

Seashore News



August 2007

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Issue 406

FROM THE HELM

Congratulations on the new building: Current and former community volunteers were invited to a sneak preview of the new office building on Friday afternoon before the 4th of July. The architect and construction contractor joined us to celebrate the early completion. Congratulations to all involved in delivering an excellent building, on time and on budget.

Home Owner Forums in August: On the fourth the new office was open for tours and Rob Rifkin, ad-hoc Committee Chairman, handed out copies of the first set of ideas to renovate the Multi-Purpose Room. His team is asking for suggestions from the community to improve on the initial plan. Two Home Owner Forums will be held during the month of August to generate more feedback. The first meeting will begin at 7:00 pm on Wednesday evening,

August 15 and the second at 10:00 am on Saturday morning, August 18. If you haven't already provided your suggestions please plan to attend.

Recommendations and Financing: Once all the suggestions are received, they will be incorporated into a revised plan, which will be resubmitted to the community for additional comments and suggestions. After those community reviews are complete, a recommendation will be made to the Board. A cost estimate will be developed and the Finance Committee will be requested to provide options and/or a recommendation for funding. The recommendation or options will be delivered to the community requesting feedback. No action will be taken until some consensus is reached.

—Roy Dohner

THE OFFICE STAFF WHO THEY ARE AND WHAT THEY DO

As an introduction to the new office building we are featuring the staff in this issue. When I asked our General Manager, Leo Riley, if he could give me something in writing about the responsibilities of the members of the staff, he said that their job is "to make people happy." How to keep them happy? Build them a new office building!

Member Services Representatives

The responsibilities of these two staff members you meet when you enter the office include handling requests for bar codes, fobs, the many forms available to residents for services, reservations, equipment, help with mailings, maintaining the tract and lot files (each property has a folder that is kept strictly up to date with any and all documents that pertain to that property), entering all resident information in the system for accounting, and for Gateworks, and general record keeping.



Bobby Gargari & Melanie Jenkins

Bobby Gargari has been here since January of this year and has become very adept at handling the great variety of tasks and requests that come to him over the counter or on the phone. Bobby was born in Iran and came to the U.S. when he was three, grew up in El Toro and graduated from El Toro High School. He is now attending Saddleback College four nights a week where he is working on a degree in nursing. He is happy to be here and loves the new offices. He is responsible for preparing the documents that are

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FROM THE GM

WHO ARE THOSE PEOPLE . . . AND HOW DID THEY GET IN HERE!

Well, its summer time again, with all the good and bad that it brings. We live in paradise, and a lot of people who don't live here seem to want to use our wonderful amenities like the pool and Beach Bluff. This is a very popular topic right now and the "NSCA Rumor Mill" decided that the "Guest Bar Code" program is allowing large numbers of the "unwashed masses" into our community. The Board of Directors and the Traffic & Safety Committee are greatly concerned over this and hope to clear up this matter in this article.

First, the problem of unauthorized guests has been aggravated this year by the uncontrolled access to the pool area because of the office construction. We did not publicize this fact, but it soon became public knowledge that without a gate, you did not need a FOB to gain entry. This is no longer a problem since the completion of the office and installation of the new pool gate.

Now back to matter of the Guest Bar Codes. They simply do not allow any additional or unauthorized people into Niguel Shores. Understanding that only 67 residences have taken advantage of this program, as well as the fact that a homeowner must fill out the application and pay a fee, led us to research other sources of the problem. More on that, but here is the final word on understanding the Guest Bar Code program. The people who received guest Bar Codes *already have access* because they are on someone's permanent guest list and are not just "outsiders" wanting a pass. Lastly, all applications must be submitted by a homeowner, eligibility is confirmed by the staff and *only the staff* installs the Bar Code.

After working with our Patrol Service, we soon determined that most of the suspected "unauthorized" visitors actually entered with a valid pass. As a result, we started looking at the system by which passes are issued and found some interesting facts. First, our GateWorks program has software that was to be programmed to limit PERMANENT GUEST PASSES to 10 per residence and TEMPORARY PASSES to 5 per residence.

Through a communication error, these parameters were not adhered to and we found 165 homeowners who had more than 10 names on their Permanent List and a number who had far more than 20 on their Temporary Guest list. If everyone in Niguel Shores had this number of people on their list, we would have 25,000 + people that would be eligible to legally enter the Association.

To this end, the Traffic & Safety Committee is working with GateWorks to find a programming solution to this

problem. It may however, necessitate re-evaluating our policies on this matter, and we will keep everyone up to date on this problem. Along these same lines, we have also discovered inconsistencies in the FOB program and it is also being reviewed as part of this process.

WHERE DO WE GO FROM HERE?

Everyone who visits the new office, raves about how great it looks. Then they ask the obvious question.....where do we go from here with the MPR room. As you know, the Revitalization Committee has already been working on this question.

OPEN FORUMS

I just want to take this opportunity to let you know that two public forums will take place in August for the purpose of gathering homeowner comments on the new facility. One is being held on **Wednesday, August 15 at 7:00 pm** and the other is on **Saturday, August 18 at 10:00 am**. Mark them on your calendar as your participation is a valuable part of this process.

SEMPER FI

I want to end this column on an up beat note with an event that I witnessed that I feel really symbolizes the special nature of the people living in Niguel Shores. As you know, a group of marines from Camp Pendleton volunteered their time on their day off to come up and be our Color Guard on the 4th of July. They did a great job and after the ceremony, a group of them were in the lobby when a homeowner came in to speak to them. He thanked them for their service to our country and to Niguel Shores and he asked if they had a Unit Morale Fund. They said they did and he said he wanted to make a contribution to it for all they had done and he wrote the Battalion a check from his personal checking account for several hundred dollars. I hope I haven't embarrassed this gentleman for acknowledging his contribution, but his act of generosity is so special, I hate to see it go unrecognized. The problem is we do not know this person's name so if anyone is familiar with this event, I think everyone in Niguel Shores would appreciate knowing his name. GM@niguelshores.org

—Leo Riley

**STREET SWEEPING—This month is on
Wednesday, August 1st. They will be sweeping
the entire community ALL DAY starting with the
community center parking lot at 6:30 am.**

BOARD ACTION SUMMARY

July 11, 2007 BOARD MEETING (General Session)

APPROVED:

- Al Thome's appointment to the Maintenance Committee
- Bob Ryan and Tim Moore's appointment to the Architectural Committee
- Eric Ackermann's appointment to Chairman of the Traffic & Safety Committee

DISCUSSED:

- The office building construction project and Open House Party
 - Status of the Irrigation System project.
 - Planning for the 2008 Reserve Study.
- Sign Committee for review of Association signs including, traffic, new office building, tennis courts and swimming pool.

