

Seashore News



October 2007

Published Monthly by Niguel Shores Community Association

Issue 408

FROM THE HELM

The Beach Bluff Park is our most unique and valuable asset. We will soon have a window of opportunity to make some improvements concurrent with required repairs. The existing parking lot needs to be resurfaced and the retaining walls are deteriorating. This work has been budgeted and is scheduled for late 2007 following the installation of new sewer lines, the removal of the lift station and the long awaited foot shower.

Prior to bidding this work, a consultant was hired to review our options and to recommend design improvements. The recommendation includes the addition of concrete drainage channels to extend the life of the asphalt, and eliminate existing drainage problems, plus re-grading the entire lot, eliminating the

need for retaining walls. Cost estimates to compare these options and a recommendation is being developed by the Maintenance Committee.

Due to heavy demand during the summer, and the lack of an adequate supply of picnic space during peak periods, the Recreation and Traffic and Safety Committees have been asked to make some recommendations. They are focusing on the use and access to the Beach Bluff Park. The goal is to insure as many residents as possible can dine outdoors and or just enjoy a great ocean view.

Some suggestions being discussed include:

1) Expand the picnic area by grassing the first level of the parking lot. This would require improving the

traffic circulation and re-grading to raise the elevation at the back, descending to the existing bluff elevation. The result would increase the picnic area while improving the views from the rear tables.

2) Limiting the number of guests by restricting access to the parking lot to residents. This restriction would require guests to park at a residence and be accompanied to the Beach Bluff Park.

Decisions will be required very soon to take advantage of savings opportunities for work done concurrent with required repairs. If you have any suggestions or comments now is the time to e-mail or send a note to the Board c/o Leo Riley, gm@niguelshores.org .

—Roy Dohner

MAINTENANCE COMMITTEE

Who We Are and What We Do

The Maintenance Committee consists of seven residents and a liaison from the Board of Directors, the Finance Committee, Office Staff, and Maintenance Staff. They are pictured in this article. The Committee's Vision Statement, adopted by the Committee and approved by the Board is "an extremely well maintained Community". We endeavor to fulfill this vision while recognizing the realities of budget constraints. We can minimize budget expenses, but it is interesting to balance that with a well maintained community. We advise the Board in matters related to upkeep and care of our physical assets.

We investigate Homeowners' requests and recommend action. We survey the community to look for items needing



First Row (Left to Right): Dave Ontiveros, Al Thome, Janet Traver.
Second Row (Left to Right): Jack Christiansen, George Cooley, Bob Russell, Don Beaver, Suzanne Enis, Hersey Steinwinter

continued on page 12

FROM THE GM

WHAT TO EXPECT AT THE BEACH BLUFF—In this month's article, From The Helm, President Dohner describes some of the exciting new possibilities for the Beach Bluff Parking Lot. Unfortunately, here are some of the boring details that you should be aware of as we anticipate the completion of this project. South Coast Water District conducted the first phase of this construction on NSCA bluff property during the month of May. At our request, they ceased work during the summer months with the understanding that it would resume after Labor Day. As of this date, they have not provided us a resumption date, but my intuition says that it will be by the end of the October. Once this begins, it will take 60–90 days and during this time, vehicular access to the bluff may be intermittently interrupted. Pedestrian access to the bluff should not be affected, but you may have a long walk from the nearest available parking. And speaking of parking, part of this project involves replacing an aging, undersized sewer line that runs the entire length of Magellan. During the replacement of this line, homeowners may be inconvenienced by access and parking restrictions, but we are not yet aware of those details. Just be aware that this is coming, we will keep you notified of the process, and at the end of the day (or year) the improvements will be well worth any inconveniences.

GARIBALDI GATE ISSUE—As you know, at one time there were spikes installed at the Garibaldi Gate, and several years ago the Board of Directors (in office at that time), removed them based upon homeowner feedback. Since then, a group of homeowners in the Villas has requested that subsequent Boards reinstall the spikes strip and a camera. When this matter came to the current Board they approached the matter with the same democratic method that was applied to the tree matter on Atlantic and the landscape issues on Nauticus Isle. In other words, put the issue to a homeowner vote.

A ballot survey was sent to 97 homeowners in the Villas asking for their vote to approve or disapprove the reinstallation of the spikes. The returned ballots were given to our CPA firm, Steve Schonwit & Associates (Our Inspector Of Elections) for an independent audit and authentication. The results are back from Schonwit's office and there were 66 Total Responses—14 YES to reinstall and 48 NO do not reinstall. Four of the ballots were deemed incomplete or not authentic. With 72 percent of the homeowners responses opposed to the reinstallation, the Board passed a motion at the September 19, 2007 meeting not to perform this work. The audit letter from Schonwit's Office regarding this matter is available in the NSCA Office.

RECORD YEAR AT THE POOL—Unfortunately, it is not a good record as we were forced to close the pool 10 times for health reasons. This was due to “toddlers” not wearing swim diapers and contaminating the water (if you get my drift). Now it never ceases to amaze how a few inconsiderate people ignore the rules and cause the entire community to suffer. Every time this happens, the Health Department requires us to close the pool for a minimum of 12 hours and during the July and August heat wave, this occurred six times and almost caused a homeowner insurrection. This is particularly hard to understand when the office stocks “swim diapers” and will provide them to parents FOR FREE.

The Board of Directors wanted me to assure you that we are committed to eliminating this problem next summer. Here is what you can expect as a solution: 1) We will have a “Pool Greeter” (Memorial Day–Labor Day) who will be asking residents and guests to “Sign In” to the pool area. 2) You will need to bring your FOB for access or documented proof of residency. 3) Your guests will either need to be accompanied by you when they come to the pool or verified by email or telephone. Lastly, 4) if you bring “toddlers” to the pool in diapers, you will need to sign an “Acceptance of Liability” saying you will be responsible for paying the maintenance costs (approximately \$200) if your child soils the pool. In addition, the child must wear swim diapers or they will not be allowed in the pool AT ALL. We really regret having to take this stand but we will enforce it vigorously in order to protect the homeowner's use of this amenity.

To close on a positive note, recent pool users have noticed that our water is “sweeter” and even smells better. This is thanks to the Maintenance Department and the rapid manner in which they changed out the water after Labor Day. You can thank George Cooley, the Maintenance Manager, and the whole crew when you see them.

—Leo Riley, General Manager

Pollution Prevention

Do not hose down your driveway, sidewalk or patio.

