

Seashore News



December 2007

Published Monthly by Niguel Shores Community Association

Issue 410

Happy Holiday Season

FROM THE HELM

Over the Thanksgiving holiday, visiting friends mentioned how lucky we were to be living in such a wonderful place. They pointed to our great location, our wonderful recreational amenities, and our sense of community with so many clubs and social events. It was hard to disagree; in fact, if I didn't live here I would move here.

As this year comes to a close, I would like to wish everyone a joyous holiday season and to "kick-it-off" please join me at our Holiday Tree Lighting event. In the true spirit of the season, please bring an unwrapped gift

for those less fortunate. I hope to see you there.

As we look forward to the New Year, our community is facing two major decisions and the Board would appreciate your opinions.

1) Next spring, the first level of the Beach Bluff parking lot will be repaved or grassed. The question; do we repave "as is" or do we "expand the park"? The cost is comparable under either scenario. A full house at the Homeowners Forum supported expanding the park.

2) Minimal funds are available to rebuild the Community Center. The question: Would you support a special

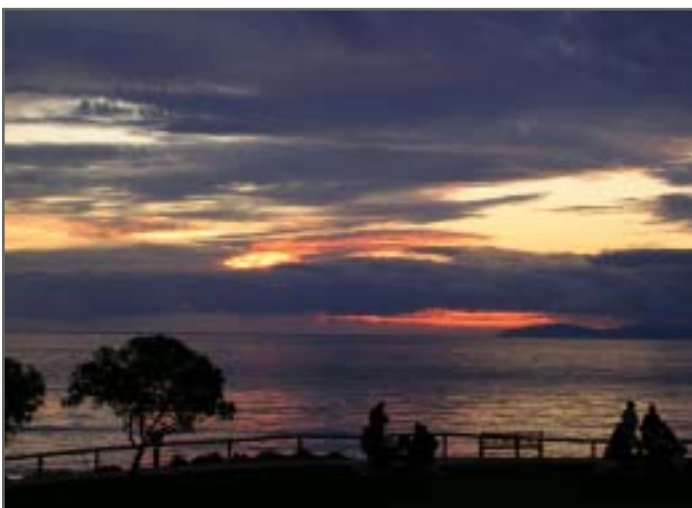
assessment, or prefer a dues increase and wait until we accumulate enough money? A loan is not practical at a cost of at least half a million dollars, and would require a dues increase and the approval of 640 of the 960 owners.

Please give us your opinion by e-mailing Leo Riley, general manager, gm@niguelshores.org, or call 493-0122, or stop in the office.

I would also like to extend my appreciation to all the volunteers, the administrative and maintenance staff and contractors for their contributions to our community during 2007.

—Roy Dohner

GRAND PRIZE WINNER!



Chris Conway's winning Niguel Shores photograph (See p. 15 for article.)

THE YEAR THAT WAS:

Last December there was a front-page article called *Here Comes the Neighborhood* about the Headlands development in which we learned that the lots would be for sale from 3.5 to 5 million dollars. Then, we read in the paper that a lot had been sold for 8 million and then, another for 9 million. No sub-prime loans there one hopes. Now we hear that we have a moneyed celebrity on the other side of us and, what with all that moneyed moguls on the Headlands, we will have to be spiffy to keep up with this neighborhood. Well, we're working on it—see story on page 15.

In January we bragged about ourselves—the *Seashore News* and showed you a copy of the very first issue in April 1973. Do you remember? In February we lauded the Landscape Committee with a photo and discussed what it does and what its rules are.

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FROM THE GM

HO, HO, HO, TIME—Since this month’s article will be the last one in 2007, I thought it would be a good time to take a little different approach. I hope this is not too philosophical or long, but twice each month in preparation for the Board meeting, I draft and update a “Major Project List.” I completed this process a few days ago, and it made me reflect on all the changes that have occurred in Niguel Shores this year. When I look back, it amazes me how much positive change has taken place. These changes are not only physical changes, but more importantly, the way we administer and communicate the Association’s business in this new Electronic Age. The end goal, however, is not only to preserve the elements that make Niguel Shores such a special place to live, but at the same time, perform the maintenance and modernization that will continue to make life here vigorous, vibrant, and exciting.

Here are some of the items that appeared on the “Major Project List” under PHYSICAL CHANGES:

- The most obvious is the new office building. The fact that this project was completed on budget and on time (seven months—demolition to move in) is still amazing to everyone who watched it taking place.

- Installation of a Satellite Based Irrigation System. With all the latest news about environmental problems and the shortage of water, the fact that we have completed this soon to be mandatory conversion puts us on the cutting edge of “green” HOA management. Just to make this \$130K project sweeter, South Coast Water was offering a rebate to HOA’s that made this voluntary conversion now. We estimated this credit to be \$30K and after completing the project, we received their check for \$45K!

- Main Gate Makeover—If you haven’t noticed the new look at the front entrance, I’m sure your guests will. There are the new flag pole and window tint, the color plantings, new paint, and new lighted reader board. While we are at the Gate House, it is not a physical change, but I hope you have also noticed a new level of service and professionalism from the new Patrol Service. That combined with on-line access to your guest lists is all new this year.

- Not to ignore the other gates, Garibaldi and Manta are also receiving major upgrades which we plan to have completed before the holidays. This will include new color plantings, and needed repairs including drainage and paint.

