

# Seashore News



January 2008

Published Monthly by Niguel Shores Community Association

Issue 411

## FROM THE HELM

**H**appy New Year. As we enter a new year, many of us make resolutions that we promise to ourselves that we will keep all year long. Well, I do, I try and, like most, I don't usually succeed much past the later part of January. Regardless, in 2008, I resolve to be a better listener, to tell Janet and our kids I love them more often, to spend more time with my friends and family. To call my Mom more often, to get to the gym more regularly and to be more patient, kind and tolerant of those who disagree with me...well, maybe one or two until the early part of January.

This year the Board is going to try something new to generate more opinions and feedback. We are going to try "blast e-mail" opinion surveys, and for those without computer access, we will still accept snail mail or phone responses. Many people are just too busy with "life" to participate in managing our community but maybe they could squeeze in a minute to respond to a short e-mail requiring a simple "yes" or "no" response. If this works we might even try some multiple-choice questions. So if you haven't provided the office with your e-mail

address please add this to your New Year's resolutions.

Our first survey will help us decide on whether we should repave the lower lot at the Beach Bluff Park or expand the park with grass instead (same cost). We appreciate those that have already provided their opinions but we would like to have a larger sample before we make this decision. We need to decide well before the end of this month.

I wish you all health, happiness in 2008 and good luck in keeping your resolutions.

—Roy Dohner

## LOOKING BACK

**W**e'll start the New Year by looking backward at the history of this lovely sloping hillside upon which we live. The Native Americans who inhabited this area called it *Niguli* which probably means "a large spring." They were hunter gatherers living on fruit, nuts and seafood along the natural waterways of Salt and Aliso Creeks.

### El Rancho Niguel

The area eventually became part of a cattle ranch, first under the mission in 1776 and later, under Mexican rule, as part of El Rancho Niguel owned by Juan Avila. The cattle produced valuable hides which were shipped to the eastern states around Cape Horn about which you may read in the classic tale, *Two Years Before the Mast* by Richard Henry Dana. Early developers named Dana Point for this author. Annexed by the U.S. in 1848, the area was enriched by



Aerial view of Dana Point with Niguel Shores area in upper left beyond the mobile home park. The point is now the home of the Ritz Carlton.

## FROM THE GM

**P**ARKING WAIVERS—For those who attended the last Homeowner Forum, the Board announced a new commitment to “cracking down” on parking waivers. This received the first standing ovation in the history of Niguel Shores that anyone could remember. We have discovered that people realize it is cheaper to pay for a parking waiver than for a storage space at a public storage facility. As a result, many people have turned their garages into a storage facility (or gym, or workshop or extra bedroom) and park their automobiles on the street. As a first step in the process of stopping this violation of the CC&R’s, the Board has submitted a rule change that will raise the annual waiver renewal fee from \$10 to \$100. Also, before a waiver is granted or renewed, the Traffic & Safety Committee will conduct an annual inspection of the garage to see if it is capable of storing the homeowner’s vehicles. If you currently have a Parking Waiver, it will expire on January 15, as it does every year. You will have 60 days to contact the Traffic & Safety Committee through the NSCA office to schedule the garage inspection. After passing the inspection, you will need to post the \$100 Annual Waiver Fee. If you do not schedule an inspection after January 15, vehicles parked in the street overnight, even with waivers, will be subject to the NSCA Cite/Tow Rules. If you have any questions, please feel free to contact me.

**CLARIFICATION OF HOMEOWNER COMMENTS**  
It is no surprise that, with the increase in real estate values, the amount of construction and remodeling has soared in Niguel Shores. As part of the submittal process we notify all the surrounding neighbors that a project has been submitted and ask for their comments. There obviously has been some misunderstanding of this process based upon recent homeowner feedback. The comment is generally that the AC Committee and/or the Board do not listen to the comments from homeowners. This is far from the truth and the intent is where the miscommunication takes place. Homeowner comments do not constitute an absolute “VETO” power over the proposed project. The AC puts the comments into context with the Rules & Regulations to see if the project meets the legal parameters of Niguel Shores. The committee also must consider issues of privacy and view, and these areas often are the contentious issues with neighbors because of their subjective nature and this is where the conflicts arise. As part of the discussion on architectural matters, please review the important article from the Architecture Committee in this issue. It discusses the new NSCA policy for holding public meetings on any new remodel or new construction project submitted by a homeowner.

