

# Seashore News



June 2007

Published Monthly by Niguel Shores Community Association

Issue 404

## A NEW HELM AND A NEW BUILDING

It seems there are big changes happening in our community. Everyday when you drive by, that new building evolves so quickly that it's like a time-lapse film, you look and it grows, you look and it's wrapped, you look and it's covered with steel mesh, you look again and it's covered with stucco... One needs to pay attention to keep up, like the rest of our lives with continuous development. This, of course, is not a bad thing. We are about to have an updated entrance to our Community with a state-of-the (ever-changing)-art office building. The infrastructure is high-tech and the office is well designed to meet our needs. Our historic—in this part of the world, 30-year-old-historic—community center is being modernized! (See the floor plan.)

Our new President of the Board, Roy Dohner, who has been involved in the renovation of the Community Center since the beginning, wanted to incorporate a discussion of his long-term views of updating the Niguel Shores Community Center and related infrastructure as his first "From the Helm" article for the *Seashore News*. We devised a kind-of question-answer format to have him tell us what his plans and hopes are.

**What is the biggest challenge facing the new Board?** Roy stated: "To objectively represent the best interests of all members of our Association, to be responsive to the interests of the majority, while protecting the interests of those in the minority. For example: To keep the dues as low as possible while, at the same time, spending enough to maintain the quality of our property. There is a correlation between dues and property values and our goal is to strike a balance between spending the minimum to maintain our assets, and making prudent

long-term investments to improve the quality and value of our property including owner support services."

**What is the Board's highest priority?** "To develop a fiscally responsible process to complete the Master Plan."

**When did this project begin?** Roy harked back to a request by the Maintenance Committee in December, 2002 to renovate the kitchen. The question was asked, what is the long-term plan? From that beginning, Roy Dohner was appointed by the Board in January, 2003 to develop a Master Plan to renovate the aging, obsolete and termite-ridden Community Center. This involved studying other community centers, proposing a plan, holding community

forums, revising the original plan and requesting community approval of a special assessment for the rebuild. The conceptual Master Plan was endorsed but the funding fell short by a few votes. Subsequent boards began to set aside reserve funds



Office Building under construction, wrapped and wired for stucco—May 18 (3 months going...)

to rebuild out of necessity because of the deteriorating conditions. A reconstituted committee, under the chairmanship of Don Johnston, developed the office portion of the Master Plan, which has taken two years of study and planning. We come now to 2007 when, in February, the old office building was finally demolished. The plans created by Robert Borders and Associates, first proposed in 2004, were revamped to create the building now being built.

**How is this building being paid for? What is in it? What will it look like? How will it function?** Roy answered first with resounding praise of Coastline Development, the contractor who, as of May 20, is on budget and on schedule. The accumulated reserves are

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## FROM THE GM

**ANNUAL MEETING AND ELECTION RESULTS—** Thank you to all who participated in making this year's election one of the smoothest and easiest in Niguel Shores history. This is despite the entirely new legislated election rules and procedures that also required the use of an independent Inspector of Elections. The two new board directors have been elected and members are hereby notified that the tabulated results from Steve Schonwit, CPA and Inspector of Elections, are as follows: The total number of authenticated and validated ballots was 497. There were two (2) officially nominated candidates and two (2) unofficial write in candidates. The votes received by the candidates were: John Dougherty – 435, Patrick O'Brien – 423, Rob Rifkin – 1 and Barry Banducci – 1. We want to thank Rob's and Barry's mothers for voting for them, but next year they will also need to go through the process of formally nominating them. Roy Dohner was nominated and voted into the position of Board President in a Special Executive Session of the new Board. You can read the full summary of other Board positions and Committee Liaison appointments in the Board Action Summary article in this newsletter.

**OFFICE CONSTRUCTION PROJECT—** You can easily see how quickly our new office is being constructed with the contractor being right on schedule for an early July completion date. They are doing an excellent job and we hope to have an "Open House" at or around the 4th of July. Please watch for the time and details if you would like to personally see and inspect your new facility.

**NEW SATURDAY OFFICE HOURS!—** We have had several requests from homeowners who have Association

business, but cannot make it into the office during the normal Monday–Friday business hours. Starting in June, in an effort to improve our services and make it more convenient, we are adding full office hours on the FIRST and THIRD Saturday of each month when the office will be open from 8:30 am–5:00 pm on those days.

**PUBLIC FORUM SCHEDULE—** Attendance at the monthly Public Forum has been decreasing to point that during the past few months, we have had some meetings with resident representation in SINGLE DIGITS. In addition, during the past year, the Association has dramatically increased the flow of information to homeowners through emails and the Web site. This is due to the fact that some issues could not wait weeks until the next meeting. As a result, the new Board of Directors has decided to conduct these meetings on a quarterly basis rather than monthly, with the next meeting scheduled for August 15, 2007. If in the event that special circumstances arise that need community involvement, the Board will call and notice a Special Public Forum. The Board feels that this change will keep the flow of information timely and meetings productive and interesting.

**CHEESEBURGERS IN PARADISE—** Lastly, the weather tells us it is time for summer and Bar-B-Ques. We are trying a new concept by offering hot dogs and hamburgers poolside on Friday afternoons from 11:30–1:30. Look for the details under the article from the Recreation Committee in this issue and if you like the concept or want to comment on it, please let me know. My email is gm@niguelshores.org.

