

Seashore News



September 2007

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Issue 407

FROM THE HELM

Thank you, Bill and Barbara Boyd, for managing the “Friday BBQ’s at the Pool” this summer. The number of hungry customers has increased each week as the word has spread! Also, congratulations to Carol Yocom and Patty Cook, co-chairs of the Recreation Committee for another successful event at the Bluff. Good music, dance instruction, drinks; excellent food and fun people all resulted in a great time for those attending the “Hoe Down”.

As the desirability of our community and our amenities grow so does the number of guests and rental requests. In order to accommodate

owners and manage authorized guests the Traffic and Safety Committee is reviewing and recommending revisions to our community guest access procedures. Recommendations will also include enforcement of our CC&Rs, which limit rentals to a minimum of one renter per month.

During our quarterly Owners Open Forum we reviewed the status of our highest priority projects including an excellent presentation by Rob Rifkin, chairman of the ad-hoc Committee on the MRP renovation. Rob provided an overview of the original plan and the subsequent suggestions from members of the community. A Saturday session

was also held to collect additional feedback. The committee will present the suggestions to the architect for incorporation into a recommended plan. Once approved and priced with the Finance Committee’s recommendation for funding, additional community meetings will be scheduled.

We often hear from the same few people but seldom hear from any of the silent majority. If you have any suggestions to improve the operation of our community, we would like to hear from you. Please e-mail your comments to the Board through Leo Riley, gm@niguelshores.org.

—Roy Dohner

PAGE TURNERS

The first reader was born about six thousand years ago in Mesopotamia. The first printed book, however, read privately for pleasure, did not appear for centuries. Throughout the ages these books have been praised as companions, the answer to loneliness and as an emotional fulfillment.

Niguel Shores began to officially celebrate the existence of books in 1991 with the birth of the Page Turners. During that summer about twenty-five residents met at the Community Center to form a book club. At the suggestion of Barbara Crist, they agreed that the meetings would not be reviews, but active discussions by all members who had read the book. We would meet in resident’s homes nine months of the year, skipping July, August, and December.

We gradually developed customs, rather than rules. We would avoid choosing the same author more than once; we would have our meetings on specific Mondays; all residents



Bottom Row, left to right: Wanda Bunker, Phyllis Tezer, Linda Ross, Patty Therolf, Barbara Crist, Betty Steinwinter, Gloria Weintraub. Second Row: Patrice Miller, Wilma Lindberg, Diane Hearne, Karla Sanders, Marion Evans, Sally Lee Howd. Going up the stairs: Chris Beaver, Hope Luedeke, Ceacy Johns, Irene McDonald, Ruth Levitan, Marian Pearl.

would be eligible to join; we would rotate the leadership each year. This person would be responsible for conducting

FROM THE GM

MPR Project Meetings

Thanks to all of you who participated in the recent homeowner meetings to discuss the MPR Revitalization project. Please be sure to look for the article in this newsletter by the Revitalization Committee Chairman, Rob Rifkin, about the details of the meetings and where we go from here.

Hotel Niguel Shores

Last month I wrote about the ever increasing problem of unauthorized guests entering our property and monopolizing the parking and the amenities. This month I want to discuss a new spin on this problem, and that is, homeowners who rent their houses out by the week. First, this is in direct violation of our CC&Rs which mandate that a one-month rental is the minimum time allowed in Niguel Shores. Unfortunately, one-week coastal home rentals in Orange County can bring up to \$3000 per week and I believe this kind of money has caused some homeowners to conveniently turn a blind eye to this rule in the CC&Rs.

This came to light last week when a new renter walked into the office and said she was here for the week and asked for a list of amenities and the passes/fobs necessary to gain access to them. We knew we had a problem and even if this family represented good and well-intentioned visitors, there is a down side to some *weekly* renters. These are the *partiers* who plan to get every penny's worth out of their rental for them AND their friends.

The basis for the rule is to protect the *quiet enjoyment* of the neighbors who otherwise must put up with the constant *move-in, party, party, move-out* cycle. The homeowner usually uses a Property Management Company or realtor for this service, and therefore is isolated from the problems and removed from the downside of this practice. Our commitment to the homeowners is to enforce this rule to the maximum and put an end to this practice. If you know someone who is doing this in Niguel Shores, do them and everyone else a favor and ask them to stop.

We Don't Need No Stinking Fobs

(Yes you do)—By now you have noticed that the Pool Gate is back in service. I think during the construction, some people got in the habit of coming to the pool without their fobs and now they have a problem. This, combined with the other *unauthorized guest problems*, is making it difficult for the patrol officers and staff who must challenge homeowners and guests to prove residency.

Last week two women drove in with two vehicles and 12 children. They came to our attention when they allowed several of the children who were not yet potty trained to enter the pool without the waterproof diapers. The staff made contact with them and offered them *free* waterproof diapers to prevent having to close the pool due to unfortunate accidents. The women proceeded to verbally abuse the staff and, when asked to leave, we discovered that neither was authorized to be in here. One woman was a prior renter whose lease had expired a month ago, and the other woman was her guest. Both were asked to leave and not return.

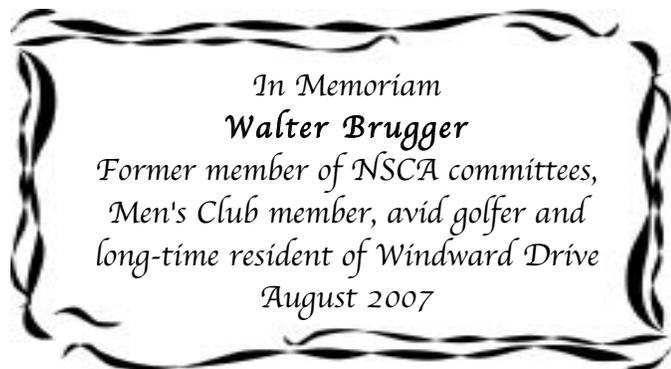
New Pool-Gate Patrol Officer

As a result of this experience and others, you will notice we are taking a much tougher stand on fob enforcement. Basically, **No fob—No entrance**. We have a new patrol officer who is stationed at the pool gate whose sole job is to verify legitimate homeowners and guests and their adherence to the Association's Pool Rules.

