



DON'T FORGET TO VOTE*

In March and April, I had the opportunity to speak to the Mens Club and Womens Club about the *State of the Association*. My presentation was entitled "Transitions."

A generational transition is occurring at Niguel Shores. I characterized the generations as those born before 1941 and those born after. The pre-1941 generation was influenced by the economic Depression, the national unity that resulted from the Second World War, and a willingness to follow the rules. The post-1941 generation was influenced by economic prosperity, the emphasis on individual rights, and a tendency to question the rules. While

these generational experiences are a simplification, the pre- and post-1941 generations do have attitudinal differences which can create intergenerational tensions.

An analysis of the Mens Club roster indicates that only ten percent of the members are in the post-1941 generation. While I am sure the general population of Niguel Shores has more post-1941 homeowner families, I am equally confident that over the next ten years the Shores population of the post-1941 generation will significantly exceed 50 percent. How can we know this? Insurance company actuarial tables never lie.

This generational transition is already being reflected in some of the following ways:

- increasing participation of the post-1941 generation in our volunteer regular committees, ad-hoc committees and the Board of Directors,

- proposing new activities to address the needs of the total Niguel Shores community,

- being more sensitive to rule enforcement and quicker response to homeowner concerns,

- and communicating more effectively, particularly through the use of our Web site and e-mail.

continued on page 14

*See the GM Article, page 2

37 YEARS – WE MUST BE DOING SOMETHING RIGHT!

In the beginning there was a developer. AVCO of Greenwich, Connecticut owned most of the land from Interstate 5 to the ocean and that property was known as Laguna Niguel. By 1969, AVCO was building a planned community called Niguel Shores. Crown Valley Parkway existed, but there was no Niguel Road inland. Access from the freeway was via Crown Valley and from Laguna Beach or San Clemente. We came via Coast Highway. Key to our new development, which did not sell well at first, was a bridge AVCO built across Coast Highway. Beach access!

Niguel Shores was incorporated in 1969, with Architectural Regulations and Guidelines in place as provided for in the original CC&Rs (Covenants, Conditions and Restrictions). Development was not yet complete. Privatizing our streets and adding the villas was yet to come. In 1974 AVCO turned over ownership of the Niguel Shores Community Association to the residents while retaining two seats on our Board of Directors for a brief



Architectural Committee: Left to right seated: Joe Ross, Staff Member, Karen Decker, Jerry Koppang and Ginny Nevitt, Co-chairs, Forrest Owen. Standing at left, Dave Ontiveros, Board Liaison and Dick Johns. Absent: Committee member Rob Rifkin.

period. Breakers Isle was in their plan but no houses were there until two speculative houses were built in 1975. Many custom home lots were for sale. Sales of every type

continued on page 4

FROM THE GM

As usual, there is much to talk about this month. First, it is amazing that the new office building has taken shape so quickly that we can all begin to see what it will eventually look like. The contractor is doing a great job keeping on schedule, and we plan on occupancy in early July. We apologize for any inconvenience during this and other projects but, it is an unfortunate by-product of the construction process as we improve and maintain our Association amenities.

WE NEED YOUR VOTE! During the week of April 9 you should have received your ballot and voting instructions for the 2007 Annual Meeting and election on Tuesday, May 15. I want to remind you how important it is for you to cast your vote. We need **50 percent plus one** (or 481 ballots) to make a quorum and hold the election. The voting process has changed considerably this year as mandated by the State of California. If you find the new process confusing or difficult, please contact the NSCA office and the staff will be more than willing to help you through this process.

BEACH BLUFF CONSTRUCTION – We finally have a start date from the South Coast Water District on the sewer project that will run across our Bluff parking lot. The first phase of this work will start on Monday, April 30 and is planned to be completed by Friday, May 25. There will be no further work on the Bluff during the summer but phase two will begin during the week after the Labor Day holiday. This phase will involve the Bluff parking lot and Magellan

Drive. (Please see the Maintenance article for additional information.)

CAUTION – during the month of May, there will be heavy equipment transiting Niguel Shores Drive for this Bluff project, so please drive carefully and watch for any flag men or traffic control signs. Lastly, to try and minimize this disruption, the construction activity will be limited to Monday through Friday from 7:30 am through 4:30 pm.

CAMP HOBBELDEHOY – The fact that summer is just around the corner means that Camp Hobbledehoy is back. This year the camp starts Monday, June 25 and runs through Friday, August 24. For those wishing to sign up their children, contact Ryan, Peter, or Craig at 949 489-3447.

NSCA STAFF CHANGES – Unfortunately, we have lost Catheryn BeVier because of health issues but, we were fortunate enough to be able to promote Melanie Jenkins from her part-time clerk position to full-time staff position. In addition, we have reviewed the job descriptions for the positions that both Melanie and Bobby Gargari hold, and have changed their titles to more accurately reflect their responsibilities and duties. The new title for both these positions will become **MEMBER SERVICES REPRESENTATIVE**. In addition, to be consistent with this change, Karen Decker's position will become **MEMBER SERVICES MANAGER** and these changes became effective immediately.

—Leo Riley

OFFICE PROGRESS

The new office building is right on schedule for completion by the first week of July despite having a two-week delayed start occasioned by new found permit requirements by various levels of government. The site is now graded with practically all the unseen underground utility supply requirements completed and ready for later connection. Framing is finished and much basic electrical and plumbing work within the building complete.

During the month exterior stucco will be applied and the final metal roofing installed. The shoulder-high exterior rock facing will be underway. Ongoing interior work will begin in earnest as insulation, wiring, plumbing, and sheet rock work progresses. By month's end the building should be secured and ready for the detail work within.