Sweep up debris and dispose of in trash.

Always pick up after your pet. Flush waste down the toilet or dispose of in the trash.

Take your car to a commercial car wash whenever possible. Otherwise, use non-toxic soaps.

Follow directions on pesticides and fertilizers and do not use if rain is predicted within 48 hours.

BOARD ACTION SUMMARY

SEPTEMBER 5, 2007 BOARD MEETING (General Session)

APPROVED:

- The landscape improvements on the slope control area at # 6 Breakers Isle
 - Tree replacement at 23612 Sidney Bay due to view blockage.
- Reviewed and filed the July 2007 Financial, Cash Flow, & Delinquency Reports.

DISCUSSED:

- Garibaldi Gate matter.
- Revitalization of the MPR complex.
- Asphalt overlay and Beach Bluff Parking Lot projects.
- Satellite Irrigation Project and rebate.
- Pool access problems.
- New Association Website

HOMEOWNER MEETING:

- Meeting with homeowners on Salvador Bay to discuss architectural matter regarding 23791 Salvador Bay.

SEPTEMBER 5, 2007 BOARD MEETING (Executive Session)

REVIEWED:

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

DISCUSSED:

- Architectural Committee's violation matters.
- Engineering Services (Pavement Resurfacing) Agreement
 - Website Services Agreement (Association Voice)
 - Homeowner rental policies.
 - Staffing reorganization.

SEPTEMBER 19, 2007 BOARD MEETING (General Session)

APPROVED:

- The appointment of Michael Card and Tim Murphy to the Traffic & Safety Committee.
 - The resignation of Don Beaver from the Recreation Committee.

DISCUSSED:

- Garibaldi Gate matter
- Revitalization of the MPR complex (Public Meetings)
- Status of the asphalt overlay project and Beach Bluff parking lot project.

REVIEWED:

- Swimming pool access issues

DECISION (AUGUST 8, 2007 Appeal Hearing)

SEPTEMBER 19, 2007 BOARD MEETING (Executive Session)

DISCUSSED:

- Architectural violation matters.
- Sea Terrace I matter.
- UPS Patrol Service matter.
- Office staffing reorganization.

APPROVED:

- Notice of Hearing for Homeowner with ongoing tenant violations.

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

REMINDERS: NEXT GENERAL SESSION MEETING—October 3, 2007 at 9:00 am
NEXT PUBLIC HOMEOWNER FORUM—November 19, 2007 at 7:00 pm

ARCHITECTURAL COMMITTEE

Reflections of the Committee 2006–2007

The past year has included a number of revisions to the rules and regulations that more accurately keep current with the times. Also some terms and conditions have been clarified. We will continue to do this on an annual basis.

We have added new members to our committee including immediate past Board member Dick Johns, of Sea Terrace I, and Bob Ryan, also of Sea Terrace I. In addition, Tim Moore of the Villas has joined us. We now have a full complement of members for the coming year.

This past year we have also made a concerted effort to work more closely with homeowners to review proposals submitted to the Committee. It is far more constructive to discuss with the homeowner how our rules and regulations affect their project, than to simply reject the proposal because it doesn't meet the rules and regulations. We have been able to speed up remodeling projects by allowing storey poles to be erected sooner, thus allowing neighbor notification and encouraging comments. Remember, when you see storey poles that interfere with your view, you need to go to the office and fill out a **Homeowners Request Form (HRF)** with your comments.

We have also been working with the City of Dana Point to ensure that the Niguel Shores Rules and Regulations are incorporated in its Building Codes. The city has reminded us that when you submit a proposal to the Architectural Committee and we approve it, you still need to check with the City of Dana Point to see if permits are required. I am referring to small projects such as a wall or driveway replacement, drainage changes, etc. All major remodels and new construction not only require our approval but city approval as well. Following approval by the City of Dana Point, the AC requires a set of city approved plans to be filed with Niguel Shores.

—Bob Ryan

FINANCE COMMITTEE

Niguel Shores, as of August 31, 2007, had \$1,629,392 in Reserves, the fund account for repairing and/or replacing our physical assets. Within the reserve account, the line item for the Community Center Revitalization will have a balance of <\$63,409> (negative) by the end of the year. We will have spent a total of \$1,131,072 for the new office building, entrance pavilion, new sewer, and the fire sprinkling system for the Multi-Purpose Room Building (MPR). **2008 Budget:** The 2008 Budget Process runs now through the first week of November. The major categories of expense budgeted for 2007 are Maintenance at \$400,438

(\$207,275 for personnel payroll and benefits); Landscape at \$774,389 (\$62,636 plantings, \$560,853 Wendt Landscape Contract, and \$100,000 budgeted for Water); Traffic and Safety at \$299,481 (\$276,660 Guard Service costs); General and Administrative at \$619,926 (\$345,458 Employee salaries and benefits and \$100,000 budgeted for Legal Expense), and the Reserve budget at \$794,995 (\$473,004 for the Community Center Revitalization).

Reserves and Future Funding of the MPR Project

By the end of 2007, we will have a negative \$63,409 in the building fund; therefore, we are analyzing all of our options for future funding of the multi-purpose building revitalization. Based on the fact that we are still in the design stage, the earliest construction start date would probably be the fall of 2008, at which time we would have at least \$400,000 in the building fund. Our options regarding construction are as follows:

- Wait 3 to 5 years to begin construction while we “save up the money” year by year. The disadvantages to this method is the (1) escalating cost of construction material and labor, (2) deteriorating condition of the current building, and (3) the need to spend money each year on repairs and save up money for major revitalization at the same time.
- Begin building in late 2008 or early 2009 and “levy an assessment” on each household. This would require a 50 percent plus one vote in favor of an assessment. This would minimize any future increase in our annual dues and could result in a dues decrease once the building is complete. Once we determine the total estimated cost of the MPR project, we will be able to tell you the proposed assessment for each household.
- Begin building in late 2008 or early 2009 by “obtaining a construction loan”. Although, we would have to pay interest, we would not incur escalating building costs. Inflation could easily top interest. In order to implement this plan, first we must obtain a 2/3 vote of approval by all homeowners. In other words, 640 of the 960 total homeowners would have to not only vote, but vote “yes” for borrowing the funds. The loan would probably run 5 years. This would result in no assessment and no increase in dues (other than ordinary cost of living increases which typically run 6 percent a year). We currently allocate \$473,004 to building revitalization; therefore this dollar amount would be applied to a loan rather than to the savings account.