Pool-Side BBQ—

One of the highlights of this summer has been the success of the Friday afternoon cook outs at the pool. Actually, it may have been too successful, and a couple of times, we ran out of food. We have been upping the inventory to keep up, but overall, this concept has been so well received that we are discussing expanding the program next year to go on both Friday and Saturday afternoons. If you have any comments, good or bad on the subject, please share them with me by email.

—Leo Riley



**FOR SEPTEMBER, IN OBSERVANCE OF
LABOR DAY WEEKEND, THE OFFICE
WILL BE CLOSED THE 1st SATURDAY
THIS MONTH.**

**STREET SWEEPING – This month is on
Wednesday, September 5th. They will be sweep-
ing the entire community ALL DAY starting with
the community center parking lot at 6:30 am.**

BOARD ACTION SUMMARY

August 8, 2007 BOARD MEETING (General Session)

APPROVED:

- The resignation of Forrest Owen from the Architectural Committee and Rob Rifkin from the IT Committee.

DISCUSSED:

- Garibaldi Gate Matter.
- Revitalization of the MPR Complex.
- Asphalt Overlay and Beach Bluff Parking Lot projects.
- Removal plan for the temporary trailers.
- Guest access problems.
- Breakers Isle Homeowner Group.
- NSCA Signage Project.

APPEAL HEARING:

- Appeal of Architectural Committee’s denial of remodel submittal at 17 Breakers Isle. (Continued pending receipt of Geotechnical Engineer’s report).

August 8, 2007 BOARD MEETING (Executive Session)

REVIEWED:

- General Counsel’s status report on pending legal matters.

DISCUSSED:

- Architectural Committee’s violation matters.
- “After the Fact” violations and fees/fines.

August 15, 2007 BOARD MEETING (General Session)

DISCUSSED:

- Garibaldi Gate Matter.
- Revitalization of the MPR Complex (Public Meetings).
- Status of the Asphalt Overlay project and Beach Bluff Parking Lot project.
- Breakers Isle Homeowners Group.

REVIEWED:

- Status of the 2008 Reserve Study.
- Status of the NSCA Signage Project.

DECISION (AUGUST 8, 2007 APPEAL HEARING):

- Board voted to uphold Architectural Committee’s decision to deny remodel submittal at 17 Breakers Isle.

August 15, 2007 BOARD MEETING (Executive Session)

DISCUSSED:

- Architectural Violation Matters.
- “After the Fact” Architectural violations and fees/fines.
- Addendums to the Patrol Company Contract.

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

REMINDERS: NEXT GENERAL SESSION MEETING—September 5, 2007 at 9:00 am
NEXT PUBLIC HOMEOWNER FORUM—November 19, 2007 at 7:00 pm

ARCHITECTURAL COMMITTEE

SUBMISSIONS “AFTER THE FACT”

Architectural Regulation #3101(4) states “All members wishing to make exterior changes to their property must fill out an application, pay a fee (if required), and receive approval in writing from the Association *prior* to making changes to their property”.

This is a long-established Rule of the Association. What happens if it is ignored?

Sometimes a simple mistake, this may be unintentional or inadvertent. However, over the years as more homes were improved or even replaced we became aware that construction sometimes would begin without prior approval of a Submission, or even without our knowledge. In such cases we tried to approve reasonable Submittals as After the Fact exceptions. Yet to be fair to the majority of residents who abide by our rules, it became necessary to establish an After the Fact fee for those who did not.

In past years that fee had been \$100, which could be doubled under certain conditions. Unfortunately in 2006 After the Fact Submittals continued to occur at an unreasonable rate. We believed this to be unfair to the rest of the community. So during our annual review of Architectural Rules the Committee recommended, and the Board approved, a tougher new rule which became effective April 17, 2007. (See Architectural Rule 3181 which calls for Deposit based After the Fact fees which could reach \$1000, or more, under certain conditions)

This summer it became necessary to implement this new rule which to some people appeared confusing and difficult to understand. In addition several owners strenuously objected to the greatly increased cost, as well as the use of Deposit as a basis. As a result we decided to delay implementation of this new fee pending further discussion of Rule 3181 by the Committee and then by the Board. After careful review of the facts the Board asked us to return to use of the previous After the Fact Rule, based on a fee of \$100, which can be doubled under certain conditions. We will do just that until, or unless, a new Rule is agreed to in 2008.

Please know that the Committee does listen and continues to work with members of the community and our Staff to make certain that all of our Rules are implemented in a fair and reasonable manner.

—Forrest Owen

FINANCE COMMITTEE

Approximately seventy percent of your homeowner dues go into the daily operating fund, which pays for land-

scape, guard service, operation of the buildings, maintenance, and administrative costs. The remaining thirty percent currently goes into Reserves, which is the fund for repair or replacement of our major assets that have a projected useful life of 30 years or less.

Reserves and Expenditures

Niguel Shores, as of July 31, 2007, had \$1,548,733 in Reserves. Between August 1 and the end of the year, we will contribute an additional \$331,250 into the reserve account. Year-to-date, we have spent \$1,278,851 on our major assets, broken down as follows:

Street Resurface	\$12,644
Street Entrances	1,519
New Office Building	1,024,408
New Water Irrigation System	130,727
Maintaining Slopes	109,553

As of July 31, 2007, year-to-date paid-out expense on the new office building was \$1,024,408. This cost is 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 is a negative \$153,830; however, contributions of \$39,417 each month between now and year-end will reverse this.

Budget Process

We have begun the 2008 “budget process”. Three committees have submitted their budget proposals—Maintenance, Traffic and Safety, and Recreation. These submittals will be reviewed at our next Finance Committee meeting scheduled for August 27.

Street Conditions and Work

We have received the street condition reports regarding (1) the beach bluff parking lot and (2) all of our streets. Our streets, *fortunately*, are in much better shape than anticipated. *Unfortunately*, a majority of the street work needs to be performed during the next two to three years, during the same time period we would like to focus on the MPR project. We have only one street, Nauticus Isle, which will require total reconstruction, at an estimated cost of \$59,444.