**EMERGENCY CONTACT INFORMATION**—If you have not updated your Emergency Contact Information, please

take the time to complete the enclosed form and return it to the office. I can’t tell you the number of times each week that we try to contact a homeowner and can’t reach that person because of missing or inaccurate information. The other significant fact is the change in the way the world communicates. Email has become the primary communication method and we have only 400+ addresses in our database (out of 960 residences). I send out email homeowner notices 5–6 times per month, and if we don’t have your address, you will not get the news until the next *Seashore News* is circulated. We need this information for important notices, so please help us by taking the few minutes to complete the form.

**EMPLOYEE RECOGNITION**—Our Niguel Shores staff works very hard to provide the highest level of customer service to you, the Association’s members. I am biased, but I do believe we now have the best “staff team” that the NSCA has ever had. Ivy Hsia, our controller, has been here for over 21 years so I consider her the expert in these matters, and she agrees. To this end, the Board has authorized me to implement a “Homeowner Recognition Award” program with two elements to it. First is an award for superior service by an individual that is recognized by any homeowner in an email, letter or a Homeowner Request Form. Simply put, if you see someone on the staff perform an exceptional act, no matter how large or small, just let me know, and we will recognize staff members for their service with a \$25 Gift Visa Card. Second is the Employee of The Year Award. It is self explanatory and, in addition to the recognition, it carries a \$250 Gift Visa Card. The very first winner of this award is George Cooley, Maintenance Manager, for the exceptional leadership he has demonstrated in 2007 in guiding the department through many changes and the construction of the new office. The winner of the first ever HRA award is Frank Geck, for recognition of his efforts by members of the Recreation Committee. Frank works Sundays and inherits the last minute problems and situations that come with most events which seem to fall on his weekend watch. The last event, the Christmas Tree Lighting, was such an event at which he offered help and service that was above and beyond. Congratulations to both George and Frank.

**NEW YEAR’S EVE**—You know I like to end on a happy note, so if you read this in time and don’t have a party planned for New Year’s – come on by the MPR room and share the “Auld Lang Syne” with your neighbors. The party is *free* and is both “Pot Luck” and BYOB. It starts at 7:00 p.m. and goes until? You can contact Tina Fornadley at GO4it@Cox.net for further information and to coordinate dishes.

—Leo Riley, General Manager

# BOARD ACTION SUMMARY

## DECEMBER 5, 2007 BOARD MEETING (General Session)

### APPROVED:

- 2008 Reserve Study (Final Draft 11/27/07) and 30 year plan summary.
- Resignation of Lin Brame from the View Preservation Committee.
- Appointment of Irene O'Brien to Chairman of the View Preservation Committee.
- Annual Homeowner Notification mail out.

### DISCUSSED:

- Revitalization of the MPR complex.
- Asphalt overlay and Beach Bluff Parking Lot projects.
- Headlands (County of Orange) public restroom at the bluff.
- Homeowner correspondence (letters & emails) from: Luedeke, Kunn, and Johnston.
- Board Meeting calendar for January 2008 — New meeting dates: January 9 and 23

### HEARINGS / MEETINGS:

- Conducted homeowner meeting with Sweeney
- 23846 Kara Bay to protest AC approval of remodel at 23856 Kara Bay.

## DECEMBER 5, 2007 BOARD MEETING (Executive Session)

### APPROVED:

- Litigation Disclosure Statement – December 2007
- Delinquency Report – October 31, 2007

### REVIEWED:

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

### DISCUSSED:

- MPR project financing
- Personnel Annual Review discussion

### HEARINGS: None

*NOTE: The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA office entrance. 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—JAN. 9, 2008 @ 9:00 a.m.  
NEXT PUBLIC HOMEOWNER FORUM—FEB. 20, 2008 at 7:00 pm

## 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.

## NOTICE OF SEA TERRACE II ASSOCIATION ANNUAL MEETING

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.