Please think these options over, ask questions, and submit your pros and cons on these ideas, if you wish. We are currently researching all of the above options. We will have more information in the weeks to come. In addition, we will

be preparing a detailed cash flow spreadsheet to ensure all of our other reserve line items are fully funded as we complete our extensive street work and building construction.

—*Marcy McNulty, Finance Chair*

LANDSCAPE COMMITTEE

The satellite watering system is almost online. When it is, our entire community will benefit from this sophisticated technology. Irene O'Brien of the Landscape Committee is meeting with Silver Oak (that is the satellite watering system) and Wendt to show the problems that have been submitted by homeowners.

The maintenance crew and Wendt Landscape have spent many hours locating each sprinkler and its flow amount. There is still much more fine tuning to be done and help from the community is needed. Please notify your landscape representative or e-mail the General Manager at (gm@niguelshores.org) if you find large brown or very wet areas. The landscape committee thanks you in advance for your help.

Tree trimming will begin when the weather is cooler. November or December is usually the best time of year to trim most types of trees.

There has been a problem in the Sea Terrace I community with homeowners putting objects in the garden beds that are maintained by the Association. This makes it very difficult for the gardeners to groom the beds properly. We are asking you to please remove your personal property from the Association maintained flower beds. The Association will not be responsible for any damage to any personal property.

—*Janet Traver*

TRAFFIC AND SAFETY COMMITTEE

I am sure there are a sparse few, if any, here in the Shores that have not spent time on a tropical island at some point in their lives. For those that have, the term "Island Time" is a familiar one. Island Time refers to a less regimented schedule. A kind of, "I'll get there when I get there" attitude. If you travel to any of the Hawaiian Islands you are bound to see bumper stickers that read, "Slow Down, This Isn't the Mainland." Niguel Shores is an extremely unique area with its own island style. People live near the beach (or on an island) for a reason. A slower, relaxed pace. It would be nice if everyone's driving habits reflected that. Driving 10 or even 20 mph over the speed limit will only save seconds. To help remind people to slow down we have introduced a plan to strategically add/relocate speed humps over the next several years. The first phase will impact the streets west of Ports-O-Call. We will be replacing all speed bumps with humps. The

humps are effective at limiting speed while providing a smooth transition at slower speeds. Humps will be added on Niguel Shores Drive, Ports-O-Call and Cabrillo. Several existing bump locations will be modified to make room for additions and provide logical spacing. Smaller double bumps will also be added to signed intersections. This will strongly encourage people to observe posted stop signs.

In tandem with the implementation of the new and improved speed humps will be the addition of a new vehicle gate at the beach bluff entrance. A bar code activated vehicle gate will be added just below the third tier entrance at the beach bluff. The third tier will be an enclosed parking area for our guests. The lower levels will be restricted to residents with bar codes. Warmest Alohas.

—*Eric Ackermann*

VIEW PRESERVATION COMMITTEE

The View Preservation Committee is comprised of seven members and a majority must be present and vote on each complaint. This committee is a sub-committee of the Architectural Committee. The VPC's first priority is to determine whether the complaint is reasonable or unreasonable with regard to view blockage. There is a percentage we use which is the same as the Architectural Committee's. The VPC would like to remind everyone that we are now in tree pruning season for many species. Please review any trees that are taller than your roof and shrubbery that may be higher than three feet. We would like to refer all residents to the NSCA Rules with regards to Tree View Blockage (4301 thru 4371) and Pad Level Plantings (4112 thru 4152). In consideration to everyone, please follow the guidelines.

—*Linda Brame*

SEASHORE NEWS

The *Seashore News* staff is celebrating its one-year anniversary under the new editor and the reorganized format where each staff member is responsible for editing articles for various sections of the newsletter. It seems that we have all enjoyed these months gathering and editing and communicating all the local news to our readers. We have had many nice comments about the newsletter and thank everyone for those. In case you don't read the directory on a regular basis to know who these celebrators are, they are listed here: Doris Adams, Marion Evans, Bernie Fornadley, Karl Kuhn, Karen Linger, Betty Steinwinter, George Traver, and Carol Yocom. Our thanks go to Melanie Jenkins for her continuing willing and efficient work in the office.

Thank you all for a great year.

—*Mary Crowl*

RECREATION COMMITTEE

Calling all ghosts, ghouls, witches and goblins! It's time for our annual **Spook-tacular Halloween Parade and Party**. **Sunday, October 28** is the date. Put on your Halloween best and meet us at the NSCA Park at 4:30 p.m. for a costume parade. There is no age limit! We'll open the MPR doors at 5:00 p.m. for games, food and lots of fun. This year the games will cost a flat fee of \$5 to play as many as you want! We'll also have pizza and drinks as well as some terrific baked goods for sale. Bring the entire family for a spooky good time in the neighborhood!

See separate articles about the **Camerata Strings** on October 23 and the **Art And Fair** on November 4.

Mark your calendar for our annual **Holiday Tree Lighting**. We'll celebrate the holiday season by lighting our very own tree in front of our beautiful new office build-

ing on Sunday, December 2. Next month's *Seashore News* will have more information, so don't forget to check it out.

—Patty Mullen Cook & Carol Yocom

NIGUEL SHORES RECREATION COMMITTEE	
2007 CALENDAR	
DATE	EVENT
Tue. Oct 23	Camerata Strings
Sun. Oct 28	Halloween Party
Sun. Nov 4	Art-and-Fair
Sun. Dec 2	Holiday Tree Lighting

Calling All Ghouls, Goblins, Ghosts and Witches!!!

Spook-tacular Halloween Parade and Party



Sunday, October 28

4:30 p.m. – Parade in NSCA Park

5:30 p.m. – MPR doors open for games

Games! Food! Prizes! Lots of Fun for All Ages!!

\$5 to play all the games you want!

Bring the entire family for a scary good time!