The next area of focus will be the streets near the beach bluff parking lot, estimated to cost \$566,627 for a 2-inch overlay. Additionally, the beach bluff parking lot will need to be resurfaced at a cost of around \$500,000. The street work and the beach bluff parking lot work cannot be completed until SCWD completes the underground sewer,

which ties in with the Headlands project. The retaining walls in the beach bluff lot are deteriorating and need to be replaced. As a possible option, a new design was developed to eliminate the retaining walls and improve the flow of ground water run-off. The estimated costs are comparable under either option.

As a result of SCWD's disruption and destruction of paving on a portion of our streets and beach bluff parking lot, they have contractually agreed to reimburse NSCA for 205,436 square feet of asphalt overlay, currently estimated at \$2.43 a square foot, for a total reimbursement estimate of \$499,209.

The third area of street work, involving a slurry seal, is estimated to cost \$425,432 and will affect the following streets: Windlass, Lateen, Brigantine, Spinnaker, Binnacle, Windward, Marlinspike, Halyard, Capstan, and Windjammer.

Once we complete the above three areas, the estimated cost of street work, at today's dollars, ranges from \$68,698 to \$207,210 per year for the next 17 years. Since we contribute \$146,100 a year to the asphalt account, we can easily cover street work each year within the annual budget.

Community Center Revitalization

By the end of 2007, we will have contributed \$473,004 (approximately 19 percent of your dues) to the community center revitalization account. This account was created in 2004.

Niguel Shores' two major assets are buildings and streets. We are currently in a crunch situation because of the need for both major assets to be revitalized at the same time. However, once we complete the MPR project and the major street work itemized above, we will be coasting downhill, as one might say.

The board members, management, and committees look forward to the community's participation and assistance during this crunch time, so we can start coasting as soon as possible.

—*Marcy McNulty, Finance Chair*

LANDSCAPE COMMITTEE

The Landscape Committee would like to recognize and thank Janet McKaig for all the diligent work that she has given as consultant to Raul and Wendt Landscape for all the common area in the Niguel Shores. She has served in this position for over twenty years. Her responsibilities are now being transferred to three volunteers. They are Karen Linger, Irene O'Brien and Donna Rosecrans.

The dead plants on the corner slope of Leeward and Niguel Shores Drive in Sea Terrace I will soon be removed and not replaced until a retaining planter is built at the bottom of the slope. This will take place when next year's budget is approved. Please be patient. Bare dirt looks a little better than dead plants.

The beautiful pines of Atlantic Drive and Avenue are now over thirty years old. The roots are causing damage to the asphalt in several places. The area north of Niguel Shores Road is where the most damage has occurred. The roots can be trimmed to solve that problem. The trees are also becoming a view blockage problem. Wendt Landscape explained that they could only be cut back to the new growth part of the limbs. This will not eliminate the view blockage problem to the homes above Atlantic Drive.

This will be thoroughly discussed by Landscape Committee, Wendt Landscape and the NSCA Board before anything is done.

We still have issues with the irrigation system. We need your participation in order identify the areas that are getting too much water or too little water. Please E-mail our manager at gm@niguelshores.org.

—*Janet Traver*

MAINTENANCE COMMITTEE

The Maintenance Committee is looking for residents who would be willing to donate some of their time to act as consultants to the committee. There are times we need someone with the experience or expertise to help us find and select the best product, contractor, or service. We now hire consultants when we do not feel we have the necessary expertise on the committee or staff.

We have been very fortunate to find residents to help on some projects. Rob Rifkin has been very generous with his time, helping with communication issues. Eric Ackermann helped write specifications and identify vendors for surveillance equipment. Both of these gentlemen have saved your association a great deal of money.

We want to identify residents who have knowledge in other disciplines. Road construction and maintenance, building construction, plumbing, and electrical, are some of the disciplines where we might ask for help. Being able to discuss some issues with professional engineers, geologists and chemists would often be very helpful.

You don't have to come to any meetings. We will only ask for your help on specific projects. We understand that you have other commitments and will not always be available. We just want to know who you are.

If you are willing to put your name on our “consultants list” please e-mail Leo Riley, gm@niguelshores.org.

—Jack Christiansen

MPR REVITALIZATION

A FIRST DRAFT of a proposed remodeled MPR (Multi-Purpose Room) Building was prepared by your hardworking Revitalization Committee (the architect of the Office Building is a member also), incorporating previously received community comments from a proposed plan professionally presented in the summer of 2004 along with new recommendations from current staff and committees. Copies of this FIRST DRAFT were handed out and shown during the July 4th Celebrations, first at the Un-Open House in the new office building on Friday, June 29 and again at the official Open House on July 4th.

Verbal feedback, comments and suggestions received from homeowners on this FIRST DRAFT were focused primarily on the kitchen, showers and locker rooms, maintenance area, and the overall size of the MPR. This feedback was reviewed and summarized by the committee. Those feedback suggestions and requested changes receiving the most comments have now been incorporated into a SECOND DRAFT.

The committee then presented this SECOND DRAFT to homeowners who attended the two community forums on Wednesday, August 15 and Saturday, August 18.

Highlights of questions and comments received at the two forums are listed and answered below:

What is the size of the new MPR compared to the existing MPR?

The new MPR is 1944 sq. ft. while the old MPR is 1600 sq. ft.

Why have the saunas been eliminated from the new MPR?

There is a finite area available to build on. Fitting in all the amenities requested by committees, staff and community input, in addition to satisfying all local and state building code requirements necessitated the removal of amenities that would not benefit a majority of Niguel Shores residents.

What is the purpose of the lobby with restrooms at the entrance?

It is a common requirement in building a facility for the purpose of holding public gatherings to have a small separate buffer zone entrance off-of-which are located

restrooms. Think movie theaters, lecture halls, churches, etc. which all have similar entrances. Also, having rest rooms separate prevents noises from the rest rooms from being heard in the main meeting rooms. Lastly, construction efficiency and, therefore, cost benefits support designing the facility as proposed.

Is it necessary to raze the whole building?

Previous communications from the Revitalization Committee have informed residents that the existing facility has major termite and dry rot deficiencies. It would be cost prohibitive to try to preserve a few sound walls when so much has to be torn down.