Workmanship and materials used to date have been outstanding thanks to the careful selection process of our contractor, helped in no small part by the Board, the staff, the outgoing revitalization team and our architect. We are getting a real quality building, well suited to our needs which should last the community for decades to come.



Office building 4/19/07

Careful planning and attention to detail has minimized any changes from the final plan.

Special thanks to the members of the Office Phase Revitalization team for all their diligent work over an eighteen-month period. Thanks, too, to the entire community which provided much guidance as the plan evolved.

—Don Johnston

BOARD ACTION SUMMARY

APRIL 4, 2007 BOARD MEETING (General Session)

APPROVED:

- Feb. 2007 Financial, Variance and Delinquency Reports
- 2006 Audit (Draft)

DISCUSSED:

- Pro Forma Cash Expenditures from Reserves 2007–2011.
 - Headlands Project sewer and restroom projects.
- Proposed rule changes and homeowner feedback meetings.
 - MPR Revitalization Committee objectives.
 - Installation status of the satellite irrigation system.
- Nominations for Volunteer of the Year (Dorothy Dudley Award).
 - Timing of the asphalt overlay project.
- Acquisition of replacements for obsolete security cameras.
 - Completion of Stonehill water run-off project.

APRIL 4, 2007 BOARD MEETING (Executive Session)

APPROVED:

- Seven (7) Authorizations to lien letters.

DISCUSSED:

- AT&T's request for additional easements and installation of new equipment boxes.
 - Architectural Committee matters and rule violations.
 - Office personnel matters.

APRIL 18, 2007 BOARD MEETING (General Session)

APPROVED:

- Proposed 2007 rule changes and mailout to homeowners.
- Policy on rental of MPR room to businesses and outside non-profits.
- Resignation of Janet MacKaig from the Landscape Committee.

DISCUSSED:

- Meeting with Headlands and SCWD regarding various project timing.
- Request for current update on the reserve study and cash flow projections.
 - Scope of asphalt overlay project and planned timing.
- Schonwit's management recommendation letter regarding NSCA procedures.
 - Seashore News budget and funding.
 - Update on security camera matters.
- Discussed the office construction project and the Revitalization Committee activities.
 - Format and protocols of Public Homeowner Forums.
- Nominations for the Volunteer of the Year Award (Dorothy Dudley Award).

APRIL 18, 2007 BOARD MEETING (Executive Session)

APPROVED:

- The Nauticus Isle Slope Survey Report and mail out to Nauticus Isle homeowners
- Camp Hobbeldohoy 2007 proposal. Legal Counsel to review administration documents.
 - Proposed reorganization of NSCA office staff liaison duties and titles.

DISCUSSED:

- Ongoing Architectural Committee matters.
- Finance Committee's recommendations regarding Schonwit's Management Letter.

NOTE: Minutes of the General Session are available in the NSCA office.

REMINDERS: ANNUAL ELECTION is on Tuesday, May 15 at 7:00 pm
NEXT HOMEOWNER FORUM is on Wednesday, June 20 at 7:30 pm

ENTRANCE/EXIT GATES—

A WORD OF CAUTION FROM TRAFFIC & SAFETY ABOUT TIRE DAMAGE

One vehicle at a time: If you approach one of the entrance/exit gates in the community and you see that the wrought iron swing gate is open or in the process of closing, you should wait outside the gate until the gate has recycled. **Our gates are designed to operate with only one car per cycle.** If you enter too soon, you risk going over the security teeth and then find yourself trapped if the gate suddenly closes in its recycle process. Be patient, “Just Slow Down” and in the end, you will save yourself time and trouble.

Towed vehicles: Security cameras at the “resident only” gates have recorded instances where residents have

attempted to enter **pulling a trailer only to have the security teeth come up and damage the trailer tires.** The sensors in the street are designed to start the gate closing process after the passing of the car’s rear tires so, by the time the trailer tires pass, the teeth are up. Another case involved a large moving van entering a resident only gate causing substantial damage to the gate.

The guest lane at Mariner Drive has no teeth in the road and is extra wide to accommodate trailers and trucks of all sizes. Please enter there with your towed vehicles and instruct others to do the same. (*See Traffic & Safety article under Committees for further information.*)

from page 1 “37 Years”

of new home increased as our family-oriented planned community began.

In 1973, a CC&R committee of residents existed, but not until 1976 was a separate Architectural Control Committee activated with Bob Chandler as Chair. By then our Home Owners Association board had decided to operate with a small staff plus committees of volunteers instead of hiring a property management company to run the place. Economies resulting from these decisions have kept our annual assessment fees well below those charged by other large associations. An unseen dividend has been an active and enthusiastic community led by volunteers. Yet, in those early days, when homeowner associations were relatively new, there was often little knowledge of the rules and regulations owners had agreed to. So, the small staff and our committee sometimes were unable to enforce relatively unfamiliar requirements. Some old timers may remember being handed a bunch of R&R or CC&R papers by a realtor at escrow, only to carefully file them away to read “later”.

Fortunately, all through the ’70s, our committee learned to work within

our system while adjusting to the ever-changing needs of our fast-growing community. During the ’80s, the volume of work increased substantially as property values boomed. Increasing concern about view blockage issues resulted in establishment of a very active sub-committee of the Architecture Committee called Tree View Blockage (now known as View Preservation). In 1988, resident Lee Richards chaired the AC Committee and continued to handle that burdensome job for seven more years. Lee continues to live in the Shores and we are grateful for her diligent and intelligent service. Then in 1995, George Williams took over what had become almost a full-time job and remained as chair for the next six years, until his untimely death. His wife, Mary, still lives here and we remember, with gratitude, his hard work and obsession to improve our homes. The volume of AC work surged with the remodel market. Since 2002 no one member was able or willing to undertake the difficult job as chair, so we have used a rotating chair system. Finally, just last month, Ginny Nevitt and Jerry Koppang volunteered to become co-chairs,

providing us with improved continuity and efficiency.