—Leo Riley

## Dorothy Dudley Volunteer of the Year 2007 Award

**C**ecacy and Dick Johns have been awarded the Dorothy Dudley Volunteer of the Year Award for 2007 with a great history of dedication to Niguel Shores. Dick Johns served two consecutive terms on the Board of Directors, he was chairman of the General Manager Search Committee, president and vice president of the Sea Terrace I Townhomes Association Board of Directors, president, vice president and secretary of the Men's Club and is currently serving on the Architectural Committee. Bravo Dick and here, to keep up with you, is Cecacy: Former



Dick & Cecacy Johns receiving their award from Board President, George Evans.

co-editor of the *Seashore News* and long-time member of the Communication Committee, Parliamentarian of the Women's Club, member of Page Turners, the Dippy Dolphins and active in Women's Golf, and is currently secretary of the Sea Terrace Townhomes I Association Board of Directors. Now, that is a record to be proud of! Your names will be engraved on the plaque in the Community Center with that lengthening list of residents who, over the years, have generously given their time and talents to our community. Many thanks to you both from all of us and congratulations for a well-deserved honor.

—Mary Crowl

# BOARD ACTION SUMMARY

## May 2, 2007 BOARD MEETING (General Session)

### APPROVED:

- The resignation of Peter Rask from the Communication Committee
- The Annual Meeting / Election Agenda for the May 15 Annual Meeting.
- The awarding of the 2007 Volunteer of the Year Award (Dorothy Dudley Award) to Richard and Ceacy Johns.

### DISCUSSED:

- Drainage issues in Sea Terrace II (Gourami Bay).
- Protocols and schedules for Public Homeowner Forums.
- Conversion to electronic board meeting packets.

## MAY 2, 2007 BOARD MEETING (Executive Session)

### APPROVED:

- Engineering services contracts for Asphalt Overlayment Study and Beach Bluff parking improvements.

### DISCUSSED:

- 2007 Camp Hobbeldohoy.
- Annual slope monitoring contract and report.
- On going architectural matters.

## May 15, 2007 BOARD MEETING (General Session)

### APPROVED:

- Annual election was conducted and results verified by the Inspector of Elections, Steve Schonwit & Associates.
- Two (2) Board of Directors positions were filled for a two (2) year term by the election of Patrick O'Brien and John Dougherty.
- 2007 Volunteer of the Year Award (Dorothy Dudley Award) was awarded to Richard and Ceacy Johns.

## May 15, 2007 BOARD MEETING (Executive Session)

### APPOINTED:

*Board members voted Board Directors to the following positions:*

Roy Dohner – President  
David Ontiveros – 1st Vice President  
Marilyn Moon – 2nd Vice President  
John Dougherty – CFO  
Patrick O'Brien – Secretary

*Board members voted Board Directors to the following Committee Liaison Positions:*

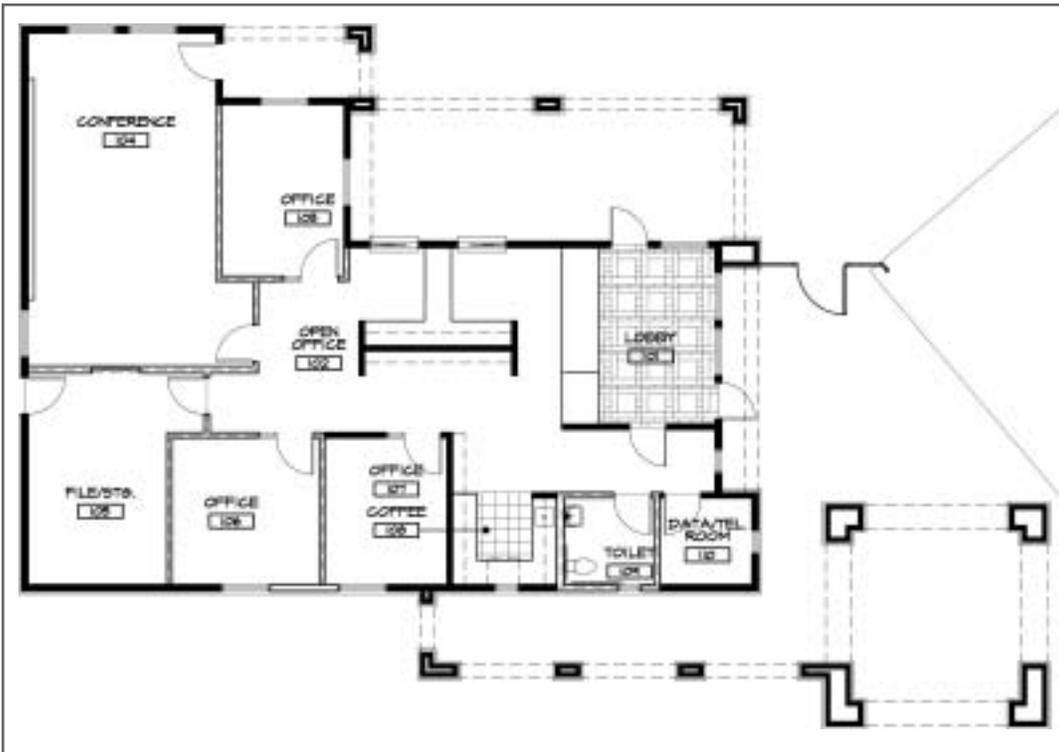
Architectural Committee – David Ontiveros	Recreation Committee – Marilyn Moon
Communications Committee – Patrick O'Brien	Traffic & Safety Committee – Patrick O'Brien
Finance Committee – John Dougherty	View Preservation Committee – Marilyn Moon
Landscape Committee – John Dougherty	I.T. Committee – John Dougherty
Maintenance Committee – David Ontiveros	Revitalization Committee – David Ontiveros

### APPROVED:

- Conducting Member Public Forums on a quarterly basis at 7:00 pm in the MPR Room.  
2007 Meetings dates to be: Wednesday, August 15 & Monday, November 19.