The location of the outside showers is too hidden to be used.

The committee will review this problem to find a better location.

The entrances to the lobby (3) may create a problem by allowing access to the swimming pool by unauthorized visitors.

The committee will review this concern and make appropriate changes.

Copies of this SECOND DRAFT are still available in the office and comments and suggestions are welcomed.

—Rob Rifkin & Karl Kuhn

TRAFFIC AND SAFETY COMMITTEE

The pool, beach bluff and our neighborhood streets continue to be a focal point for the Traffic and Safety Committee.

The high rates of speed with which people drive in our community is an on-going and alarming issue. Niguel Shores Drive, Cabrillo Isle, Windward, Periwinkle, Halyard and the bluff area seem to be thoroughfares for people traveling over 25 mph. There is frequent discussion regarding how best to deal with both residents and guests that speed. With the growing number of young children in our community, safe driving habits should be every resident's priority. This will continue to be a priority of the T&S Committee.

The pool and playground have been busier this summer than most can remember. Unfortunately, we have found that many people who come to visit our pool do not reside in the community. Over the past several months we have had acts of vandalism in and around the pool and park area that have proven costly to repair. As a result, Niguel Shores has chosen to utilize our patrol service to man the pool area for the remainder of the season. The patrol service has been put in place to ensure that pool access is limited to residents

only. Guests must be accompanied by a resident while in the pool area. This will be enforced. The patrol service is there for security only and does not serve as a lifeguard or first responder. Remember to watch your little ones carefully.

Last, our popular beach bluff area is a very active spot during the summer months. Niguel Shores is making every effort to make the bluff a safe area for all. Our security patrol will continue to be vigilant in partnering with local law enforcement to identify potential problems at the Bluff area, especially in the upper parking tiers.

Have a safe and fun summer.

—Eric Ackermann

VIEW PRESERVATION COMMITTEE

View Preservation Committee is now also responsible to make decisions about view preservation of NSCA common ground as well as private properties.

This is the NSCA policy about palm trees: palms may be planted in private yards as long as they do not, now, or in the future, interfere with any resident's view. Palms can be very happy in large pots.

Sea Terrace I and II front yards are maintained by Wendt Landscape. No trees of any kind can be planted in the front yard by an owner.

Sunset Western Garden Book lists the following palms that grow no taller than 12 feet high. If you really want a palm tree, check out the following list.

1. Chamaedorea, 2. Chrysalidocarpus lutescens, 3. Howea forsterana (Paradise palm), 4. Livistona chinensis (Chinese Fountain Palm) *self cleaning*, 5. Rhapis (Lady Palm).

WWW.NIGUELSHORES.ORG

For those interested in browsing through old issues of the *Seashore News*, we now have all issues available for viewing since I started the website in July 2002.

Our goal is to convert all of the issues prior to that date to digital media for preservation and convenient access by all residents.

We are looking for volunteers to help move this effort along, if you are interested in helping, have a scanner and ability to scan into PDF format, please send me an email or contact Melanie at our office.

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

—Bernie Fornadley—NSCAwebmaster@cox.net

RECREATION COMMITTEE

BBQ—Sept. 2: Can you believe that Labor Day is almost upon us? That means the kids are going back to school, summer is coming to a close and our last BBQ at the Bluffs is here! Our beautiful Beach Bluffs Park is the place to be on Sunday, September 2 at 5:00 p.m. Bring your own food, drinks and set up and we'll supply the hot coals for cooking.

Friday Feed: If you didn't make it down on a Friday afternoon to the pool area these past few weeks and filled up on one of our delicious hamburger or hot dogs, then you don't know what you missed! Lucky for everybody, we



Mr. & Mrs. Moon dancing right up "Route 66"

will be doing this again next summer! We all owe a huge thank you to Barbara and Bill Boyd who volunteered every Friday to stand in the heat over a hot grill to make us lunch. Make sure you keep on eye out for next summer's poolside BBQ's every Friday. Our beginning date will be announced later.



Some of the Hoedowners

Hoe Down Report: Everybody had a rip-roarin' good time at our first Hoe Down. The Newport Rib Company provided the finger-licking food as we listened to rocking country tunes from The Wildcats. As always we must thank our numerous volunteers who decorated, took

NIGUEL SHORES RECREATION COMMITTEE 2007 CALENDAR

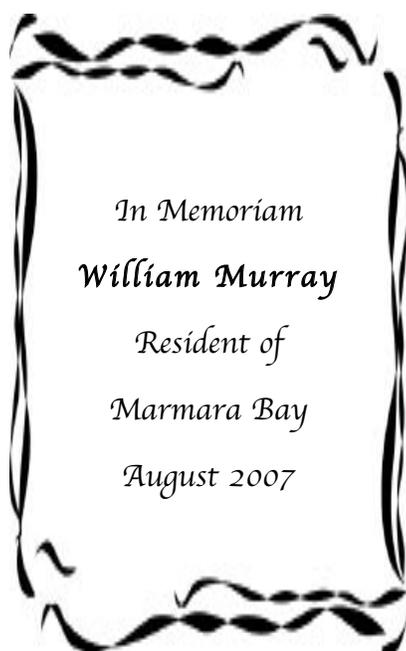
DATE	EVENT
Sun. Sept. 2	Beach Bluff BBQ
Tue. Oct 23	Camarata Strings
Sun. Oct 28	Halloween Party
Sun. Nov 4	Art-and-Fair

continued on page 8

tickets, set up and broke down this fun event. And thank you to the NSCA staff members who also gave of their own time to help us out! We couldn't have done it without you.

Upcoming Events: As always your fearless Recreation Committee is hard at work putting together fun events we hope you will enjoy. Up next is the **Camarata Strings** on October 23 and our annual **Children's Halloween Parade and Party** on October 28. Something old and new for this year is the "**Art And Fair**" on November 4. Start planning now if you'd like to participate. This event will feature artwork by resident artists both young and old, as well as crafts and homemade goods from around the Shores. Please see the flyer in this issue. Come one, come all and see how many talented people live within Niguel Shores. Make sure you read the Recreation Committee's article in every *Seashore News* so you don't miss out on these great events!