Today more than 50 per cent of our original homes have been renovated. Our property values have escalated. We now use a professional architect on a case by case basis as needed and our professional office staff is the best we have known. Many new owners are young with positive new ideas. Renovation, remodel, repair, even tear-downs and new construction continue. Of course, our need for professional legal advice also continues. Each year our Rules and Regulations are upgraded and improved to meet changing needs. We continue to be a standing committee of the Niguel Shores Board of Directors, to whom appeals may be made. Our community standards remain firmly in place.

We are, as we began, volunteers from many former disciplines, who continue to observe and enforce the Rules and Regulations of Niguel Shores to the best of our ability while assisting property owners to improve the value of their property. We thank you for your continued help in our endeavors.

—Forrest Owen

FINANCE COMMITTEE

The Niguel Shores budget consists of three sources of **income**: (1) homeowner dues, (2) bank interest, and (3) fees and fines. The only income taxed is bank interest.

Our two categories of cost are: (1) **operating costs** such as landscaping, guard services and association staff, (2) **reserve fund/costs** involving capital assets. Historically, street surfacing has been our most expensive item.

Reserve funds have always been set aside each year for the repair and maintenance of the office building and the multi-purpose room; however, funds were not set aside for “total replacement” as this was not anticipated in earlier years.

Beginning in 2004, funds were set aside each year for a major renovation of the entire Community Center. It is anticipated at least \$900,000 will be in the building fund by the end of 2007, which is sufficient to pay for the new office building under construction. However, funds must now be set aside for a major renovation of the multi-purpose room.

At the beginning of 2006, all reserve line items, including street resurfacing, were fully funded at the forecasted cost. Unfortunately, what was not anticipated was the ever increasing cost of asphalt. In addition, the cost to divert surface water into city sewers and the cost to replace the parking lot retaining walls were not specifically included as reserve line items.

Current forecast of the accumulation of reserves indicate no problem by year-end 2007 or by year-end 2010 when additional reserves have been accumulated and major infrastructure investments have been made. The short-term dilemma is whether to spend the reserves below a comfortable level in 2008 and 2009, or to defer the MPR renovation or the street resurfacing project until the additional reserves have been accumulated.

—*Marcy McNulty*

LANDSCAPE COMMITTEE

The Landscape Committee has been kept busy with its usual monthly responsibilities...such as responding to homeowners’ requests about various issues in our community that relate to landscaping. We appreciate your observations and comments as they relate to maintaining the beauty of our community. Please know that your input is valued by your Landscape Committee.

Speaking of beauty, many of you may have noticed the multitude of pink blooms of the raphiolepis that line many of our streets here in Niguel Shores. Their bloom is coming to an end, but please stop and take note of the annual display.

Elsewhere in our community, take a walk down Niguel

Shores Drive to the corner of Magellan, and witness the rush of spring color that is on display in our newly established raised garden bed. Pretty petunias are ablaze with seasonal color along with sturdy, green boxwood hedges in the background. Over time, we hope to establish more such displays of color for all to enjoy.

Lastly, notice the Iceberg Roses that are currently blooming...their attractive white blooms are at their peak in the spring. On that note, don’t forget to take the time to appreciate the luxurious carpets of African Daisies on our community’s slopes. Spring is a wonderful season of renewal, especially in our gardens. Thank you for keeping Niguel Shores beautiful.

—*Sharon Stewart*

MAINTENANCE COMMITTEE

A new dual-beam laser bar code reader has been installed at the Mariner gate. It is a tremendous improvement, but not perfect. All of the gate readers will work best if the driver will wait for the arm to come down and then drive 3 to 6 feet from the reader. South Coast Water District will soon begin work on the second level of the Beach Bluff parking lot. The entire construction project involves Niguel Shores Drive, Magellan Isle, and a portion of Breakers Isle and will not be complete until May 2008. The good news is, instead of a 10-foot trench, they will drill under the bluff access road leaving the road open during the entire construction project. Also agreed is to not work during the months of June, July and August. As a result there should be no impact on our use of the Bluff Park this summer.

Tree roots continue to cause hazards on some of our sidewalks. Three locations have been identified where the damage is sufficient to require removing the roots and replacing the concrete. Cost of these repairs will be about \$2,400, but are necessary to keep our sidewalks as safe as possible. Also, thanks to Bob Gregg for the gift of a radial saw for the Maintenance Department.

—*Jack Christiansen*

SEASHORE NEWS STAFF

About the Information Guide:

The staff has been busy over the past two months revising and editing the Information Guide that is given out to new residents of Niguel Shores. It contains information about the board, staff, committees, amenities, clubs, activities and a list of “dos and don’ts” for people new to our Rules and Regulations. There is a community map, and phone numbers and e-mail addresses of local interest. Now

that it is all done with a colorful cover of local scenes, the staff will be printing up a supply for all the lucky new home buyers that come to live in Niguel Shores. If you'd like to see one, ask in the office.

About our producer:

The talented person who does such an excellent job of the design and layout of the Seashore News is Mary Francis who, since 1994 has been owner of a company in San Juan called "Creative Spark" that produces books for publishers. Mary focuses on project management but also participates in graphic design, marketing and concept development. Her specialty is K-12 non-fiction library books. Outside of that, she enjoys traveling, reading and video production. Her dog, Mija, helps out around the studio by barking at the UPS guy and encouraging Mary to take breaks to walk with her around the quaint little mission town of San Juan Capistrano. Her background is a BA in Journalism and Marketing from Cal State Long Beach, an Associate of Arts, Business from Saddleback with some teaching at Cal State Fullerton, magazine and newsletter design and, as production manager for a local newspaper. She has a talent which we admire and appreciate and a real "creative spark."

