficiency lighting controlled by a vacancy sensor. A vacancy sensor switch is manually switched on by a person and will automatically turn off when the sensor determines that the space is no longer occupied.

- All other interior rooms (living room, dining room, family room, bedroom, hallway, etc.) except closets less than 70 square feet—All high-efficiency lighting or low-efficiency lighting controlled by either a vacancy sensor or dimmer.

- Outdoor—All high-efficiency lighting or low-efficiency lighting controlled by a motion and light sensor.

The University of California, Davis California Lighting Technology Center has more detailed information on the Web at: <http://cltc.ucdavis.edu/title-24-residential-lighting-design-guide>

—Rob Rifkin

FINANCE COMMITTEE

The old office building is gone, and the footings have been poured for the new building. The Finance Committee is monitoring the costs as we are finally beginning to spend the reserves set aside for this project. Our interest income has been larger than budgeted because of the delays, which is both good news and bad news.

The rest of the financial results for the first two months of the year are in line with the budget. The biggest variation from budget is the excess legal costs. The legislature, in its infinite wisdom, continues to write ever more complex laws governing community associations. And we need legal counsel to be sure we are in compliance. You will see the results of one of the new laws when you receive the ballot for the election of members of the Board of Directors. Please read the directions carefully. We will have an outside

inspector of elections to be sure the ballot is secret and to do the count. There are many more requirements written into law, most the result of one or two errant community associations that now affect all associations. This situation will probably continue, as more and more communities set up homeowner associations. We will continue to monitor the changes in the law and be sure that we abide by the directives.

—Gretchen Rask

LANDSCAPE COMMITTEE

Our new satellite controlled irrigation system has been installed. This system will enable us to conserve water by adjusting the irrigation to climate and soil conditions.

Thirteen trees on Atlantic will be removed by March 30 as requested by the homeowners. The planted trees on Bluehill Bay, Colima Bay and Timor Bay will remain in place based on resident input.

Keep an eye out for some new spring color.

—Donna Rosecrans

MAINTENANCE COMMITTEE

Final check lists for the Water Diversion Project have been completed. The asphalt has been replaced, as well as the sidewalks, gutters, and curbs. Water from Windlass Drive, Windjammer Drive, Magellan Isle, Mercator Isle, Nauticus Isle and Cabrillo Isle is now flowing into the Water District sewer system.

Hardware installation for the new irrigation system has been completed. Equipment needs to be programmed, and our personnel trained on the use of the system. We expect the system to be operational by mid to late April.

For the last couple of months we had been pleased to report that there had been no vandalism. Unfortunately, we cannot say the same for March. Someone jumping on the lap lane rope caused it to rip from its anchor on the pool wall. Cost of the repair was \$400.

After evaluating various alternatives, we have decided to give our current street sweeping contractor a few more months for this company to prove that it has its act together, and we will now see an improvement in the quality of its work.

In addition to the routine maintenance, our crew has been kept extra busy keeping a safe entrance open to the MPR, pool, and tennis courts. The pathways will change as construction moves along. We thank residents for their patience with this inconvenience.

And, last but not least, many of you will note that the “speed bump” has been changed to a “speed hump” at the Mariner Gate.

—Jack Christiansen

TRAFFIC AND SAFETY COMMITTEE

1. Now that daylight savings time has started, be sure to see that your timer settings have been adjusted, especially if you have a lighted house number. Also, it would be a good time to replace the batteries in your smoke alarm and carbon monoxide detectors. Industry experts say that the life of these detectors is ten years. How old is your detector??

2. Community Center. Now that the construction has started on the new office building, there is increased traffic at the Mariner Gate and congestion at the construction site. Parking spaces are at a premium. You are encouraged to use the two other gates, Selva and Cabrillo, when entering or leaving the community.

3. Spring break/school vacation will occur from the 6th thru the 13th. Residents are reminded to be extra careful as you drive about the community for the safety of our youngsters.

—Martin Dedrick

WWW.NIGUELSHORES.ORG

A link to www.gateworksguest.com has been added to the Home page of our Web site to provide convenient access to manage your guest lists.

The link is located in the upper left corner of the page (below the jumping dolphins) and when selected will open a new window for signing on to Gateworks.

If you have not done so yet—go to www.niguelshores.org check it out and send me your comments and suggestions.