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. There will be demonstrations of beading, scrap booking, and tables for swapping treasures. Of course: food and drink. 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

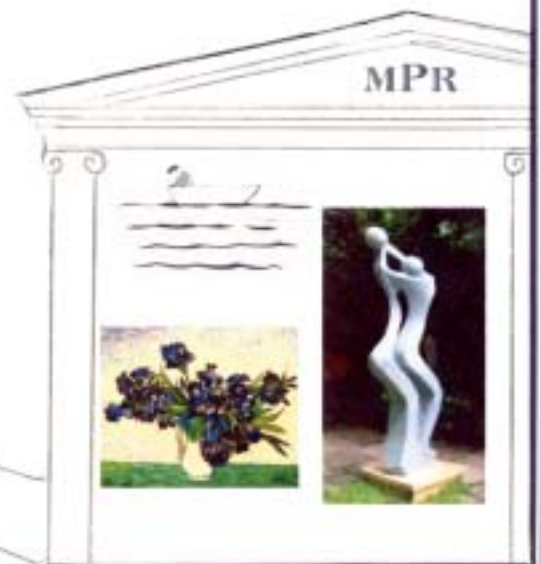
Name _____

Address _____

Phone _____ e-mail _____

Description of Entry for Fair _____

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



GARDEN CLUB

The district meeting of the Orange County Garden Clubs will be held on Monday, October 1 at the Sherman Library and Gardens in Corona del Mar. The guest speaker will be Jonelle Wiley, speaking and demonstrating “The Joy of Autumn” fall flower arrangements. Ms. Wiley is the colorist for Sherman Gardens. Our club will be providing the meeting centerpiece. Lunch will be served, and raffle opportunities will be available. Contact Linda Koppang (661-7830) for reservations. Cost is \$26 a person.

The October 15 meeting of the Niguel Shores Garden Club will feature a field trip to Shipley Nature Center in Huntington Beach, and a docent led tour of the center, followed by lunch at a local restaurant. Members are asked to meet in the Niguel Shores parking lot at 9:00 a.m. We will carpool to the nature center.

The Niguel Shores Garden Club 2007/2008 year book will be available at the October 15 meeting to those who were unable to pick up their copy in September. You will find a wealth of information in this booklet including an up-to-date list of the 2007/2008 officers, membership roster, club projects, calendar of NSGC meetings, calendar of Orange County District meetings, and a copy of the NSGC by-laws.

Save the date! Put on your “fish bibs” and plan to join your fellow gardeners Friday evening, November 2, for the second annual NSGC “Lobsterfest” in the MPR room. Reservations are limited to sixty members. For more information, contact Jack Sweeney at 661-5924. Sorry, time and price are not available at this printing but will be when you contact Jack.

October is the busiest month for cutting back, transplanting, cleaning out, dividing and planting perennials. Dead head roses. Some recommended plant choices include: anemones, daffodils, Dutch iris, freesia, pansies, sparaxis and watsonia. Enjoy the beautiful fall colors and watch your gardens grow!

—Patty Therolf

MEN'S CLUB

The Men's Club of Niguel Shores 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 October 4, entertainer Dick Beals will discuss his career in TV and radio.

On October 18, Jim Miller will discuss the retail development in the 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 interesting speaker.

—Karl Kuhn

WOMEN'S CLUB

The next meeting of the Women's Club will be Thursday, October 11, at the Community Center. A social half-hour begins at noon, followed by a potluck salad luncheon at 12:30 p.m. Reservations are necessary to attend the luncheon. If you have not received a call by Monday, October 8, please call Gretchen Rask at 489-2259.

The featured speaker for this luncheon will be Carolyn Schilling from Pacific Coast Flower Market. She will give a demonstration on arranging flowers, and give tips on

how to prolong the life of purchased flowers and arrangements. After the demonstration, she will have an activity session for those who are interested. Participants in this activity will make their own flower arrangements. The speaker will furnish everything needed for a cost of \$15 per person. If you wish to participate, please leave a check in the office made out to NSWC by Monday, October 1.

The October Board Meeting will be held Thursday, October 4, at 3:00 p.m. in the Community Center.

A trip is being considered to the Lawrence Welk Resort in November to see a production of “White Christmas”. This show is a stage version of the Irving Berlin movie musical of the same name. The cost for this event will be approximately \$70 and will include transportation by bus, a buffet luncheon and shopping. If you are interested in attending, please call Becky Lentini at 481-8429 or sign up at the October meeting.

—Barbara Boyd

Notes on new Women's Club president Roberta Bunny Ross



Bunny Ross with Rugela

She is wearing a “Wag-a-Thon 2007” tee shirt, one of several she has from the event that she and Rugela, her shelter-adopted, frisky Bichon Frise/Shih Tzu mix, never miss. Bunny and Joe bought their Sea Terrace II home in 1986, but didn't move here until their retirement in 2001.

Originally from the Philadelphia area, she graduated from Temple University and made this interviewer very envious with the news that she sang with the Temple University Choir under the baton of Eugene Ormandy. Her bachelor's degree was in Speech and Drama, and she went on to receive a master's degree in Sociology and another in Counseling and Psychology, her specialties being rehabilitation and career counseling for people with disabilities and at-risk populations.

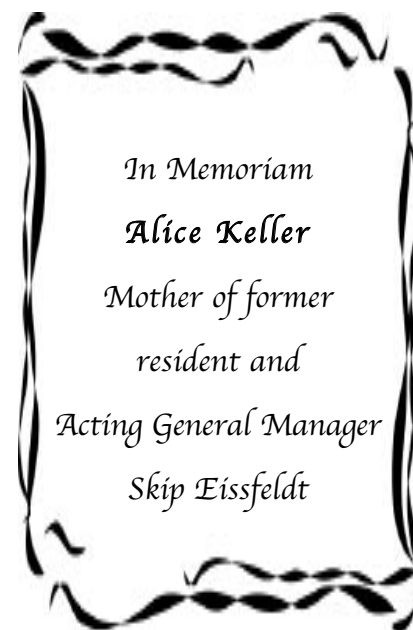
A dedicated jogger, she wanted to run 12 months of the year and left the chilly Philly area for California, newly widowed, and here she met her "kind" Joe (He serves on the Niguel Shores Architectural Committee). She soon found need for her expertise, transitioning youth with special health care needs and disabilities from school to work and independence, and

getting funding for inter-agency partnerships with different organizations. She served the California State Department of Rehabilitation for the mentally ill, the Los Angeles City Schools in Adult Education and Vocational Education for at-risk youth, and then for 26 years in the Adult Education Division of the Hacienda/La Puente School District, helping to transition disabled youth to the workplace, securing over \$1,000,000 in grants. She continues to serve local citizens as co-president of South County's fund-raising arm for Heritage Point, a facility in Mission Viejo serving the elderly Jewish community. *Promoting Health Care Transitions for Adolescents with Special Health Care Needs and Disabilities*, edited by Betz and Nehring and published in 2007, contains two chapters written by Bunny, one on Interagency Services

and the other on Employment for Adolescents with Disabilities.