July 11, 2007 BOARD MEETING (Executive Session)

APPROVED:

- Lien filing authorization on four properties.

DISCUSSED:

- On-going architectural legal matters.
- Breakers Isle homeowner requests for committee representation.

July 18, 2007 BOARD MEETING (General Session)

APPROVED:

- Receipt and approval to file 2006 Tax Return.
- Scheduling of two public homeowner forums to discuss next phase of the MPR revitalization
 - On Wed. Aug. 15 and Sat. Aug. 18, 2007.
 - The removal of the temporary trailers on the Tennis Court.
- General Manager to locate and obtain off-site storage facility for document storage.

DISCUSSED:

- The Garibaldi Gate matter and suggested that General Manager develop and mail a new homeowner survey to confirm homeowner preferences regarding gate spikes.
 - The Beach Bluff Parking lot concept plan.
 - The Asphalt Street Survey and proposed 20 year maintenance plan.
- Recommendation from Maintenance Committee to paint the Guard House using the colors of the new office. General Manager instructed to obtain bids for painting.
- The new copier purchase / lease and referred the recommendation back to the Finance Committee

June 18, 2007 BOARD MEETING (Executive Session)

APPROVED:

- Disciplinary action against a committee member.

DISCUSSED:

- On going Architectural Committee legal matters.

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

REMINDERS: NEXT GENERAL SESSION MEETING—August 8, 2007 at 9:00 am
NEXT PUBLIC HOMEOWNER FORUM—August 15, 2007 at 7:00 pm

ARCHITECTURAL COMMITTEE

What is a “Story Pole”?

According to Wikipedia, the on-line encyclopedia, the “storey pole was used as a layout tool for both wood framings and brickwork, measured and marked for the heights from the floor platform of a building for dimensions and the level of the next storey joists”. According to Webster’s: “the story pole is a pole cut to the proposed clear height between floors and ceilings, used especially by carpenters and bricklayers”.

For the Architectural Committee to request story poles is merely an informal expression for a “mock-up”. As a practical matter, to mock-up an exterior change, a carpenter or handyman uses so-called story poles and string lines which must be accurately measured and placed to precisely reflect the proposed plans. Neighbor Notification in writing goes hand in hand with every mock-up. Please note Rule #3102 “Responsibilities of the Committee” and Rule #3122 “Neighbor Notification.” In Laguna Beach, and here as elsewhere, use of the “story pole” phrase has become common with reference to mock-ups, although the words themselves are not referenced in our rules.

Members of the committee know that neighbors have a right to see such a mock-up and be notified of proposed exterior changes in advance and usually the committee itself needs to see the proposed changes in this form. Constantly used, a mock-up alerts the community to what is going on, allows time for interested neighbors to react, and enables the committee to visualize its impact on the community before deciding on the merits of the proposed change.

You might be interested to know that a mock-up of the new office building resulted in substantial improvements being made to the original plans prior to their final approval and eventual construction.

—Forrest Owen

FINANCE COMMITTEE

Financial Status Update As Of July 18, 2007

The 2008 budget review for Niguel Shores has begun. Now through November, the four board liaison members, assisted by the administrative staff, maintenance staff, and all of the committees, will be collecting, analyzing, and consolidating data in order to formulate our budget for 2008.

Our volunteer committees involved in the budget process consist of Landscape, Maintenance, Traffic and Safety, Recreation, Communication, Architectural, and

Finance. The budget process requires many hours of dedication from all our volunteers.

Our current 2007 budget is in the amount of \$2,889,229. Sixty-five (65) percent of our budget is represented by (1) Landscape, which includes plants, tree trimming, and the landscaper contract, (2) Traffic and Safety which includes the guard services, and (3) the Reserve Account for Major Assets such as streets and buildings.

Niguel shores, as of June 30, 2007, has \$1,825,090 in Reserves, the fund for repair or replacement of our major assets that have a projected useful life of 30 years or less. Between July 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 \$936,244 on our major assets, broken down as follows:

Street Resurface	\$ 8,063
Street Entrances	1,519
New Office Building	694,994
New Water Irrigation System	130,727
Maintaining Slopes	100,941

As of June 30, 2007, year-to-date paid-out expense on the new office building was \$694,994. 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 \$381,063.

Although we are in the 2008 “budget process”, bear in mind our “planning process” covers many future years, with particular and significant emphasis on the next three to five years. New information is beginning to arrive regarding (1) street conditions and (2) the next phase of our building project. We will report on these items after we collect and analyze the data from the engineering experts.

—Marcy McNulty, Finance Chair

LANDSCAPE COMMITTEE

Check out our newest landscape site--thanks to Karen Linger, Irene O’Brien and Donna Rosecrans, members of the Landscape Committee, and Raul and his crew, the office building is beautifully landscaped! Most of the plants selected are perennials that are green or green with white flowers. There are gardenias and liriopie, and the vines on the trellises against the wall are Bower vines that stay green all year with white flowers from spring until late fall. With this background, annuals in various colors can be added to complement these basic plantings. For this purpose, there

are at present impatiens in shades of pink planted along the walkway in carefully arranged patterns. The magnolia bushes have proven to be successful in the community (note the two on Niguel Shores Drive and on Windlass). Three potted palms add a handsome approach to the entrance.

This summer, watch water consumption—Hopefully the winter months will bring on the rain..

—Joan Beyer

MAINTENANCE COMMITTEE

For many of us MOVE is a four letter word. There is nothing easy about it even if you hire a moving company, which we did not. Add to this the relocation of phones, computers, surveillance equipment, the associated interconnecting wires and optical cables and we have a complex move. It certainly was not a simple move, yet it was all planned, staged and implemented by our Maintenance staff with the much appreciated technical assistance from Rob Rifkin. The move, plus Fourth of July activities, consumed many of the Maintenance man-hours for this month.

