

Seashore News



July 2007

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Issue 405

RECREATION IN NIGUEL SHORES



One of the first committees to be organized in Niguel Shores was the Recreation Committee in 1972. Its purpose is to provide activities for the community for all ages to enjoy living in Niguel Shores. In a very early photograph taken in November, 1972, Jan Oas, chairman of the Recreation Committee, is helping turn the first spade of earth at the groundbreaking of the Community Center. In 1976, the chairman of the committee was Carol Sue Mullen, mother of Patty Cook who is co-chairman of the committee today! That is certainly keeping it in the family. The chairmen and volunteers over the years have organized many, many events that everyone has enjoyed. There are pictured here a sampling of those activities from the early days until now. The 4th of July has been the biggest all-day event on an on-going basis and will be again this year.

To honor some of the past chairpersons, we'd like to name them here: Of course there was the famous Dorothy Dudley after whom our Volunteer of the Year Award is named (she chaired the committee in 1979-80) and some more recent ones have been Kathy Jones, Ed Adams, Dick Luedeke, Marian Pearl, Bob Borland, Don Beaver and Ann Christiansen.

4th of July Schedule

- 8:00–10:30 Pancake Breakfast in the MPR—\$2.50
- 8:00–10:30 Open House in the new office building
- 9:00 Flag raising
- 9:30 Red, White & Blue Parade with Uncle Sam
- 10:00–11:30 Games in the park
- 11:30–1:00 Hot dogs, chips & ice cream sandwiches sold at the Community Center
- 12:00 Sand Castle Registration
- 3:00 Sand Castle Judging
- 4:00 Awards for Sand Castles
- 5:00 Beach Bluff Bar-B-Que
Hot coals available—bring your own meal.



FROM THE HELM

Let me wish everyone a Happy Fourth of July and invite you to tour our new office facility on the morning of the 4th on your way to or from the Men's Club Pancake Breakfast.

Now that the new office building is complete, the biggest question facing our community is, *what's next and when?* The following outlines the Board's strategy. The Board will take no further action on the MPR complex until the members have the facts, understand the options, and provide some feedback.

As a first step, we have requested a recommendation from the ad hoc Committee working on the MPR revitalization project. Its recommendation will include a conceptual architectural plan, an order of magnitude cost estimate, and an estimated timetable for construction. The committee will also determine if the construction can be completed in phases.

Once that recommendation is received, the Finance Committee will be given the cost estimates and asked for its recommendation as to the best method or combination of methods to pay for the renovation. Options include one or a

combination of the following: waiting until sufficient reserves are accumulated, raising the dues, and /or request a community vote on a special assessment, and /or request a community vote to borrow the money.

Concurrently, an outside engineering firm is evaluating the condition of our streets to determine what specific maintenance and repairs are required now, and a timetable for future maintenance. This requirement will be compared to our reserves for paving. Our current plan is to asphalt overlay the beach bluff parking lot and specific streets below the Coast Highway after the South Coast Water District completes the Headlands sewer project. We will be reimbursed approximately 57 percent of our costs for this work.

After all recommendations and reports have been received, the community will be informed through special Homeowner Forums, the *Seashore News* and the Web site, plus direct e-mail communications to seek feedback and to generate a consensus.

—Roy Dohner

FROM THE GM

THE NEW OFFICE—By the time you read this, the new office will be completed and ready for your inspection. We are offering "Open House" tours on the holiday morning of July 4. If you come down for the Pancake Breakfast, you will be able to tour the office at the same time, from 8:00 until 10:30 am.

In addition, the traditional "Flag Raising" at 9:00 am this year, will be a memorable event in Niguel Shores history, as the first time the flag has flown over the new facility. Please be sure you and your family are a part of this historical moment.

It has been a long time in planning but we feel the end product will make you very proud of the newest addition to Niguel Shores. The project came in on time and on budget and is a great tribute to all the volunteers, staff and contractors who worked on making this a reality.

MOVE IN—The staff is planning to move into the new building Monday, July 9 through Wednesday, July 11 and the office will be closed during those days. We apologize for the inconvenience, but there may be brief times during these days when the telephone and computers will not be in operation, so please try to plan around these dates.

NEW OFFICE HOURS—Just a reminder that the NSCA Office is now open on the first and third Saturdays of each month. The office hours are the same

as during the workweek, from 8:30 am through 5:00 pm.

RODENT CONTROL—There are some things that come with summer that are not necessarily pleasant. Unfortunately, an increase in the number and size of rodents is one them. The Association has added 150 baited traps in the Common Areas, but there is additional help you can request if you see the need in your property or neighborhood.

Orange County Vector Control will come out, inspect and treat your property for many types of pests. Vector is defined as an organism which is capable of transmitting disease or causing discomfort to humans. In addition to controlling rodents, the OC Vector Control is involved in controlling mosquitoes, fire ants, and flies.

They can be contacted at 714-971-2421 and ask for John Drew. In addition to the services they offer, they have a great CD and brochure that explains how to prevent and control these pests. Be sure to ask for it as it is free at www.ocvcd.org.

POOLSIDE BAR-B-QUE—if you haven't had a chance to try it yet, we are offering a poolside BBQ on the first and third Friday of the month. The next one is Friday, July 6 and you can't beat the low, low prices—\$3 Hamburgers or \$2 Hot Dogs. The event runs from 11:30 am through 1:30 pm so bring your appetite and a bathing suit. It is better than cooking, better than McDonalds and better than peanut butter & jelly so bring all the kids on by.