- Speaking of the Gates—thanks to the Maintenance Department for making the commitment to fix the nagging miss-read problems that have persisted for years. George Cooley, the maintenance manager, took this on as a personal challenge and soon realized there was no one

“silver bullet” to fix these problems. After persistent efforts and fixes, finally, the installation of new “dual laser” bar code readers seems to have eliminated the problems.

- Proposed new plans for the MPR Room. The Revitalization Committee has done an extraordinary job developing the plan for the next phase of the MPR complex. These plans were shown to homeowners at the Public Forum on November 19 and are on display in the office lobby during the holidays.

- New Signage—This is another esthetic improvement as we have developed a Niguel Shores sign standard that includes our Dolphin logo. You can simply look for these new signs as well as all the unnecessary and ugly ones that you won’t see because we have removed them.

- Speaking of the Dolphins—We hope you like the way they have been highlighted and the new blue and white, ocean-like planting that carries your eye up to them. They really look great at night.

Under ELECTRONIC & COMMUNICATION changes—how did we do this before email? When I can take three minutes to compose an important notification to the homeowners, hit one button and instantly that message appears in 400 plus homes is truly amazing. We obviously still need to back up our communication with written letters, but the days of “snail-mail” are coming to an end. We have the latest electronic equipment and a staff that is trained in its operation. The future of Niguel Shores in 2008 will include “Electronic Submission” of architectural projects and the ability of homeowners to communicate with the office on-line and through our new Web site (approx. June 2008). I think the homeowners that attended the Public Forum on November 19 realized that the future has arrived at 33654 Niguel Shores Drive. For the first time in NSCA history, the meeting was conducted as part of a Power Point Presentation created by the Board of Directors!

Under ADMINISTRATIVE changes, we restructured the office staff, and created two office positions with the new title “Member Services Representative.” The purpose was to develop a position and title that more accurately reflects our primary mission. The singular purpose is to provide the highest level of service to the homeowners, or more accurately, the members of this Association. I may be understandably biased, but I hope you have noticed the change as I believe this is the best staff team that Niguel Shores has ever had. We hope you agree with this conclusion, and on behalf of the staff, I would like to thank you for your voluntary contributions to the Holiday Gratuity Program. Everyone here greatly appreciates the gesture.

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THANK YOU VOLUNTEERS

Once again we present here a list of the Board of Directors and of the many volunteers that staff the committees that provide such valuable help to our professional staff. Thank you all for a great year and a job well done.

Board of Directors

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Pat O'Brien
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Ginny Nevitt Co-chair
Dick Johns
Tim Moore
Rob Rifkin
Joseph Ross
Bob Ryan

Finance Marcia McNulty, Chair

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Sue Forrest (Shores Garden)
Karen Linger (Broadmoor)
Irene O'Brien (Villas)
Donna Rosecrans (Custom/
Breakers Isle)
Janet Traver (Sea Terrace II)

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Janet Traver

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Patty Cook, Co-chair
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Barbara Boyd
Bill Boyd
Renee Bradshaw

Cristin Cobb
Tina Fornadley
Emi McCarter
Susan Meredith
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Patty Therolf

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Irene O'Brien
Donna Rosecrans
George Traver

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Karl Kuhn
Karen Linger
Betty Steinwinter

George Traver
Carol Yocom

Collating & Distribution

Bob Converse
Shirley Smith

Web Site

Bernie Fornadley

Sea Terrace

Townhomes I

Carl Printz, President
Eric Ackermann
Don Beaver
Mary Berberich
Ceacy Johns

Sea Terrace

Townhomes II

George Traver, President
Tobias Lawry
Pat Long
Adrienne Ruben
Karla Sanders



Committee Chairs: Front row left to right: Lin Brame – View Preservation, Mary Crowl – *Seashore News*, Carol Yocom – Recreation, Ginny Nevitt – Architecture Co-chair. Back row left to right: Jack Christiansen – Maintenance, Jerry Koppang – Architecture Co-chair, Eric Ackermann – Traffic & Safety. Absent: Marcy McNulty – Finance, Rob Rifkin – Information Technology, Sharon Stewart – Landscape.

BOARD ACTION SUMMARY

NOVEMBER 7, 2007 BOARD MEETING (General Session)

APPROVED:

- 2008 Budget
- September 2007 Financials, Variance, Cash Flow, and Delinq. Reports.
- New Emergency Contact Information Form.

DISCUSSED:

- Revitalization of the MPR complex.
- Asphalt overlay and Beach Bluff parking lot projects.
- Headlands (County of Orange) public restroom at the bluff.
- Satellite irrigation project and rebate.
- New 2008 legislation regarding Board meeting agendas and discussions.

NOVEMBER 7, 2007 BOARD MEETING (Executive Session)

REVIEWED:

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

DISCUSSED:

- Geotechnical Services Contract for Beach Bluff renovation.
- Quorum requirements and amendment discussion.
- Pool decontamination fee.
- Parking waivers fee increase for 2008.
- Off-leash dog enforcement matter.
- Towing authorization discussion.
- Personnel policies discussion.

HEARINGS:

- Conducted (3) three homeowner hearings for architectural violations.

NOVEMBER 19, 2007 BOARD MEETING (General Session)

APPROVED:

- 2008 budget summary and revised member assessment.
- Consent Calendar with resignations of Marion Evans from the Communications Committee and Patty Cook from the Recreation Committee.

DISCUSSED:

- Revitalization of the MPR complex and proposed floor plans.
 - MPR sauna v. showers v. steam room matter.
- Status of the asphalt overlay project and Beach Bluff parking lot project.
 - Annual homeowner notification and yearly assessment mailing.