—Patty Mullen Cook
& Carol Yocom



In Memoriam
William Murray
Resident of
Marmara Bay
August 2007

GARDEN CLUB

The first meeting of the Garden Club "New Year" will be held on Monday, September 17, in the Community Center at noon. Refreshments will be served. Members are welcome to bring a bagged lunch.

Officers serving for the 2007/2008 year are:

- President—Jack Sweeney
- Vice President—Linda Koppang
- Secretary—Marian Pearl
- Treasurer—Barbara Berez
- Membership—Debbie Hanson
- Seashore News*—Patty Therolf

The 2007/2008 Yearbook will be distributed at this meeting. The Yearbook includes a membership roster, dates for program speakers and field trips as well as club social events for the coming year. Katie McNamara, a floral designer from McCool's Flowers, will be our guest speaker. Katie will demonstrate tips for long-lasting floral arrangements.

A sign-up sheet will be circulated for the October 1 district meeting and luncheon to be held at Sherman Library and Gardens in Corona del Mar. Janelle Wiley, colorist for Sherman Gardens, will speak on "The Joy of Autumn" fall flower arrangements. Cost is \$26 per person. Reservations must be made before September 26.

There will also be a sign-up sheet for the October 15 field trip to Shipley



Garden Club president Jack Sweeney at left speaking with Karl Kuhn at year-end picnic

Nature Center in Huntington Beach where a docent led tour will cover 18 acres of trails that meander through native habitats. Lunch will follow.

Remember to bring items to share for the horticultural table and contributions to the Penny Pines Project.

September Gardening Tips:

Watering is still priority number one. Shop for bulbs, daffodils, anemones and ranunculas. Dutch iris can be planted later in the fall without being chilled first. Roses like to be cleaned up a bit. Cut back any very long canes, remove dead ones and fertilize for a burst of bloom this fall. Keep dead-heading roses and keep watering. Happy Gardening!

—Patty Therolf

WOMEN'S CLUB

The Women's Club welcomes back its members for 2007 – 2008. The first meeting is Thursday, September 13. A social half hour will begin at noon, followed by a salad luncheon at 12:30 p.m. The speaker, Karl Kuhn, will speak about the birds that live in our area. (Karl is the husband of Women's Club member Carol Kuhn.) Reservations are necessary. If you have not received a call by Monday, September 10, please call Gretchen Rask at 289-2259. Each member is asked to bring to every other meeting a salad or dessert that will serve ten to twelve.

The September Board Meeting will be held Thursday, September 6, at 3:00 in the Community Center.

The Women's Club is open to all women residents or homeowners in Niguel Shores. Dues are \$10 a year and may be paid by check to NSWC and left in the Association office. When joining, please remember to give the following information about yourself to the membership chairperson: address, tele-

phone number, e-mail address, birthday (month and day) and husband's name. Being a Woman's Club member is a wonderful way to meet your neighbors and enjoy the acquaintance of a diverse group of ladies.

—Barbara Boyd

MEN'S CLUB

The Men's Club meets the first and third Tuesdays of each month at 8:00 a.m. in the multi-purpose room. Each meeting includes a time of fellowship, a homemade breakfast, a brief business meeting and an interesting guest speaker. On September 4, Walt Klosterman will discuss his career as a stockbroker. On September 18, Jim Miller will discuss the future of the retail business in Dana Point Harbor.

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 speaker.

—Jim Clark

Men's Club Speakers

Two of the recent guest speakers at the semi-monthly Men's Club

breakfast gave presentations directed toward the protection of two of our most cherished personal family members. Most members of this great community can relate to, or have a passion for, at least one and possibly both of these areas of protection.

So what were the topics that the Men's Club heard? I'm glad you asked.

On July 17 Susan Blake Davis spoke on the charity she founded called "Ariel Rescue" whose charter is to save all breeds of dogs by rescuing them from municipal "kill" shelters and rehabilitating them for adoption. Dogs are "bought out" from the shelter (yes—there is a fee even when it is a rescue) taken to a vet, groomed and given TLC. Once in a safe environment, these rescued dogs, although frightened and traumatized, are easily trainable and showcased for adoption. Ms. Davis, who is a licensed certified clinical pet nutritionist, also works with pet owners to help them develop special healthy diets for their pets, both cats and dogs. Ms. Davis's accomplishments have been featured on CBS News, in the *O.C. Register* and *Women's World*.

The guest speaker on Aug. 7 was Gavin Mc Kiernan, a Director for the Parents Television Council (PTC), an advocacy group dedicated to protecting children from graphic sex, violence and profanity on television and in other media. He sighted just one example: there are, on average, 26 acts of violence shown on television every day, many during certain hours of the day when young children are watching. His organization has documented evidence that the television rating system, voluntarily adopted by the television industry, is not being consistently used by any of the broadcast networks during prime time viewing hours. He showed short clips from television programs aired during late afternoon and early evening showing graphic suggestions of sex, violence and profanity. His organization confronts the networks, their advertisers, and their shareholders in its effort to reduce the exposure of these adult behaviors from the eyes of young children.

—Karl Kuhn

PHOTOGRAPHY CONTEST

Congratulations to this month's winner: Bernie Fornadley

Thanks for your photos—they do keep coming and we are delighted. It seems all the photographers are quite attached to the ocean and the sunset—the pictures are beautiful, but isn't there anything else?? Nevermind, send what you like and make it hard for the judges to choose.

Photos must be sent as jpg files to Melanie in the office at mrs2@niguelshores.org. Once received (by the 15th please), Melanie e-mails them to the judges for their point evaluation, she then ads up the points and, *voilà*, the winner! Two months to go—maybe you can find some autumn leaves on our slopes... Good luck. —Mary Crowl



PAGE TURNERS

BACK FROM VACATION

Page Turners resumes on Monday, September 24, at 1:30 p.m. **All meetings will now 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.

Gretchen Rask will lead the discussion of *The River God*, by Wilbur Smith at the home of Marion Evans, 33731 Flying Jib. Terry Scott will provide refreshments.