The Niguel Shores Womens Club is fortunate to have this talented and caring lady as its new president.

—Hope Leudeke



TANGOS AND MORE Camerata Strings—October 23

Camerata Strings will perform on October 23 in the MPR at 7:30 p.m. Please come early and enjoy a reception with refreshments from 7:00 to 7:30. This will be their tenth annual performance for the Niguel Shores community. Each year they present a varied program that appeals to our community. This year's selections may inspire you to learn the tango. The program will include tangos, waltzes and other toe-tapping music. This is the quartet that provided background music for the reception and private showing of the new office building.

The Camerata Quartet has been providing music for occasions at the Ritz Carlton, St. Regis, the Marriot in



The Camerata Strings Quartet. Cello player George Bullock in front, L to R in back is Janet Traver, George Traver, and Margaret Main.

Dana Point and Long Beach, and Regents Point as well as many other places in southern California since 1990. The musicians are George and Janet Traver, Margaret Main and George Bullock. George and Janet have lived in the Shores for ten years and are active on several committees. Margaret and George (cello) live in Long Beach.

George, Janet and Margaret all met at California State University, Long Beach where they were active in the Music Department. Janet and Margaret both taught music in public schools as well as privately. The two Georges went into private business. Save the date and join everyone in this enjoyable musical program.

PAGE TURNERS

ANOTHER GREAT YEAR

Page Turners will meet on Monday, October 22, at the new time, 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.

Ann Christiansen will lead the discussion on the classic chosen for this year, *A Tree Grows in Brooklyn*, by Betty Smith. The hostess will be Wanda Bunker, 23881 Coral Bay, and Gloria Weintraub will provide refreshments.

Books chosen for the remainder of the year:

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 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 Leudeke

WEDNESDAY BRIDGE

We have been fortunate to have four tables at several of our bridge gatherings this past month. We always have to call on our substitute list to do that. If you would like to play, even if just occasionally, please give a call and we would love to have you. For play in October, call Gloria Thraillkill, 661-0763. Winners since last *Seashore News*:

August 22: Helen Campbell, Pat Conway,
Helen Stevenson

August 29: Pat Conway, Shirley Heimstaedt,
Ann Bemis

September 5: Frieda Baskin, Shirley Heimstaedt,
Pat Conway

September 12: Marion Evans, Helen Campbell,
Helen Stevenson

My score on September 12 was probably the highest I've ever had, so I'm going to brag a little. It was 6000! Of course, I didn't do it alone—I had great partners with good cards.

—Marion Evans

Ian Huxtable Construction Services

"Lives in Niguel Shores"

Major Home Remodels

Kitchen & Bathroom Remodels

General Home Improvements

949-466-5921

General Contractor Lic. #874817



MONARCH VETERINARY HOSPITAL

Glenn S. Craft, DVM
Hospital Director

31271 Niguel Road, Suite E
Laguna Niguel, CA 92677
(949) 443-1466 Fax 443-1467
email: DrCraft@MonarchVet.com
www.MonarchVet.com

(949) 661-8985

Lic. No.
553968



Tracy Bovee, Owner

33132 Acapulco Dr.
Dana Point, CA 92629

Bonded
Liability Insurance
Workman's Comp.

Henry Garcia Group, Inc.

CUSTOM DESIGN

residential addition & remodel
kitchen & bath design

(949) 829-8114

info@hggdesign.com

MEN'S GOLF

The Men's Club golf activity has been intense the past two months because of the Championship playoff schedule. On August 12 the play was at Camp Pendleton, and on August 21 we played San Juan Hills where the format was alternate shot (the most difficult format). Then August 28 found us at San Clemente. Our scheduled round at Aliso Viejo on September 4 was cancelled due to the very extreme hot weather. The final round of four was played at Twin Oakes on September 11, and the Championship team of Barry Daniel and Bob Gutknecht completely outdistanced the field with a combined score 78. CONGRATULATIONS to the 2007 winners of the prestigious Men's Club Championship! Their names will be forever engraved on the Men's Club Golf trophy displayed in the Recreation Center. The runner-up teams were Dennis Rosene/ Bob Converse and Mac Brown/Jim Woodward.

As a result of the mutual betting during the course of the tournament, more than \$200 was donated to the Men's Club Scholarship Fund. Normal play will resume with golf engagements planned at Fallbrook and Camp Pendleton. The Couples Away at Solvang will follow on the 9th and 10th of October.

Quote of the Month:

"If you have lost more than 4 balls on any given hole, for safety reasons, let your partner drive the cart."

—Bob Borland

WOMEN'S GOLF

Next Fun Day is Monday, October 1. Note that this is the first Monday, not the second as the course will be closed on October 8. Nine holes of golf at Aliso Creek Golf Course will be followed by lunch and meeting at the Niguel Shores Community Center. Call Golf Captains May Gramer (248-1272) or Val Mitchell (582-8311) and lunch hostesses Terry Scott (61-9107) or Liz Kelsch (661-5802) to sign-up or make changes. For late cancellations, please call the starter (499-1919).

In September, as play began, a deer was gracefully grazing at hole No. 1. This sight was a lovely distraction. It was later found that this hole had been chosen to provide the day's mystery game. Whoever had the lowest score on this hole would be the winner.

After golf, the last summer barbecue was again enjoyed at the course after which the meeting was held.

Winners of the day: Low gross, Gretchen Rask 39. Low net, Pauline Ross, India Rouse, Lee Sweeney, Val Mitchell 31. Putts, Irene McDonald, Gretchen Rask, Terry Scott, 16. Closest to pin #6, Judy Boitano. Closest to pin #8, Pauline Ross. Longest drive, Judy Boitano. Birdies, Pauline Ross. Mystery Game, India Rouse Par on hole #1.

What are the four worst words to hear in a golf game? "It's still your turn!"

—Liz Kelsch



game set match

World-Class Tennis Instruction
Experience The Difference

Coach "Lefti"

Serving Niguel Shores and Orange County
949.584.3611

United States Professional Tennis Association / United States Professional Tennis Registry



CAPISTRANO
CHRYSLER Jeep DODGE

Cheryl "Meme" Minemier
Sales Consultant

33301 Camino Capistrano (949) 248-4000
San Juan Capistrano, CA 92675 Fax (949) 248-4082
cminemier@capocjd.com

LET ME SAVE YOU TIME AND MONEY!