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

REMINDERS: NEXT GENERAL SESSION MEETING—June 6, 2007 at 9:00 am  
NEXT PUBLIC HOMEOWNER FORUM—August 15, 2007 at 7:00 pm



Entrance is under the square tower at lower right, into the lobby on your left. Inside, the Member Services Representatives are available at the counter or at the windows under the covered arcade at the rear of the office overlooking the pool. Along the front wall are three small rooms: the data/phone room, restroom, and coffee facility. Next are the offices of the Controller and Member Services Manager, and, in the corner, files, archives and storage room. At the back left-hand corner is the new conference room next to the General Manager's office. An outside entrance is available to the conference room.

paying for the building. The outside will be a combination of stone and stucco with an arched arcade that will accommodate a ramp for a handicapped entrance (we are finally becoming ADA compliant), and a central tower that will serve as an entrance to the office wing, pool, and the MPR wing. The office, with a data/telephone room, a dedicated storage room, a well-needed conference room next to the general manager's office, adequate files, restroom facilities and proper sewer, water, and sprinkler connections, earthquake compliant framing, and generally improved infrastructure, make this facility very efficient and something the whole community can be proud of for many years to come. We're very pleased also, he said, with the aesthetic appearance of the building—the stone and stucco exterior and steel roof all in natural colors, the interior palette is the same, with earthy tans, browns and natural colors that the interior designers of the architectural firm have recommended. The Committee approved all design elements and the Board supported those decisions.

**What happens next, now that you have so quickly and successfully produced this elegant and efficient office structure? When will you be able to replace the aging and unsafe MPR wing?** Roy's answer began as a

discussion of the plans for and proposed funding of the remainder of the Community Center as follows: "Timing is the key, reserve funds specifically earmarked for the MPR project will not be accumulated for approximately three years. However, there are reserve funds on hand to complete an asphalt overlay program that might be deferred. What is the condition of those streets? Can we safely and/or wisely delay a portion of the scheduled overlay for a few years? If a delay of a portion of the overlay were feasible, would the amount of the reserves available be enough to fund the MPR renovation? We don't have all those answers yet, but an engineering firm is preparing a report to give

the Board an objective expert opinion on our options.

Additionally, the ad hoc MPR Renovation Committee's architect is completing a conceptual design to determine if the renovation can be completed in separate phases over a period of time. They will develop cost estimates and options. Once the answers to these questions are available, the Finance Committee and ad hoc Committee will provide their recommendations. The Board will then present a recommended plan of action to the community for discussion, and based on the results of the feedback, a course of action will be determined."

Any further discussion of the proposed renovation of the MPR building involves Rob Rifkin, who chairs the committee to design and plan the renovation of the MPR wing. Members of this committee are: Pat Carpenter, Suzanne Enis, Marcy McNulty, Dave McPherson, Mike Meredith, Scott Mills, Jerry Pearl and Todd Wallin. This committee includes a mix of current and former members of the Finance Committee along with some newly engaged, as well as, long-time residents. The MPR Revitalization Committee met with the architect, Joe Petitpas, on May 22 at which time different rough plans, or concepts, were discussed. The committee selected two concepts to be

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## ARCHITECTURAL COMMITTEE

Many of the homes in Niguel Shores have zero lot lines. There is always an easement on that side. An easement is a property right so that one can enter their neighbor's property for the purpose of maintaining their own property. This is in your deed. Easements are usually 3 feet wide, except for the Villas, where the easement may be 5 feet. Your neighbor cannot deny you access to his property. You bought that right! Please see Rules 4151 and 4152 about easements and planting in the easement areas. Your neighbor cannot erect any permanent structure in the easement area.

The other side of your home probably has an easement area also, but this is abutting your neighbor's residence and garden walls and that area is eased to them, again, for maintenance. There is no easement to common walls. This applies to the Garden Homes, Villas, and Sea Terraces. In the Broadmoor Homes, your wall is usually three feet in from your property line. Therefore, when you maintain your home, you are on your own property. Your neighbor has a three foot easement for general recreation and gardening purposes. Please see Rules 3154, 1, 2.

—Ginny Nevitt

## LANDSCAPE COMMITTEE

No report this month.

## MAINTENANCE COMMITTEE

Our maintenance people, along with Coastline Construction, continue to stay busy keeping our facilities and parking lot open, clean, and safe during construction of the new office building.

Several projects were completed this month. These projects included a gutter repair, three locations of sidewalk repair, and a water drainage issue. Work has also been completed on the volleyball court with new nets, poles, and sand.

We do have to report that \$325.00 of vandalism repairs were required this month.

The installation of the dual laser bar code reader and the street marking to direct cars closer to the reader has significantly reduced the number of misreads at the Mariner Drive Gate. Based on the Mariner Drive success we will purchase a dual laser for the Selva Gate. We are confident that this will reduce the misreads at that gate. We will continue to work this issue with the goal that all authorized vehicles will have the gate open for them first time, every time. We thank all the residents for their patience.

—Jack Christiansen

## SEASHORE NEWS STAFF

A couple of tributes from our staff seem to be in order: Many thanks to George Evans, our out-going board president for his encouragement and advice to us over the past few months. We appreciate all you have done for us and for this community. Best wishes for a happy second retirement. And, secondly, congratulations to our out-going Board Liaison, Roy Dohner, who is the new Board president. He has been very involved with our newsletter and its transition to "electronics" during this period so, we would like to say thank you to him for his support and reassurance along the way. You did a fine job, Roy, and we'll miss you!

We heard a few rumbles about our newsletter being late this past month and would like to explain what happens when all these many articles we assemble and proof leave our hands: 1. They are e-mailed to our production person who does the lengthy job of the make-up of the newsletter. 2. That finished product is e-mailed to the film company that prepares the film for the printer. 3. The printer gets the film and prints the newsletter. 4. The printed sheets are sent to the binder for folding and stapling. 5. The printer retrieves the newsletter and delivers it to Niguel Shores. 6. It is distributed by our volunteer group of residents. So, you can see there are multiple places for inadvertent delays. The upshot is, lucky for us, there are lots of people to blame so we can always say, "It's not *our* fault!"