Vandalism: Time spent on vandalism repairs prohibited the completion of other important projects!

This month we had an accidental contamination of the pool causing a shut down, clean up, and chemical treatment. There were two incidents causing closure of the Spa and then, draining, cleaning and refilling.

It was necessary to sand and repaint benches on Flying Jib that had been damaged with graffiti.

The most serious, and disturbing incident of vandalism, or more accurately defined as a criminal act, was the distribution of broken glass in the children's play yard. Early on the morning of July 5, scattered on and under the wood chips around the swing sets in the children's playground, were small pieces of broken glass from vodka bottles. Maintenance spent many hours on this clean-up project.

—Jack Christiansen

SEASHORE NEWS NEWS

Suggestion box—see below:

Suggestion for the Seashore News:

You always print death notices. Why don't you print birth notices and other happy things like special awards or graduations, etc.

(An avid reader)

Did you think I would leave the box empty? Anyway, there is always room for more so please send us your suggestions. And, yes, I agree with this reader that we could announce such noteworthy accomplishments of our residents. If you have something to announce or brag about, please send that information to Melanie in the office and we'll find room. Just please confine the news to our residents, and no gossip...

We have received another couple of suggestions for Meet Your Neighbor. Thanks readers, and keep those coming, too. How else do we know if you're reading the newsletter?

August deadline for articles: Monday the 20th.

—Mary Crowl

TRAFFIC AND SAFETY COMMITTEE

We are pleased to announce Eric Ackermann replaced Martin Dedrick as chairman of the Traffic and Safety Committee. Eric has been serving on the committee for the past two years, bringing his expertise in security and security systems.

Some of our residents expressed their concern about an increase of unauthorized persons accessing our community, using the beach bluff, the pool, and our other facilities. We will be working with the office staff, Gateworks, and other committees to more easily identify problems and take corrective measures.

Leo Riley will address the specific issues of guest bar codes and fobs in his column.

—Pat O'Brien

VIEW PRESERVATION COMMITTEE

Tree Tips

You can trim and shape your plants as they grow to prevent view problems later on. If you want to keep the tree or bush you are planting, be sure you know how big it can grow. Remember, your neighbors value their views also. A mature tree that has to be topped is not an asset and can become very expensive because of a regular trimming schedule. Check with your local nursery or Sunset Western Garden Book for a choice of the best plants for our view situation.

—George Traver

WWW.NIGUELSHORES.ORG

Take a look at Gary's photos of our July 4th celebration by clicking on NSCA Photos near the bottom left of our home page.

We would like to see more people submitting their photos in our photo contest which continues through October 2007 with each month's winner being featured on our website front page.

You might be the one to win dinner for 2 at one of our local restaurants!

If you have not done so yet — go to www.niguelshores.org check out the all the entries in our photo contest and send me your comments and suggestions.

—Bernie Fornadley—NSCAwebmaster@cox.net

RECREATION COMMITTEE

Hoe Down: YEE HAW!!! Saddle up all you cowboys and cowgirls and c'mon to the Western Hoe Down on Sunday, August 19. It'll be toe tappin' party from 5:00 pm and 8:00 pm at the Beach Bluff. Mark Liddell will be leading The Wildcats and providing the country tunes. Pamela and Jim Schuler want you to join them as they show us some new and old western dancing. You can enjoy all this while you feast on ribs, chicken, sausage, coleslaw, beans and cookies from Newport Ribs Co. Beer, wine, water and lemonade will be available to purchase. Tickets are limited and will go fast so two-step on down and buy yours at the new office.

BBQ: Again our beautiful beach bluff is the place to be on Sunday, Aug. 5 for a BBQ. The coals will be hot and waiting for your steak, hot dogs, chicken or grilling food of choice. We will have some tables set out to sit on but you will need to bring whatever else you will want. Enjoy dinner with your friends and neighbors as you watch the sunset... This will be happening again on September 2.

Future Events: Check the calendar below and monthly newsletters for information on all upcoming events.

July 4th Report: It was the largest on record non-stop action from dawn to fireworks, thanks to our very willing residents who volunteered their time and talents to make the day a HUGE success. Thanks to the morning's M.C. Bob Borland and our own very well-dressed "Uncle Sam" Sweeney. The Men's Club did another fantastic job preparing and serving a terrific pancake breakfast to a record breaking number of good eaters.....team-work at its best!

We were honored this year to have the Camp Pendleton Marine Corps color guard on hand to raise the U.S. flag for the very first time on our new flag pole. A scout's salute goes to local scoutmaster, Mary Lombard, and her accompanying boy scouts and girl scouts, who raised our California state flag. Also, thanks to Gary

Tinnes for writing and reciting a heartfelt prayer, reminding all who were gathered of the courage and sacrifices of those who defend our country today. Gary also manned his camera throughout the day, capturing more than 250 photos of the day's events and participants. A link to the photos is available at our community Web site: www.niguelshores.org.

The fire truck was here to lead the parade followed by the 2007 Dorothy Dudley honorees, Ceacy and Dick Johns. Lots of decorated families, pets, bikes, scooters and strollers joined the parade led off by our own unsinkable Molly Fields. Barely taking a breather after the parade, Molly headed down to the beach to register entries & judge the sand sculpting (see Molly at right with her Uncle Sam). Thanks to the many volunteers who ran the games in the park: Patty Therolf, Sam and Hugh Fitzmaurice, Sally Leonard, Ann Christiansen, Patty Staudenbaur, Melanie Jenkins, Becky Lentini and the Hobbledehoy gang. The Women's Club members served a hot dog lunch—thanks Anita Geyer and crew. Bob Borland's crew handled the hot coals for the bluff cook-out, and Stephen Glover played the catchy tunes. A grand time was had by all. Finally, a special mention to Suzanne Enis for her decorating expertise and Janet Dohner for the posters. And, not to forget, thanks to the maintenance and office staff Karen, Melanie, Bobby, Ivy, George, Dave, Frank (our in-house balloon wizard), and their captain, Leo Riley. We do so appreciate everything all of these tireless soldiers did to make our annual celebration go oh-so-smoothly!