REVIEWED:

- Two homeowner correspondence letters (Sorensen & Ozimec) to the Board.

HEARINGS:

- Conducted an Appeal Hearing (Steadman) for AC denial of remodel submittal.
- Conducted an Appeal Hearing (Kinder) for T&S denial of bar code and waiver permit.
- Rescheduled an Appeal Hearing (Columbus) for AC denial of remodel submittal.

NOVEMBER 19, 2007 BOARD MEETING (Executive Session)

DISCUSSED:

- Architectural violation matters.
- Beach Bluff budget proposal update.
- Tenant matter update.
- UPS patrol service matter.
- Architectural Consultant Services Agreement.

HEARINGS:

- Conducted a hearing for homeowner violation for "Failure to Complete" remodel project.

NOTE: The last approved minutes of the General Session(s) are posted on the Bulletin Board across from the entrance to the NSCA Office. In addition, the General Session Agenda for the next Board Meeting will also be posted at noon on the Friday Prior to the next meeting.

REMINDERS: NEXT GENERAL SESSION MEETING—DEC. 3, 2007 at 9:00 am
NEXT PUBLIC HOMEOWNER FORUM—FEB. 20, 2008 at 7:00 pm

ARCHITECTURAL COMMITTEE

At its November 15 meeting the Architectural Committee processed eight “new submittals” from Niguel Shores homeowners planning everything from minor landscape projects to major remodels. This level of activity seems to be getting pretty normal here in the Shores. If you have a project under consideration, you may be interested to know of an opportunity to solve a disposal problem for yourself and at the same time to give a helping hand to the less fortunate. Here’s a clip from Habitat for Humanity-Orange County’s Web site (www.habitatoc.org):

Did you know that items in the home, apartment, or business you’re going to re-model could be donated to Habitat for Humanity of Orange County? Give us a call today and we’ll set up an appointment to visit your site.

- *Call (714) 434-6200 Ext 500 and leave your name and telephone number. One of our representatives will call you back.*
- *E-mail scott@habitatoc.org. If your items qualify for our recycling program, our professional deconstruction staff and volunteers will come to your home or business and carefully remove reusable items that you no longer need.*

Habitat OC is in the process of selecting client families for the 27 new homes they are building in San Juan Capistrano. Fourteen of these new homes will go to disabled veterans under Habitat’s “Homes For Heroes” program. This is a big project for Habitat OC, and a first for Habitat nationwide. They need help. If you are a remodeler in a helpful mood, there cannot be a much more worthy cause. If you do not have any materials to contribute, a cash donation would be greatly appreciated.

—Tim Moore

FINANCE COMMITTEE

During 2007, Niguel Shores will have spent approximately \$1.5 million from the reserve fund. Approximately \$1.1 million of these dollars went to the new office building and infrastructure for the community center. It is estimated we will have \$1.6 million remaining in the reserve fund at the end of 2007.

During 2008, at least one million dollars of our reserve fund will be spent on street asphalt and slurry work.

We contributed \$795,000 to the reserve fund during 2007 from the association dues and will contribute the same amount during 2008. Based on the above information, one can see we are currently spending more each

year than we are contributing. The timing of asphalt work and depreciating 30 year-old-buildings have created this situation. However, eventually we will have all new buildings and all new streets, our two major assets and our two major expenditures.

Our dues during 2008, as in previous years, will be going up approximately 5 percent based on ordinary cost increases within our daily operating budget.

Because of (a) the 100 plus volunteers and (b) the dedicated office staff that contribute to Niguel Shores, we are able to keep the dues considerably lower than other gated communities.

—Marcy McNulty, Finance Chair

LANDSCAPE COMMITTEE

Please take time during the holidays to drive through the five gates of Niguel Shores. The Landscape Committee asked Wendt, the landscape contractor, to co-ordinate the planting at all of the gates. They have planted white and purple pansies among the roses and agapanthus. The two beautiful coral trees at Mariner Gate are lighted for the holidays. The bed in front of the dolphins is especially attractive.

Sea Terrace I has a new retaining wall planter and colorful flowers for the holidays at the corner of Niguel Shores Drive and Leeward. Take time to check out the new planters and flowers at Niguel Shores Drive and Magellan Isle, and Shackleton Isle and Cabrillo Isle.

The Landscape Committee is dedicated to systematically improving all the slopes and common areas within Niguel Shores.

Please remember to check your automatic watering system for winter settings. Notify the office if you see excessively wet or dry spots in any common area.

—Janet Traver

MAINTENANCE COMMITTEE

This month we introduce Dave Smith, the lead man in our Maintenance group. Dave started his work career early in life as a 14-year-old dishwasher at Buffy’s Restaurant on Avery parkway. By the time he was 18, he was manager of the restaurant. When the restaurant closed, Dave moved to Hughes and then Costco as a meat cutter and manager of the Meat Department at Costco. Dave tells us that, after 20 years, he wanted to get out of the cooler, so he went into the business of supplying water reclamation equipment to truck and car-wash facilities. It is our good fortune that he left that business and came to Niguel Shores two and one-half years ago. Dave is a single father. His son is a youth minis-

ter for Young Life and a professional ultimate fighter. Dave has been a surfer all his life. He and his son will leave soon for two weeks in Costa Rica where they will serve with a youth group teaching surfing.

The Santa Ana winds added to our work load this month. Four of the coach lamp poles were blown over and have now been replaced. The spa blower became so clogged with dirt that it had to be replaced. Many extra hours were spent in an effort to keep the pool and the area around the pool clean.