—Leo Riley

BOARD ACTION SUMMARY

JUNE 6, 2007 BOARD MEETING (General Session)

APPROVED:

- The April 2007 Financial, Variance and Delinquency reports.
- The resignation of Martin Dietrick from the Traffic & Safety Committee.
- The resignation of Todd Wallin from the Recreation Committee.
- The resignation of Patrick O'Brien from the Traffic & Safety Committee and the Revitalization Committees (due to election to Board of Directors).
- The proposed audit control recommendations from the Finance Committee.

DISCUSSED:

- Homeowner notification and comments regarding Rule 3129(2).
 - Beach Bluff rental policies and administrative procedures.
- Conversion plan for Association documents from paper to electronic format.
 - 2008 Budget Process timeline.
 - 2008 Reserve Study process and timeline.
 - Open House planning for new office building.

JUNE 6, 2007 BOARD MEETING (Executive Session)

APPROVED:

- Proposal from Robert Borders & Associates to develop a Phase II conceptual plan for the revitalization of the MPR complex.
- Legal Counsel Fiore to pursue Alternative Dispute Resolution (ADR) with (2) homeowners who have responded to violation enforcement letters.

DISCUSSED:

- 2007 Camp Hobbledehoy administration.
- Annual Slope Monitoring contract and report.
 - On-going architectural matters.
- Restructuring of Maintenance Department and outside janitorial contract bids.
 - Proposed revitalization plan and funding strategies for MPR complex.

June 20, 2007 BOARD MEETING (General Session)

APPROVED:

- Tile project recommendation from Finance Committee.
 - Dead tree replacement for HRF 398.
 - Rule 3129(2) Zero Lot Line Easement.
- Moving July 9, 2007 Board Meeting date to Wednesday, July 11, 2007.

DISCUSSED:

- Revised 2008 budget process timeline.
- Beach Bluff rental policies / fees / deposits. (Tabled to July 11, 2007 Board Meeting).
- New office "Open House" plan for volunteers (June 29) and public (July 4th).
 - Asphalt overlayment study and Beach Bluff parking lot study.

June 20, 2007 BOARD MEETING (Executive Session)

APPROVED:

- Modification of Scott Magorien's Annual Slope Monitoring contract & report to include inspection and narrative reports on all Association slopes.
- Modification of Border's Architectural Contract to include proposal to develop conceptual Plan for Phase II of the MPR Complex.
- Janitorial contract from Personal Touch Cleaning & Maintenance to begin June 25, 2007.

DISCUSSED:

- Revised 2008 budget process timeline.

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

REMINDERS: NEXT GENERAL SESSION MEETING—July 11, 2007 at 9:00 am
NEXT PUBLIC HOMEOWNER FORUM—August 15, 2007 at 7:00 pm

ARCHITECTURAL COMMITTEE

In an effort to improve our administrative efficiency and take advantage of current technologies, the Architectural Committee has committed to converting Architectural Submittals to an electronic format by January 2008.

In reference to the chart listed under Rule 3181, all submissions for: Additions/New Construction as well as improvements utilizing an architect, will be *required* to be in an electronic format by the January 2008 date. Beginning July 1, 2007, new submittals *may* be submitted in this format or in the traditional manner of paper plans.

In addition, homeowners making submittals for replacements of existing items or minor improvements with hand drawn plans/notes can have them scanned and converted to an electronic format in the NSCA office after July 1, 2007 at no charge.

If you have any questions regarding this change, please contact Karen Decker in the NSCA Office.

NEW APPROVED RULE: 3129(2) Zero Lot Line Easement Areas.

In an effort to clarify Rule 3129, regarding Reserved Easement Areas, 3129(2) you were notified of a proposed change and the addition of Rule 3129(2). After the 30-day homeowner notification process, the Board of Directors approved the proposed change and it became effective June 20, 2007.

The new Rule states: 3129(2) Zero Lot Line Easement Areas: This easement area is located over the side yard lot, along the common boundary line with the adjacent lot. This easement is for the purpose of the owner of the adjacent lot maintaining, repairing, and replacing the residence and appurtenances on the adjacent lot, and to ensure the unobstructed surface water drainage to the street over the lot upon which the easement is located. Construction in these easement areas is limited to such modifications as landscaping and free standing fences or walls with access gates. All construction in these easement areas must be approved by the Architectural Committee and must not obstruct or change the direction of the drainage or the volume of surface water flow to the street.

The purpose of the Rule is to clarify the Rule regarding easements and if you have any questions, please contact Leo Riley, General Manager at gm@niguelshores.org.

—Leo Riley

FINANCE COMMITTEE

Financial Status Update As Of June 18, 2007

During 2007, approximately 30 percent of our annual

dues of \$2,852 is allocated to the reserve budget and 70 percent to the operating budget. The major categories of expense in the operating budget are (1) community center, (2) maintenance department, (3) landscape, (4) traffic and safety, (5) general and administrative.

Niguel Shores, as of May 31, 2007, has \$1,970,916 in Reserves, which is the fund for repair or replacement of our major assets that have a projected useful life of 30 years or less. Between June 1 and December 31, 2007, we will expend additional funds on the office building and other major assets. At the same time, we will be putting \$66,250 a month into this account. Year-to-date, we have spent \$722,769 on our major assets, broken down as follows:

Street Resurface	\$8,063
Street Entrances	1,519
New Office Building	497,638
New Water Irrigation System	114,608
Maintaining Slopes	100,941

Our annual budget process begins in July for the year 2008. On an annual basis, we review the reserve funds and the corresponding assets. Every three years, as required, we hire an outside firm to conduct an official study of our reserves to determine the current status, remaining useful life, and replacement cost of each asset. A reserve study is scheduled to be performed during 2007 by an outside firm. The condition of our streets will also be included in the reserve study. The board has engaged engineering experts to evaluate the current condition and to document by year the work that will need to be performed over the next few years.