—Mary Crowl

## TRAFFIC AND SAFETY COMMITTEE

1. Automobile Break-ins: Residents in the area of Halyard, Windlass and Cockleshell beware that UNLOCKED AUTOMOBILES are being entered and various small but expensive items are being taken. These thefts are happening generally between 7:00 and 11:30 pm. If you must leave your car out at night be sure that it is locked. As an added measure of protection, you might consider installing a motion detector light in the area.

2. Resident Lane at Mariner Gate: The temporary red cones are gone and replaced by white pavement striping to slow down vehicles as they approach the gate and to direct cars closer to the bar code reader to improve the gate efficiency. The closer you are to a bar code reader, the more efficient it is in reading the decal. Also, if you have one of the original barcodes and you are having difficulty with the reader, stop by the office and exchange it for a new one.

3. Disaster Preparedness: Now available in the office for all homeowners is an outstanding "Home Safety Emergency Plan" pamphlet. This a comprehensive guide and should be a ready reference in every home. Stop in and get yours today.

4. Committee Opening: This committee, along with the Board of Directors, wishes to take a moment to thank Pat O'Brien for his many years of dedicated service on the Traffic and Safety Committee and to congratulate him on his election to the Board of Directors. If any resident would like to be considered to be a member of this committee, please submit your name and a brief biography to the office ATTN: T&S Committee. We would like to hear from you.

—Martin Dedrick

## WWW.NIGUELSHORES.ORG

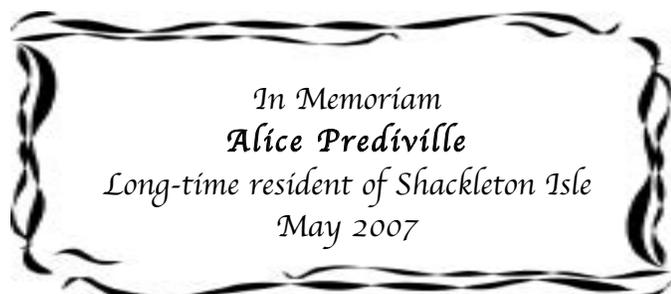
A number of NSCA office forms have been added to our Web site for downloading and printing as needed.

Click on **NSCA Forms** link to select any of the following:

- Home Owner Request Form
- ACC Exterior Modification Submittal
- ACC Checkplan List
- Owner Declaration
- Service Permit Form
- Tenant Info Sheet
- Neighborhood Ad
- Party Guest List Form
- MPR Application
- Beach Bluff—Group Use

If you have not done so yet, go to [www.niguelshores.org](http://www.niguelshores.org) and check out the May entries in our photo contest and see the winning photo.

Bernie Fornadley—NSCAwebmaster@cox.net



## FOURTH OF JULY FUN

Come celebrate "Uncle Sam's" Birthday,  
to be held on the 4th of July  
Everyone will have a great time,  
we promise and that is no lie!

The Boy Scouts will lead the pledge,  
to old glory's stripes and stars,  
with a parade of decorated bikes,  
costumed kids and antique cars.

There will be lots of different activities  
for each and everyone,  
Including the famous Men's Club Pancake Breakfast  
with food not expensive, and quality second to none,  
Plus a do-it-yourself Beach Bluff Barbeque, after the  
games are all done, and prizes have been won!!

Hot dogs by the Ladies,  
so you won't have to plan lunch,  
With a price so low  
you can spring for yours plus another family's bunch.

We'll have some local heroes,  
like Firemen, who'll bring their truck.  
The free games in the park for families,  
they don't even cost a buck.

Plus a Sand Castle contest on the beach,  
requiring both skill and some luck.

So come and meet your neighbors  
and plan to participate.

Please enjoy all the festivities,  
don't stay home and vegetate!!

We hope you'll come early and plan on staying late!!

—Anonymous Dohner

**July 4th:** It is time to wave the flag and march in the parade at the Niguel Shores 4th of July celebration.

The celebration is for everyone in our community to see one of the many reasons why we enjoy living in Niguel Shores. The **Men's Club Pancake Breakfast** starts the day, then comes the parade with our Dorothy Dudley Volunteer of the Year winners Ceacy and Dick Johns leading the way in a convertible covered in festive red, white and blue bunting. Watch the children with their decorated bicycles following the great red firetruck parading through our community. There will be games and swimming for the children following the parade with hot dogs being served by the Women's Club. The coals will be hot for the barbeque at 5:00 pm to enjoy the evening with friends at our wonderful Beach Bluff Park. One cannot celebrate the 4th of July better than we do at Niguel Shores....

**TGIFF - Friday Feed:** Something new besides our new building.... 11:30 to 1:30 on the 1st and 3rd Friday in June, July and August... The menu will be hamburgers (\$3), hot dogs (\$2), sodas and water (.50) and chips (.50). You will find all this beside the pool just outside the kitchen window. Join your friends here to have a swim, a bite to eat and celebrate the summer days.



Chili Cook Off winner: The Wallin Family

**Chili Cook Off Winners:** First prize for the Most Delicious went to: **Todd Wallin**, Second prize for the Almost the Most Delicious went to **Nancy Tinnes**, tied for Third were **Beth Tonin and Paul Carpenter** and Honorable Mention was awarded to **Micaela and Milanna Buss** . The Judges were Tony Corke from Chaparrosa Grill,

Mike Desimone from What A Dish Catering, and Cliff Ranney, Chili Pepper Grower. Thanks to Cristin Cobb and Patty Cook for providing an afternoon of tasting and fun. Watch for a date for next year's contest.

**Family Potluck Picnic:** The second of the season will be held June 24 at the Niguel Shores Community Park at 4:00 pm. This is a great time for the children to play and mom and dad to visit with their friends. Bring a dish and share the fun.

**BBBBQ:** That's the Beach Bluff BBQ on August 5—

the coals will be hot again at the Beach Bluff for the Barbeque at 5:00 pm. Come with your food and trap-pings and enjoy the evening sunset.