We are in the process of obtaining bids for painting our entrance gates and fences, and would like to complete this paint work before the end of the year. We have purchased and will install two more doggie waste cans and another mutt mitt dispenser. Hopefully dog owners will use these and do a better job of cleaning up after their pets. Lighted bulletin boards have been installed at the Mariner Gate and at the entrance to the pool area. A new light has been installed to illuminate the flag at the Mariner entrance. The balance of the month has been spent on fairly routine matters: gate repairs at Selva and Garibaldi, multiple light outages, set-up and take-down for various events in the MPR, and cleaning up after vandalism.

—*Jack Christiansen*

TRAFFIC AND SAFETY COMMITTEE

The Shores is a great place to be during the holidays. The lights on the coral trees look amazing, and we are moving into our second consecutive year with our very own community Christmas Tree. Better yet, it will be staged in front of our new Community Center office. To help ensure our residents and guests get the most out of their Shores experience this holiday season please take the following into consideration:

- Use www.gateworksguest.com for up to three temporary guests or up to 10 party guests
- Provide your guest list 48 hours in advance to the office if you have 11 or more expected guests
- Drive safely and obey the 25 mph posted speed limit and all stop signs (remind your guests to do the same)
- Park your vehicles in your garage or driveway—resident vehicles should not be parked in the street unless they have a waiver to do so

Cheers to another Holiday Season in paradise.

—*Eric Ackermann*

VIEW PRESERVATION COMMITTEE

We want to protect everyone's view, so this is just a friendly reminder to keep your trees pruned to below roof height, and shrubs, hedges and bushes no higher than three

feet. If your trees, shrubs, hedges or bushes can no longer be pruned they should be removed.

Every living thing has a normal life span. The new holiday tree at Rockefeller Center is 30 years old. On the Today Show last week, the owners were not sure they wanted to part with it just yet. They did, however, because the tree's natural life was about over.

If everyone was aware of this, the View Preservation Committee would have nothing to do. Hooray! Happy Holidays. We'll be back in January, 2008.

—*Linda Brame*

RECREATION COMMITTEE

The **Halloween Party** has become a tradition for Niguel Shores.

All ages enjoy the parade and seeing all the costumes. The games, food and wine add fun to this event and thanks to everyone this year's party has cleared \$244 for the Recreation Committee funds to help with the next event. Thanks to Gary Tinnes for recording the proceedings with his camera (see one of his photos of the scary creature in stripes above, and all of his photos in color on the Web site).



The **Camerata Strings** had a large attendance for their concert on October 23. Thanks to George and Janet Traver and their fellow musicians, Margaret Main and George Bullock, the evening was thoroughly enjoyed by all.

If you happened to miss our **Art And Fair** on November 4, make sure not to miss it next year. It was wonderful to see all the talent that resides in Niguel Shores. We truly are very lucky to have so many gifted artists and crafters. To the attendants, artists, crafters and volunteers, thanks for a grand day and additional returns of \$254 for the Recreation Committee—more fun to come (see below)!

And, to finish off this year and start a new, join your neighbors to celebrate New Years Eve (see notice at right). 'Tis the season of giving thanks and we in the Recreation Committee want to say a tremendous THANK YOU to all the volunteers who so generously gave of their time in 2007. The events in Niguel Shores would not be the same without all the wonderful people living here who so graciously volunteer to make our many activities a success. Thank all of you for attending this past year. The success of our events has greatly helped in our efforts to make the Recreation Committee self-supporting. We are looking forward to seeing you at events planned for 2008.

—*Patty Mullen Cook & Carol Yocom*

—*Patty Mullen Cook & Carol Yocom*

On Sunday, December 2 don't miss our

Ho Ho Ho Holiday Tree Party

at the Recreation Center from 3:30–5:30 p.m.

We will light our gorgeous Holiday Tree which was so generously donated by Christmas Tree Jamboree in Dana Point. Bring the entire family for complimentary hot chocolate and cookies while you enjoy music from the Dana Hills High School Choir. We have it on good authority that Santa will be stopping by to visit all our good little boys and girls. The Recreation Committee also asks that you help us spread some holiday joy outside our community by donating an unwrapped gift to the Military Outreach Ministry Camp Pendleton. The office and last month's flyer have the information for donation. Let's help make this a memorable holiday season for our local Marines and Sailors and their families.

NEW YEARS EVE POTLUCK PARTY

7:00 p.m. until ?

Join your friends and neighbors at the Community Center MPR to say good-bye to 2007 and welcome 2008!

- It's free! Just bring your favorite dish to share and BYOB.
- We will have the floor set up for dancing.
- The Big Apple midnight ball drop will be televised.

Please RSVP ASAP by email to Tina Fornadley at
Go4it@cox.net
or call her at 949-388-9080 to let us know what dish
you will be bringing to share.



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 speaker.

On December 4, Doug Chotkevys, city manager of Dana Point will speak.

On December 11 we will have our annual Christmas dinner-dance.

On December 18, the Dana Hills High School Choir will sing for us.

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

JOIN THE MENS CLUB IN HONORING OUR NEIGHBORS WHO SERVED IN WORLD WAR II

The picture to the right was taken at the October 16 Niguel Shores Men's Club meeting where 24 men who served their country during World War II were recognized and honored. The Men's Club president, Art Pappas, called out each honoree, mentioned which branch of the military they served and told of their particular experiences, i.e. their war stories, which were awesome. These war stories were for action in both the European Theater and Pacific Theater on land, on the sea and in the air.