The beach bluff parking lot asphalt and retaining walls are also being analyzed by engineering experts. South Coast Water District is scheduled to replace our 6 inch sewer pipes under the parking lot with 8 inch sewer pipes during late 2007 or spring 2008. Following this event, we will be prepared to replace the asphalt and retaining walls.

The Multi-Purpose Room building, maintenance area, and the restrooms are currently being analyzed. The MPR Committee has been meeting with our architect. They are in the design stage. The next MPR Committee meeting is being held Wednesday, June 20. As new technical design information is developed, we will begin a cost study.

As of May 31, 2007, year-to-date paid-out expense on the new office building was \$497,638. Total cost is anticipated at approximately one million for the office building, entrance pavilion, new sewer and the fire sprinkling system for the MPR. Funds remaining in the Revitalization Account for the remainder of 2007 are \$568,626.

—Marcia McNulty

LANDSCAPE COMMITTEE

NASA and our Irrigation System

NASA did not work on it...but our Niguel Shores irrigation system has entered the space age. If you have been following the *Seashore News* updates, our irrigation system has been in the process of being converted to a satellite based system designed to reduce over watering, deliver substantial costs savings and ensure optimal plant health.

This is cutting edge technology to place Niguel Shores ahead of the demands for water conservation and the installation of the equipment is now complete. Basically, the system takes NOAA weather information from 14,000 government weather stations and calculates the ET (evapotranspiration rate) based upon programmed landscaping parameters and transmits this information to the irrigation controllers by satellite.

This process produces a highly accurate and customized watering schedule to optimize each controller that takes into consideration weather conditions, rainfall, soil type, plant type, sprinkler type, slope conditions, and sun/shade factors.

This system is fully installed and operational but during the initial stages we also need your help. The system is a combination of hardware and software and there is some fine tuning that may need to take place. The settings that were programmed into the controllers are from a data base of known factors. When all the factors of the ET are entered into the program, the combination may require minor adjustment to achieve the optimum settings.

WE NEED YOUR HELP! If you see dry or dying plants in an area, water running on the curb and sidewalk, or watering during the day, please send an email to the General Manager (gm@niguelshores.org) so the controller in that area can be inspected to see if it is functioning at its water-saving best.

—Joan Beyer

MAINTENANCE COMMITTEE

The routine maintenance of aging facilities keeps our crew busy. It would help if they didn't need to take time from their regular duties to repair acts of vandalism. Last month we spent several valuable man hours correcting an incident at the spa and pool. This involved shocking the pool as required by the Health Department, draining and refilling the spa, vacuuming, back flushing the filters and then calling people in early the next day to balance the chlorine back to a level for human use.

On a more cheerful note we are getting the community ready for the Fourth of July celebration. Preparing for the

office move and July occupancy involves numerous tasks for the Maintenance Department. This is a busy time, but it is very rewarding to see the building come together. A new flag pole and flag at the Gate House will greet residents and visitors as they enter the community. The beach bluff benches are being refinished and oiled to be ready for the Fourth.

We are pleased to welcome Al Thome as a new member of the Maintenance Committee. Al has lived in the community for some time. He is a past officer of the Men's Club. He comes with significant business experience and we appreciate his willingness to share his experience and time to benefit our community.

—Jack Christiansen

SEASHORE NEWS NEWS

Please note that we are out early this month—for two reasons: The printer is going on vacation and, we want to tell you about all the planned activities for the July 4th celebration in Niguel Shores.

Correction: For those eagle eyes who spotted the error in the caption of the photo of Jack Broering and his airplane, you are, of course, right: it is not a Corsair. The real Corsair with Jack on the right is pictured here. This photo was published in a book about Jack's famous squadron and the caption, in addition to giving the names, reads: "Note the large size of the 13-foot 4-inch propeller." So, apologies to all the plane experts for the mistaken identity

Speaking of airplanes, we send our thanks to the captivating article that Cyril Jones has sent us about his pilot neighbor. Read about



him in "Meet Your Neighbor" in this issue. (Can you plane experts identify the plane in the photo?) It seems we have heroes lurking behind many doors in Niguel Shores.

If any of our readers have neighbors or fellow residents with a story to tell, please let us know, or if you yourself have one, please call Melanie in the office (493-0122) or send her an e-mail at msr2@niguelshores.org. Don't worry, we'll write the story for you!

Deadline for articles is the third Monday of each month.

—Mary Crowl

TRAFFIC AND SAFETY COMMITTEE

LONG LINES AT THE GATE—One of the many things that come with summer in addition to family and friends, is long lines to enter Niguel Shores. We just wanted to remind that you can purchase Guest Bar Codes for your family and friends that will allow them access to the resident lane and through all gates. This amenity is normally \$25 per year (due in January) but only \$12.50 for July–December. I'm sure your visitors will think this is a bargain for the time saved and for not having to wait in line.

THANKS AND WE WILL MISS YOU MARTIN—Martin Dedrick, chairman of the Traffic & Safety Committee for the past several years has resigned for personal reasons. The committee is being reorganized and is recruiting new members, especially those with law enforcement or similar backgrounds. Please consider volunteering for this important part of our community and contact the General Manager for further information. Many thanks to Martin for his years of

service and valuable contribution to the traffic and safety concerns of our community.