Books chosen for the remainder of the year:

- A Tree Grows in Brooklyn*, Betty Smith
- Almost French*, Sara Turnbull
- Rumpringa*, 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 p.m., with light refreshments, followed by discussion led by members who volunteer for a specific book. Please call Diane Hearne, 661-6267, if you would like to participate. —*Hope Luedeke*

WEDNESDAY BRIDGE

Vicki Barth is a new member of our Wednesday Bridge Group and she is very welcome. We also had a new substitute join us, Beverly Clapp. We would love to have a newcomer join us at any time. For play in September, call Frieda Baskin at **661-3521**.

Winners since last *Seashore News*:

July 18: Vickie Barth, Kay Wittmack, Pat Conway

July 25: Helen Campbell, Gloria Thrailkill, Kay Wittmack

Aug. 1: We had no Bridge that day. Many members attended a Memorial Service for the husband of Dorothy Horany, one of our regular Bridge players. Dorothy is the mother of Nancy Tinnes, a member of our Recreation Committee.

August 8: Helen Campbell, Regina Brevik, Helen Stevenson

August 15: Helen Campbell and Shirley Heimstaedt tied for first, with a score of 3950, and Helen Stevenson was in 3rd place with a score of 3930! Very close!

The verdict is still out on printing scores and pictures of winners, so I will be taking a poll to see what future columns will list. —*Marion Evans*

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MEN'S GOLF

The Men's Club Golf Championship round got started at Camp Pendleton on August 14 under perfect golf conditions and, after the first of four rounds, the leaders of the Ryder Cup format were Dennis Rosene and Bob Converse. Tournament play will continue for the next three weeks to determine the winner. Lachel Closest-to-the-Pin Awards went to Barry Banducci and Tom McNicholas. Proceeds from the pari-mutuel betting on each team will go to the Men's Club Scholarship Fund. Sign-ups for the Couples Away at Solvang (Vandenberg) have reached twenty with only two spaces remaining.

Quote of the Month:

"It's much easier getting up at 6:00 a.m. to play golf than at 10:00 a.m. to mow the yard."

—Bob Borland

WOMEN'S GOLF

Next Fun Day is Monday, September 10. Nine holes of golf at Aliso Creek Golf Course will be followed by lunch

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and meeting at the Niguel Shores Bluff Park. Call Golf Captains Marlene Lynch (493-6494) or Joan Beyer (496-1428) and Lunch Hostesses Irene McDonald or India Rouse (248-1336) to sign up or to make changes. For last-minute cancellations, please call the starter (499-1919).

The August game of the day was Best-Worst. Each team's best score was recorded on the first hole; the worst score was recorded on the second hole, and so on through the nine holes. Team #2 (May Gramer, Linda Ross, and Liz Kelsch) won with a score of 40.

Other awards:

Low gross	Judy Boitano	41
Low net	Val Mitchell	39.5
Putts	Gramer, Beaver, Mitchell	16
Closest to pin #8	Val Mitchell	
Longest drive	Val Mitchell	
Birdies	Mitchell, Kelsch, McDonald	

Something to think about: Golfers never diet. They just exist on greens.

—Liz Kelsch

WOMEN'S TENNIS

Well, what a good Beach Bluff party we had for Donna Thompson!

August 9 was a Thursday so four tennis players played tennis at 8:00 a.m.: Sally Garland, Betts Flynn, Betty Steinwinter and Virginia Lynch. See us gathered around Donna Thompson in pink at the tables on the Bluff?



In the back row is Janet Dohner, Mimi Sussman, Carla MacNair, Betty Steinwinter, Betts Flynn and Terry Moritz. In front, seated, is Sally Garland, Donna Thompson and Betty Schisler. Doris Adams and Helen Campbell came later. We picnicked on croissant sandwiches, watermelon and cookies, and drank margueritas and water and wine.

—Betty Steinwinter

TRIBUTES TO THE WORKER BEES

Niguel Shores has benefited from the work and wisdom of some very talented people over the past several years and now seems the perfect time to give them our heartfelt thanks.

Forrest Owen has recently retired from the Architecture Committee after ten plus years of valuable service in that capacity. Before that, Forrest served on the Board as vice-president in 1984–85 and as president of the Board in 1985–86. He headed a Community Relations Committee from 1988 to 1994 as our representative to the city during the incorporation period. Forrest was president of the Men's Club in 1982–83 and was honored with the Dorothy Dudley Award in 1988. Outside the community he chaired the South Coast Medical Center Board of Trustees, was president of the Friends of the Library and served on two different city commissions. We

have benefited beyond measure from his contributions to our community—a wise head and generous spirit.

The Mackaigs: Janet has resigned from the Landscape Committee after heading it for many years and supervising its budget and the overall landscaping of the community—a very big job carried out with grace and good humor. She worked tirelessly many hours per week with the Landscape Contractor and his foreman, Raul, to maintain the beauty of our community and try to fulfill the endless requests from residents. Janet also has regularly contributed her intriguing art works to the Niguel Shores Art Affaire.

Dick, Janet's husband, resigned earlier this year as long-time head of the Finance Committee where he diligently pursued the goal of having NSCA fully reserved and of achieving the maximum

returns on our invested reserves. Dick served on the Board of Directors from 1997 to 1999 as Chief Financial Officer. During this long service to the community Dick supervised the budgeting process and generally succeeded in having the available funds match our needs. He, too, generously gave his expertise for the benefit of our community. Janet and Dick Mackaig were honored with the Dorothy Dudley Award in 2001.

How to thank these three? This short article cannot do them justice. We have put their names on a plaque and we have them listed in our history as fulfilling the positions they held. Many people make notable contributions to the world in illustrious well-paid careers but, in this case, it was all voluntary. Thank you, thank you, thank you.

—Mary Crowl

Page Turners continued from page 1

a short business meeting and keeping us informed of our commitments. At our May and June meetings we also made plans for the coming year. Each member would suggest a book and say a few words about what made it worthwhile. Then we would vote and create the schedule for the following year. One selection would be a classic. Last year it was *To Kill A Mockingbird* and this year it will be *A Tree Grows in Brooklyn*.