Considering this group of WWII veterans represents nearly 25 percent of the membership of the Men's Club, the club and our community can be very proud to have them living amongst us.

It is with extreme pleasure that I now identify these fine men. When you see them around our community you too can thank them for their service. Three members missed getting into the photo; Sy Feiner – Navy; Bob Munz – Navy;

Fred Standefer – Army Air Corps.

—*Karl Kuhn*

WOMEN'S CLUB

Holiday Party: The annual Holiday Party will be held on Thursday, December 6, from 5:00 to 7:00 p.m. in the multi-purpose room. Women's Club and Men's Club members and their guests are invited to attend. All Women's Club members are asked to bring a finger food for hors d'oeuvres, but please no nuts, dips, candy or desserts. Board members will provide the desserts. Special thanks go to Carol Kuhn and her committee who have planned this festive event and to the members who donated the magnificent poinsettias for this occasion.

Women's Club Christmas Tree: There is no regular Board meeting in December. The Board will decorate the Christmas tree in the MPR on Monday, December 3, beginning at 1:00 p.m.

Roger's Gardens and Luncheon: On Thursday, December 13, Women's Club members will car pool to visit the holiday displays at Roger's Gardens in Newport Beach with a luncheon at The Daily Grill in Fashion Island. We will leave from the Community Center at

9:30 a.m. Please call Becky Lentini at 481-8429 for information about this outing. —*Barbara Boyd*

GARDEN CLUB

The second annual Lobster Fest was held November 2 in the multi-purpose room amidst red and white checked tablecloths adorned with bright yellow sunflowers. Fifty eight members attended and enjoyed the lobster fest with fellow Garden Club members. Kudos to Jack Sweeney and his committee for putting on such a fun event.

"Forget Me Not" committee chairman, Dee Johnston and her co-chairs, Ruthy Stahl and Marjean Hanson, assisted club members at the November 19 meeting in preparing gift packages with toiletries and small gift items which will be distributed to the "senior shutins" registered at the Dana Point Senior Center who are "Meals on Wheels" recipients. Dee thanks all of you who so generously contributed to this worthy cause. Your response was overwhelming.

The club's annual Christmas Luncheon will be held at noon on December 17. Chairman Janet Dohner



Front Row (from left): Hersey Steinwinter – Army Air Corps; Bob Stahl – Navy; Ed Adams – Navy; Doug Campbell – Royal Canadian Air Force; Jack Broering – Marine Air Corps; Dick MacNair – Army Air Corps. Second Row (from left): Bob Morrison – Navy; John Flynn – Army; Dick Beaubien – Navy; Jerry Pearl – Navy; Jack Mullen – Army; Lee Writer – Navy. Last Row (from left): Carl Printz (partially hidden) – Army Air Corps; Dave Latham – Marines; Watt Klosterman – Navy; George Freundlich (hidden) – Army; Bob Converse – Navy; Don Beaver – Marines; Byron Politt – Army Air Corps; Bob Scott – Navy; Dick Johns – Navy; Myron Miller – Army Air Corps; Ray Furst – Navy.

and her assistants, Lee and Harriet Writer, Jerry and Linda Koppang, Irene O'Brien and Barbara Orsini, are busily planning an afternoon of fun and a festive celebration. Attendees are asked to bring a salad or dessert to share, and a garden related exchange gift valued at about \$10. We will also be collecting unwrapped Toys for Tots to help brighten the holidays for those less fortunate. If you haven't already signed up call Janet Dohner at 489-9385 to make your reservation no later than December 7.

We will not have the horticulture table at this meeting but will be collecting money for the Penny Pines Reforestation Program which contributes towards the cost of purchasing seedlings to aid in reforestation in burned-over areas in the National Forests. Since the recent fires, the need for baby pine trees is greater than ever.

The Christmas Holidays are quickly approaching and the flower that depicts this time of year more than any other is the poinsettia. Have you ever wondered how this beautiful flower got its name? The poinsettia (*Euphorbia pulcherima*) is named after Joel Roberts Poinsett, the first US Ambassador to Mexico; he introduced the plant to the US in 1825 (Poinsett also founded the institution that is now named the Smithsonian Institution). Poinsettias are native to southern Mexico and Guatemala where they grow as a large shrub or small tree. In the early 20th century, the Ecke family of southern California became associated with the outdoor production of poinsettias for use as a landscape plant (in frost-free areas) and as a cut flower. Since that time, the Ecke name has become synonymous with poinsettias in the greenhouse industry. Almost all plant

royalties for poinsettia cultivars are paid to the Ecke family.

In Mexican legend, the poinsettia became associated with Christmas, when, on Christmas Eve, a child who could not afford a gift, picked some weeds by the roadside to take to church as an offering. Once inside the church, the weeds blossomed into vibrant red and green leaves and were considered by the congregation to be a miracle. Also known as the Star of Bethlehem plant, the poinsettia, with its star shaped leaves, became associated as a sign to mark the birth of Christ.

Poinsettias do best when placed in indirect sunlight, with daytime temperatures between 60 and 70 degrees, and 55 degrees at night. Water when soil becomes dry, and allow good drainage.

Wishing you and yours a very Merry Christmas and a Happy New Year. —Patty Therolf

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PAGE TURNERS

Page Turners will not meet in December and will start the New Year on January 28 with a review of *Rumspringa* by Tom Shachtman at the home of Betty Steinwinter.

Please note that the order of books for next year will change with the discussion of *Water for Elephants* by Sara Gruen taking place at the February 25 meeting, and *Jar City* by Arnaldur Indridason at the March 17 meeting.