—Mary Crowl

REVITALIZATION COMMITTEE

If you haven't been by the site of the original office building recently, you should try to walk, ride or drive past to get a look at the amazing progress that has already been made. Our contractors are keeping the office building on schedule for completion in July. This work is an inspiration to the Revitalization Committee and we are working hard to preserve the momentum created by the office building project. Our goal is to have plans and funds to continue our revitalization by moving on to the Multi-Purpose Room (MPR) building after Labor Day and the unofficial end of summer. Your neighbors that are volunteering their time to serve on the Revitalization Committee are doing everything possible to keep the facilities that have been used and enjoyed for over three decades while adding new space and features to meet the needs of today's residents. We are also trying to stay within the budget that the Finance Committee has setup so that our community can enjoy new amenities with the lowest possible cost to residents. Please check www.NiguelShores.org for further updates.

—Rob Rifkin

TRAFFIC AND SAFETY COMMITTEE

Golf Carts. The operation of a golf cart is covered by Rule 6431.

- Carts driven on streets in Niguel Shores are subject to the California Vehicle Code.
- Cart drivers MUST have a valid drivers license.
- The cart should carry only the number of passengers recommended by the manufacturer.
- It is illegal to tow a person(s) behind or along side a cart.

Bar Code Decals: If you are regularly experiencing difficulty in entering one of the gates, the problem may not be the bar code reader, but the decal on your car. If you have one of the "original" all black decals, serial 1 to 500 or a black and white decal, you should exchange it for a new one.

Red Cones: If you are wondering about the red cones by the side of the road at the Mariner Drive resident lane, they are an attempt to slow down and direct cars closer to the bar code reader to improve the gate efficiency.

—Martin Dedrick

WWW.NIGUELSHORES.ORG

We are looking forward to receiving some great photos of our community as we begin the first Niguel Shores Photo Contest and I hope to work some of them into our Web site pages—so get out your camera, walk your area and take some great shots so that all tracts and streets are represented in the contest. (See the article about the contest on page 15.)

A number of Niguel Shores staff changes have occurred during the past month or so; so check the updated photos at the **Our Staff** link to see the names with those new faces.

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



CHILI COOK OFF

Have You signed up for the **CHILI COOK OFF** ?????? **SUNDAY, MAY 20 1:30 to 4:30.**

Come and taste and see if you agree with the judges. Get your group together and decide which one you will enter. Time is getting close. Look again at the questions and answers. No entry fee, \$5.00 for chili tasting. Tickets will be sold for other food: hot dogs, soda, beer, wine and margaritas.

Kentucky Derby: May 5 will be another fun day to enjoy refreshments with friends as you watch the horse you bet on win...!! See the article for more details.

It is that time of year to start the **BEACH BLUFF BARBECUE** to enjoy with friends. The grill will be ready for your steaks, hot dogs, hamburgers, chicken. Come with all your own set ups on **SUNDAY, May 27 at 5:00 pm.** The dates to mark for the summer barbecue.. **JULY 4....AUGUST 5...SEPT. 2...**

JULY 4: We still need volunteers to continue the success of this day for Niguel Shores. Please give the office your name.

Remember to mark your calendar for **AUGUST 19** for summer party on the bluff. More details to follow.

Patty Cook and Carol Yocom will look forward to seeing you at these events—planned for you!

STREET SWEEPING—This month is on Wednesday, May 2nd. They will be sweeping the entire community **ALL DAY** starting with the community center parking lot at 6:30 am.

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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 at 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
Tue, May 1	Recreation Committee Meeting
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. 28	Kids Halloween Party
Sun, Nov. 4	Art & Craft Fair

GARDEN CLUB

The May 2007 Garden Club meeting will take the form of a field trip. Unfortunately the proposed tour of the Helen Modjeska House and Gardens in May has been postponed. The venue of the new field trip will be announced at a future date. Call Debbie Hanson for further details at 493-7315.

A sign-up sheet will be available at the May meeting for the Orange County District Meeting/Luncheon at Alta Vista Country Club in Placentia.

Annual Garden Club fees are payable at the May 2007 meeting. Fees are \$20 per year, \$5 per additional family member.

The June 18 meeting will feature a talk on bromeliads and tillandsias. In addition, our annual plant exchange will involve bringing a potted plant or floral arrangement from your garden for exchange.

Gardening tips:

With the current water shortage in Southern California, look to plants that thrive with modest amounts of water and care. Good choices include: gaillardia, gaura, gazania, lion's tail, rudbeckia, salvia, shasta daisies and verbena. Heliotrope will provide a

lovely fragrance, and pentas will provide clusters of star-shaped flowers in shades of red, pink, lilac or white.

Take care to control rose slugs, the larvae of the sawfly, which feed on rose leaves, creating a skeletonized appearance. Happy gardening!

—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.

On May 1, Orange County Sheriff Lieutenant Jan Sener will discuss, among other things, how to be safe in your home 24 hours per day. This is Ladies Day and all wives and widows

become a member, please come and be our guest for breakfast and hear our interesting speaker

—Jim Clark

Past Presidents of the Mens Club

The Mens Club honored its past presidents at a recent meeting. Fifteen of the previous eighteen presidents were in attendance. Lee Writer is the senior president having been in office in 1988. Other presidents are listed with their years in office.