—Nancy Tinnes & Carol Yocom



NIGUEL SHORES RECREATION COMMITTEE 2007 CALENDAR

DATE	EVENT
Sun. Aug. 5	.Beach Bluff BBQ
Tue. Aug 7	.Rec. Com. Board Meeting
Sun. Aug. 19	.Hoe Down
Sun. Sept. 2	.Beach Bluff BBQ
Sat. Sept. 29	.Garage Sale
Tue. Oct 23	.Camarata Strings
Sun. Oct 28	.Halloween Party
Sun. Nov 4	.Art & Craft Fair

required by escrow companies when properties change hands (he says there may be up to six or seven per month). Bobby also acts as staff liaison to the Tree View Preservation and Landscape Committees for which he prepares agendas and minutes for their monthly meetings. Yes, he is busy.

Melanie Jenkins, the other Member Services Representative, came to Niguel Shores as a part-time clerk in March, 2006 and, in March of this year, when her current position became available, she accepted the full-time job. Melanie was born in North Carolina, lived in Maine (where her family has a cottage) and other states before arriving in Mission Viejo where she attended high school. She studied nursing (a family tradition) at Saddle Back but never pursued it as a career. Various office jobs in sales, customer service, office management, brokerage work, etc., kept her busy until arriving at Niguel Shores. Melanie is an expert at formatting documents and other areas of computer wizardry that most of us are unaware of—loves cleaning up all the amateur induced problems in documents that come across her desk. She is staff liaison to the Recreation Committee and voluntarily participates in their activities (her committee duties include agendas and minutes for this and the SSN staff meetings). Melanie has, as a particular responsibility, this newsletter for which she assists the various editors in gathering the many monthly articles and, once edited, prepares them for forwarding to the production person. She prepares the monthly calendar (meetings and special events), the directory, the Neighborhood Ads, the commercial ads (deals with the people and firms that buy ads) and, because of her particular expertise with the computer, solves many problems of incompatibilities in article or photo submissions for the newsletter. Melanie is a great proof reader and loves her work—essential I call it!

Member Services Manager

Karen Decker, occupant of a spanking-new office, well-earned by her diligent and ever-cheerful, steadfast and competent rise through the hierarchy of positions in the office. As a manager, she is now responsible for the two Member Service Representatives as well as the crucial work of the Architecture and Traffic and Safety Committees. Karen was born in Fullerton and grew up in the Lake Forest/El Toro area, graduated from El Toro High School, attended Saddleback and Cal State, Long Beach for an Associate Degree in psychology. A number of jobs in the legal field, managerial responsibilities and a desire to attend art school took her back to her first love of graphic design. She came to Niguel Shores during those school days, took a job here to help with school and just stayed with us as she

worked her way up through the various layers of responsibility. She has been here five years and knows thoroughly all the phases of our management structure. Her major responsibilities lie with the agendas, minutes and record keeping of the Architectural Committee. All submittals, reviews of same, appeals, follow-up records and the crucial property files of all these activities are Karen's responsibility (these files contain every action that has been taken on every piece of property in Niguel Shores since the original construction on that property). In addition, she provides the same services for the Traffic & Safety Committee: agendas, minutes, records of citations, monitoring the patrol services, the guard gate, providing an interface between the patrol service and the residents, etc. Karen has more knowledge of our association than any one and fulfills her responsibilities with good grace and good humor.

Controller

And, then there is Ivy—another indispensable. Ivy Hsia is the one solid continuum in our administration for the past 21 years—how many boards, general managers, committee heads and staff members



Ivy Hsia in her new office with her new furniture

have come and gone during her invaluable tenure? Through these many years she has kept our accounts, monitored our investments, prepared budgets, monitored contracts, recorded assessments, and paid our bills. Ivy was born in Taiwan, came to California when she was 22 to join her sister—as she says, enticed by the exciting life in America. Her sister moved to Ohio and Ivy was left on her own. Resolutely determined to learn English, she worked at that and, with a job to support herself, studied at California State Long Beach to earn her degree in accounting and, subsequently, came to participate in that attractive American life that brought her here. Several jobs, a marriage, a daughter (now at UCSD) and, eventually, she arrived at Niguel Shores in 1986 where, I say, at which she laughs, she “stuck.” Ivy's main function is an accounting one which involves preparing audit reports, annual budgets that Ivy says are such a valuable planning tool, and, working with the Finance Committee, monitoring the cash flow. She notes that the latter has been particularly important during the construction of the new office building. When she first came the accounting system was not computerized, and, as a consequence, she has been involved in adapting all the functions to a software system, and now, having done so, all of her work is greatly facilitated—reports for the board and the

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GARDEN CLUB

The Garden Club does not meet during August, but the new year begins again in September.

August is a laid-back month in the garden, with the main chore being a watch for signs of stress in shrubs and perennials due to heat, and keeping everything well watered.

Happy gardening!

—Ann Strauss

MEN'S CLUB

Pancake Breakfast: The Niguel Shores Men's Club held its traditional pancake breakfast on July 4th. A record 540 complete breakfasts were served in a three hour period. Team leaders included: Jerry Pearl, Bob Scott and Ian Ross. They were assisted by 50 volunteer members of



Jack the Flipper—Christiansen



Even board presidents had to work (that's Roy Dohner).

the Men's Club. Uncle Sam (Jack Sweeney) was the grand host and gave each child a lollipop. Nancy Tinnes, Activities Chairman, awarded the Recreation Committee's First Place Blue Ribbon Award to the Men's Club for its outstanding accomplishment.

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 "homemade" breakfast, a brief business meeting and an interesting guest speaker.

On August 7, Gavin McKiernan of the Parents Television Council will discuss television issues.

On August 21, Richard Kohr of the Department of Motor Vehicles will discuss new policies and issues.

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 & Art Pappas

WOMEN'S CLUB

There will be no meeting of the Women's Club in August. The next regular meeting will be Thursday, September 13. The next Board meeting will be Thursday, September 6.

Special thanks go to Anita Geyer and the lunch committee for the delicious hot dog luncheon which they prepared and served on the Fourth of July. Their efforts were much appreciated by all those who attended.

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. New members are always welcome.

—Barbara Boyd

WEDNESDAY BRIDGE

You will see some new touches to our Bridge column this month. Scores and pictures of the winners will now appear. It is also important that you know how we play every Wednesday at the Community Center.