Page Turners meets in members' homes on the fourth Monday of each month, September through June, except December, and in March and May this coming year because of holidays. New members are always welcome. The meeting format includes a brief social time at 1:00 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

For play in December, call Betty Steinwinter, 240-4462. We have needed a lot of substitutes lately, so if you would like to join us, make that call. Not all of our members live in the Shores so you can bring a friend along from outside if you wish. Winners since last *Seashore News*:

October 24: Marion Evans, Gloria Thraillkill
(An incomplete table resulted in two winners only.)

October 31: Frieda Baskin, Regina Brevik,
Shirley Heimstaedt

November 7: Helen Campbell, Joan Ingle,
Shirley Heimstaedt

November 14: Helen Campbell, Patricia Conway,
Frieda Baskin

All players who have been actively participating this year are invited to our annual Christmas party on Wednesday, December 5, 2007. This party will also say farewell to Marion Evans. If you wish to come, please phone Betty Steinwinter at 240-4462 by Wednesday, November 28.

—Betty Steinwinter

TENNIS COURT CLEANING
 The tennis courts will be closed Wednesday, December 26th, until 2 pm for routine cleaning.

NEW STREET SWEEPING SCHEDULE
 Street sweeping will now be done the LAST FRIDAY of every month. They will be sweeping the entire community ALL DAY starting with the community center parking lot at 6:30 am on December 28th.

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MEN'S GOLF

The scheduled golf round at Camp Pendleton was cancelled at the last minute because of the fires that closed the base. This was the annual SOS breakfast affair and has been rescheduled for February, 2008.

Twenty players participated at Arrowood Golf Club on November 13 under ideal weather conditions. Format was a Shamble, that is all players tee off, select the best drive, and each golfer continues through the hole from there. The composite score of the team counts. The first place team, Roy Dohner, Myron Miller, Charlie Clark and Bob Scott, smoked the course with a net 259 (21 under), followed by the second place team of Mac Brown, Jerry Koppang, Jack Sweeney and Blair McDonald close behind at 261. "Lachel Closest to the Pin" honors went to Charlie Clark and Bob Scott.

The Great American Putt Off contest will take place at Talega on December 11. All able bodied putters are encouraged to participate. The event will be followed by breakfast, a long nap, and then the Men's Club formal Christmas Dinner Dance that evening.

Quote of the Month:

"Golf balls are like eggs, they're white, they're sold by the dozen and you need to buy fresh ones every week."

—Bob Borland

NOTICE OF SEA TERRACE I ASSOCIATION ANNUAL MEETING

The annual meeting of Sea Terrace Townhomes Association I is scheduled for Tuesday, January 8, 2008 at 7:00 p.m. in the Multipurpose Room.

The agenda for the meeting includes:

1. The election of three members of the Board of Directors
2. The annual Treasurer's Report
3. The vice president's report on home painting
4. The president's review of 2007 activities
5. A discussion of issues and matters of concern to Association members.

Be sure to get your proxy in before that date to ensure a quorum, and plan on attending the meeting.

WOMEN'S GOLF

Next Fun Day is Monday, December 10. Check in time is 8:00 a.m. at Aliso Creek Golf course. Call Golf Captains Pauline Ross (661-1748) or Barbara Brabeck (493-9399) to be included or to make changes. After golf a special Christmas luncheon will be held at The Fountains. Social hour will be at 11:30 a.m. Lunch will be served at 12:00 noon. Call Jo Jackson (499-3726) or Dee Johnston (248-7148) for details and to hear of the treat in store for active members.

November game of the day was won by the team of Judy Boitano, Ceacy Johns, Linda Ross and Gretchen Rask.

Other wins:

Low gross	Judy Boitano
Low net	Barbara Brabeck & Val Mitchell
Birdies	Val Mitchell
Chip Ins	Terry Scott, Chris Beaver, & Lee Sweeney
Closest to pin # 6	Judy Boitano
Closest to pin #8	Ceacy Johns
Longest drive #9	Gretchen Rask

Thought for the day: You can put "draw" on the ball; you can put "fade" on the ball, but you can't put "straight" on the ball.

—Liz Kelsch

SEA TERRACE II ANNUAL MEETING NOTICE

The 31st annual meeting of the Sea Terrace II Townhomes Association is scheduled for Thursday, February 13, 2008 at 7:30 p.m. in the NSCA Multipurpose Room. Following the meeting there will be an opportunity for neighbors to meet and enjoy refreshments.

The agenda for the meeting includes:

1. The election of three members of the Board of Directors: Rene Cortez, Adrienne Ruben and George Traver.
2. The annual Treasurer's Report
3. The president's review of Board actions and activities
4. A discussion of issues and matters of concern to Association (owners) members.

March spoke about our Web site and the potential it has for future communication within the community. Pay attention to its future for that will become a new factor in your lives—electronic delivery of the newsletter, forms for all your needs, a page of your very own, ongoing information from the office, etc. Maybe even something entertaining... The entertainment that month was that the inside front and back pages were printed upside down! Great embarrassment to us but probably promptly forgotten...



For the record, in case it disappears one of these days.

You voted for the successors of two of them. Do you remember? Also, in that month's issue were photos of the demolition of the old office building. Who can picture it now? We asked if you knew what some great men had done to merit our streets having been named after them: Amundsen, Cabrillo, Magellan, etc. Check it out—page 5, *Seashore News*, April 2007.