I WILL BRING THE TEST DRIVE TO YOUR HOME!!

NO COST, NO OBLIGATION...

**FOR SALES AND LEASING
CALL (949) 496-7001
CHERYL "MEME" MINEMIER**

LONG TIME NIGUEL SHORES RESIDENT

improvement. We are sometimes asked to monitor a contractor's performance or evaluate and recommend a contractor. We prepare a yearly budget (sans labor costs) for concrete repairs, gate maintenance, electrical repairs, supplies and tools for the Maintenance Staff, janitorial and pool supplies, gas and electrical utilities and outside contractors. Our proposed budget for 2008 is \$400,438. The Committee also makes funding recommendation for reserve accounts and recommends when these items need repair or replacement. This could involve a small hundred dollar coach lamp to a million dollar plus street reconstruction. We meet each month. Residents are welcome to attend but we need to be advised to place them on the agenda.

Residents entering the Mariner gate last month may have done a double take as they saw committee member, Suzanne Enis, paint brush in hand, personally taking it upon herself to paint the Gate House. The Gate House now matches the color of the new office. The Maintenance Staff was so impressed with her skills that they made her an honorary member of the Department and awarded her the Blue Uniform Shirt worn by the staff.



Suzanne Enis receiving honorary Maintenance Department shirt from Maintenance Manager, George Cooley

enptied with the contents moved and stored in the old conference room. Everything has now been restored with the fence rebuilt, ramps removed, and the grass replanted. Tennis court four is now open for use.

The children's playground is back in operation with the addition of 60 cubic yards of new wood chips. It didn't seem like 60 cubic yard of chips was a lot until it was all dumped in our parking lot. It took the next three days to move the chips a wheelbarrow at a time to the playground.

New brick entrance aprons have been installed on Nauticus Isle and Mercator Isle. The old cracked pressed

brick has been removed. This is an ongoing project for the Garden Homes. Funds are being reserved to do two of these entrance aprons each year.

The swimming pool has been drained to 25 percent and refilled. This needs to be done every couple of years as salts from the chemical treatment build to an uncomfortable level.

Drainage lines and a sump pump have been installed on Breakers Isle to eliminate standing water. This installation should be complete and in operation this month

A new dual-beam bar code reader has been installed at the Selva Gate. This device is now being fine tuned with the goal of a first-time accurate read of at least 95 percent of the time.

We are a very busy Committee!

—Jack Christiansen

DIPPY DOLPHINS SAY FAREWELL TO INSTRUCTOR SUSAN FOLTZ

There will be a big hole left in the Dippy Dolphins' class with the loss of our much loved instructor, Susan Foltz, who has moved to Oceanside where she now works full-time. Many from the class were missing on Susan's last day, but the accompanying picture includes:



Seated—Marilyn Pappas; back row—a guest Barbara, Mary Margaret Leu, Bunny Ross, Linda Rice, Susan Foltz, and Marian Kennedy; 3rd row—Pam Taylor, Sheila Furst, Carolyn Sidwell, Marian Pearl, Rita Krieger, and Ruth Levitan; 2nd row—Bunny Mahoney, Marlene Ranttila, Molly Fields, Irene McDonald, Ann Morris, Hope Luedeke and Harriet Writer; front—Karen March and Rhea Gutknecht.

In August, Rita Krieger hosted a potluck luncheon in her home to honor Susan. As of this writing a new instructor has not been found, but the class will continue to meet at the usual times, Monday, Wednesday and Friday at 9:30, no matter the weather. We have Susan's routine down pat after eleven years, so a good workout (and lots of laughs) is guaranteed.

—Hope Luedeke

DANA POINT HISTORICAL SOCIETY

8th Annual Home Tour

Now is the time! Don't miss this opportunity to see inside some of the most interesting houses in Capo Beach—historic and contemporary.



**DANA POINT
HISTORICAL
SOCIETY**

Sunday, October 7, 11:00—4:00

“The Secret Garden and Home Tour”

Park at Palisades School on Via Sacramento—catch the shuttle bus and see 5 great houses—\$35 at the gate.

Wear flat shoes, no children under 12

Call 248-8121 for more information

Visit our Web site at

www.danapointhistorical.org

LIBRARY NEWS

Storytime continues in October for Toddler/Pre-Schoolers featuring stories, songs, and simple projects. The program meets Tuesdays at 10:30 a.m. from October 2 through October 23.

The month of October will see an invasion of ghosts, skeletons, monsters, and witches who will turn the Dana Point Library into a Halloween spook house. On Wednesday, October 24, the Minikin Puppet Productions unleashes “Freaky Follies” for trick-or-treaters of all ages. The free show starts at 7:00 p.m. No registration is necessary. Come in costume if you wish.

Family Pajama Storytime with the Sunshine Readers will be held on October 29 at 7:00 p.m. Halloween stories will be shared for the whole family. Call 496-5517 for information on all the programs.

—Betty Steinwinter



Fundraising Appraisal Event

Wednesday, October 10, 2007

10:00 a.m. - 2:00 p.m.

Dana Point Community House
24642 San Juan Avenue

Experts from Bonhams & Butterfields will give a verbal auction estimate of the value of items in the categories of furniture and decorative arts, fine arts, books, manuscripts, entertainment memorabilia and jewelry. Cost is \$10 per item for guests, \$5 per item for DP Coastal Arts members. Limit: 5 items per person. Call 542-8361 for more information.

DANA POINT THEATER COMPANY



“The Way It Was”

The Dana Point Theater Company is presenting a play based on oral histories of Dana Point's early residents with a multi-media backdrop. Mark your calendars for this very special event on December 11 and 12 in the Samueli Center of the Ocean Institute. It is being billed as “a holiday gift to Dana Point.”

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

New Book on Dana Point

Local historian, Doris Walker-Smith, has just published a paperback book on the history of Dana Point in vintage photographs with accompanying text relating the significant events of the past eighty plus years. It is a publication of Arcadia Press, a company that publishes local histories of cities throughout the country. Doris will be signing her book at the Dana Point Historical Society Headquarters on October 7 (see box above). For copies now, please inquire at the Chamber of Commerce office at 24681 La Plaza in Dana Point (496-1555).



VOICE OF THE PEOPLE

August 31, 2007

Letter to the editor and residents of Niguel Shores

We agree with Sue and Burr McKeehan regarding considering changing the name of our beautiful community. It seems that, with all of our recent renovations, our community is deserving an updated (and more accurate) name alongside our updated look.