We play contract Bridge, four rounds, six hands per round which means twenty-four hands in all. We start at 11:30 a.m. and play until we're finished which is about 3:30 p.m.

One of our group is in charge each month and brings snacks for us to eat in between rounds.

The food has been delicious and does not have to be elegant, whatever the person chooses! Everyone antes up one dollar and it is distributed as follows: if three tables, the winner gets five dollars, second, gets three dollars and third place finisher one dollar. The remaining three dollars goes into the Kitty and helps to buy all our supplies and also our Christmas luncheon. We really welcome new members. If you would like to play in August, contact Dorothy Horany, 496-7671 or Marion Evans, 661-3248. Not all of our members live in the Shores so you can bring a friend along from outside if you wish. Winners since the last *Seashore News*:

June 20: Betty Steinwinter, Regina Brevick, Shirley Heimstaedt

June 27: Helen Campbell, Pat Conway, Dorothy Horany

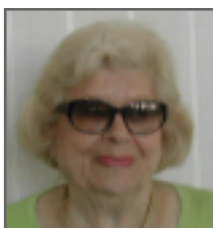
July 11: Helen Stevenson, Vickie Barth, Pat Conway



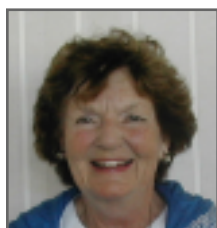
Helen Campbell
4490



Betty Steinwinter
4900



Helen Stevenson
5210



Last month Pat Conway had an amazing score of 6640! She deserves to have her picture in for that remarkable achievement.

Pat Conway

We are all deeply saddened by the death of our dear friend Robbie Wolff on July 13. She loved playing Bridge with us.

—Marion Evans

PAGE TURNERS

CHANGES MEETING TIME

Page Turners is on summer vacation in August and will resume on Monday, September 24, at 1:30 pm. All future meetings will be held on the fourth Monday at 1:30, with the exception of March and May when meetings will be on the third Monday because of holidays.

At the June meeting, the following eight books were chosen by the membership for next season, in order of meeting dates, starting in September:

The River God, Wilbur Smith

A Tree Grows in Brooklyn, Betty Smith

Almost French, Sara Turnbull

Rumspringa, Tom Shachtman

Jar City, Arnaldur Indridason

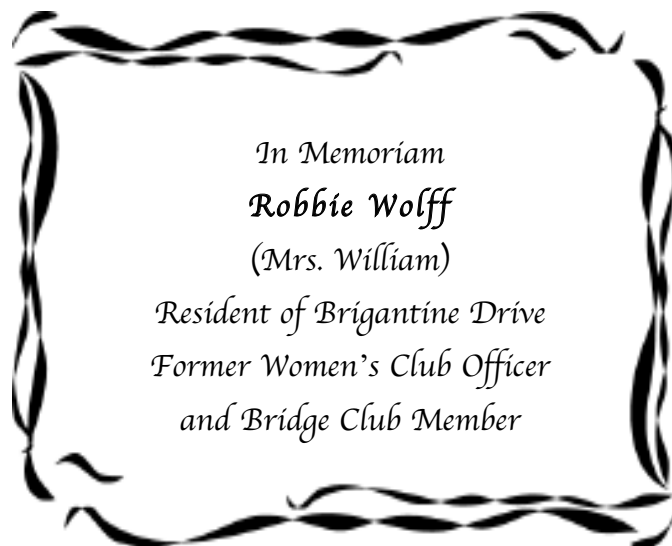
Water for Elephants, Sara Gruen

Snow Flower and the Secret Fan, Lisa See

Suite Française, Irene Nemirovsky

Page Turners meets in members' homes on the fourth Monday of each month, September through June, except December, and always welcomes new members. The meeting format includes a brief social time at 1:30 pm, with light refreshments, followed by a discussion that is led by members who volunteer for a specific book. Please call Diane Hearne, 661-6267, if you would like to participate.

—Hope Luedeke



In Memoriam

Robbie Wolff

(Mrs. William)

Resident of Brigantine Drive

Former Women's Club Officer

and Bridge Club Member

PHOTOGRAPHY CONTEST

***Congratulations to
this month's winner:
Chris Conway***

We've had some very good photos and appreciate your submitting them. Many thanks. We still have some time to go so, hone your skills in our lovely Niguel Shores setting and send in your best. Our judges have a point system as they independently mark each entry and the points are added to choose the monthly winner. See the July winner at right and check the Web site for past winners in color. Please submit your photos as a jpeg file to Melanie at msr2@niguelshores.org.

—Mary Crowl



Ian Huxtable Construction Services

“Lives in Niguel Shores”

Major Home Remodels

Kitchen & Bathroom Remodels

General Home Improvements

949-466-5921

General Contractor Lic. #874817

Angie Narel
REALTOR

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MEN'S GOLF

The Men's Club golf activities rolled into summer gear with rounds played at Camp Pendleton and the fabulous course just down the street at San Juan Hills. Winners of the scramble at Pendleton were the Jerry Pearl team of Jack Sweeney, Dave Latham and Barry Daniel followed by the Pete Rask team of Boyd Van Ness, Bob Gutknecht, and Blair Mc Donald. "Lachel Closest to the Pin" honors went to Woody Woodward and Barry Daniel. Next came the round at exciting San Juan Hills, a course that challenges the best golfers and sharpens up your sand play. And, ad nauseum, another Pearl team of Boyd, Lee, and Al captured first place honors followed by the Barry Banducci team of Blair, Morrey and Myron. Third place went to Roy Dohner's team of Jim, John and Bob. "Closest to the Pin" on # 7 went to Lee Ryder and Bob Borland on # 17.

The prestigious Men's Club championship round will be played during August on four consecutive Tuesdays using the Ryder cup format.

The sign-ups for the Solvang/Vandenberg/Alisal Ranch Couples Away on Oct. 9-11 are quickly filling our quota for this beautiful trip to the Santa Maria area.

Quote of the Month:

"It takes longer to learn to be a good golfer than it does to be a brain surgeon. On the other hand, you don't get to ride around on a golf cart, drink beer, and eat hot dogs and "pass gas" if you are performing brain surgery."