## ARCHITECTURAL COMMITTEE

### The Difference between Comment and Veto Power

In last month's article, Tim Moore from the AC Committee explained the new "Public Hearing" process for new remodel and construction submittals. With this month's issue, we will begin publishing the list of those major projects and the date / time of their hearing. In addition to being published in the *Seashore News*, the list of hearings will be posted on the Reader Board that is directly across from the entrance to the NSCA Office.

The number and scope of construction projects in Niguel Shores has caused the homeowner notification process to become a very critical step in the AC protocols. The intent of the committee is to notify all neighbors who may be impacted by the projects and to give them an opportunity to make comments and express their concerns before making the final approval decision. Unfortunately, there is a very common misunderstanding in regard to this process. The committee wants to hear all the feedback from impacted homeowners, but then must put those comments in context with the Rules & Regulations as well as privacy and view issues.

Here is where the process sometimes becomes contentious with homeowners who feel that their comments have been ignored. While the Rules & Regulations are mostly "black & white" issues, the privacy and view matters are sometimes more subjective. It is the responsibility and authority of the AC Committee to determine these matters and, as would be expected, not everyone agrees with every decision they make. When a homeowner disagrees, they expect the project to be denied because they have disagreed with the committee's judgment. In essence, they believe their comments represent a "Veto Power" over the project, and the CC&Rs and Rules & Regulations simply do not support this.

In summary, the AC Committee will continue to encourage homeowner input through enhanced communication policies and resident involvement, but just because one homeowner opposes another homeowner's project, that opposition does not guarantee that the project will be denied.

—Leo Riley

### MAJOR PROJECT PUBLIC HEARINGS

Thursday, January 3, 2008 in MPR Room

ADDRESS / HOMEOWNER	PROJECT DESCRIPTION	TIME
23965 Leeward—DUNLAP	Major Remodel	11:30am
33821 Mercator—JAFARI	Major Remodel	12:00pm
33821 Shackelton—STEADMAN	Major Remodel	12:30pm

## FINANCE COMMITTEE

During 2007, Niguel Shores expended approximately \$1.1 million and received a beautiful new office building and community center infrastructure. In 2008, at least \$1.0 million will be spent on new street asphalt and slurry.

During 2008, a significant number of volunteer hours from the Board and all the committees will be directed to the design and financing of the new Multi-Purpose Room Building (MPR). The Finance Committee will be involved in all aspects of this project.

All committees and participants have been and will continue to focus on "functionality," so that our new building is available for "all" types of social events for the next 30 to 40 years.

Let's retain our holiday cheer into 2008. We are very fortunate to have neighbors who really care about each other and the community. Although the Finance Committee is involved with how money is spent, we realize Niguel Shores has over a hundred community volunteers, which is "priceless".

We welcome all questions and viewpoints as we analyze our needs for new streets and buildings. We don't have to know all the answers immediately; we just need to know all the right questions. Wishing everyone a healthy and happy New Year.

—Marcy McNulty and the Finance Committee Members

## LANDSCAPE COMMITTEE

The Landscape Committee is responsible for all the common areas within Niguel Shores. The committee adheres to the NSCA rules on all shrubs and trees. Rule 4112 states that no tree or shrub at pad level shall be allowed to exceed the height of the highest elevation of the nearest adjoining roof or three foot fence adjoining the common area. Many of the community's trees are 35 years old and are in violation of this rule. We value the beauty of each tree as well as the purpose of the rule that insures the value of each homeowner's view.

The committee also intends to take one of the common slopes each year and address its problems as well as redo some of the plantings. The committee is working closely with Wendt Landscaping to address all of these situations.

The committee hopes that you will understand the kind of decisions that must be made under CC&R Rule #4112.

—Janet Traver

## MAINTENANCE COMMITTEE

This past month our maintenance department spent many hours installing the holiday decorations to be enjoyed

by residents and visitors. During January they will be busy taking them all down and storing them away for next year.