—Mary Crowl/Leo Riley

WWW.NIGUELSHORES.ORG

The latest Rules and Regulations including updated Architectural Regulations and Guidelines, dated April 18, 2007 have been posted.

For those interested in advertising their company in the *Seashore News*, all the details and forms are now available for downloading and printing. Click on NSCA Forms to access SSN Advertising Forms.

Don't forget to check out all the entries in our photo contest: click on the winning photo for June on the Home Page to view all the entries. These photos are on the Costco Photo Web site, so if you like what you see you can order prints online and pick them up at the Costco store of your choosing.

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

—Bernie Fornadley—NSCAwebmaster@cox.net

RECREATION IN NIGUEL SHORES CONT.

Many thanks to them and all the other volunteers that have made all these events possible. There are too many to name, but you can see many happy faces at all those parties.

Enjoy the photographs as you look at the memories of good times with friends in Niguel Shores and the committee will continue to create enjoyable times for everyone. (See page 7)

—Carol Yocom



RECREATION COMMITTEE

We're counting on everybody to enjoy all of our July 4th activities—see page one. Many people work to make this possible. Our thanks to all of them with a special one to Nancy and her Tinnes Tribe for another great celebration. Look for photos of it all in the next issue.

Hoe Down

Mark your calendar for the August 19th *Hoe Down*. Tickets are limited and for sale in the office. The price is \$25 which includes two drinks. The Newport Rib Co. will have a real honest-to-goodness western meal with ribs, chicken, sausages, beans, coleslaw and cornbread. You will be able to tap your feet to western music. Hurry and buy your tickets which will be on sale during the Pancake Breakfast on the Fourth (they go up to \$30 after August 5).



Bluff BBQs

Remember the Bluff Bar-B-Ques on Sundays, August 5 and September 2 at 5:00 pm. Bring your drinks and salads and grill your steaks to perfection on the ready-to-cook hot coals...

Friday Feed

The Friday Feed is being served on the 1st and 3rd Fridays of July and August by the pool. Come by between 11:30 and 1:30 and enjoy hot dogs and hamburgers with your neighbors. Hamburgers are \$3, hot dogs \$2, chips 50¢, sodas and water, 50¢. We'll be just outside the kitchen window so climb out of the pool and enjoy a snack. See Chef Bob above!



The committee is busy planning activities for the fall. Watch the newsletter for coming events.

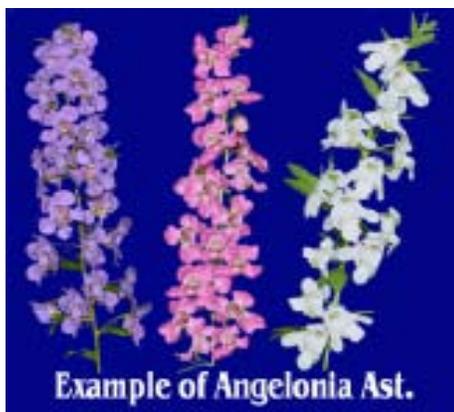
—Carol Yocom

Photos from Recreation Committee activities continued...

Besides all the activities pictured, the Recreation Committee over the years has planned a lecture series, Friday night movies, line dancing classes, CPR classes, Halloween parties, boat parades in the pool, a Western Roundup and Steak Fry and, for many years running in the 1990s, a Country Fair that was a combination garage sale and swap meet in the Community Park, followed by a steak dinner put on by the Men's Club.



Captions for page one photos top row left to right: 1978-Dorothy Dudley on the right and Carol Sue Mullen at left, 1978-sack races on the beach, 1970s End of Summer piñata party, 1970s 4th of July parade, our former tall and slim Uncle Sam. Page 6 left to right: 1980s sand castle contest, Beach Bluff BBQ, 2002 Bon Appetit, 1996 festival of Whales parade, recent Art Affaire. This page left to right: Hat contest at the Concours d'Elegance, Luau on the Beach Bluff, vintage car at the Concours d'Elegance, the local Mafia at Italian Night, and swimming races in the pool. (Now you really must look at the Web site to see all these photos in color: www.niguelshores.org and click on *Seashore News*.)



GARDEN CLUB

The Garden Club annual end-of-year Beach Bluff barbecue, will be held at noon on Monday July 16. Reservations are required at \$5 per person. Members who did not sign up for the barbecue at the June meeting, may contact Linda or Jerry Koppang at 661-7830 to book their spot. This is a very happy occasion for members and a good way to end the Garden Club year. All members are welcome!

Those members who have not as yet paid their annual dues for the upcoming year, must please pay \$20 per member, and \$5 per additional family member, to Barbara Berez 487-0044. In order to be included in the 2007/2008 Yearbook (roster), dues must be submitted by July 31. For information on membership, call Debbie Hanson at 493-7315.

Next year's officers will be installed at the July meeting. Garden Club takes a break during August, and meets again in September.

July Gardening Tips: Fill empty spots in the garden with heat-loving flowers such as angelonia, marigold, portulaca, verbena, vinca and zinnias. Most plants need regular watering now, especially container plants as the soil dries out very quickly. Continue to control rose pests and diseases. If rose leaves are turning

brown and dropping off, check for spider mites (tiny brown specks on leaf undersides). Wash them away with a blast of water with the hose, thoroughly wetting the undersides of leaves. Repeat several days in a row. Happy Gardening!