Missing from the photo: Skip



Front Row Left to Right: Dick Johns (1998), Ed Adams (1990), Forrest Owen (1991), Don Ellis (1992), Dick Luedeke (1996), Dick MacNair (1989). Back Row Left to Right: George Evans (2003), Grover Brown (1993), Jack Christiansen (2000), Jerry Pearl (1995), Bob Converse (1994), Carl Printz (2004), Jack Sweeney (1999), Lee Writer (1988), Norb Berberich (2005-2006)

are cordially invited to attend.

On May 15, Denise Bundy from the Orange County Emergency Management Agency will discuss the safety precautions of the San Onofre nuclear reactors.

The Mens Club is open to all residents of Niguel Shores. If you wish to

Eissfeldt (2001, 2002) was on vacation, Rick Foth (1997) is deceased, and Dan Johnson (2005) is recovering from a stroke.

Remarkably, there are many previous presidents still active in the Mens Club and in our community.

—Arthur Pappas

WOMENS CLUB

The next meeting of the Womens Club will be Thursday, May 10, 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 Marilyn



Marianne Rosemann greeting visitors at the entrance to her home

Wills who is the author of thirteen books. She will be speaking on the topic of "Making Your Own Luck." There will also be a display of her books. Following the speaker, 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 Monday, May 7. If you do not receive a call, please call Irene McDonald at 481-3035. New members are always welcome.

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

This year's Home Tour was outstanding with six gorgeous homes on display. Thank you again to the homeowners who so graciously opened their homes to us. Also, thank you again to Ginny Nevitt and her committee of volunteers for putting together such a wonderful event.

—Barbara Boyd

Womens Club Home Tour

The 2007 Womens Club Home Tour was a huge success. We had six lovely homes, from the first major remodel in 1985 to the newest built in the Shores. They were all outstanding and very varied in design. All of the owners were gracious and enjoyed showing their homes. There were 15 Womens Club members involved in the Tour and clean-up, all of whom made it successful. I thank all homeowners and committee members.

—Ginny Nevitt



Fred & Sue Helmrich with Home Tour Chair, Ginny Nevitt, between them in their newly remodeled home. Fred was the architect and, Sue, the decorator.



Garden entrance to the Rosemann home



Barry Banducci, owner of the newest home in Niguel Shores, hosting visitors Mary Williams, Georgiana Emery and Hansa Sehgal. (Look carefully to see the ocean through the window.)

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 May, call Pat Conway, 240-3559. If you would just like to play occasionally, call, since we always are looking for substitutes.

Winners since last *Seashore News*:

March 21: Helen Campbell, Helen Stevenson, Pat Conway

March 28: Regina Brevik, Edie Tisch, Helen Campbell

April 4: Shirley Heimstaedt, Kay Wittmack, Regina Brevik

April 11: Marion Evans, Helen Stevenson, Helen Campbell

PAGE TURNERS

Page Turners will meet on Monday, May 21, at the home of Diane Hearne. Karla Sanders will lead the discussion of *They Poured Fire On Us from the Sky* by Benson and Alephonsian Deng and Benjamin Ajak, a true story about Sudan, and a powerful portrait of war as seen through the eyes of three children, the authors. Refreshments will be provided by Gretchen Rask. The meeting format includes a brief social time at 10:00 am, with refreshments, followed by the discussion. Please call Diane Hearne, 661-6267, if you would like to participate. Books for the next year's reading will be chosen at the June 25 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.




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Olny Smrat Poeple Can Raed Tihs

Aoccdring to rscheearch at Cmardige Uinervtisy, it doesn't mttar in what oerdr the ltteers in a word are, the only iprmoatnt thing is the frist and lsat ltteer be in the rghit pclae. The rset can be a taotl mses and you can still raed it wouthit a porbelm. Tihs is bcuseae the hmaun mind deos not raed ervey ltteer by istlef. But the wrod as a wlohe. Amzanig, and you awlyas told your kdis that spleling was ipmorantt.

—Submitted by Marion Evans

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MEN'S GOLF

Excellent weather conditions last month allowed the Men's Club group to complete rounds at the Fallbrook and Arrowwood courses. In past years Fallbrook offered a golf round that provided a "lunch package" which was appealing to any old golfer; unfortunately, the new management doesn't provide that incentive so we had to get by with donuts before the round. In any case, a good round was enjoyed under perfect playing conditions and the winners of the round were Jerry Pearl's team of Carl Printz, Gary Katsuki and Bob Converse. Second place honors went to the Bob Borland's team of Barry Daniel and Dick Johns. By coincidence, Dave Ontiveros only hit two good shots for the entire round but captured "Closest To The Pin" awards on hole #9 and #18.

That round was followed by near perfect conditions at the tough Arrowwood layout on April 10. The scoring format was a "Shamble Plus;" that is, where all players tee off and the team picks the best drive then finishes the hole as usual, low score of the team counts. First place went to the Jerry Pearl team of Bob Enger, Barry Daniel and Jack Sweeney with a net score of 253 (par is 284). Tom McNicholas's team of Gary Katsuki, Myron Miller and Roy Dohner came in second with a score of 258. Winners of the "Lachel Closest to the Pin" honors went to Jerry Pearl and Roy Dohner. A special exemplary award went to Bob Enger as a result of his stunning net score of 58 which was the low of the entire field!

Next month's rounds call for play at San Luis Rey Downs and the world renowned course of Shore Cliffs right here in our own backyard.

Quote of the Month:

"GOLF!! You hit down to make the ball go up. You swing left and the ball goes right. The lowest score wins and, on top of that, the winner buys the drinks."