With this issue we introduce Dennis Cannon. Dennis is a native of Southern California, born and raised in Santa Ana, now living in Orange. He is bilingual, which has proven to be a significant asset for Niguel Shores. One of Dennis' key assignments this past year was to work with our gardeners in the maintenance and operation of the new irrigation system. The system continues to improve as Dennis maintains it and instructs the gardeners on the operation of the system. Dennis has worked in the electronics business; he has warehouse/stockroom experience and has worked in aerospace as an operator of autoclaves. He came to Niguel Shores Maintenance Department two years ago having been hired from the security company that was serving our community. Dennis and his wife have five children, all living in Orange County. They have three grandchildren, ages 5 to 7, and three more grandchildren on the way. The family enjoys camping and, Dennis, his rose garden. The next time you see Dennis around the community say hello and thank him for his service to Niguel Shores. He serves us well, and always with a smile.

The entrance gates and fence painting project is well underway. By the time this is published all entrances will have fresh, matching paint that will improve the appearance and extend the useful life of these gates. We are also working to improve the battery backup for the gates to insure that they will automatically open should there be a power failure. Garibaldi, Manta, Breakers Isle, and Cabrillo Isle are complete and the other two will be finished by the time this is published.

Now let us ask you for a little help. There are doggie mitt bags placed around the community. They are for the emergency use of dog owners when they may be out with their pet and not have a needed bag with them. Please do not use them for any other purpose! Last week we put 180 out in one location and they were gone in two days. It may surprise some to know that in the first 10 months of this year we have spent \$1,224 of your money on these bags. This cost could be substantially reduced if they were used only for their intended purpose.

—Jack Christiansen

## TRAFFIC AND SAFETY COMMITTEE

Traffic and Safety has been busy as always, addressing issues relating to crime, access, parking and speeding. As many of you might be aware, much of our time recently has been spent dealing with overnight parking. As part of our due diligence effort in reference to this matter we have polled our

neighboring communities on how they handle "street parking." While some might find our policies regarding street parking "waivers" conservative, we are actually quite liberal in comparison. We have found that many of our sister communities do not allow street parking at all for residents (day or night). Only guests may park in assigned visitor parking areas. Residents with more than two or three cars (depending on garage capacity) are forced to park their additional vehicles off site. Waivers are not even an option. In contrast, I have checked with some friends that live in local neighborhoods that do not have an association. These non HOA communities have no street parking rules. However, I have found that some of the residents with large work vehicles park their trucks off site. When I inquired why, I was told they do it purely out of common courtesy and respect for their neighbors. Additionally, they felt that most people do not want to look at community streets lined with cars (it is both an aesthetic issue and one of safety). Out of respect for your neighbors and fellow community residents, drive slowly, safely and utilize your garage and driveway for their intended purposes. Mahalo!

—Eric Ackermann

## VIEW PRESERVATION COMMITTEE

Our chairman, Lin Brame has resigned from the committee after having served seven years on the View Preservation (formerly Tree View Blockage) Committee, with the last few as chairman. Many thanks, Lin, for your leadership and contributions. Irene O'Brien has been elected as our new chairman and will be leading us about the community to tend to all of your Homeowner Requests.

Trimming and shaping your new plants and trees in your private yard as they grow will prevent view problems later on. If you want to keep the new tree or bush you are planting, be sure you know how big it can grow. Pinching selected new growth will easily shape your young plant. Remember, your neighbor's value their views as much as you value yours. A mature tree that has to be topped is not an asset and can become very expensive due to regular trimming schedules. Check with your local nursery or *Sunset Western Garden Book* for a choice of the best plants and trees for our view situation, as well as specific instructions on how to guide their growth.

—George Traver

## SEASHORE NEWS

We begin another year with our usual enthusiastic staff ready to bring you all the scintillating same old, same old...

continued on page 12

## RECREATION COMMITTEE

The Recreation committee is looking forward to planning events for the community for 2008. We would like to hear from you about what you want the committee to plan as we hope to have events that will provide entertainment for everyone—parties that all the community would enjoy. If you have any ideas or would be willing to chair an event, let us hear from you. The schedule for 2008 is being planned and we need your help to give you and your friends the events that you will attend.

Mark your calendar for the coming events and see the details in the accompanying articles.

Scrapbooking, January 19, Pot Luck, January 20, Super Bowl Party, February 3.

See you at one or all of these activities.