—Ann Strauss

MEN'S CLUB

The Men's 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.

Men's Club Scholarship Program: Three graduates of Dana Hills High School were each awarded a \$1,000 scholarship on May 30. The recipients are pictured below:

On July 3 there will be no meeting.

On July 4, there will be a pancake breakfast served in the Multi-purpose room to all who care to join us.

On July 17, Ms. Susan Davis from the Ariel Pet Rescue will discuss its work in rescuing pets in Southern California.

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

—Arthur Pappas & James Clark

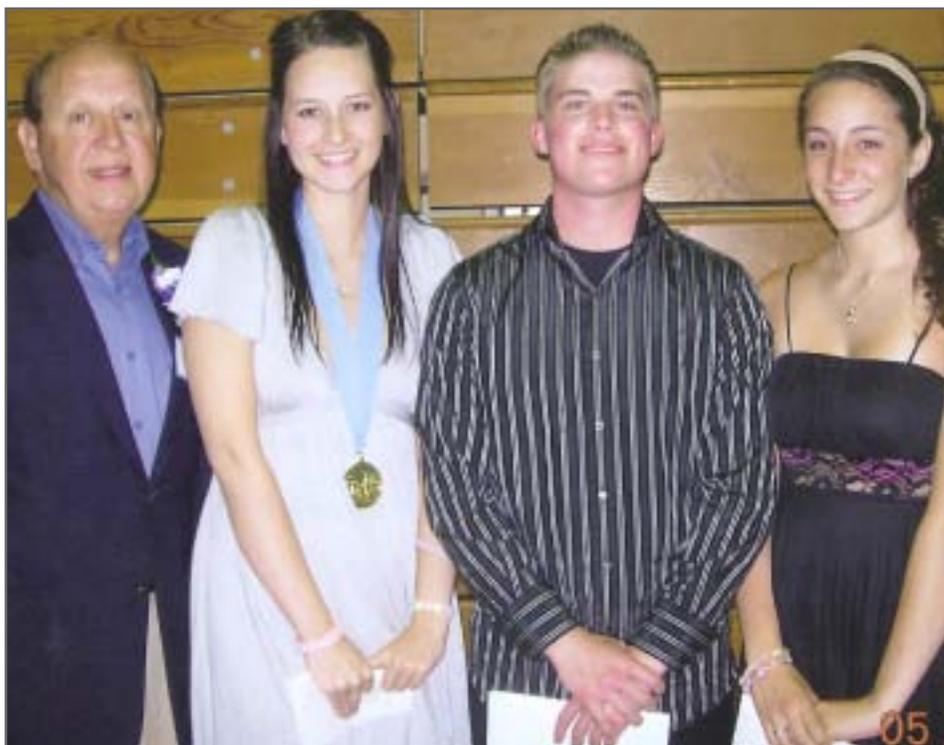
WOMEN'S CLUB

Next Luncheon—September 13

There will be no meeting of the Women's Club in July or August. The next regular meeting will be Thursday, September 13.

Hot Dog Booth

The Women's Club is hosting the hot dog booth at the Community



Left to right: Men's Club president, Arthur Pappas, Tamara Kohan, Garrett Burns, and Kimberly Helling



Ladies at the Women's Club Installation Tea:
At left Kay Wittmack and Laurel Moonier.

Center for the Niguel Shores annual Fourth of July celebration. Don't forget to stop by on that day to purchase tickets for delicious refreshments.

Joint Board Luncheon

The July board meeting will be a joint meeting of the old and new board members. It will be a brunch on Thursday, July 12, at 11:00 am at Hope Luedeke's home at 24171 Vista D'Onde.

Membership

The Women's Club is open to all women residents and homeowners of Niguel Shores. Members enjoy fellowship, luncheons and interesting programs on the second Thursday of every month from September through June. Annual membership is \$10 and should be

paid by check to NSWC. In order to be in this year's Membership Directory, dues will need to be paid in July.

—Barbara Boyd



Tina Fornadley

PHOTOGRAPHY CONTEST

Congratulations to this month's winner: Larry Linger

Check the Niguel Shores Web site (www.niguelshores.org) to see this and the other photos in color (the flowers on the slope are spectacular). We look forward to more Niguel Shores photos for the July contest. Do look around and find some enticing view in our space—a fog shrouded street light, a handsome dog posed on his walk, a lovely lady sunbathing, a bright bougainvillea, a picture at every turn...Anyway, thanks for the photos and keep up the good work. Take your cameras to the 4th of July activities and send us some fun photos for the July contest. Send your photos to Melanie in the office at mrsr2@niguelshores.org.

—Mary Cowl



WEDNESDAY BRIDGE

Social Bridge is on Wednesdays from 11:30 to 3 pm. For play in July, call Shirley Heimstaedt, (760) 747-0219 or 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*:

May 23: Regina Brevik, Kay Wittmack, Helen Campbell

May 30: Ellen Toma, Helen Campbell, Kay Wittmack

June 6: Frieda Baskin, Vickie Barth, Kay Wittmack

June 13: Pat Conway, Helen Campbell

We have been having delicious refreshments! Come join us!

—Marion Evans



For Your Information

GROUP USE POLICY UPDATES:

MULTI-PURPOSE ROOM (MPR)
Rental & Deposit Fee Required

BEACH BLUFF
Rental & Deposit Fee Required
NOTE: The Association **DOES NOT** supply electricity!
You must provide your own generator.

COMMUNITY CENTER GREENBELT
No Rental Fee & No Reservations
(First come, first serve)
NOTE: The Association **DOES NOT** supply electricity!
You must provide your own generator.