In May there was an excellent article about the Architecture Committee by Forrest Owen, photos of the Women's Club Home Tour and the announcement of our photography contest—fast becoming a fixture of the newsletter. June: "A New Helm and a New Building." Our new office building was open and handsomely inaugurated. The Chili Cook-Off was a great success. July lauded the Recreation Committee and all it has done over the years to bring this community together. The Men's Club announced

In case you hadn't guessed by now, this is a recap of our year. In April candidates were presented for the election to the Board of Directors. The current Board was pictured on the front page.

its scholarship winners and the 4th of July was the usual great, gala event for Niguel Shores.

In August, in conjunction with a new office building, we wrote about the office staff—long-time loyal employees plus some new ones. Karl Kuhn wrote about our local bird population and Leo Riley contributed one more informative article From the GM and detailed Board Actions. September featured the "Hoe Down" and an illustrious resident we met as our neighbor, the "Flame Effects" man.

Of course, all along there were the words of wisdom From the Helm, from committee chairs and news about the clubs from their correspondents. Photography buffs kept sending in their creative photos and monthly winners were selected. Some views were adamantly expressed in the "Voice of the People" and goods were sold by the "Neighborhood Ads." Commercial ads were accepted and welcomed by the budgeters, regretted by the readers, and juggled for space by the composers.

October brought us the annual treat of the Camerata Strings, a great Halloween parade and party and a feature story about our invaluable Maintenance Committee. The "Helm" announced that improvements are in the offing for the Beach Bluff Park.

Coming to the end brings us to the wonderful art exhibition that Niguel Shores has as an annual privilege at the beginning of November. This year, once again, our resident artists brought their talents to this 24th annual art show along with a number of crafts enthusiasts who displayed their wares in the park. Our photo exhibit has come to a close with six monthly winners and a grand prize winner you can see on page one.

Fortunately, we on the *Seashore News* staff find an endless variety of topics about Niguel Shores to fill the pages of our newsletter. The people and events of this enviable community provide bits of news that we hope will continue to inform and entertain our readers. This was a great year and we look forward to using that same adjective again this time in 2008. In modern parlance, Have a good one!

—Mary Crowl

GM continued from page 2

In summary, none of this would have happened without the leadership and vision of the Board of Directors. This Board is one of the most enlightened and creative Boards that I have ever had the privilege of serving with. Your decision to elect them was well founded and anyone would be hard pressed to be disappointed when they realize that all the above projects were enacted on their watch.

Also, I would be remiss not to mention the legions of

volunteers that serve on our committees. They give their time, talent, and expertise to the Association and their only compensation is often the satisfaction of working with fellow homeowners to make Niguel Shores a better place to live.

Personally, I would like to thank all of you for the privilege of serving you in 2007 and look forward to having the opportunity to repeat this in 2008. Happy holidays.

—Leo Riley, General Manager

Holiday in the Harbor & Parade of Lights

Saturday November 30, December 8 & 9,
15 & 16 – 3:00 – 8:00 p.m

Art Show & Sale

The Art Show is on the “Boardwalk” by Harpoon
Henry’s on the boat dock side.

Sponsored by the City of Dana Point,
the Embarcadero Marine Co., and
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patrons of the DPFA High School Art Program.

Contact Gloria Ontiveros at 661-5091
for information

LIBRARY NEWS

The Halloween Bash was a smashing success; there were close to 200 children in attendance. Minikin Puppet Productions performed a wonderful puppet show called “Freaky Follies.” The Friends of the Library once again made this possible for the children.

Santa is coming to the Library...the Claus Family Christmas with Mr. and Mrs. Claus will entertain the children on Wednesday, December 12 at 7:00 p.m. Original and traditional holiday stories with dance and song, audience participation, and, of course, a “Wish Sharing” session.

Another Santa sighting will be at our After School Club on Thursday, December 13 from 4:00 – 5:30 p.m. Santa will tell a few stories and be available for picture taking. A Holiday Craft and Open House with cider and cookies will be presented at this event.

On display in the library will be Santas of all kinds by Santa Richard. Some who work in the bookstore may know him; he’s always in search of Santa books.

—Betty Steinwinter

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 at 7:00 p.m. on December 11 and 12 in the Samuelli Center of the Ocean Institute. It is being billed as “a holiday gift to Dana Point.” Tickets are \$15 for adults, \$12 for children. Purchase tickets online at www.tix.com or call (800) 504-4849.

DANA POINT HISTORICAL SOCIETY

***The Historical Society is
celebrating its 20th year
with a birthday party
and
holiday open house:***



**DANA POINT
HISTORICAL
SOCIETY**

Wednesday December 5
beginning at 6:30 p.m.
in the Dana Hills Tennis Center,
24911 Calle De Tennis, Dana Point.

A presentation by the founders of the Society is planned. Everyone is welcome—your opportunity to participate in your local heritage.

Visit our Web site at
www.danapointhistorical.org
Call 248-8121 for more information

DANA POINT

City Council Meetings:

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

Council Meeting telecasts:

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

VOICE OF THE PEOPLE

Letter to the Editor:

In the October *Seashore News*, the general manager, Leo Riley, included in his report that, "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." That is a blatant untruth. We were present at the Board meeting when a member of the Board announced to those in attendance that they were "tired of paying for punctured tires" and ordered the spikes to be removed. There was no homeowner input for that decision, it was a surprise, and most emphatically, no vote was taken. We asked Mr. Riley to correct that misstatement in the November newsletter and he has declined to do so.

We feel it is important that residents can rely on official reports in the *Seashore News* to be accurate and true. Such was not the case in October.