**Hoe Down:** Mark your calendar for August 19, 5:00 pm for a "Hoe Down" Niguel Shores Summer Party. This year enjoy barbequed ribs and chicken with all the trim-mings, plus some western music in that western relaxed mode. The cost is \$25 per person which includes two (2) wine or beer drinks. The space will be limited so purchase your tickets on July 4th or in the office.



Micaela and Milanna Buss won Honorable Mention and were the only children who entered into the Chili Cook Off (they even cooked the chili themselves).

NIGUEL SHORES RECREATION COMMITTEE  
2007 CALENDAR

DATE	EVENT
Sun, June 24	Family Picnic (NSCA Park)
Wed, July 4	July 4th Events/Parade Pancake Breakfast, Sandcastle Contest, BBQ
Sun, Aug. 5	Beach Bluff BBQ
Sun, Aug. 19	"Hoe Down" Summer Party
Sun, Sept. 2	Labor Day BBQ at Bluffs
Sat, Sept. 29	Community Garage Sale
Sun, Sept. 30	Family Potluck
Sun, Oct. 14	Bluffs BBQ
Sun, Oct. 28	Kids Halloween Party
Sun, Nov. 4	Art & Craft Fair

## GARDEN CLUB

The Monday, June 18 Garden Club meeting will be held in the clubhouse at noon. The speaker will present a talk on Bromeliads and Tillandsias.

The annual plant exchange will follow the meeting. Please bring a potted plant or floral arrangement from your garden for exchange between members, no cuttings please. Light refreshments will be served. Members are welcome to bring a bagged lunch.

A sign-up sheet will be available for the July 16 Beach Bluff party. A fee of \$5 per member is required to attend this special event.

Residents interested in joining the Garden Club may call membership chair person, Debbie Hanson at 493-7315. Annual dues are \$20 plus \$5 per additional family member.

June is a good time to plant culinary herbs such as basil, chives, marjoram, mint, oregano, parsley, or sage. Cut back delphiniums, once flowers are spent, for a second bloom by summer's end. Leave only a pair or two of leaves at the bottom of each spike. Annuals, perennials, roses and most other actively growing plants will benefit from fertilizing now.

Happy Gardening.

—Ann Strauss

## MEN'S CLUB

### Men's Club 2007 Scholarships Announced

The Club is very pleased to be able to present these fine students with scholarships. They are young people that the community can be proud of. The following students received the awards from the Niguel Shores Men's Club:

**Garrett Burns**—Men's Club Boy's Award

**Kimberly Helling**—Men's Club Girl's Award

**Tamara Kohan**—Fran and Buck Ewing Arts Award

If you are interested in learning more about the Men's Club Scholarship Program, please contact Art Pappas, Men's Club President or Jerry Pearl, Scholarship Committee Chairman.

The Men's Club of Niguel Shores meets the first and third Tuesday 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 June 5—Our resident world traveler, Jerry Milner, will present his latest travels to include his trip down the Amazon.

On June 19—Officer Chris Goodwin of the CHP will be here to bring us up to date about the highway patrol.

The Men's Club is open to all residents of Niguel Shores. If you wish to become a member, please come and be our guest for breakfast and hear our interesting speaker.

—Jim Clark

## WOMEN'S CLUB

The final 2006 -2007 meeting of the Women's Club will be Thursday, June 14. A social half hour will begin at noon, followed by the traditional June Tea and Installation of Officers for 2007-2008: President Bunny Ross, Vice-president Tina Fornadley, Secretary Gloria Weintraub, and Treasurer Wilma Lindberg. The installation will be



Women's Club members enjoying a recent day trip to the Disney Concert Hall in Los Angeles: Left to right: Front row: Judy Pasek, Ann Jones, Aileen Brazeau. Second row: Hope Luedeke, Ceacy Johns, Marti Poivre, Wilma Lindberg (her daughter is behind her). Third row: Phyllis Tezer, Marguerite Printz, Bernice Mahoney. Fourth row: Irene Hopson, Carol Yocom, Gretchen Rask. Fifth row: Guest, Barbara Milner, bus driver, Dick MacNair, Anita Geyer, Ardis Ghobrial, Peter Rask, Carla MacNair.

conducted by Ceacy Johns. Former presidents will be honored and asked to pour. Board members will bring desserts and all other members are asked to bring finger foods and sandwiches, but no nuts or dips. All members should bring their favorite tea cup and saucer and are invited to wear their favorite hat.

Membership dues are payable June 1 for the 2007-2008 year.

Please bring a check for \$10 to the meeting. Those members paying their dues at the Tea will be included in a drawing. The winner of this drawing will have her check returned and will have free membership for the coming year.

Reservations for the tea are necessary and should be made by Monday, June 11. If you do not receive a call by that date, please

call Phyllis Tezer at 496-4710.

The June Board Meeting will be Thursday, June 7, at 3:00 pm in the Community Center.

Special thanks go to Carol Yocom for organizing the wonderful trip to Los Angeles. Twenty-four members and guests enjoyed a bus trip and docent tour of Disney Hall and a delicious lunch at Philippe's.

—Barbara Boyd

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## PHOTOGRAPHY CONTEST

Delighted to announce the May winner of the photography contest, Steven Tardiff, who submitted a dramatic view of a sunset from Niguel Shores with a plant in the foreground and Catalina in the background. Please see the color version featured on the Web site—here we publish the grayscale version.

Our contest continues in June with another monthly winner. Please submit your photos with a view of Niguel Shores—landscape, activities, gardens, flowers, something that tells us that “this is Niguel Shores.” Thanks to all those who submitted photos in May—please resubmit or send others. We are pleased that a number of photographers participated. We want you to look at the Web site—see the photos in color.

Thanks also to our judges. Our very competent and hard-working staff expert, Melanie Jenkins, devised a very fair ballot with each judge giving a numerical value to the anonymous photographs with a grand total of their rankings deciding the winner. Another winner will be selected for June submissions. Keep them coming!