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MEN'S GOLF

Eighteen brave golfers played the prestigious "Cow Pasture" links at Shore Cliffs Golf Course on May 22 and, while the box lunch was pretty good, enduring the misery of the fairways was a challenge. However, some winners emerged and they were: for Flight #1, Morrey Dohner and Jerry Pearl, for Flight # 2, Gary Katuski and Lee Writer and for Flight # 3, Jack Christiansen and Grover Brown. "Latchel Closest to the Pin" awards went to Peter Rask and Jerry Koppang (no, Dave Ontiveros did not win this time). To save some gas, the next round was played at San Clemente Municipal but the winners can't be announced as the author of this article is away on his honeymoon.

Our schedule calls for play at Camp Pendleton and San Juan Hills. The Men's Club championship rounds will start at those courses. The Couples Away will be held at the Solvang area on October 9-11 with a stay at the Peterson Inn and golf at Vandenberg and Alisal Ranch courses.

Quote of the Month:

"Golf is a game invented by the same people who think music comes out of a bagpipe"

—Bob Borland



"The golfers journeyed to Temecula Golf Course on May 27. Weather was good and the greens were very fast with holes placed on the top of cones for tough putting. Two-best-balls was the tournament game. The flite of McNicholas, Olsson, Adams and Lachel was first team; Pearl, Borland and Miller in second place. Third place went to the flite of Crist, Sweeney, Johns and Freundlich. Closest to the pin was the precision man, Bob Munz.

Anaheim Hills was played on June 6. Tournament Game-Net ball on holes 1 to 9 and gross on holes 10 to 18. A Flite: Munz, Ewing, Ellis. B Flite: Adams, Crist, Converse. C Flite: Broering, Printz, Freundlich.

Next play will be San Luis Rey on July 8 and Eagle Crest on July 22.

(Ten years ago: Reprinted from July 1997 SSN—
Are the times really a-changin'...)

WOMEN'S GOLF

The Annual Memorial Tournament will be held Monday, July 9, at Aliso Creek Golf Club. Check in is 8:00 am. Call Golf Captains Marlene Lynch (493-6494) or Judy Boitano (661-9495) for any changes.

The meeting and awards will follow at The Fountains. Wine or soft drinks will be served at 11:30 and lunch at 12:00. For information call lunch hostesses Chris Beaver (493-7430) or Linda Ross (248-3408).

Much fun was had on the June 11 Fun Day as the four-somes tried not to lose their yellow ball. The team of May Gramer, Pauline Ross, Liz Kelsch and Terry Scott was the only one to come in with its yellow ball.

Other Awards:

Low gross:	Ceacy Johns, Judy Boitano,	
	Pauline Ross	46
Low net:	Ceacy Johns, Liz Kelsch	31
Putts:	Ceacy Johns	15
Closest to pin #6:	Val Mitchell	
Closest to pin #8:	Irene McDonald	
Longest drive:	Pauline Ross, Judy Boitano	

Next Fun Day will be August 13. Newcomers, join us for "Golf...God's way of getting a few LAUGHS!"

—Liz Kelsch

OUR COLLECTIVE HATS OFF!

A word of gratitude and a profound thank-you to a long-time resident and renowned sculptor, Frank Turner, is due for his significant contribution in bringing *The Dolphins* to Niguel Shores.

Frank Turner devoted his time and talent to this project, first in conceiving the design and then in overseeing the many phases of its execution. He has provided a legacy to all Niguel Shores residents, and that legacy is extended to the dolphin design on the new masthead of *Seashore News* as well.

(Reprinted from the July 1997 SSN—
The Dolphins were dedicated on July 4, 1997.)

**NO STREET SWEEPING
THIS MONTH**

MEET YOUR NEIGHBOR

MY NEIGHBOR, MY HERO

Remember the movie *Memphis Belle* with the English boys running after the American pilots! That scene was repeated for me, a 12-year old boy, witnessing the arrival of the fleets of B-17s as they flew in to a nearby RAF base in Wales after crossing the Atlantic. I still so vividly remember the roar of the planes and running in to my parents shouting that the Americans had arrived. Just in time for Britain and the free world!

Now fast forward 33 years to now my own family's idyllic home in the Shores. Arriving were our new neighbors, Byron and Hadie Pollitt. Turns out that Byron was one of those American pilots who landed at the RAF base that I had watched day after day in awe and rapture. Byron, then a 21 year old pilot, successfully flew 39 missions over occupied Europe. His British mission however was not completed. At a local dance he met and successfully captured a beautiful young English girl called Hadie. Complete success however necessitated the approval of the commanding officer for a wedding, such approval being personally signed by General Eisenhower.

For the past 30 years Byron and Hadie have been our neighbors and friends. Byron to this day continues to be one



of my heroes for what he and so many other Americans did for Britain in those dark and distant days.

—Cyril Jones

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COMMUNITY NEWS

LIBRARY NEWS

Get a Clue @ Your Library Wants your Kids

Dana Point Library sleuths are on the case...The Reading Program Game runs through August 18. Solve the Mystery by spying good books this summer and win prizes just for reading. Come to the Library Detectives, Inc. Agency and track the books on reading logs and game sheets. Here's a Clue to have fun: Special weekly programs on Thursdays at 11:00 am as follows:

- July 5 – Wildlife Company
- July 12 – Animal Magic
- July 19 – Puppet & Players Little Theatre
- July 26 – Swazzle
- Aug 2 – Full Spectrum Educational Services
- Aug 9 – Parrot Tales Entertainment
- Aug 16 – Dreamshapers

Pick up a schedule of these events.