—Bob Borland



WOMEN'S GOLF

Next Fun Golf Day is Monday August 13. After we've played nine holes, a meeting will be held at the golf course patio where the summer barbecue will be served for \$8. Call Golf Captains Val Mitchell (582-8311) or India Rouse (248-1336) to sign up or cancel. Last minute cancellers are to call the starter (499-1717).

The 15th Annual Memorial Tournament was held July 9th at Aliso Creek Golf Course. The celebration began with a festive luncheon at The Fountains, after which golf awards were presented by Golf Captains Judy Boitano and Marlene Lynch to the following:

First Place winner and new champion: Val Mitchell 41
By tradition Val has the honor of becoming next president. A white vest was given to her in place of a trophy.

Second Place winner: Judy Boitano 42

Other awards:

Low putts	May Gramer	14
Birdie	Bev Longfield	
Chip in	Val Mitchell & Pauline Ross	
Closest #6	Chris Beaver	
Closest #8	Bev Longfield	
Longest drive	Judy Boitano	
Game of day,	1st place, Team of Longfield, Mitchell, & Sweeney	
	2nd place, Team of Beaver, Boitano, Lynce, & L. Ross	

—Liz Kelsch

LADIES TENNIS

The news this month for Ladies Tennis is special because we will be celebrating the return of one of our past players - Donna Thompson, who lived in the Shores and played tennis with us for many years. She had moved away to Ohio to be close to her daughters. However, for the month of August, she will return to the Shores and will be living just across the street from her old home on Manta Court.

We tennis players, some old and some new, together with many of her other friends, want to welcome Donna and to honor her by having a Beach Bluff picnic on Thursday, August 9th at 12 noon. If you wish to join us, please call Betty Steinwinter at 240-4462.

—Betty Steinwinter



In Memoriam
Betty Bartle
Resident of Sextant Drive
Women's Club Member

WHAT BIRDS DO I SEE?

Summer is here. Enjoying this great warm weather with us are the summer birds that can be seen around Niguel Shores. So what birds do we frequently see?

If you are down at the Beach Bluff or on the beach you very much likely will see a graceful formation of large birds flying in a line either just inches above the water or higher above the waters edge after coming over the Headlands. As you watch you may see the line rise as each bird flaps and then glides down. These graceful flying birds are the Brown Pelicans. They are common along the coast, foraging in shallow waters of ocean, bays and lagoons, capturing fish in a spectacular plunge-dive.



Black Phoebe

Another bird that you may have seen is a small bird with a black, crested head, back and chest and a white belly, flitting back and forth from its perch on a tree limb or sprinkler head or other low resting spot. Watch while it is perched and see it's tail constantly flip up and down. This specie of bird belongs to the flycatcher family and is called a Black Phoebe. As the species name implies this flycatcher darts, weaves, dives for flying insects, although it also attacks insects on the ground.

A very common, year-around bird is the House Finch. I'm sure you have seen them, especially the male of the specie because he has a bright red face and chest to go with a drab body. The female has a gray body. When you see either of these birds its mate is not very far away because they go everywhere together. In fact you will usually see a flock of them together and they love backyard bird feeders with seeds.

Although the above birds are enjoyable to watch, my favorite visitors to watch for are usually solitary visitors. The group name for these birds is "Raptors"—carnivorous feeders, and they include hawks and kites. If you see a medium size bird hovering in the air with white wings



White tailed kite

beating rapidly you are seeing a White-tailed Kite. This raptor is looking for tasty morsels of rodents, mice, and lizards. Another raptor, the Red-tailed Hawk, is seen circling high up in the air, and its distinctive red tail rotates left or right to direct this soaring hawk to a new direction. A smaller hawk can sometimes be seen atop light poles, roof tops, or tree tops and has a distinctive striped tail. If you see this hawk you have seen a Cooper's Hawk, another solitary visitor. Look up and enjoy our avian visitors.

—Karl Kuhn

SAND CASTLE CONTEST WINNERS

July 4, 2007

Individual:

- 1st – Nicole Kaylor
- 2nd – Marin Koper
- 3rd – Kalley Carpenter

Kids Only:

- 1st – David & Benett Noorel
- 2nd – Maisie, Caroline, Nick
- 3rd – Julian Scijliero

Kids & Adults:

- 1st – Ryan Lee
- 2nd – Auld Family
- 3rd – John & Morgan Aird

Thanks to all the judges: Colleen McNaught, Chelsea Wilder, Laura Beresford, Pam, Mary Margaret, Alice & Jessica Kenaston, Kathleen Kaylor, Sam Lee's son, etc.

—Molly Fields

ART IN THE PARK

If you missed out on the recent “Art in the Park” Art Show in July, you still have one more chance this year! There will be a two-day art exhibit of both two-dimension and three-dimension works of fine art next month during the Labor Day weekend. The “Art in the Park” Art Show will take place within a walking distance from Niguel Shores.



Dates: September 2 and 3
Time: 9:00 am to 5:00 pm
Place: Sea Terrace
Community Park next to
the Dana Point Library

Dana Point Fine Arts Association, a registered non-profit organization, is the sponsor of this art exhibit. DPFAA provides annual donations to Dana Point High School Fine Art Department and scholarships for top art students.

Gloria Ontiveros, President, Dana Point Fine Arts Association, see www.danapointfinearts.org

SUMMER CONCERTS

4:30 – 6:00 pm
Heritage Park – August 5
34400 Old Golden Lantern
Rat Pack Revue – Tribute to the Rat Pack

Lantern Bay Park – Aug 12
25111 Park Lantern Road
Raymond Michael as Elvis

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

LIBRARY NEWS

Get a Clue

Dana Point Library sleuths are on the case. The Reading Program began in July and runs through August 18. Solve the Mystery by spying good books this summer. Win prizes just for reading. Come to the Library Detectives Agency, Inc. and track the books on reading logs and game sheets. Have some fun.

Special weekly programs are on Thursdays at 11:00 am. August programs are as follows:

Aug. 2 — Full Spectrum Educational Services
Aug. 9 — Parrot Tales Entertainment
Aug. 16 — Dreamshapers

Pick up a schedule of these events.

Storytimes are Tuesday at 11:00 am.