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from page 4 “A NEW HELM”

refined by the architect so cost estimates can be solicited from the general contractor. The committee is aware that it needs to balance the needs of the community with a realistic budget—something of a tightrope act. The master plan will be designed to be built in phases if funding is not available to complete the whole plan at once.

Roy summarized by saying “Our challenge is to complete the Master Plan, as soon as possible, without a special assessment, raising the dues or deferring required maintenance.”

To conclude this Helm message/cum feature article, nothing seems of more of interest to all of us than the renovation of our community center—that which enhances the value of

our properties, gives us a play-ground, an activities center, a support and services center, and provides our “identity as a community”. This is not the end, but the very beginning of providing a chronicle of what's happening in Niguel Shores through your *Seashore News*. (Rob Rifkin contributed to this article.)

—Mary Crowl

## WEDNESDAY BRIDGE

Social Bridge is on Wednesdays from 11:30 to 3 pm. For play in June call Kay Wittmack, **661-8177**. If you would just like to play occasionally, call, since we always are looking for substitutes.

### Winners since last *Seashore News*:

*April 18:* Vickie Barth, Dorothy Horany, Regina Brevik

*April 25:* Regina Brevik, Frieda Baskin, Arlene Baker

*May 2:* Frieda Baskin, Helen Campbell, Dorothy Horany

*May 9:* Dorothy Horany, May Wale Brown, Regina Brevik

*May 16:* Helen Stevenson, Vickie Barth, Dorothy Horany

**We have been having delicious refreshments!**

—Marion Evans

## PAGE TURNERS

The last meeting for the 2006-2007 year will be held on Monday, June 25, at Chris Beaver's home at 24121 Windward Drive. Refreshments will be provided by Linda Ross.

The meeting format includes a brief social time at 10:00 am, with refreshments, and the remaining time will be used to present and decide upon books to be read for the 2007-2008 year, starting in September.

Page Turners meets September through June, with the exception of the month of December. New members are always welcome. Please call Diane Hearne, 661-6267, if you would like to participate.

—Hope Luedeke



## KENTUCKY DERBY "Run for the Roses" Report

An enthusiastic crowd enjoyed the Kentucky Derby on the big-screen TV in the Clubhouse on May 5. Sandwiches and snacks accompanied mint juleps, beer and wine. New member, Jim O'Neil, was the most perceptive in having bet on the winner, Street Sense, twice! Other winners were Chris Beaver, Barbara Boyd, Jim Clark, Myron Miller, Marcy McNulty, Betty Steinwinter and Carol Yocom. Many thanks for organizing this fun event to Anita Geyer, Barbara and Bill Boyd, Tina Fornadley, George Freundlich and, yours truly, Don Beaver.

—Don Beaver



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

## MEN'S GOLF

Near ideal weather continues to bless the Men's Club Golf schedule as rounds were completed at San Luis Rey and Aliso Viejo Golf Clubs. The very long course at San Luis Rey dictated a scramble format and the day's match was won by the Jerry Pearl team of Barry Daniel and Jim Woodward. Next came Lee Winter's group of Charlie Clark



Tom McNicolas (left) and Jack Sweeney practicing their putting strokes at San Luis Rey Downs Golf Club.

and Dick Johns and, finally, Jerry Kopang's gang of Roy Dohner and Bob Scott. "Lachel Closest to the Pin" honors went to Charlie Clark and Dave Ontiveros (the customary winner!!)

Next on the agenda was the half-baked Aliso Viejo course—that is, the course is under construction

and three holes have to be played twice!!!. The winner of the day was the team of Henry Call (a welcome newcomer), Gary Katsuki, Barry Daniel and Jim Woodward. Second place went to Barry Banducci's squad of Carl Printz, Dick Johns, and Charlie Clark followed by the third-place team of Jerry Pearl, Dave Latham, and Mac Brown. "Closest to the Pin" awards went to Jerry Pearl and Blair McDonald.

Next month's schedule calls for rounds at the world-renowned Shore Cliffs Club in prestigious San Clemente followed by another round close by at the San Clemente Municipal Golf Course. (These were scheduled for purposes of saving on the high price of gasoline these days.)

The Men's Club championship rounds will be in July and August. Format will be the Ryder Cup style. The Men's Club Couples Away will again be held in the Solvang area, using Vandenberg AFB and Alisal Ranch courses. This great outing will be held on October 9-11.

### Quote of the Month:

"Gimme" can best be described as an argument between two golfers, neither of whom can putt worth a damn."

—Bob Borland

## WOMEN'S GOLF

Next Fun Day is Monday June 11. Check in time is 8:00 am at Aliso Creek Golf Course. After nine holes the meeting will be held at the golf course following the summer barbecue lunch of burgers or chicken, chips and a beverage for \$8. There will be no lunch captains. Call Golf Captains Barbara Brabeck (493-9399) or Irene McDonald (481-3035) to sign up or cancel. For last minute cancellations, please call the course (499-1919). Payment for the July Memorial Tournament Luncheon at the Fountains will be expected at the meeting. The price is not confirmed but should be approximately \$22.

### Winners of the day:

Low gross:	Chris Beaver 40, India Rouse 44
Low net:	May Gramer 33, Lee Sweeney 33
Low putts:	Liz Kelsch 13
Closest to pin #8:	Liz Kelsch
Chip in:	India Rouse

The day concluded with a short meeting after a lovely lunch at the Niguel Shores Beach Bluff Park, during which a number of dolphins were seen frolicking in the ocean. Come join us for more Fun Days such as this.

—Liz Kelsch

## LADIES TENNIS

The Ladies Tennis group met at Chaparosa Grill for lunch on May 1. The accompanying photograph shows the eight tennis players plus Barbara Milner who



Barbara Milner, Recreation. Betts Flynn, Betty Steinwinter, Helen Campbell. Other Side: Audrey Munsching, Sally Garland, Marion Evans, Monica Singer.

was invited as a representative of the Recreation Committee. Money from the kitty contributed by the regular tennis players paid for the lunch and leftover funds were used to purchase a bucket of new balls. Our tennis players enjoyed a very nicely setup table and excellent service.