Bernie Fornadley —NSCAwebmaster@cox.net

SEASHORE NEWS STAFF

Seashore News Wins an Award

As you read in The Helm, the Seashore News has won this year's award for the best newsletter in its category. The basis



Board President George Evans presenting the award to Mary Crowl.

for the award, voted on by the Executive Committee of the Community Associations Institute, is "the best vehicle to communicate with the members of the community." It seems quite general but, in any case, ours is the best. Needless to say, we are very pleased with this recognition and would like to thank everyone who has worked on this newsletter over the past several months.

As an example of the ad revenue and cost of the newsletter: In January, for a larger 20-page issue, the income was \$1405 and expense was \$2196. The expense varies depending upon the number of pages and, as for income, we're working on getting more from ads in the future.

About that last issue: We didn't mean *that* look when we said we hoped you would like the new look. Upside down pages indeed! The printer wanted to redo it but that would have made the newsletter too late, so it went out flaws and all. Fortunately, we won the award before that. Such are the vicissitudes of life.

—Mary Crowl

Regents Point

JEANNETTE BAKER
DIRECTOR OF MARKETING AND SALES

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STREET SWEEPING—This month is on Wednesday, April 4. They will be sweeping the entire community ALL DAY starting with the community center parking lot at 6:30 am.

Answers to the street names quiz:

1. Amundsen discovered the South Pole.
2. Cabrillo discovered California.
3. Magellan's ships were the first to circle the globe (he died on the way).
4. Shackleton explored Antarctica.
5. Tasman discovered Tasmania and New Zealand.
6. Verrazanno discovered New York Harbor.

CHILI COOK OFF

Everyone now has more time to enter the **CHILI COOK OFF** which has been changed to **Sunday, May 20, 1:30 to 4:30 pm**. Let's have some competition. Enter your street or committee, or a group of friends. The questions and answers at right may help you. We want YOU to bring your family and friends to taste and enjoy the afternoon with your neighbors. Entertainment will be provided. We will still have the same judges and the winner will be given gift certificates and will have his/her name on the trophy, and the honor of making the best chili in Niguel Shores for 2007.

Family picnic is a new idea this year. Please join your neighbors on **April 22** for the afternoon. Bring your own food, plus some to share, and your own set up. A few tables and chairs will be provided. Games for children will be available with some music. This is an opportunity for the children and adults to have fun, time together in our park as they enjoy a picnic and sharing food.

Kentucky Derby, May 5 will be for those who enjoy betting with friends as they enjoy refreshments and see the horse race. Look for the article with more details.

July 4th still needs volunteers: Sign up in the office to be a part of this celebration that is so special to Niguel Shores.

Mark your calendar for **Sunday August 19** for our summer party on the bluff. More details to follow.

Patty Cook and Carol Yocom are looking forward to seeing you at some or all the planned activities.

POTLUCK

Spring into Summer—April 15

This is the last potluck before the summer barbecues. Please come and join us in the multipurpose room for friendship and good food. Please bring your own table service, beverage and \$1.00 per person. Plan to join all of us at 6:00 pm for cocktails.

If you are new to the community and wish to attend, please call a committee member. Your questions will be answered and you will be asked to bring a salad, hot dish or dessert.

Committee Members:

A-E Pat Broering493-6739

F-O Ann McCreery487-0495

P-Z Janet Traver489-2216

—Janet Traver

CHILI COOK OFF QUESTIONS AND ANSWERS

1. *How much does it cost to enter??* Nothing...it is FREE
2. *Date and time??* Sunday, May 20, 2007 1:30 pm–4:30 pm
3. *Where??* In the NSCA park
4. *How much chili do I make??* Two large crock pots
5. *What do I bring the chili in??* Chili must be in your own crock pot, made at home (there is limited electrical output)
6. *Where & when do I bring my chili??* To the NSCA park area to be assigned a number before 1:30 pm.
7. *If I win, what is the prize??* Gift certificates, name on plaque. The judging criteria are in the office.
8. *Do I need to let anyone know I am entering??* Yes, please fill out an entry form in the office—group or individual.
9. *How much does it cost to taste??* \$5.00 for chili.
10. *Will other food be available??* Yes, tickets will be sold for hot dogs, soda, beer, wine & margaritas as a nominal fee.
11. *Will there be activities for children??* Yes, this is a family event. Hobbledehoy will have organized games.
12. *Do I bring my own table and chairs??* Tables will be provided for chili entries and a limited number of others will be available on a first-come basis. To be safe, bring your own if you have them.
13. *Do I have to buy a ticket in advance??* No, tickets will be sold at the entrance to the park.