Since moving to this neighborhood five years ago, I have noticed that whenever I tell friends, teachers, and even school principals where I live, more often than not, they respond with a comment like, "Oh, you mean the Shores?"

Perhaps it would be appropriate to get a feel for what other community members think about this by drafting a ballot with potential choices for a name update. An outline of this ballot might look something like the following, but other choices could be added as well:

- A. Niguel Shores (leave the name as is)
- B. The Shores
- C. The Shores at Monarch Beach
- D. Monarch Shores

Of course, any name we chose could not encompass the true beauty and unique neighborhood we live in, but these few at least give us a choice to consider. Thank you!

The Fitzmaurice Family

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.



September fog rolls in. (Photograph by Forrest Owen)

PHOTOGRAPHY CONTEST

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



Great bunch of photos this month! There was even a tie-breaker vote. The winner is Chris Conway whose photo in a Christmas mode is shown here. Thanks Chris and congratulations. We are winding down with one last month for you to submit your masterpiece. Remember, there is a gift certificate of dinner for two for the grand prize winner. Now is the time to send Melanie your very best view of Niguel Shores. Be sure to see all the photos in color on the Web site with each month's winner up front on the Home Page. Send your jpg file to msr2@niguelshores.org.

—Mary Crowl

STREET SWEEPING

This month is on Wednesday, October 3rd. They will be sweeping the entire community **ALL DAY** starting with the community center parking lot at 6:30 am.



*Aileen & Paul
Brazeau, Owners*

San Clemente Villas

By the Sea

- Senior Living
- Assisted Living
- Memory Care

(949) 489-3400

*Located next to Saddleback Memorial Hospital at San Clemente Campus
660 Camino de los Mares • San Clemente*

RCFE Lic. #306001485

MEET YOUR NEIGHBOR

A Good Neighbor Indeed

Tracie Sullivan, a nine-year resident of Niguel Shores, grew up in Newport Beach, graduated from USC and went off to New York City to work and, while there, met her husband Brian, a New York native. They lived there for fourteen years before coming back to Southern California to start their own business. Tracie has been active on a couple of committees in Niguel Shores, but is being featured here because of a new interest that she, her husband and son, Michael, have taken up. That is, the organization Habitat for Humanity, the nation and world-wide non-profit group that promotes and builds affordable housing for the “working poor.” A new “build” is being planned in San Juan Capistrano where 27 houses will go up, of which 14 are being reserved for disabled veterans—Homes for Heroes. Tracie volunteers on a committee of “San Juan Angels” who work for the success of this new development.

Tracie and her friend, Mary Kay Wise, a long-time volunteer for Habitat, explained how events are held in various south county cities to inform people of the applica-

tion process to obtain one of the homes. Habitat provides a zero interest mortgage and requires a down payment of 500 hours of “sweat equity.” That is, the prospective buyer helps build his/her own house. The average buyer is from the entry level workers in many fields such as firemen, policemen, resort workers, healthcare workers, etc. The family must be able to pay a mortgage on and maintain one of these homes valued at \$250,000. Habitat acts as the bank and, if the homes are sold, buys them back to be resold as affordable housing, maintaining continual interest in its communities.

Habitat for Humanity was started in 1976 by a financial investment officer in Georgia who saw that many families were never able to become home owners. Many people have since become aware of it through the publicity given it by former president, Jimmy Carter, a fellow Georgian. The organization has built over 20 communities of affordable houses in Orange County with San Juan being the first in the south.

One of the reasons the Sullivan family was attracted to the San Juan development was the recent involvement of the Department of Veterans Affairs with Habitat and the provision of houses for disabled veterans, all too often in the news these days. Family members and friends can sign-on to help fulfill the 500 hours if the veteran cannot do the work. The cooperation of the two organizations seems a great boon for the veterans.

Habitat and it’s volunteers raise money and solicit donations for the homes (one church congregation is donating all of the linens for the 27 homes), and welcome volunteer workers at the sites. Locally, the St. Regis is hosting a wine and cheese evening on October 23 to introduce this first South Orange County development to everyone interested. If you are, please call Tracie at 443-0322 for information about this event and other ways to contribute to this admirable organization. Bravo and thank you to these wonderful neighbors, Tracie, Brian and Michael Sullivan.

—Mary Crowl



Proposed housing for the San Juan Build.

IN ESCROW!

www.ImmelTeam.com

33791 Cabrillo Isle
price is available upon request



- Panoramic ocean, coastline & white water views
- Upgraded 4 bedroom, 3.5 bath
- Courtyard entry w/ pool & spa
- Gourmet kitchen w/ granite
- Enjoy floor to ceiling windows, rich solid wood flooring, new carpet, door/window casings, view deck & high beamed ceilings
- Formal living and dining room
- Master suite with walk-in closet, dual sinks and private ocean view terrace with cozy fire-pit

Karan Masters
Karan@ImmelTeam.com

Phil Immel
Phil@ImmelTeam.com

The Immel Team

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

949.249.2020 office 949-249-1717 fax

Info@NiguelShoresLiving.com

2 Ritz Carlton Drive @ PCH • Monarch Beach, CA 92629

a partnership in real estate



NEIGHBORHOOD ADS

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 Rent—Available September through May on Spinnaker Drive. Newly remodeled, 2 story, furnished, 3 Bedroom / 2 Bath, garage with W/D. Beautiful patios with BBQ. \$3500 per mo. (702) 385-2306 ask for Mark or Estelle.

For Lease—New custom 2500 sq. ft. one level. 3 Bedroom / 2 Bath. Ocean & Catalina view. Large yard & enclosed patio. Fabulous closets & storage. \$4200. (949) 661-2779 / Fax (949) 481-1433.

For Lease—Capstan Drive—3 Bedroom / 2 Bath one level. Directly over looking Ocean & Catalina. Enclosed porch. End unit. \$2900. (949) 661-2779 / Fax (949) 481-1433.

For Lease—3 BR / 2 BA Atlantic Garden Home. English Gardens. Driveway, stainless steel kitchen, skylight, high ceilings, Refrigerator / Jennaire, Jacuzzi Tub. Will consider small pet. Gardener & water paid. \$3400/mo. (949) 493-2425 Owner / Occupant Avail 10/15.

For Lease—4 Bedroom / 2 Bath Niguel Shores home. New paint / fixtures / flooring. Bright, spacious single-level. Room for in-home office. Short distance to clubhouse. No Pets. \$3900. (949) 495-8263.