—Carol Yocom, Recreation Committee Chairman

### Scrapbooking – Let's Get Organized Resolution #1

If you have been eager to get your mountains of precious photos organized, then you are in luck. The Scrapbook Group will be gathering on Saturday, January 19 from 5:30 – 9:30 p.m. in the MPR. Our focus is GETTING ORGANIZED! Bring your boxes of photos and a snack to share. Resident Gina Hartigan, a 20-year photo veteran, will provide guidance and have tools available to help you accomplish your first New Year's Resolution. No creativity needed. Join us for food, friendship and fun! Contact Gina to RSVP at 878-6316 or [ginahartigan@cox.net](mailto:ginahartigan@cox.net).

### January 20 Potluck

It's winter time again and a good time for the first Potluck of the season. Let's welcome the event by joining your good friends on Sunday, January 20 at 6:00 p.m. The hosts set a topical theme for the evening and base the decorations and sometimes a clever agenda related to that theme. The hosts will call those who have attended previously to suggest dishes to bring. We encourage residents who have not enjoyed this friendly gathering to call one of the host couples listed below and help carry on this long-standing Niguel Shores tradition. Come summer, the Potluck migrates down to the bluff for outdoor picknicking but, for now, we will be cozy in the grand old MPR. All attendees are asked to bring a contribution of their choice:

salad, hot dish or dessert. You must bring your own plates and utensils and a drink of your choice for the cocktail hour that starts at 6:00 p.m. Ice and snacks are provided. Please call one of the following and bring a friend or two:

A to E — Sally and Steve Leonard 240-7015

F to O — Ceacy and Dick Johns 493-8355

P to Z — Chris and Don Beaver 493-7430

## SUPERBOWL SUNDAY

February 3

**Recreation Center doors open: 2:00 p.m.**

Hot dogs, refreshments, wine and beer, goodies  
(Nominal charge)

Playoff Game at 3:00 p.m.

Get your chance on the pool

Quarterly payoffs

Open to all Niguel Shores residents  
and their guests

No reservations necessary

Just come

## LIBRARY NEWS

Programs will be postponed for January and part of February due to the expansion and re-carpeting of the Meeting Room. The bookstore of the Friends of the Library will be expanded in this renovation. The library has waited a long time for this construction to happen. An Interest List for Storytimes and After School Club will be available by calling or stopping by the library. Interested patrons will be contacted about future dates of programs.

The Reference Librarian, Nikki Bird, has left us to go to another Library system so we will not have a book club meeting until a replacement comes. We will have an interest sign-up in the library.

The Library will have a display of Whales & Dolphins the Month of January and February for Whale Watching Time.

—Betty Steinwinter

# HOLIDAY TREE LIGHTING CELEBRATION



Santa with Paden Cook



Santa and Max & Jackson Fleming



Susan Fleming, Beth Tonin, Emi McCarter,  
Michaela Ackerman, Patty Cook



## GARDEN CLUB

Christmas 2007 is just a memory, and 2008 is here and ready to go!

Before completely closing the door on 2007 however, the Garden Club members would like to give a special “thank you” to our Christmas Luncheon chairman, Janet Dohner, and her assistants Lee and Harriet Writer, Jerry and Linda Koppang, Irene O’Brien and Barbara Orsini for creating a festive party atmosphere with a lovely display of delicious salads and tasty desserts. Members brought garden related gifts to exchange with one another and a “Toys for Tots” gift to be distributed by the Niguel Road/Stonehill Fire Department to less fortunate children in our area.

**Bea Grow** will be our guest speaker at the January 21 meeting. She lives in San Clemente and is a totally organic gardener. She designed and created her garden. Bea started gardening at an early age with her grandparents and mother, and has continued to add to her horticultural knowledge to this day. She has won several gardening awards with “District Gardener of the Year” being among them. “Roses” will be her subject.