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 the Park

A Midsummer Night's Dream

A play for all the family

Heritage Park, 34400 Old Golden Lantern
Aug. 17-18 6:00 pm
Aug. 19 4:30 pm
Aug. 24-25 6:00 pm
Aug. 26 4:30 pm

Free admission with a donation of canned food to benefit the Second Harvest Food Bank.

Bring: a low-backed chair, a picnic dinner, **and** money for the raffle.

Letter to the Editor—July 15, 2007

We would like to thank the current and the past Board of Directors, the many committees, and the staff for the new office building. Building anything on time and on budget is unheard of, but you did it! Congratulations. The new building has added pride to our community and value to all of our homes. We look forward to completing the second part of this project in the multi-purpose building.

Let's move forward in another area that has been long overdue. It's time for a name change. It's been years since we lived in Laguna Niguel. We now live in Monarch Beach. We could be simply "The Shores," we could be "The Shores at Monarch Beach," or "Monarch Shores." All are good and much more appropriate and accurate. Thank you.

Sue & Burr McKeehan

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.

Office Staff continued from page 7

auditors are done with ease. This charming lady, who shoulders a great responsibility for our community, is always smiling and accommodating to those of us who have had a chance to work with her and enjoy her warmth and good will towards this community in which she has spent a great part of her professional life. Ivy—thanks loads, and don't ever leave us!

General Manager

Leo Riley, General Manager: Leo has been here since March 2006 and likes to say how unique and special our Association is: large enough to sustain a paid staff, is run by a Board with eight underlying committees creating a good division of authority, and has an organizational structure that provides board liaison with the committees and the opportunity for the general manager to participate in this broad-based decision making process. This provides a channel by which the ground-up resident participation and ideas come together in an on-going general consensus to run this community.

Leo is almost a California boy—born in Pittsburgh but was brought to Long Beach as a young boy when his father, who was discharged there from a career Navy position, called his wife in Pittsburgh and said, "Come on out here." Leo studied business management at Pepperdine, spent 30 years in the sporting good business in sales and marketing, became VP of Yamaha and retired in 2000. After some months of volunteer work on a committee and

Letter to the Editor—July 1, 2007

As an interested homeowner, I agree with Forrest Owen. I don't believe that the reasons given for testing Quarterly Home Owner Forums are valid. We feel three months is too long a period. Committee members attend because they are interested in other committees and like to know what is going on.

Attendance has never been taken but I would challenge the fact that attendance of homeowners has been in single digits. More people are there because they are interested in what the Board is doing. The fact that there are daytime meetings is not important. In addition, people are not allowed to speak at daytime meetings, they can only listen. I ask the Board to return to the sensible policy of having Open Board meetings once each month.

Betty Steinwinter, 24172 Vista D'Oro

on the board of his community in Newport Beach, his wife urged him to find a "paying" job. He then spent some years in property management as a portfolio manager



General Manager, Leo Riley and Member Services Manager, Karen Decker.

and, subsequently, looked for a more settled position. Niguel Shores seemed to fit perfectly and he enjoys working with the committees here, having many years of experience in a Japanese company where the team concept is practiced.

Leo says his primary responsibility is overseeing the staff, attending as many committee meetings as possible to build an overall perception of the operation of this community and to bring this knowledge to use in the benefit of the community. He appreciates the excellent staff that he has and comments that he also admires the quality of the board members and the dedication of many committee members that we have and genuinely seems to enjoy working with them, and, not least of all, the residents. We started this article by quoting him saying his staff should make the residents happy. After this interview, I feel that he means that and aspires to that end himself. Bravo, Leo. Keep up the good work.

—Mary Crowl

MEET YOUR NEIGHBOR

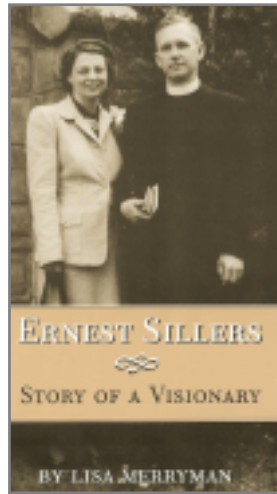
Ernest Dwyer Sillers

“I’ll be at work from 8:30 until 1:00, but I could see you at 1:30,” came the reply to my request for an interview with Niguel Shores resident Ernest Sillers. I was met at the door by Father Ern and his faithful companion Herman Morgan III, his 11-year-old beautiful and friendly cat. The first Herman Morgan lived for 15 years and Herman Morgan II, for 18. César Franck’s *Symphony in D Minor* was playing in the background.

The Reverend Canon Ernest Sillers and his wife Aldine came to our community in 2003, but they had been living in the area for over 40 years, ever since Aldine fell in love with Laguna Beach and Ernest obliged her by purchasing a get-away cottage, surprising her while she was buying a new dress at one of the little shops there. Father Ern and Aldine celebrated 70 years of marriage before her death in 2004. In 1934 evangelist Aimee Semple McPherson was scheduled to speak at Gordon College in Massachusetts where both he and Aldine attended, and this first date immediately led to a lifetime of love and working together.

At 96 years old, Father Ern walks from his home to the beach every day. There are twelve speed berms, six each way, that he crosses every time he walks down Niguel Shores Drive (How many of you knew that?) which he has named for each Station of the Cross, and he stops at each one to say a prayer for Aldine.

Ernest Sillers was born in Nova Scotia in October, 1910. His grandfather, a Roman Catholic priest from Limerick, Ireland, and who had worked as a financial advisor to the Holy See in Rome, had traveled to Switzerland and met and married a French Huguenot girl who had gone there to escape the religious persecution of the time. No longer accepted as a



Catholic priest, and not feeling welcome as a married priest in Ireland, he and his wife crossed the ocean to River John, Nova Scotia, and he became an Anglican priest. Their daughter, Amanda Dwyer, would become Father Ern’s mother, and her marriage to a man of Baptist persuasion truly explains the inclusive perspective of religion and the many accomplishments of this amazing Episcopal priest and our neighbor. He has founded and been headmaster of four parochial schools in the Southland, the largest of which is St. Margaret of Scotland Episcopal School in San Juan Capistrano. There is a Sillers Hall at each

of them—St. Mark’s Episcopal School in Downey (1965), St. Margaret’s (1979), St. John’s in Rancho Santa Margarita (1988) and St. Mary of All Angels in Aliso Viejo (1994), an independent non-denominational Christian school. Father Ern’s motto: It’s better to build children than to repair men.