—Bob Borland

WOMEN'S GOLF

The date for Fun Day for Niguel Shores women golfers is Monday, May 14. Golf captains are Barbara Brabeck (493-9399) and Anne Greenwood (493-6782). Lunch hostesses are Gretchen Rask (489-2259) and Bev Longfield (494-8488). If your name is not on the sign-up list for golf and/or lunch, and you wish to join the group, please call the appropriate person.

The "Flower Power" golfers in April were the team of Judy Boitano, Anne Greenwood, Irene McDonald and India Rouse. Not one golfer landed on the green on the par three #6 hole, but on the par three #8, Chris Beaver put her ball within birdie distance of the hole. Judy Boitano hit the best and longest drive on #9 fairway.

The annual Memorial Tournament is coming up in July. "Golfers, start your engines." No, no, that's the wrong sport. Ladies, to the practice range!" We play golf for the companionship and laughs. You are welcome to come along for the fun. Our hospitality chairperson is Dee Johnston (248-7148). Give her a call.

—Ceacy Johns

COME FOR TENNIS

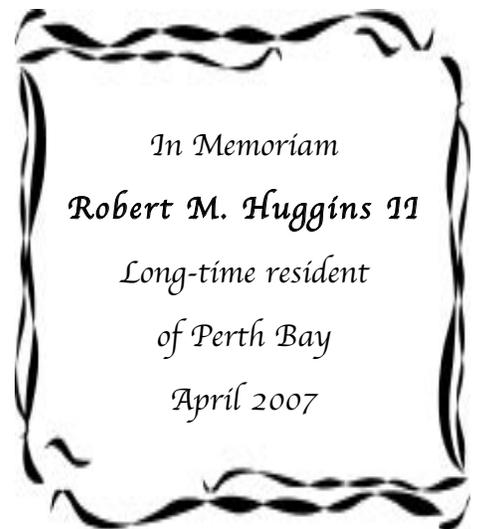
Ladies tennis on Thursday has not been very active. We have had between four and seven people playing.

In order to stimulate action, we have two luncheons scheduled.

1. On May 1, 2007 eight people will lunch at the new Cedar Creek Inn restaurant on La Paz. Ladies will order from the menu and will pay for their own lunches.

2. In August, Donna Thompson, a tennis player who has moved away to live near her daughter in Ohio, will come back to visit her many friends. We will have a Bluff picnic lunch on Thursday, August 2 or Thursday, August 9. Our tennis dues will pay for sub-sandwiches, fruit and wine for the Beach Bluff picnic. People who wish to attend are asked to please call Betty Steinwinter at 240-4462. We hope all tennis players will come for our party. Please decide which date is better—August 2 or August 9 and vote for one.

—Betty Steinwinter



In Memoriam

Robert M. Huggins II

Long-time resident

of Perth Bay

April 2007

MEET YOUR NEIGHBOR

LOCAL SAILOR EARNS TROPHY

Pat Hearne and Don Young of Niguel Shores sailed Pat's Catalina 42 foot sailboat, Far Niente, from Marina Del Rey to Puerto Vallarta in the Del Rey Yacht Club 19th Biennial Yacht Race. The race began on February 16 with most boats finishing on the 28th. The five crew members sailed the 1200 miles in three legs, the first ending in Bahia Tortugas, the second in Cabo San Lucas and the third in Puerto Vallarta.

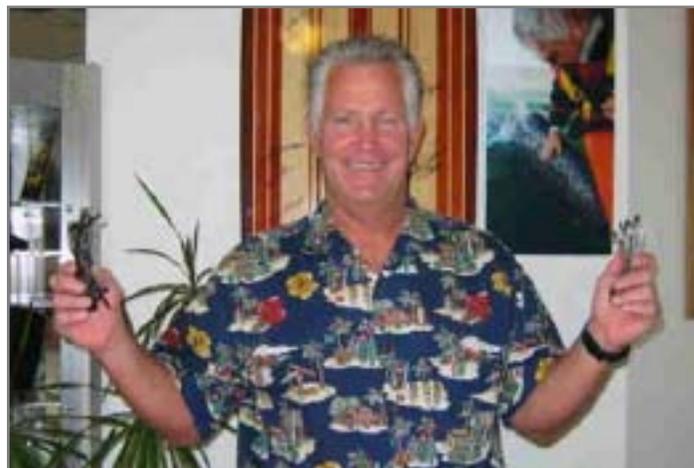
The guys cooked, ate and lived aboard for the duration. They experienced mostly good weather and winds along with awesome close up views of dolphin and whales. A GPS attached to each boat in the race allowed family and friends from Hawaii to Rhode Island to follow on the Internet. Children as young as seven and nine asked their mothers to waken them when the next report with colored dots and lines showed up on the computer screen.

In their division, Salsa Non-Spinnaker, ratings were adjusted after each leg and motor penalties were deducted at the end. In spite of this, Far Niente placed first in their class. Diane Hearne and a few of the other wives and groupies attended the Awards Ceremony in PV to watch Pat try to hang on to four beautiful trophies and a Corum watch.

Pat and Diane Hearne have lived in Niguel Shores for 29 years. Diane is active in Page Turners and Womens Club while Pat tends Far Niente in the harbor.

Don and Dianne Young have been residents since 1976 when they also got their first boat. They raised their family on the boat with lots of time at Big Geiger Cove in Catalina.

—Diane Hearne



Bill Petersen with eye glasses he has collected for distribution on his surfing/eye-doctoring trips.

DR. BILL PETERSEN

Niguel Shores resident, Dr. Bill Petersen, is one of the founding members of the Surfers' Medical Association. The SMA is a group of doctors that travel to tropical islands to surf the great waves and tend to the problems of local villagers. Over the years, Bill and his fellow "surf doctors" have performed eye exams, treated various medical ailments and dispensed thousands of pairs of donated glasses. If you have any old prescription glasses (or regular sun glasses) that you would like to donate for this special cause, please take them to the Niguel Shores office. They will be passed on to Bill for his next surfing journey to some exotic land where he will fit them to the needs of the local people.