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)

For Sale—60" diameter round glass table top, 1" thick in perfect condition. You will need your own base. \$500. Call (949) 240-1743.

Wanted—Honest & Reliable N.S. resident to attend to small dogs weekdays. Ideal for conscientious middle schooler. Pays \$5.00 per day. Call Ramona (949) 488-3115 / (714) 488-3411.

Wanted—Babysitter needed part time for my 4 and 5 year olds 3-4 days a week. Afternoons and weekends. (949) 933-5938.

Lost—Big black backpack of swim gear lost by man in electric wheelchair in our residential area. Please call Kay (949) 661-8177.

Volunteers Needed—South Coast Literacy needs tutors for English as a second language. It's fun & rewarding. No experience or other language necessary. Training provided. For info, call Jerri (949) 661-5230.

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

Computer
Tech Support

Home
Repair

SPEEDY & AFFORDABLE

Licensed Contractor
Niguel Shores Resident

Acute Contracting Lic. # 872929
(949) 910-8890 acutecontracting@yahoo.com

MONARCH SHORES REALTY
OUR BUSINESS IS NIGUEL SHORES



SALLY LEONARD
(949) 240-7015



DON BEAVER
(949) 493-7430



"JO" TURNER
(949) 493-5137



A.G. EDWARDS.
FULLY INVESTED IN OUR CLIENTS®

**IS YOUR CURRENT
BROKER JUST A
DISTANT MEMORY?**

If your current broker has left town, left the brokerage business or simply doesn't stay in touch, maybe it's time to enjoy first-class personal service from A.G. Edwards.

Call for a free second opinion on one or more of your investments.



Kraig N. Karnazes
Financial Consultant
265 Ocean Avenue
Laguna Beach, CA 92651
(949) 494-8038
www.agedwards.com/fc/kraig.karnazes

2007 A.G. Edwards & Sons, Inc. • Member SIPC

01/17/07 (1/11) 108-1000



Cathy Bendall, REALTOR®
President's Circle
CathyBendall@earthlink.net



Prudential

California Realty
Two Ritz Carlton Drive, Suite 201
Monarch Beach, CA 92629
Bus 949 443-2000 Fax 949 443-2209
Call 949 466-5566

As independently owned and operated member of Prudential Real Estate Affiliates, Inc.

*Regents
Point*

JEANNETTE BAKER
DIRECTOR OF MARKETING AND SALES

*"Housing, services and health care
for older adults"*

19191 HARVARD AVENUE / IRVINE, CA 92612
DIRECT LINE: (949) 509-2205
(949) 854-9500 / FAX (949) 725-9132
E-MAIL: jeannettebaker@scphs.com • www.scphs.com

SCPH
A SOUTHERN CALIFORNIA
PRESIDENTIAL HOMES

**NIGUEL SHORES RESIDENTS PROUDLY
SERVING THE COMMUNITY
FOR OVER 30 YEARS**



Joseph Wm. Smith



Mark Sweeney



**MONARCH BEACH
REALTY**

#10 MONARCH BAY PLAZA • MONARCH BEACH, CA 92629
949-489-1100 • WWW.MONARCHBEACHREALTY.COM

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

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
www.niguelshores.org

BOARD OF DIRECTORS

Roy Dohner President
Dave Ontiveros 1st Vice-president
Marilyn Moon 2nd Vice-president
Pat O'Brien Secretary
John Dougherty Chief Financial Officer

NCSA STAFF

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

NCSA COMMITTEES

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

CHAIRPERSONS

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

Seashore News

Editor: Mary Crowl—mccrowl@cox.net

Sub Editors:

Doris Adams—doradams@cox.net
Page Turners, In Memoriam
Marion Evans—margeo9554@cox.net
AC, Maintenance, Finance, Bridge
Bernie Fornadley—nscawebmaster@cox.net
Website, Webmaster
Karl Kuhn—karlcarol@cox.net
Sports News
Karen Linger—kyling@cox.net
Clubs: Garden, Mens, Women

Betty Steinwinter—herseyL@aol.com
Library News, Meet Your Neighbor
George Traver—grtraver@cox.net
Landscape, T&S, TVB Committees
Carol Yocom—zmamie@cox.net
Recreation, Special Events, Potluck
Staff—Melanie Jenkins—msr2@niguelshores.org
Calendar, Directory, Voice of the People, Notices, Neighborhood Ads, Business Ads
Seashore News Collating—Shirley Smith
Seashore News Distribution—Bob Converse

Web site hosted by MIS Inc.

The *Seashore News* Staff expends all reasonable effort to confirm the accuracy of statements in the *Seashore News* but assumes no responsibility for errors, commissions of fact or use of material that might be offensive in some way.
Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NCSA Board actions and community activities and to encourage participation in community affairs.

IN THIS ISSUE:

Activities 10	Committee Reports 4	Meet Your Neighbor 15
Art-And-Fair 7	Community News 13	Neighborhood Ads 16
Board Action Summary . . . 3	Dippy Dolphins 12	Photography Contest 14
Calendar 18	Directory 19	Recreation Calendar 6
Camerata Strings 9	GM's Message 2	Sports News 11
Club News 8	Helm 1	Voice of the People 14

BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT
BY **CONNIE MCKIBBAN**



23655 TAMPICO BAY ● 33731 FLYING JIB ● 33881 NIGUEL SHORES DR. ● 33631 MAGELLAN ISLE ● 33791 VISTA GRANDE



33891 MANTA COURT ● 33571 BRIGANTINE ● 33725 MAGELLAN ISLE ● 33502 DOSINIA DRIVE

2007 REAL ESTATE UPDATE FOR NIGUEL SHORES

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

5 HOMES CURRENTLY IN ESCROW—PRICE RANGE \$1,199,000 TO \$5,499,876.

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

PER MULTIPLE LISTING SERVICE AS OF 9/12/07

(949) 234-5660 - CALL CONNIE
NIGUEL SHORES SPECIALIST
#1 IN SALES IN NIGUEL SHORES SINCE 1991!
TOP 1% IN SALES FOR PRUDENTIAL CALIFORNIA REALTY



Please call me if you would like a confidential and complimentary market analysis outlining the value of your home, a tract floorplan for your model, or for information regarding refinancing, termite companies and any related real estate information.

An independently owned and operated member of The Prudential Real Estate Affiliates, Inc.

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



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