When we think of roses, the **Tournament of Roses** often comes to mind and with it, not only the beautiful flowers we see on January 1, but the gorgeous floats, marching bands, handsome horses, and crowds of people who come to view this flower wonderland. Did you know? The parade is held in Pasadena, California where it began in 1890. Besides some of the local entries, all of the entrants in the competitions would decorate their carriages with flowers too—mostly roses. This is how the first Tournament of Roses started. The theme for the first parade in 1890 was “A Time to Remember”. The first Rose Parade queen was Hallie Woods in 1905. The first Grand Marshal was San



Francisco Mayor James Rolph in 1930. Three years later in 1933, actress Mary Pickford was the first female Grand Marshal. The Tournament of Roses has come a long way since its early days. We hope you have enjoyed reading this bit of trivia “about the beginning”.

**January tips for planting:** Berried shrubs attract birds and add winter interest to the garden. By planting barberry, beautyberry, cotoneaster, heavenly bamboo, holly, pyracantha and toyon you may have some new birds visit your garden.

Pink roses that look hand-painted are highlights among newcomers for 2008. Examples include “Candy Land,” a climber with hot pink hybrid tea-shaped flowers that are splashed with ivory; “Tiddly Winks,” an orange-pink and sunshine-yellow miniature; and “Watercolors,” a floribunda whose flowers resemble *Rosa chinensis* “Mutabilis” (a single flower that opens yellow, then turns pink) but with richer hues.

Remember to bring items to share for the horticulture table and contributions to the Penny Pines project. The meeting will start at 12:00 noon in the MPR room. Members are welcome to bring a bagged lunch. Refreshments will be served.

See you in the garden!

—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 speaker.

On January 1 there will be no meeting because of the holiday.

On January 15, Phil Immel and Karan Masters will give us an update on real estate activities in Niguel Shores.

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

## MUSIC FOR THE SEASON

On Tuesday, December 18, the Dana Hills High School Choir sang holiday songs at the Niguel Shores Men’s Club Breakfast. This is a tradition that is now ten years running. DHHS Vocal Music Instructor, Mr. Ray Woods, and seven young ladies dressed in beautiful black sequined dresses and five young men in black attire sang Christmas and Jewish songs before an enthusiastic audience.

Mr. Woods is also Artistic Director of the South Orange County School of the Arts (SOCSA) at DHHS and recently received the Outstanding Arts Educator Award.

Prior to their program, the performers were treated to an excellent hearty breakfast provided by the Men’s Club.

—Karl Kuhn

## WOMEN’S CLUB

The next meeting of the Women’s Club will be held on Thursday, January 10, 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

continued on page 12

supplying beef and leather to miners shortly thereafter, and settled by an influx of people when the railroads came in 1887. Not until the end of WWII when more and more people came to this area did development begin in earnest. Early developers in the 1920s, who had seen the promise of this desirable ocean-front area, were soon thwarted by the crash of 1929 and ensuing long depression and war years. In 1954, the Daguerre family, descendant owners of the original Avila rancho, sold 7,200 acres to the Shumaker investors group and another 856 acres to George Capron, a former major-league baseball player. This latter property, along the coast at Salt Creek, was known as the Capron Ranch. The financial company, Paine, Webber, Jackson and Curtis formed a partnership with Cabot, Cabot and Forbes, Inc. of Boston and purchased the Shumaker property of Rancho Niguel. The property stretched from the ocean to Highway 101, soon to become the San Diego freeway. The property was called "Laguna Niguel" to promote identification with Laguna Beach and to retain the name *Niguel*.

### Laguna Niguel

The Laguna Niguel Corporation was created in 1959, and a master design for a planned community was then developed. Commercial areas, schools, churches, roads, parks, shopping, utilities, and everything that families needed were to be provided. A sales office was set up at the corner of Pacific Coast Highway and Crown Valley, the Monarch Bay Plaza was opened, roads built, Monarch Bay developed as well as the El Niguel golf course and club house. However, the corporation did not own the 865 acres belonging to George Capron. Finally in 1965, Capron's widow sold that land to the corporation for \$10.5 million. Early plans included a man-made lake, resort hotel, town houses and an apartment complex. The development was named Niguel Shores and approved by The Local Agency Formation Commission of Orange County. Niguel Shores was part of the master plan for the Laguna Niguel New Town.