We are looking forward to our August lunch when Donna Thompson will visit. Members have a choice of August 2 or August 9. There will be a Beach Bluff picnic where picnic sandwiches, fruit and wine will be served. Collected dues will pay for this lunch. Please call Betty Steinwinter at 240-4462 if you wish to attend and vote on which date is preferable.

—Betty Steinwinter

# MEET YOUR NEIGHBOR

## HEROES IN OUR MIDST

On Manta Court, that street on the south side of Selva with the great views, live two genuine war-time heroes a few doors apart. Ed Adams, 27-year resident of Niguel Shores and generous volunteer in many of its activities, was a brave skipper of a mine sweeper at the invasion of a number of south Pacific islands. Jack Broering was a Marine fighter pilot who helped dominate the skies above Okinawa at that last fierce battle. How they ended up as neighbors here is a good old American story. Both were California boys who dropped out of college to

enlist, both in the U. S. Navy, in

the patriotic days after Pearl Harbor (for the younger generation, that was December 1941). Both were sent off to university officer training programs, Ed to Notre Dame and Columbia, Jack to Iowa. Both received their commissions after months of training and, then, began the real training and practicing to perfect their skills. Jack eventually requested that he be transferred to the Marines and



Lt. Jack Broering  
with his Corsair - 1945

prides himself still to be part of that great heritage. Listening to their stories brings to one's attention how much time and laborious effort was put into training those newly commissioned officers, one, how to fly a fighter plane in combat and, the other, how to operate a mine sweeper in combat situations when their comrades depended upon their success—an investment that gave them the ability and confidence, once in combat, to effectively carry out those respective assignments. Quite difficult jobs to manage in the general run of things. It was something that many young men went

through in that era. Ed became a Navy Lieutenant and, Jack, a Marine Captain. Over the intervening years, they have had reunions and relived their comraderie and, along with that, have pursued their careers, Ed as an educator, and Jack, as a businessman, raised their families and have come now to enjoy their retirement years in Niguel Shores. Hats off to them and all the others of that generation and succeeding ones right down to the present when the youngest generation is out there fighting the fight. (Oral histories of these two men have been submitted to the Veterans History Project at the Library of Congress to “create a lasting legacy of recorded interviews chronicling veterans’ wartime experiences...”)

—Mary Crowl



Ensign Ed Adams  
U.S. Navy, 1942

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## LIBRARY NEWS

**Summer Reading Program:** Become a Super Sleuth Detective in the “Get a Clue Summer Reading Program” at the Dana Point Library. Solve the mystery of spying good books and win prizes just for reading. Come to the Library Detective Agency Office beginning June 25 to sign up for the reading game. When you register for the reading game you will receive a Great Book Caper Reading Log to track the books you read.

**Storytimes and Entertainers:** Sunshine Readers will be sharing stories and song at Weekly Storytime on Tuesdays at 11:00 am beginning June 26. Weekly Special Entertainers will perform on Thursdays at 11:00 am beginning June 28. Minikin Puppet Productions will be the first performer featuring five *Aesop's Fables*. Pick up a program of performers and a schedule of programs in the library. All library programs are free and are sponsored by the Dana Point Friends of the Library and the National Charity League.

**Book Club:** Readers-by-the-Sea Adult Book Club will meet June 11 at 11:00 am at the library at which time they will be discussing the book *Shadow of the Wind* by Carlos Ruiz Zafon. Please come and join at anytime.

**Friends News:** Members of the Friends of the Library enjoyed the annual Volunteer Luncheon on May 7 at which they heard a witty, clever and interesting talk by mystery writer Harley Jane Kizak, author of *Dating Dead Men*. Don't forget that the Friends of the Library always need help in the book store. If you have a spare afternoon a month, please call Dorothy Brock at 493-5399 to volunteer.

—Betty Steinwinter

## DANA POINT

### City Council Meetings:

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

### Council Meeting telecasts:

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

## SUMMER CONCERTS

4:30 – 6:00 pm

Pines Park—June 24 *New Caribbean-Island Grooves*  
Pines Park—July 1 *Starfire—Classic Covers*  
Heritage Park—July 8 *Surf City All Stars*

## DANA POINT HISTORICAL SOCIETY

### Annual BBQ Picnic

Doheny State Beach Park June 25  
at 6:00 pm. Area “A”



### Annual Scholarship Fundraiser Speakers on history of Dana Point Yacht Club dating back to 1950s

Everyone is welcome—Adults \$15 advance  
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**Watch for announcement  
of Shakespeare in the Park  
“A Midsummer Nights Dream”  
August 16-18 & 24-26**

## JULY 4<sup>TH</sup> FIREWORKS EXTRAVAGANZA

Wednesday, July 4, 9:00 pm

Fireworks are launched from Capistrano  
Bay outside Dana Point Harbor

Free shuttle buses from Dana Hills High  
School to Dana Point Harbor  
from 10:00 am to 11:30 pm.

**It is time for honest and full disclosure!** The Finance Committee's indication, in last month's *Seashore News*, that they had a short term dilemma whether to spend the "Reserves" below a comfortable level in 2008 and 2009 and that the "Reserves" indicate no problem by year end 2010, is a gross understatement.

I presume an uncomfortable level is less than full funding. How can we not have any problem by the end of 2010 when the currently funded dues, permit a \$474,000 Reserve Transfer to the Community Center Reserve annually. The last information I had, the cost estimated to complete the MP Room and Locker Rooms was 2.5 million dollars with final costs likely to reach 3 million dollars (this is in addition to the cost of the Office Building). \$474,000 divided into 2.5-3.0 million dollars results in a time expectation of 5-6 years, certainly well beyond 2010.