HELP MAKE THIS A SUCCESS BY COOKING AND ATTENDING

NIGUEL SHORES RECREATION COMMITTEE 2007 CALENDAR

DATE	EVENT
Sun, April 15	Potluck
Sun, April 22	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

GARDEN CLUB

The Monday, April 16, Garden Club meeting will be held in the Clubhouse at noon. Jerry Pearl will demonstrate how to divide and care for cymbidium orchids. Following the meeting, a pygmy palm will be planted in a big container, donated by Karen Linger, to commemorate Arbor Day, which falls on April 27. The palm tree will be placed at the ramp of the temporary Niguel Shores office.

A sign-up sheet will be available for the Helen Modjeska House and Garden field trip, which takes place on May 15 at 9:00 am.

Please bring a garden related object for the Horticultural Table and/or donations for the Penny Pines project.

Light refreshments will be served and members are welcome to bring a bagged lunch.

Residents interested in joining The Garden Club may call membership chairperson, Debbie Hanson at 493-7315.

April is rose month! Check for aphids and blast them with water from the hose daily. Yellow on the lower leaves could be an indication of Black Spot—use a fungicide if necessary. Watch for the sawfly larvae which can skeletonize the leaves and use a horticultural oil to smother them. Powdery mildew may appear and can be sprayed. Once there is at least four inches of new growth on the roses, and young reddish leaves are turning green, start fertilizing.

Happy gardening!

—Ann Strauss

MENS CLUB

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



Mens Club officers 2007: Left to right Morry Meadow, treasurer, Jim Clark, vice president, Art Pappas, president, Blair McDonald, secretary

The speakers for April will be the nominees for Niguel Shores Board of Directors, Patrick O’Brien and John Dougherty. You will get an opportunity to evaluate the candidates. There will be a question and answer session after the nominees speak.



Mens Club president, Art Pappas with Dana Point Mayor Diane Harkey who spoke on the State of the City.

On April 17, Cliff Anderson will speak about his legal career which spans almost 50 years. Cliff is a long-time Niguel Shores resident and member of the Mens Club.

We invite all men of the community to hear our speakers. If you are not a member, please come and be our guest. Some of our other activities include: Angel baseball games, a group bus to Del Mar, golfing, and a Christmas dinner dance.

—Jim Clark

WOMENS CLUB

The next meeting of the Womens Club will be Thursday, April 12, at the Community Center. A social half hour begins at noon, followed by a potluck luncheon at 12:30 pm. The featured speakers will be the candidates for the Niguel Shores Board of Directors, John Dougherty and Pat O’Brien. Following these speakers, the revised Standing Rules for the Niguel Shores Womens Club will be presented, discussed and voted upon.

Reservations are necessary and should be made by April 9. If you do not receive a call, please call Phyllis Tezer at 496-4710. New members are always welcome.

The April Board Meeting will be Thursday, April 5, at 3:00 pm in the Community Center.

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 the original Phillipe, your choice, for lunch on your own. The cost for this event is \$40. The bus will leave the parking

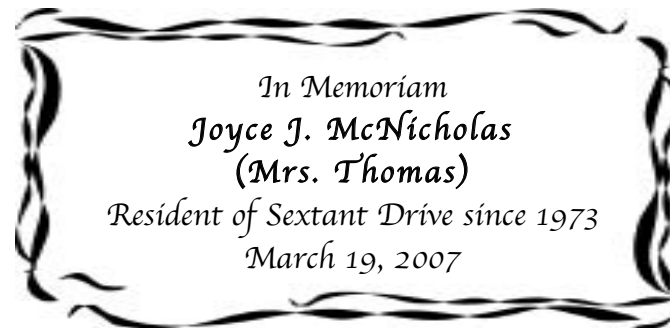
CLUBS KAREN LINGER, EDITOR

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 Club members and their guests, but limited to 26.

The Womens Club sends a very special thank you to the owners of the six beautiful homes that were featured on the Home Tour on March 27. Also, thank you to Ginny Nevitt who chaired this event, as well as the many volunteers who assisted her in planning the tour and on the day of the event.

The Nominating Committee is seeking members who would be willing to serve as officers for 2007–2008. If you are interested, please contact Chris Beaver at 493-7430, Barbie Brown at 248-9997 or Ann Christiansen at 248-1962.

—Barbara Boyd



ACTIVITIES DORIS ADAMS & BETTY STEINWINTER, EDITORS

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 in April, call Betty Steinwinter, 240-4462.