By 2006 we had thirty members, five of whom were in the 1991 group. Since then all of us have taken turns leading discussions, entertaining in our homes, or preparing and bringing refreshments. But mostly, we have enjoyed reading books. The complete list so far is a startling 135! A good Page Turner talks, argues, listens and practices the...

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- Skip Pages**
- Not Finish**
- Re-read**
- Read Anything Escapism**
- Read Anywhere**
- Browse**
- Read Aloud**
- Not defend your tastes**

—Barbara Crist (*Barbara is a former resident of Niguel Shores who started Page Turners. She now resides in Regents Point*)



Art - A_{nd} - Fair

Sunday, November 4 - 11:00-4:00

We're adding "and" to Art-A-Fair this year—art in the MPR Gallery and a fair in the park

In the MPR Gallery resident artists will display oils and acrylics, watercolors and drawings, sculptures and photographs, and fine arts in other media. There will also be a Children's Art Corner for young artists.

In the park: Residents are invited to display beads and baskets, scrap books and ceramics, book/ dvd/cd/art swaps and needlework, and other crafts in which you have a skill—lemonade and cookies will do. Plans are for demonstrations and entertainment, popcorn and sodas, wine tasting, vintage photos, balloons, AND whatever else you can do or make or sell.

For your displays there will be pop-up tents with tables underneath. You can rent a table for \$10 or half a table for \$5 (or share a table or half a table). Entries will be reviewed by the Art And Fair Committee. Please use the form below to enter and send it or take it to the office with your deposit. You will receive an instruction sheet with details for your participation. Proceeds will be used to cover miscellaneous expenses and table rentals. There will be no charge for artists exhibiting in the MPR. Gallery.



Art-And-Fair Entry Form

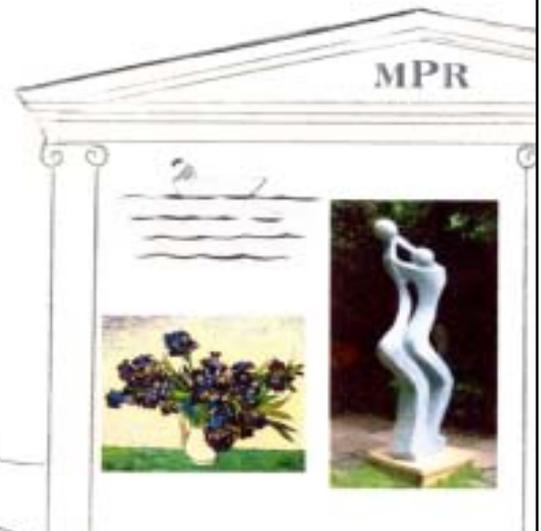
Name _____

Address _____

Phone _____ e-mail _____

Description of Entry for Fair _____

Space needed: Table \$10, Half Table \$5 (Please enclose check to NSCA): _____



Garibaldi Gate

I live in the Villas and feel I am discriminated against. There are five gates in the Shores, three in the main part of the Shores which are always in top condition, well-lighted, no speed bumps, camera and always being upgraded. Mr. Riley, we are entitled to the same amenities and SECURITY as the gates in the main part as we pay the same amount for association dues. Their gates to not benefit us. ALL gate security should be top PRIORITY to keep crime out.

At the Garibaldi Gate in the afternoon, the scanner does not work half the time. The arm remains up with the gate open or someone has come through breaking the arm off. The lighting is bad, no camera and no spikes on the incoming entry preventing cars following behind. We were told a year or so ago that the speed bumps were to be removed, still waiting. We voted that we wanted the spikes put in for the incoming cars so we would not be followed in and we are still waiting.

Our gate security should be the next priority project.

Irene Hopson

The Villas, "Spiked" Again!

A few years ago, spikes were removed from the Garibaldi entrance that were installed by AVCO. After two ballots taken during the past four years both with the majority of homeowners in favor of reinstallation, (An entitlement, not an option) and after inquiries as to when they would be installed, on November 1, 2006, the previous Board voted to reinstall them and notified us by letter on November 6, 2006, signed by Leo Riley for the Board, stating that monies would be allocated in 2007 and that the work would probably not be done until the second half.

Our recent inquiry as to the scheduled date, the new Board took the matter up AGAIN, and had the temerity to rescind the previous Board's vote and negate the previous ballot. On July 24, 2007, a letter was sent to Villas homeowners, along with yet another ballot to be returned by August 31, giving no time for discussion/questions about its scare-tactic contents. They even questioned the methodology of the past survey and said it did not protect the privacy of the voters. This latest and flawed mailing included a survey page with the choice of yes or no, to be signed by the owner (no return envelope) with instructions to return to the general manager. Is this privacy protection?

With no gate guard, no surveillance equipment, and an entrance system that allows anyone to enter because the gate does not operate correctly, this entitlement should be a

given. We require the same security provided the other community areas, and the requirement for a gate-guarded community has not been met here.

This Board surely does not meet the test of fairness and balance.

Richard Luedeke, past president, Board of Directors

Hope Luedeke

VOP—Response to Hopson & Leudeke Letters

The prior Board approved the re-installation of spikes based on the understanding a majority of the owners wanted them. Monies were set aside, a fall installation was scheduled and the announcement was made. Subsequently, a new Board was elected and soon received strong opposition to the announced re-installation.

To confirm a majority of current owners want the re-installation a survey was mailed to all the affected property owners on July 24, 2007. Survey responses are due by August 31, 2007. The re-installation will proceed, if approved by a majority.

Similar surveys of owners determined recent Board actions on landscape issues on Nauticus Isle and in the Shore Garden Homes.

NSCA Board of Directors

July 31, 2007 "A Professional Opinion"

I am honored to be the resident artist who designed and took responsibility for making the beloved bronze dolphin sculpture which greets the residents at the main entry gate.

Several years ago I was also asked to assist in creating a logo for the four entry gates which I gladly did. This established the dolphin as a friendly logo of simplicity and beauty. This was initiated and overwhelmingly accepted by the Board and the residents.

I believe this newly proposed official corporate image, a double circle with dolphins, would be the replacement for our current ones that exist on our entry signs and other places. I am opposed to this. As a professional designer I have created scores of logos for many of my accounts and clients. In my professional opinion, this double circle design is more of a corporate image and does not serve the community as the image we want to project.