—Karen Linger



Diane and Pat Hearne at the Awards Ceremony in Puerto Vallarta



The five crew members and a Corum watch representative: Left to right: George Miller, Don Young, Pat Hearne, Bot Ritner & Steve Clifford

COMMUNITY NEWS

LIBRARY NEWS

Readers-by-the-Sea Book Club for Adults will meet May 10 and will be discussing the book *Crimson Portrait* by Jody Shields. The adult book club meets monthly in the Community room of the library at 11:00 a.m. Everyone interested can join in.

The Friends of the Library are always looking for volunteers to work in the bookstore. Stop by the bookstore and leave your name if you are interested. The bookstore recently reduced prices on all hardback fiction books so there are some good buys right now. Remember your purchases help support the library.

There will be no Children's Programs scheduled for May as preparations are underway for the Summer Reading Program, "Get A Clue @ Your Library," starting in June. More details later.

May display cases will feature Dana Point History presented by the Dana Point Historical Society.

Volunteers of the Dana Point Library Book Store are invited to the annual luncheon at the Gloria Dei Lutheran Church, 33501 Stonehill Drive in Dana Point. Don't forget to take a favorite salad or dessert. The entertaining mystery writer, Harley Jane Kosak will speak on the art of telling chilling stories of murder. Did you hear someone scratching at the window—or is it just the wind? Why have the lights suddenly gone out?

—Betty Steinwinter

DANA POINT

City Council Meetings:

2nd & 4th Tuesdays at 6:00 pm
City Hall Council Chambers
33282 Golden Lantern

Council Meeting telecasts:

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

FARMERS MARKET IN THE PLAZA

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

DANA POINT HISTORICAL SOCIETY

Founders Day Program
Wednesday, May 23—7:00 pm
South Shores Church
32712 Crown Valley Parkway
Monarch Beach



A distinguished Dana Point resident will be honored along with all life members of the Historical Society

Call 248-8121 for more information
Visit our Web site at
www.danapointhistorical.org

THE DANA POINT THEATER COMPANY

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Wayne Rayfield & Joanna Adrian

Sunday, May 6 at 12:00 noon

Jim Miller & Lara Anderson

Tuesday, May 8 at 6:00 pm

Tom Blake & Lynn Nelson

Tuesday, May 15 at 6:00 pm

Tickets are available at Bella Napoli and at Coffee Importers in the Harbor. Or mail your check made out to Dana Point Theater Company to Bella Napoli at the address above.

Let's support our local theater

VOICE OF THE PEOPLE

The following is a reprint of a Letter to the Editor that was printed in the April 5 issue of the Dana Point News:

March 29, 2007

Thank you, Mayor Diane Harkey. On behalf of the residents of the Niguel Shores Community Association I would like to publicly acknowledge your efforts to successfully achieve a “win-win” solution to a recent problem experienced by our community.

It was a pleasant surprise to have my e-mails answered immediately, especially on a weekend and to have a meeting arranged with a number of city officials within a few days. The issue was resolved very quickly even though the solution required action by the neighboring community, staff members from the city, officials from both the county and the South Coast Water District. Based on prior experiences with governmental agencies this was lightning speed.

You also negotiated a very even-handed compromise, which served the best interests of all the stakeholders. It is very comforting to know we have elected a public official who actually serves the public.

Sincerely,

Roy F. Dohner
First Vice-President
Niguel Shores Community Association
Dana Point, CA 92629

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

ATTENTION—Sea Terrace II Homeowners

Painting starts the first week of June.

Colors are on display at the Gourami Bay entrance and at the Manta Court exit gate. We have added two new colors. If you want your home paint to remain the **same color**, contact Janet Traver of our paint committee at 489-2216 by May 15. Remember, all the homes in your cluster have to agree. A color will be assigned to your cluster if we do not hear from you.

We would like to mix the cluster colors of our homes to give more diversity as well as update the look of our community. We are trying to move away from the blue/gray colors to warmer shades.

—George Traver

from page 1 “DON’T FORGET TO VOTE”

So what is the “State of the Association?” I feel that it can be expressed in one word—strong: strong with conscientious, hard-working volunteers to serve on committees and the Board of Directors; strong financially; strong with a dedicated, loyal employee staff; and strong with an exceptional community spirit.

Another transition is about to occur. My term as president will end with the election of two new directors at the annual meeting on May 15. I want to thank our most helpful, supportive employee staff and each and every volunteer member of our committees during my term of office. It has been a most gratifying experience for me to work with such a dedicated, collegial group of directors as Roy Dohner, Marilyn Moon, Dave Ontiveros, and Gretchen Rask.

As long as the NSCA can find as capable directors as these, I am convinced that Niguel Shores will successfully pass through all future transitions and continue to be the hidden “Jewel in the Crown” of the Orange County Riviera.

—George Evans, NSCA President

SEASHORE NEWS QUIZ

Street Names Again...

Here are the answers. You provide the questions— all of which contain a Niguel Shores street name.

1. An instrument used to locate the ship’s position by measuring altitudes of celestial bodies.
2. A barrel shaped device that is turned by a crank to lift objects attached to a rope that winds around the device.
3. A box to contain a ship’s compass.
4. A rope used to hoist or lower a sail.
5. A revolving mechanism around which to wind cable to lift a weight.
6. A pointed tool used aboard sailing vessels to unravel rope that is to be spliced.