### Niguel Shores

The Articles of Incorporation for the Niguel Shores Community Association were filed with the California Secretary of State on November 6, 1969. An initial meeting of a Board of Directors was held March 6, 1970 at No. 3 Monarch Bay Plaza. W. H. Beck was elected temporary chairman, John J. Parks was vice-president, the secretary was Brian Prentice and treasurer, Donald B. Talcott. The Bylaws were adopted. The Board authorized the opening of a bank account and established the fiscal year as January 1 to December 31. They accepted the Declaration of Establishment of Protective Covenants, Conditions and Restrictions, and established an



Aerial view of excavation for Niguel Shores

annual assessment at \$420 per lot, then, because the trash disposal service was eliminated, reduced it to \$402.

On March 24, 1970 Richard B. Smith, Inc. filed a subdivision report on Tract No. 6935 in Niguel Shores, known as the Broadmoor Homes. These homes on Windjammer, Brigantine and Windlass were the first homes built in Niguel Shores. Other areas quickly followed with the Shores Garden Homes next, Atlantic Garden Homes, Sea Terrace Town Homes, Berkus Homes, and, across Selva, additional Sea Terrace Town Homes and, lastly, the Villas in 1977.

In July 1972 the Board of Directors entered into an agreement with AVCO Community Developers for the construction of a recreation center for Niguel Shores.



Community Center in 1973

Ground was broken later that year and, on June 13, 1973, the Niguel Shores Community Center was opened and dedicated. Frank Mead, President of the Niguel Shores Community Association, wrote in the July 1974 *Seashore*

continued on page 12

## PAGE TURNERS

Page Turners will start the New Year on January 28 with a review by Diane Hearne of Tom Schachtman's *Rumspringa*. The hostess will be Betty Steinwinter, 24172 Vista D'Oro, and refreshments will be provided by Wilma Lindberg.

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 January 2008, call Helen Campbell at 496-4230. We have needed many 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* were:

November 21: Shirley Heimstaedt, Helen Campbell, Edy Tisch.

November 28: Helen Stevenson, Frieda Baskin, Helen Campbell

December 5: Patricia Conway, Frieda Baskin, Marion Evans

December 12: Helen Campbell, Frieda Baskin

We had our Christmas Party on December 5, 2007. It was also a party to say good-bye to Marion Evans who will be leaving Niguel Shores shortly. The photo below shows all bridge players in front of our Christmas tree and gathered around Marion Evans. We had 3 tables and 12 bridge players for that day.

—Betty Steinwinter



The players are Lucinda Sire, Frieda Baskin, Edy Tisch, Betty Steinwinter, Dorothy Horany, Helen Stevenson, Shirley Heimstaedt, Helen Campbell, Marion Evans, Patricia Conway, Regina Brevik and Kay Wittmack.

## MEN'S GOLF

The conclusion of the year 2007 Golf Season came to a crashing close when 35 golfers braved the early morning windy chill at Talega and participated in the Great American Putt Off, followed by a great breakfast. A total of nine teams were awarded an assortment of left-over tees, golf balls and felt markers to clear out the inventory. The overall winner was the team of Don Baer and James "Woody" Woodward.

The 2008 season will start with January rounds at Aliso Viejo and Twin Oaks golf courses. Next year's schedule includes some new courses, 22 scheduled events and of course, the Couples Away outing next October 14. All golfers are invited to play with our group and are very welcome.

**Quote of the Month:**

"The best wood in most amateur's bags is the pencil."

—Bob Borland



Putt Off winners with Bob Borland at center: Don Baer (left) & James "Woody" Woodward



## WOMEN'S GOLF

Next Fun Day is Monday, January 14, 2008. Check-in time is 8:00 a.m. at Ben Brown's. After nine holes of golf, the group will meet at the Niguel Shores Community Center for lunch prepared by Lee Sweeney (661-5924) and Marlene Lynch (493-6494). Golf Captains are May Gramer (248-1272) and Annie Greenwood (493-6782). Please call one of the lunch captains and golf captains if you are not signed up or if you must cancel. Last minute cancellers also need to call the starter at the course (499-1919).

The new board will conduct the first meeting of the New Year: President Judy Boitano, Vice-President Val Mitchell, Secretary Barbara Brabeck and Treasurer Marlene Lynch.