We really need more substitutes! If you would just like to play occasionally, call! Winners since last *Seashore News*:

February 21: Helen Campbell, Helen Stevenson

February 28: May Wale Brown, Betty Steinwinter, Francesca Rossi

March 7: Shirley Heimstaedt, Gloria Thrailkill, Helen Campbell

March 14: Marion Evans, Helen Stevenson, Helen Campbell

—Marion Evans

PAGE TURNERS

Page Turners will meet on Monday, April 23, at the home of Ceacy Johns, 33545 Halyard. Barbara Crist will lead the discussion on *Crow Lake* by Mary Lawson. Refreshments will be provided by Ruth Levitan.

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 May selection, *They Poured Fire on Us from the Sky* by Benson and Alephonsian Deng and Benjamin Ajak, is a true story about Sudan, and a powerful portrait of war as seen through the eyes of three children, the authors. Books for the next year's reading will be chosen at the June meeting.

—Hope Luedeke

KENTUCKY DERBY

Saturday, May 5—2:00 pm
Recreation Center

Bet on your favorite!

Come join your neighbors for our annual Derby Day when we see how good we are at picking the winners. It's especially fun with mint juleps, wine, beer or soft drinks. The best hot dogs and goodies are served after 2:00 p.m.



MEN'S GOLF

Mother Nature decided that our outing at Castle Creek was in need of cancellation and promptly acted accordingly, so that wet morning was spent having coffee and donuts.

The outing at Meadowlake on March 13 went according to schedule and 21 golfers enjoyed the day and beautiful course condition. Format was one best ball net and one best ball grass. Winners of the day were:

1st:	2nd:	3rd:
Boyd Van Ness	Bob Scott	Jerry Pearl
Dennis Rosene	Dick Johns	Lee Ryder
Al Thome	Charlie Clark	Mac Brown
	Al Brase	

“Lachel Closest To The Pin” awards went to Peter Rask on hole #4 and to Dave Ontiveros on hole #10.

Our next month's rounds are scheduled for Fallbrook and Arrowwood. Of note, is a momentous goal in golf to shoot your age and by golly, Jerry Pearl did just that at Encinitas Ranch on March 20!!! Please ask him what his score was.

Quote of the Month:

“I'm hitting the woods just great but having a terrible time getting out of them.”

—Author: A lot of golfers

—Bob Borland

WOMEN'S GOLF

Next Fun Day is April 9. Golf captains are Margaret Banerian (661-5307) and Ceacy Johns (493-8355) Call them for any changes. There are no lunch captains.

Following golf, there will be a brown bag lunch and meeting on the beach bluff.

Don't forget your sandwich and beverage.

If you didn't join us in March, you missed a summer day, four deer frolicking, and a game played with a shamrock ball, followed by corned beef and cabbage at the Lynch home, served by Marlene and Judy Boitano.

The team game was won by Ceacy Johns, Pauline Ross, Annie Greenwood, and Liz Kelsch. Other winners were: Low gross, Annie Greenwood (40); Low net, Gretchen Rask; low putts, a tie (16) between Judy Boitano, Terry Scott, Annie Greenwood, and Chris Beaver. Annie had the longest drive, Ceacy and Judy had birdies, Judy was closest to the pin on hole #6 and Liz on #8. The raffle was won by May Gramer.

—Liz Kelsch
661-5802

from page 1 “Our Board of Director\$

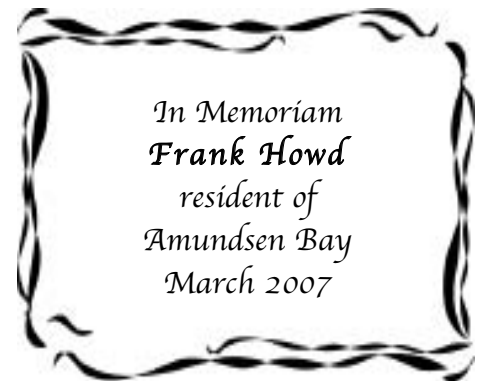
which time she was involved in the Children's Home Society as a member of the State Board of Directors, a member of the Statewide Chairman for Child Advocacy and the California Juvenile Officers Association. Marilyn has lived with her husband in Niguel Shores for 14 years.

Dave Ontiveros, Second Vice President, has lived in Niguel Shores since 1989. He is a graduate of Notre Dame and taught for a few years before entering a business career in manufacturing. He retired as Executive Vice President of Operations from Boone International. His volunteer work for the community has been as co-chairman of the Maintenance Committee, lead member of the Water Irrigation Task Force, member of the Revitalization Committee and, he is a member of the Mens Club.