—Hope and Dick Luedeke

A comment from the Board of Directors:

Regardless of any version of the historical reason why the spikes were removed, 72 percent of recent Garibaldi Gate votes were against reinstalling the spikes. A CPA audit of the 2007 vote is available in the office.

Letter to the Editor

We will be out of town but for your information we strongly favor continuing with all improvements sooner rather than later and believe a special assessment now would save everyone money anticipating ever rising construction costs.

Also you (Leo Riley), the committee, the board and the contractor did a masterful job with the office and I would like to take advantage of your collective skills and his, while available, to finish the job right, on time and on budget.

You are welcome to use our comments in the meeting and for the record.

—Jon Cobain and Judy Flynn

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.



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PHOTOGRAPHY CONTEST

Grand Prize Winner: Chris Conway for that moody shot of the sunset with figures on the Beach Bluff—obviously the best! Thanks Chris and all the other entries (you can still see all of them on the Web site). Chris is featured in our "Meet Your Neighbor Article" this month and, we hope, will enter more photos next year. He has his dinner for two prize also.

We are pleased that our long-running photography contest has been such a success. The last month we had the most entries of all. So, because of the great interest, we plan to institute a new contest starting in January with different themes each month (not Niguel Shores which I am sure the photographers will appreciate). In January our first theme will be "Winter Scenes." Each month we will announce a new theme throughout the year (suggestions are welcome). There will be a monthly winner as before. The last theme will be for October and, once again, votes will be solicited in November for the winner of the year's collection to be announced in the December issue. Our photographers therefore have January through October—ten chances to provide a winner. We like the photography contest because it provides each month a beautiful photo for the newsletter. Get your shutters clicking or your digitals digitizing and make that winning photo yours...
—Mary Crowl



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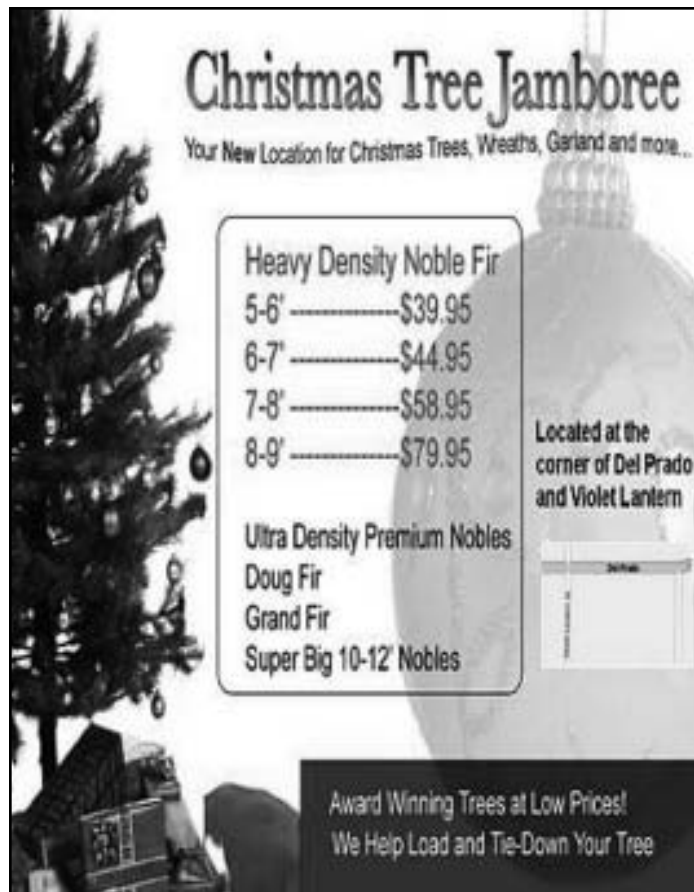
MEET YOUR NEIGHBOR

Photo Contest Winner Chris Conway

Chris is a southern Californian, born in and grew up in Glendale. He attended Glendale College and has been recently employed by Fox Studios (a long commute but he often stays over with his brother who lives up that way) until the current writer's strike, and now is temporarily working with a friend in construction in our area. He moved to Dana Point seven years ago and to Niguel Shores about four years ago. Chris bought one of the first digital cameras that became available and started photographing his little daughter. She is now ten and he says he has thousands of photos of her. This hobby has won for him the Grand Prize for the photograph that you see on page one. He reminisced about that beautiful sunset and how the light was just right. This was one of his two monthly winners, the other was the one of the coral tree with the holiday lights. Chris is very interested in tennis and would like to connect with others that might like to join in a weekend game. His prize is a gift certificate for dinner for two at a local restaurant. Congratulations, Chris, and thanks for your participation.



—Mary Crowl



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—Pete Rask, Sometimes reporter.

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Found Cat— A mature black short hair (de-clawed) house cat found on Leeward Dr. Please call 661-2829 or 632-3377.

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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DECEMBER 2007 in Niguel Shores

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY SUNDAY																																																																							
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HAPPY HOLIDAYS

NCSA DIRECTORY
NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
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Architectural Committee
Finance
Landscape
Maintenance
Recreation
Seashore News Staff
Traffic and Safety
View Preservation

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

MEETINGS

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

AD HOC COMMITTEES

Revitalization
IT/Website

CHAIRPERSONS

Rob Rifkin
Rob Rifkin

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

MEETINGS

To be determined
To be determined

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

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

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*Holiday Greetings
and Warmest Wishes for a
Wonderful New Year*



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- Connie McKibban

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