Also, the new masthead for the *Seashore News* (See *Seashore News*, July 11, 2007, page 11) was well received and should remain as designed.

With respect,

Franklin Turner, Designer and Sculptor

MEET YOUR NEIGHBOR

The Flame Effects Man

Yes, it is an esoteric, behind-the-scenes phenomenon that we all experience but have no idea how it all happens. Well, it so happens that Ted Buckingham does. He implements the wild ideas of the designers and artists who create flaming spectacles for Las Vegas hotels and restaurants, for the movies, for home owners, sculptors, and architects—even the U. S. Army. There are fires, explosions and flames for any situation. He has been called a pyrotechnic expert but protests that pyrotechnics are fireworks whereas he does flame effects. Ted is a Los Angeles born, USC educated mechanical engineer who specialized early on in controlling flames—what he calls visual flame detectors for boilers that need alarm systems when they malfunction. This expertise led him to a last-minute strategic job at the L.A. Olympics to get the torch lighted at the opening ceremonies—the trick was to get the valves that control the gas to work right. He did it and it worked and ever since he has an unsullied reputation for controlling flames. The first ever on-stage flames in front of an audience were presented at the MGM stage show in Las Vegas where the boiler room of the Titanic created a ball of fire right on the stage. Many safety standards have been designed by Ted and his colleagues and set in place to guarantee the safety of the public at similar events. Since then, Ted has perfected the safe use of flames in many settings—he is the guru of safety standards.

Some of his spectacles included the “Backdraft” attraction at Universal Studios, the volcano at the Las Vegas Mirage, the 1997 Rolling Stones 80-foot ball of flame on stage during their tour, the fire breathing dragon at the



Ted Buckingham playing with fire

“Conan” show at Universal Studios, fire and water sculptures in restaurants, corporate offices and private homes. Fountains that spurt water during the day spurt fire at night and many have fire and water at the same time! Ted remarks that a movie scene is a one-time event, but creations involving flames for theme parks, sculptures and fountains must work over and over, must be safe, and must be reliable. He does that, too. Ted and his wife, Polly, have lived in Niguel Shores in the Berkus homes since 1980. They are both vitally interested in our community and Polly, at one time, served on both the Landscape Committee and Traffic and Safety. Ted works mostly from home now and hinted that there will be a new spectacular flame attraction at the Bellagio fountains in Las Vegas. Stay tuned.

—Mary Crowl

LIBRARY NEWS

Carolyn Hopkins, the children’s librarian, announced that the library had a very successful Reading Program this summer. Well over 1000 children registered for the reading game and 250 completed the program. Carolyn will be contacting the local schools to announce the names of those students who succeeded in completing. One thousand seventy four hours were donated by teen volunteers for the Reading Program.

Recently a Reading Tent was added to the children’s area where children can enjoy sitting to read or work the new puzzles. In the coming months new furniture will be

purchased from funds received from the Friends of the Dana Point Library. Have you renewed your Friends membership? Annual Members pay only \$15 and Contributing Members pay \$25.

Registration is under way at the Library for the upcoming Fall Programs. A Fall Toddler/Pre-School Storytime will be held on Tuesday at 10:30 a.m. beginning September 18. A School-Age After School Club will be held on Thursday at 4:00 p.m. Call or stop by the library for registration.

Look forward to a Halloween Bash in October. More next newsletter.

—Betty Steinwinter

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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)

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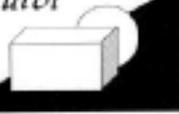
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SEPTEMBER 2007 in Niguel Shores

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
					1	
					2	5:00 Labor Day Bluff BBQ
3  OFFICE CLOSED	4 8:00 Men's Club Breakfast 1:00 Art Class	5 8:30 Fitness Class 9:00 NSCA Gen. Session Board Mtg 9:30 H ₂ O Aerobics 11:30 Bridge STREET SWEEPING	6 8:00 Ladies' Tennis 1:00 Architectural Committee 3:00 Women's Club Board Mtg.	7 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 SSN Staff	8	9
10 Women's Golf Fun Day 8:30 Fitness Class 10:00 H ₂ O Aerobics 4:00 Landscape Committee	11 8:00 Men's Golf 1:00 Art Class  Patriot Day	12 8:30 Fitness Class 9:30 H ₂ O Aerobics 9:30 Traffic and Safety Cmte. Bridge 2:00 Maintenance Committee	13 8:00 Ladies' Tennis 12:00 Women's Club Luncheon	14 8:30 Fitness Class 9:30 H ₂ O Aerobics	15	16
17 Women's Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics 12:00 Garden Club	18 8:00 Men's Club Breakfast 1:00 Art Class 7:00 Recreation Committee	19 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 3:30 NSCA Gen. Session Board Mtg	20 8:00 Ladies' Tennis 1:00 Architectural Committee	21 8:30 Fitness Class 9:30 H ₂ O Aerobics YOM KIPPUR Begins at Sundown	22	23  <i>Autumn Begins</i>
24 Women's Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics 1:00 View Preservation Committee 1:30 Page Turners 3:00 Finance Committee	25 8:00 Men's Golf 1:00 Art Class	26 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge	27 8:00 Ladies' Tennis	28 8:30 Fitness Class 9:30 H ₂ O Aerobics	29	30



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	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
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19	20	21	22	23	24	25	21	22	23	24	25	26	27	
26	27	28	29	30	31		28	29	30	31				

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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

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Revitalization
IT/Website

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MEETINGS

To be determined
To be determined

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Men's Club
Arthur Pappas, President
Garden Club
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IN THIS ISSUE:

Beach Bluff BBQ 7	Community News 13	Photography Contest. 9
Board Action Summary . . . 3	Directory 19	Recreation Calendar 7
Bridge 10	GM's Message. 2	Sports News 11
Calendar 18	Helm 1	Tributes To The Workers . 12
Club News 8	Meet Your Neighbor 15	Voice of the People. 14
Committee Reports. 4	Neighborhood Ads 16	Web Site 7

BEACH CURRENTS

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