Storytimes are Tuesdays at 11:00 am.

Pajama Storytime at 7:00 July 30.

All programs are free and funded by the Dana Point Friends of the Library and the National Charity League.

—Betty Steinwinter

DANA POINT THEATER COMPANY

Shakespeare in Dana Point

Mark your calendar for the Shakespeare in the Park performance of "A Midsummer Night's Dream" in Heritage Park at the end of Old Golden Lantern.

August 17, 18, 19 and 24, 25, 26.

Contact info@dptheaterco.org for further information.

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—July 1 *Starfire—Classic Covers*

Heritage Park—July 8 *Surf City All Stars*

DANA POINT HISTORICAL SOCIETY

*Mark your calendar
for the*

Annual Home Tour Sunday October 7



Call 248-8121 for more information

Visit our Web site at

www.danapointhistorical.org



Dana Point Art Festival

Townley Fine Art, Bella Bazaar and Dana Point Coastal Arts are presenting the 1st Annual Dana Point Art Festival, a juried art show of 80 fine artists. Four weekends in July: 7-8, 14-15, 21-22 & 28-29, 10:00 am to 6:00 pm at Bella Bazaar, 34091 PCH in Dana Point. Call 542-8361 for information.

JULY 4TH 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.

VOICE OF THE PEOPLE

Letter to the Editor

Sea Shore News

June 15, 2007

As a former Board member and interested homeowner in the Shores since 1975 I was surprised to read that the current Board has suddenly decided to abandon the long-established opportunity each month for members to discuss issues at an Open Forum.

Interested observers know that when few people show up there are few issues in conflict. When the room is filled this usually means major issues of disagreement, either with policy or pending action.

Home Owner Association activities are regulated by the Brown Act and the Davis-Sterling Act which require transparency. We must abide by our own CC&Rs, our own Rules & Regulations, among other legal restraints.

At the present time Niguel Shores is considering major new expenditures for the Community Center which may, or may not, include use of Reserves, and which may, or may not, include Special Assessments.

Why does our Board now *appear* to be hiding regular open discussion of issues? I happen to know our current Board members are hard working, able, and honest. Why turn an annoyance into a *perception* of secret action?

I ask them to return to the sensible, long-established, and transparent policy of allowing Open Forum Board meetings once each month.

Forrest Owen

Voice of the People—Response

The Board appreciates and shares your concern, however, we are testing Quarterly Home Owner Forums for the following reasons:

- 1) Fifteen volunteers are required to attend the monthly evening Forums, (that includes Board members, the General Manager, a paid recording secretary and all Committee Chairs). The average attendance of homeowners has been in single digits.
- 2) The Board currently advertises and conducts open meetings twice a month during the day, reports all activity through the *Seashore News* and, when warranted, will schedule additional evening Home Owner Forums.

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.

Remember this?



November 2006
Flags signaling a new era



February 9, 2007
Asbestos-under wraps—
can't tear it down



February 29, 2007
Tore it down



April 19, 2007
Taking shape



May 20, 2007
Girded for stone
and stucco



June 21, 2007
Getting there—
looking good

DISPLAYING THE FLAG

Outdoors:

Displayed from a staff projecting from a building, the union should be at the peak of the staff.

Displayed over a street, it should be hung vertically with the union to the north or east.

Displayed with flags of states or other flags, it should be in the position of honor—to its own right. The other flags cannot be larger and no flag should be above it. It is the first raised and last lowered.

Displayed with flags of other countries, each must be displayed from a separate pole of the same height. They should be the same size and raised and lowered simultaneously.

Displayed at night: The flag must be illuminated.

Indoors:

Displayed in a place of honor, always to its own right, to the right of the speaker with other flags to the left.

Displayed at the center and at the highest point when with other flags.

Displayed on crossed staffs with another flag, it is placed on its own right with its staff in front.

Displayed against a wall, vertically or horizontally, the flag's union should be at the top, to the flag's own right, and to the observer's left.



Raising and Lowering:

The flag should be raised briskly and lowered slowly and ceremoniously. It should be displayed between sunrise and sunset and illuminated if displayed at night.

The flag is saluted as it is hoisted and lowered with the salute held until the flag is taken off the halyard or until the last note of music, whichever is longest.

As it is lowered, no part should touch the ground, and then it should be folded neatly and ceremoniously.

Care and disposal:

The flag should be cleaned and mended when necessary and, when no longer fit to serve as a symbol of our country, should be destroyed by burning in a dignified manner. American Legion Posts and Scout Troops provide this service. Contact them for information.

Prohibitions:

The flag should not: be dipped to any person or thing used as drapery or covering for a desk, platform or for any decoration in general, be used for any advertising purpose, be used as part of a costume or athletic uniform, be marked with any letters, figures or drawings, and never should be used as a receptacle for holding or carrying anything.