Questions:
What is a 1. Sextant, 2. Windlass, 3. Binnacle, 4. Halyard, 5. Capstan, 6. Martinspike?



PHOTOGRAPHY CONTEST

The Seashore News staff is sponsoring a digital photography contest for residents of Niguel Shores.

Photo subject matter: We are soliciting landscape photographs of Niguel Shores for this initial contest. Photographers should compose their photographs as ones that could be used as illustrations for a brochure covering the attractions and amenities of our community.

Photographs accepted: We will accept one photograph from each person per month. Please include your name, address and phone number with your photograph.

Judging: The contest will run from May through October (six months) and each month one winner will be chosen by our panel of judges (Doris Adams, Karen Linger and Peter Rask). Photographs will be numbered and judged anonymously.

Winners: The monthly winner's photograph will be published in the Seashore News (of necessity in black and white) and all photos will be posted in color on the Web site (www.niguelshores.org).

Specifications: All photographs must be submitted as unaltered 4 x 6 original jpeg files to the office at aa@niguelshores.org with a copy for the Web site to NSCAWebmaster@cox.net for posting.

Deadlines: Photos must be submitted by the 15th of each month during the contest. The first due date will be May 15.

Grand prize winner: The monthly winners will be posted on the Web site and residents will be asked in November to vote on-line for these six photos with the grand prize winner to be announced on-line and in our December newsletter. The winning photograph will be featured on the home page of the Web site, and the grand prize winner will receive a gift certificate for dinner for two at a local restaurant.

—Mary Crowl

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Karan Masters
Karan@ImmelTeam.com

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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 (Non-Commercial Ads Only)

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.

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MAY 2007 in Niguel Shores



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																							
					Sunday																																																																							
	1 8:00 Men's Club Breakfast 1:00 Art Class 7:00 Recreation Committee MPR	2 8:30 Fitness Class 9:00 NSCA Board 9:30 H ₂ O Aerobics 11:30 Bridge 1:00 Open Board Meeting 3:00 Men's Tennis STREET SWEEPING	3 8:00 Ladies' Tennis 1:00 Architectural Committee 3:00 Women's Club Board Mtg.	4 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 SSN Staff	5 2:00 Kentucky Derby																																																																							
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14 Women's Golf Fun Day 9:30 H ₂ O Aerobics 11:00 NSCA Board Special Gen. Session 4:00 Landscape Committee <i>Voting Polls open to the public (MPR) 1:00-5:00</i> BALLOT COUNTING (MPR)	15 8:00 Men's Club Breakfast 1:00 Art Class 7:00 Annual Election (MPR)	16 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 2:00 Maintenance Committee 3:00 Men's Tennis	17 8:00 Ladies' Tennis 1:00 Architectural Committee	18 8:30 Fitness Class 9:30 H ₂ O Aerobics	19																																																																							
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21 8:30 Fitness Class 9:30 H ₂ O Aerobics 12:00 Garden Club 4:00 Finance Committee	22 8:00 Men's Golf 1:00 Art Class	23 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 3:00 Men's Tennis	24 8:00 Ladies' Tennis	25 8:30 Fitness Class 9:30 H ₂ O Aerobics	26																																																																							
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Sheriff's Department: 770-6011 (Non-emergency services) Niguel Shores Office: 493-0122 Mariner Gate: 487-4880 Mariner Fax: 487-4182		APRIL 2007 Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td></td><td></td><td></td><td></td><td></td></tr> </table>			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30						JUNE 2007 Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> </table>							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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NCSA DIRECTORY
NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
Office 949/493-0122 • Fax 949/831-0116 • Mariner Guard-House Gate 949/487-4880
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Roy Dohner 1st Vice-president
Dave Ontiveros 2nd Vice-president
Marilyn Moon Secretary
Gretchen Rask Chief Financial Officer

NCSA STAFF

Leo Riley	General Manager	gm@niguelshores.org
Ivy Hsia	Controller	controller@niguelshores.org
Karen Decker	Member Services Mgr.	msmgr@niguelshores.org
George Cooley	Maintenance Manager	mm@niguelshores.org
Bobby Gargari	Member Services Rep.	msr1@niguelshores.org
Melanie Jenkins	Member Services Rep.	msr2@niguelshores.org
Dave Smith	Maintenance Lead	
Dennis Cannon	Maintenance Staff	
Frank Geck	Maintenance Staff	

NCSA COMMITTEES

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

CHAIRPERSONS

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

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

AD HOC COMMITTEES

Revitalization
IT/Website

CHAIRPERSONS

Rob Rifkin
To be determined

MEETINGS

To be determined
To be determined

Sea Terrace Townhomes Assoc. I

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

Sea Terrace Townhomes Assoc. II

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

Women's Club

Hope Luedeke, President
Men's Club
Arthur Pappas, 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—Melanie Jenkins—msr2@niguelshores.org
Calendar, Directory, Voice of the People, Notices, Ads
Seashore News Collating—Shirley Smith
Seashore News Distribution—Bob Converse

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The Seashore News Staff expends all reasonable effort to confirm the accuracy of statements in the Seashore News but assumes no responsibility for errors, commissions 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 NCSA Board actions and community activities and to encourage participation in community affairs.

IN THIS ISSUE:

Beach Bluff BBQ 7	Community News 13	Office Progress 2
Board Action Summary . . . 3	Directory 19	Page Turners 10
Bridge 10	GM's Message 2	Photography Contest 15
Calendar 18	Helm 1	Recreation Calendar 7
Chili Cook Off 7	Kentucky Derby 10	Sports News 11
Club News 8	Meet Your Neighbor 12	Voice of the People 14
Committee Reports 5	Neighborhood Ads 16	Web Site 6

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.

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