The Board has had discussions concerning the some 135 Reserve items and using the Reserve Fund to complete the Community Center. This would leave the members of this Association at serious risk while operating with dangerously under funded reserves for multiple years. A large earthquake along our fault line could cause a million dollars worth of asphalt and cement damage; a slope failure could cost \$500,000; another water mediation (the last one cost \$285,900), and the Association would have no funds left in the "Reserves" and no insurance to pay for it.

Sam Johnson  
Finance Committee and Board Member  
2000–2006

---

**In my opinion, there are only three ways to pay for the completion of the Community Center:**

1) Use the "reserves" that have been accumulated over the last 35 years to finish the Community Center--you would need most of the current "reserves". This approach would certainly be unique in the annals of Association accounting and likely not pass muster with the Davis-Stirling Common Interest Development Act, without full disclosure and approval by a 2/3 vote of the membership.

2) Have a Special Assessment to complete the project. With current cost estimates, the Assessment would be in the \$2,500 to \$3,000 range.

3) Continue to accumulate around \$500,000 a year toward the project which can be accommodated by the

current dues structure. Complete the project as funds become available.

The expenditure of another 2.5–3.0 million dollars is clearly beyond the purview of any board without the approval and support of a majority of the members. This cannot be a unilateral decision by the Board, using the reserves for purposes other than what they are intended. That approach is unsustainable on its face. What if future boards decide to loot the reserves in order to fund their priorities? It could start the Association down a slippery slope which could have enormous financial consequences to the members.

It is time that the Board, Finance Committee and management, take a step toward clarity and make an honest and full disclosure of their intentions.

Dick Mackaig  
Finance Committee Member and Chairman  
1995–2005

---

***Response to MacKaig's and Johnson's Letters to the Editor***

First of all, we want to thank Mr. MacKaig and Mr. Johnson for their letters to the editor. For many years, both have contributed their time and energy for the betterment of Niguel Shores. Therefore, if they have questions and a lack of understanding of our capital projects, then a lot of residents must have questions. Therefore, I will be more specific each month regarding the status of capital expenditures. Please bear in mind, however, the newsletter is only published once a month and the information regarding our projects changes frequently throughout the month.

At the beginning of 2007, all reserve line items were fully funded except asphalt overlay projects to be performed in 17 to 21 years and the MPR project.

The two biggest expenses included in our reserve funding are the (1) asphalt overlay of streets and (2) revitalization of the common buildings.

(1) Asphalt Overlay Status: The Board has engaged engineering experts (a) to evaluate the current condition of all streets in the community and (b) to document by year the work that will need to be performed over the next few years. These experts have already stated that past reviews showed that most streets in Niguel Shores were rated

## VOICE OF THE PEOPLE

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between 75 and 100, with a rating of 100 being considered “new” street condition. According to their engagement letter, they do not anticipate a major change.

(2) MPR Project Status: I have no knowledge of the basis of Mr. MacKaig’s 3 million dollar statement regarding the MPR Project, which will include the Multi-Purpose Room, maintenance area, and the restrooms. The project design has not even been completed and therefore, no cost estimates have been developed. The MPR committee has been meeting with an architect. They are in the design stage and the architect has been instructed to determine if future renovation work can be divided into “segments,” allowing the work to be performed over more than one year.

Mr. MacKaig referenced payment options for the MPR project, such as utilizing funds from the reserves, levying a special assessment, or continuing to accumulate funds. These are all options to consider in the future. As of this date, May 18, 2007, we have incomplete information upon which to make any budget decisions or recommendations or even embark on a discussion of all our options.

Mr. Johnson stated he was concerned about the cash balance in the reserves in case we had an earthquake or other emergency situation. It is impossible to predict the possible date, potential damage, or the cost of a major catastrophe such as an earthquake. However, if we ever do have a major catastrophe, a special assessment would be required, as discussed in Civil Code 1366(b) of the Davis-Stirling Act, which covers emergency situations and extraordinary expense.

In summary, I can assure everyone in the community that the Board of Directors, Office Management, the Finance Committee, the Maintenance Committee, and the MPR Committee are and will be working together to obtain the most accurate, current, and complete information so that they, assisted by everyone in the community, can make the best business decisions for Niguel Shores.

Marcy McNulty  
Finance Committee Chairperson

---

*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.*

## FLAG DAY – JUNE 14

Flag Day observes the anniversary of the official adoption of the Stars and Stripes on June 14, 1777. It was originated by a schoolteacher in Wisconsin in 1885 and promoted in the schools as a day to display and respect the flag. Gradually, the practice spread through-out the country and was proclaimed an official Flag Day by President Wilson in 1916 and was established as a National Flag Day by Congress in August, 1949.

The Pledge of Allegiance was written by Rev. Francis Bellamy for use at the dedication of the World’s Fair Grounds in Chicago in October, 1892. *The Youth’s Companion*, a children’s magazine published this short recitation for use at the 400th anniversary of Columbus’s arrival in the New World. Francis Bellamy, a socialist, 37 year old ex-Baptist minister, who was working as assistant to the editor at the magazine is generally given credit for writing the pledge.

“I pledge allegiance to my Flag and to the Republic for which it stands: one Nation indivisible, with Liberty and Justice for all.”

Bellamy was also a member of the National Education Association and, with the support of President Benjamin Harrison, encouraged schools throughout the nation to use this “pledge” as part of their Columbus Day festivities.

In 1923 “my Flag” became “the flag of the United States” and, a year later, “of America” was added. The pledge was officially designated as the Pledge of Allegiance to the Flag by Congress in 1945. The words “under God” were added in 1954 in a law signed by President Eisenhower.



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**MEETINGS**

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

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Revitalization  
IT/Website

**CHAIRPERSONS**

Rob Rifkin  
To be determined

**MEETINGS**

To be determined  
To be determined

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

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NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**



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