As you can see, we are fortunate to have these people with broad experience and motivation to work as volunteers for our community and continue to serve on our Board to carry on the good government from which we have benefited over the years. We owe them our thanks and admiration for a job well done.

Read in this issue the resumes of two more willing and experienced residents who have agreed to run for election to the Board. Please give them your attention and send in your ballots without fail.

—Mary Crowl



MEET YOUR NEIGHBOR

Jeff Beresford & Family

Jeff Beresford is well known in our community for his many contributions to our computer systems, gate systems, Web site, etc., in addition to being on the Sea Terrace I Board for six years and, along with his wife Shelley, organizing and walking in the Festival of Whales Parade for a number of years with their children and the Niguel Shores contingent, and participating in many other activities. An all-around kind of guy!

Jeff was born in Colorado, son of an Air Force officer who taught at the Air Force Academy, moved the family about and ended up in Southern California where Jeff mostly grew up. Jeff and Shelley met at U.C. Riverside where he studied math and computer science. After a few years working in direct mail advertising for real estate firms, he started a small company with his dad. Processing and manipulating data for direct mail campaigns over the years eventually brought Jeff to form, with a partner, his current company in Dana Point—Marketing Information Specialists—MIS, Inc. for short. He builds marketing databases for various businesses. His company also hosts Web sites, a service that he generously provides for Niguel Shores.

Jeff and Shelly came to Niguel Shores in 1986 and are on their third house here. They soon took an interest in the community and, when the Information Technology Committee was formed, Jeff was a natural, and has been involved with our “technology” ever since. Shelley retired from being a fitness trainer at the Ritz Carlton when their son Brett was born. Brett and daughter Laura have also



Brett, Laura, Shelley and Jeff Beresford

participated in many activities in the community—Brett is now at Dana Hills High School and Laura at Niguel Hills Middle School. The family does love nature—the snows at Mammoth, the warm sands of tropical beaches, the surfing waves in the ocean and, most of all, Strand Beach.

The Beresford family knows how to enjoy the good life in Niguel Shores as well as contribute to its well-being. They are also great neighbors to which I can attest because they're mine.

—Mary Crowl

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LIBRARY NEWS

This session of Toddler/Pre-School Storytime will continue on Tuesdays at 10:30 am through April 24. Stories, songs, & finger plays will be shared.

The school-age After School Club for children five and up will continue on Thursdays at 4:00 pm. through April 26. Stories and crafts are included.

Family Pajama Storytime with the Sunshine Readers will be the on the last Monday of the month, April 30 at 7:00 pm.

Our In-N-Out Burger Promotion is underway through April 21. Come to the library, pick up an In-N-Out Bookmark, read five books, and return to the library to receive a coupon for a free hamburger at In-N-Out.

The Readers by the Sea Book Club for adults meets monthly at 11:00 am. On April 19 they will be discussing *Pope Joan* by Donna Woolfolk Cross.

The volunteer Potluck Luncheon will be on Monday, May 7 at the Gloria Dei Lutheran Church in Dana Point. The theme will be *Mystery and Mayhem* and the speaker will be Harley Jan Kozak, our very own mystery-writer speaker. Be sure to save the date.

—Betty Steinwinter

DANA POINT HISTORICAL SOCIETY

Program meeting on Monday
April 23 at 7:00 pm



Several long-time residents will talk about olden days in Dana Point on a panel: "School Days—Fun Days"

Call 248-8121 for location of meeting

Visit our Web site at
www.danapointhistorical.org

DANA POINT

City Council Meetings:

2nd & 4th Tuesdays at 6:00 pm
Community Center 34052 Del Obispo

Council Meeting telecasts:

Live on day of meeting
Rebroadcast on Tues & Thurs
of the following week at 7:00 pm
on Channel 30