(See www.usflag.org for additional information)

Niguel Shores Q2 Update

Currently Available

Seateraces (3) - \$939,000 - \$1,590,000
 Villas (1) - \$1,199,000
 Garden Inland (3) - \$1,200,000 - \$1,395,000
 Garden Oceanside (2) - \$1,675,000 & \$2,900,000
 Terraces (NSR) (3) - \$1,295,000 & \$1,725,000
 Broadmoors (1) - \$2,199,876
 Custom (3) - \$2,100,000 - \$3,499,000
 Breakers (1) - \$8,900,000

Currently In Escrow

Seateraces - 0 -
 Villas - 0 -
 Garden Inland (1) - \$1,135,000
 Garden Oceanside - 0 -
 Terraces (NSR) - 0 -
 Broadmoors - 0 -
 Custom - 0 -
 Breakers - 0 -

2nd Quarter Sales 2007 vs 2006

SOLD - 2007 2nd Quarter

Seateraces (3) - \$1,050,000 - \$1,220,000
 Villas - 0 -
 Garden Inland (1) - \$1,000,000
 Garden Oceanside (1) - \$2,199,000
 Terraces (NSR) - 0 -
 Broadmoors (1) - \$1,600,000
 Custom - 0 -
 Breakers - 0 -

SOLD - 2006 2nd Quarter

Seateraces (4) - \$940,000 - \$1,200,000
 Villas (1) - \$1,675,000
 Garden Inland (3) - \$997,800 - \$1,231,000
 Garden Oceanside (1) - \$1,195,000
 Terraces (NSR) (1) - \$1,405,000
 Broadmoors - 0 -
 Custom - 0 -
 Breakers - 0 -

Karan Masters
 Karan@ImmelTeam.com

Phil Immel
 Phil@ImmelTeam.com

The Immel Team



contact Karan direct @ **949.338.8818** www.NiguelShoresLiving.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

WINTER RENTAL—Re-built 2 bedroom & den, 2 bath Capstan Drive view home. Beautifully furnished including Plasma TV, new appliances. Available September 15 through May. 6 Month minimum rental. (213) 220-5058

FOR SALE—TREK Mountain Bike, Aluminum, Like New. Helmet and air pump included. \$100.00 OBO. Robert (949) 487-7879

FOR LEASE—4br, Single Story, 2bth. Completely remodeled, like new with Limestone floors, Granite & all new Kitchen, Marble bath counters, Shows like a model. Beautiful tropical landscaping. We pay: Assoc dues & gardener. \$3950/mo yr's lease. No Pets. Owner/Agent—will reciprocate w/agents. (949) 498-2501 / cell (949) 689-4407

FOR RENT—Lovely 2 bedroom, 2 bath Villa home for rent the months of Nov. to May, 2008. Private patios with fountains & lovely secluded garden. Fully furnished with original art & fine furniture. \$3,000 per month plus utilities. Garage. Have your snow bound family spend the winter near you. First & last month & security deposit required. No pets or smokers. (949) 489-3580

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

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JULY 2007 in Niguel Shores



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY SUNDAY																																																																						
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2 Women's Golf 9:30 H ₂ O Aerobics	3 1:00 Art Class 1:00 Architectural Committee	4 FOURTH OF JULY See SSN Cover for Details Public Tour of New NSCA Facility 8:00 am - 10:30 am OFFICE CLOSED	5 8:00 Ladies' Tennis	6 8:30 Fitness Class 10:00 SSN Staff 11:30 TGIFF - Poolside BBQ	7 NSCA Office Open 8:30 - 5:00																																																																						
9 Women's Golf Fun Day 8:30 Fitness Class 9:30 H ₂ O Aerobics OFFICE CLOSED DUE TO MOVE	10 8:00 Men's Golf 1:00 Art Class OFFICE CLOSED DUE TO MOVE	11 8:30 Fitness Class 9:00 NSCA General Session Board Meeting 9:30 H ₂ O Aerobics 11:30 Bridge OFFICE CLOSED DUE TO MOVE	12 8:00 Ladies' Tennis 11:00 Women's Club Joint Board Luncheon	13 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 Traffic and Safety Cmte. 2:00 Maintenance Committee	14 15																																																																						
16 Women's Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:00 Garden Club Bluff BBQ 4:00 Landscape Committee	17 8:00 Men's Club Breakfast 1:00 Art Class	18 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 3:30 NSCA General Session Board Meeting	19 8:00 Ladies' Tennis 1:00 Architectural Committee	20 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 TGIFF - Poolside BBQ	21 NSCA Office Open 8:30 - 5:00																																																																						
23 Women's Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics 1:00 View Preservation Committee	24 8:00 Men's Golf 1:00 Art Class	25 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge	26 8:00 Ladies' Tennis	27 8:30 Fitness Class 9:30 H ₂ O Aerobics 4:00 Finance Committee	28 29																																																																						
30 Women's Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics	31 8:00 Men's Golf 1:00 Art Class																																																																										
Sheriff's Department: 770-6011 (Non-emergency services) Niguel Shores Office: 493-0122 Niguel Shores Fax: 831-0116 Mariner Gate: 487-4880 Mariner Fax: 487-4182		JUNE 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	AUGUST Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td></tr> </table>					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
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Sharon Stewart
Jack Christiansen (acting)
Carol Yocom / Patty Cook
Mary Crowl
To be determined
Linda Brame

MEETINGS

1:00 pm, 1st and 3rd Thursdays
See Calendar
4:00 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

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Eric Ackermann, 2nd Vice-President
Ceacy Johns, Secretary
Mary Berberich, Treasurer

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NIGUEL SHORES REAL ESTATE REPORT

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2007 REAL ESTATE UPDATE FOR NIGUEL SHORES

16 HOMES CURRENTLY FOR SALE—PRICE RANGE \$939,000 TO \$8,900,000.

1 HOME CURRENTLY IN ESCROW—ASKING PRICE OF \$1,135,000.

14 HOMES SOLD TO DATE—SALES PRICE \$855,000 TO \$2,320,000.

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