And he isn’t finished! In fact he is starting all over again, deeply involved in plans for a 300-acre community in Talega on land donated for this purpose by Richard O’Neill from the O’Neill Ranch that will include 500 housing units for low-income seniors with assisted living services, homes for families, a hospital, a college specializing in training teachers, nurses, counselors, and chaplains, a school offering classes from preschool through grade 12 and two churches, one Roman Catholic and one Protestant.

A more complete biography, *Ernest Sillers, Story of a Visionary*, has been written by Lisa Merryman and published by the Cathedral Center Press of the Episcopal Diocese of Los Angeles.

Father Ern quotes his favorite philosopher Teilhard de Chardin who wrote, “It is not our heads or our bodies which we must bring together, but our hearts.... Humanity....is building its composite brain beneath our eyes.” —Hope Luedeke

“Unopen House”

The Association gave an “Unopen House” party on June 29 for the many workers and volunteers who had been involved in the planning and construction of the new office building—the architect, contractors, past board presidents, committee members, staff members and all others



Board President, Roy Dohner, thanking past board presidents (l to r) Arnold Cordova, Dianna Cannariato and George Evans (absent: Jerry Milner)

who successfully saw through to the end the on-time, on-budget completion of this project. Board President, Roy Dohner thanked all of the participants and welcomed them to a tour of the building. Praise and appreciation was heard on all sides and certainly admiration for our association having acquired the elegant used furniture at such reasonable costs. Already the board and committees are enjoying the luxurious conference room with those oh-so-comfortable chairs and grand table. Congratulations to all and everyone. —Mary Crowl

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

For Rent—Kona, HI. Luxurious Ocean Front Big Island Condo in Kona Surf and Racquet Club. 2 Bedrooms / 2 Bath. Lillian Snodgrass (562) 696-0275 or (808) 322-9523.

For Sale or Rent—9/1/07 3 Bedrooms, 2 Bath with Bonus Room, Big Screen TV, & A/C. Dogs Welcome. No Cats. 33976 Manta Court. Great yard. Call for Price (312) 498-1946.

Garden Help Needed—Long Term Resident (22 years) needs assistance pruning, planting, weeding, cleaning up and talking to my jungle. Jim - (949) 240-7346.

For Hire—Having a pool party this summer? Hire a certified Lifeguard/EMT so YOU can relax. Also gives children's private swim lessons. Joel White (949) 702-4407.

Moving Sale—August 10th, 11 am to 3 pm at 23812 Hobart Bay. Assorted Furniture and Sundries.



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- Assisted Living
- Memory Care

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Aileen & Paul Brazeau, Owners

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AUGUST 2007 in NIGUEL SHORES



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY																																																																																												
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6 Women's Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics	7 8:00 Men's Club Breakfast 1:00 Art Class 7:00 Recreation Committee	8 8:30 Fitness Class 9:00 NSCA General Session Board Meeting 9:30 H ₂ O Aerobics 11:30 Bridge 2:00 Maintenance Committee	9 8:00 Ladies' Tennis 9:30 Traffic and Safety Committee 12:00 Ladies Tennis Beach Bluff BBQ	10 8:30 Fitness Class 9:30 H ₂ O Aerobics	11	12																																																																																												
13 Women's Golf Fun Day 8:30 Fitness Class 10:00 H ₂ O Aerobics 4:00 Landscape Committee	14 8:00 Men's Golf 1:00 Art Class	15 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 3:30 NSCA General Session Board Meeting 7:00 Homeowners' Forum & MPR Public Discussion	16 8:00 Ladies' Tennis 1:00 Architectural Committee	17 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 TGIFF – Poolside BBQ	18 10:00 MPR Project Public Discussion <i>NSCA Office Open 8:30 -5:00</i>	19 5:00 "Hoe Down" Beach Bluff																																																																																												
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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		JULY <table border="1"> <tr><td>Sun</td><td>Mon</td><td>Tue</td><td>Wed</td><td>Thur</td><td>Fri</td><td>Sat</td></tr> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td><td></td></tr> </table>			Sun	Mon	Tue	Wed	Thur	Fri	Sat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					SEPTEMBER <table border="1"> <tr><td>Sun</td><td>Mon</td><td>Tue</td><td>Wed</td><td>Thur</td><td>Fri</td><td>Sat</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>			Sun	Mon	Tue	Wed	Thur	Fri	Sat							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30						
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NCSA DIRECTORY
NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
Office 949/493-0122 • Fax 949/831-0116 • Mariner Guard-House Gate 949/487-4880
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Marilyn Moon 2nd Vice-president
Pat O'Brien Secretary
John Dougherty Chief Financial Officer

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Frank Geck	Maintenance Staff	

NCSA COMMITTEES

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

CHAIRPERSONS

Ginny Nevitt / Jerry Koppang
Marcy McNulty
Sharon Stewart
Jack Christiansen (acting)
Carol Yocom / Patty Cook
Mary Crowl
Eric Ackermann
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
Rob Rifkin

Sea Terrace Townhomes Assoc. II
George Traver, President
Adrienne Ruben, 1st Vice-President
Pat Long, 2nd Vice-President
Karla Sanders, Secretary
Tobias Lawry, Treasurer

MEETINGS

To be determined
To be determined

Women's Club
Roberta Bunny Ross, President
Men's Club
Arthur Pappas, President
Garden Club
Jack Sweeney, President

Sea Terrace Townhomes Assoc. I
Carl Printz, President
Don Beaver, 1st Vice-President
Eric Ackermann, 2nd Vice-President
Ceacy Johns, Secretary
Mary Berberich, Treasurer

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BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**



23731 MONTEGO BAY



23891 TARANTO BAY

2007 REAL ESTATE UPDATE FOR NIGUEL SHORES

14 HOMES CURRENTLY FOR SALE—PRICE RANGE \$1,129,000 TO \$8,900,000.

3 HOMES CURRENTLY IN ESCROW—PRICE RANGE \$1,149,000 TO \$1,295,000.

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

PER MULTIPLE LISTING SERVICE AS OF 7/12/2007

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