FARMERS MARKET IN THE PLAZA

Saturdays 9:00–1:00
Call 909-229-3329 for information

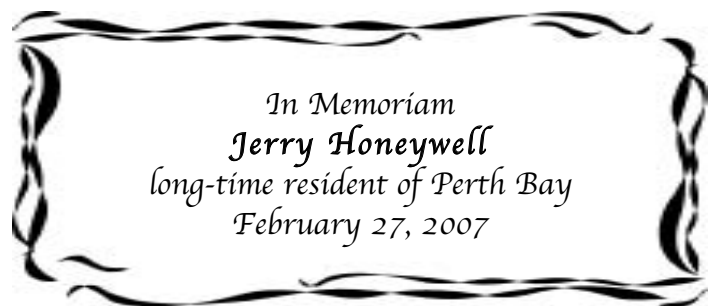
14TH ANNUAL WAG-A-THON

Saturday April 28—8:30-1:00
Dana Point Harbor



Fund raiser for the
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Best Pet Trick & Best Pet Costume contests
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Visit www.petprojectfoundation.org



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The Immel Team

NEIGHBORHOOD ADS

Ads for the Seashore News must be submitted by the 15th of the month. Include a check payable to NSCA, \$3 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability for quality of goods advertised. See Rule 5525

For Sale: New Ocean Kayak's, one Blue Ocean kayak, one Cobra Explorer white with hatches, paddles, back rests, vests & Yakama roof racks with locks. Used one time. \$850.00. Call (949) 488-3741

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

Wanted: Piano teacher for my 13 year old daughter who has been playing since she was six years old. Call Annie at (949) 481-2761.

Wanted: Room to Rent. Widow seeks rental of a room. Presently living in Niguel Shores. Please call Darlene at (949) 874-9945.

Wanted: Caregiver needed 3 mornings and evenings a week for bright, charming, ambulatory but vision-impaired lady. Breakfast and dinner preparation and occasional errands. Some weekend work. Please call (949) 248-2902.

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. (949) 493-0122

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



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RE: Cancel Security Contract (Warning: missive laced in satire)

I propose we do away entirely with the security contract. The NSCA has been eroding the control of our community for the past few years anyway.

Two years ago, the NSCA began issuing paper guest passes that never expired. Even if I, as a homeowner, revoked permission for a one-time guest they could just hold onto their pass that never expired.

Now the *Seashore News* reported that every one of the 960 residences in Niguel Shores can now pay a nominal \$25 per pass and be issued 4 additional barcode stickers per household!

Why? Why this increase in available passes? The *Seashore News* stated, it's because, "They will more than pay for themselves in time saved at 4th of July, Thanksgiving and other holidays." These passes are being issued for the convenience of the security officers and guests!

Why don't we remove these obstacles to our convenience? Let's just do away with any pretense and get it done. Fire security and take down the gates. Open access to the Shores for all!

Naturally, traffic and vandalism will quadruple, but who cares? It is far more important that we don't inconvenience our guests or let the security officers do their work.

—Joe Meehan

The above is an edited version of the original letter. The full text can be read online at www.niguelshores.org.

—Editor

Traffic and Safety Committee Response:

1) Guests eligible for visitor bar codes are from your current permanent guest list. Guest bar codes do not increase the number of visitors or change who is currently

permitted access. The option to purchase 4 bar codes is for the convenience of your non-resident family members or most frequent guests. It enables holders to by-pass the visitor gate process and to use other entrances, which also reduces delays at the Mariner gate for your other guests.

2) See additional comments in "From the Helm." NSCA has no security contract. The contract is for traffic access control and community patrols to identify parking violations and trespassers. Community security is the responsibility of all homeowners.

Items for the Seashore News ads must be submitted by the 15th of the month. Include a check payable to NSCA, \$3 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability for quality of goods advertised. See Rule 5525

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APRIL 2007 in Niguel Shores



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Sheriff's Department: 770-6011 Non-emergency services. Dana Point Community Support Unit 248-3580 Business Services 8:00 am to 5:00 pm Monday--Friday		MARCH 2007 <table border="1"> <tr><td>Sun</td><td>Mon</td><td>Tue</td><td>Wed</td><td>Thu</td><td>Fri</td><td>Sat</td></tr> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> </table>		Sun	Mon	Tue	Wed	Thu	Fri	Sat					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	MAY 2007 <table border="1"> <tr><td>Sun</td><td>Mon</td><td>Tue</td><td>Wed</td><td>Thu</td><td>Fri</td><td>Sat</td></tr> <tr><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> <tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr> <tr><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td></tr> </table>		Sun	Mon	Tue	Wed	Thu	Fri	Sat			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		
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 Community Relations Asst. aa@niguelshores.org
 Community Relations Rep. bobby@niguelshores.org
 Maintenance Lead
 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

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

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 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
 Arthur Pappas, President
Garden Club
 Jack Sweeney, President

Seashore News

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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

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24061
WINDWARD

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CAPSTAN

23791
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