**Winners in December:**

- Low gross: Val Mitchell—42
- Low net: India Rouse, Lee Sweeney, Liz Kelsch—32
- Closest to pin #8: Marlene Lynch
- Longest drive: Annie Greenwood
- Birdie: Val Mitchell
- Team game: Beaver, Rouse, Lynch—43

Thought for the day: If you want to get better at golf, go and take it up at a much younger age.

—Liz Kelsch

**STREET SWEEPING**

Street sweeping will 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 a.m. on January 25th.**

**TENNIS COURT CLEANING**

The tennis courts will be closed **Wednesday, January 30th, until 2 p.m.** for routine cleaning.

# GLEANINGS FROM THE SEASHORE

## NEWS OF JANUARY 1992

The Men's Club had over 100 at its annual Dinner Dance at El Niguel with Ed Adams as chair of the committee. Forrest Owen was president and Grover Brown, treasurer. In January they were to hear Colonel Mike Fallon, USMC, who led the First Battalion, First Marine Division into Kuwait during Desert Storm.

Their "weatherproof" golfers were at Oceanside where tournament winner was Fred Standefer, second, Gene Lachel, and third, Jerry Quinlan. Closest to the pin was Jack Broering.

The Women's Club went January 16, on a walking tour of San Juan with lunch at Sarduccis. Sallie Armstrong was responsible for the holiday party with help from Men's Club volunteers. The craft class met to learn needle arts from Harriet Writer and enjoy their brown bag lunches.

Women's Golf: "The Christmas party was one of the best ever—attended by 35 of our members and highlighted by superb entertainment, courtesy of Fabulous Fran and Luscious Lucy in a rousing effort to bring vaudeville back. Betts provided the piano back-up and Peg the intro—Bette Midler has nothing to worry about! The gala festivities were magnificently hosted by Sue Forrest and Betts Flynn, capped by a fantastic putt by playmate of the year, Carol Hollinger, whose broken ankle hampered her not one whit. A long, low bow to those who made this entire even so memorable." Author unknown.

There was Potluck with hosts Hope & Dick Luedeke, Phyllis & Harry Landis and Edie Patterson. There was bridge on Wednesday and couples bridge in the evening. Page Turners was reading Peter Mayle's *A year in Provence*. Movie night showed *Only the Lonely*.

Lee Richards headed the ACC, John Dickerhoff, Communication and Andrew Bousch was Finance. Landscape, Tom Reath, Maintenance, Norm Pomeroy. Ed Adams was Recreation, Bob Sewell, T&S and Carroll Cox, TVB. (Carroll and John Dickerhoff were the longest running committee chairmen ever—each did 20 years or more!) The Board was Dick Luedeke, Lydia Reeve, Bob Raymer, Sid Kahn and Bob Norton.

Not so long ago, but it seems like ancient history...

Committees continued from page 5

That's what some say, but our idea is to make that same old stuff interesting. For instance, some committee contributors say it is impossible to write interesting things. That is the challenge! If a committee, club or activity is functioning, surely it is doing something interesting. We appeal to all contributors of articles to read their own and see what could be said that would make it more informative for our readers. It could even be funny. Our content is not limited to sober declarations of facts. This past year some of our contributors have greatly improved the content and interest of their areas. We'll look for more this year. Thanks to all of you for your timely submission of articles during Christmastime for this January issue.

—Mary Crowl

Clubs continued from page 8

the luncheon. If you have not received a call by Monday, January 7, please call Gretchen Rask at 489-2259.

The featured speaker for this luncheon will be a military person from the Camp Pendleton Marine Base. Unfortunately, at the present time, no further information is available.

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

A special thank you goes to Carol Kuhn and her committee for organizing the fabulous Holiday Party, as well as to those who served as beverage hosts.

—Barbara Boyd

Looking Back continued from page 9

*News* that "On Friday, June 14, 1974, at 1:30 p.m. the agreements and deeds transferring title to the Recreation Center, beach parking lot, streets and common areas were recorded and we became owners, through the Association, of all of the disputed territory."

Niguel Shores remained part of Laguna Niguel until the incorporation of Dana Point in 1989 when the Monarch Beach area voted to join Dana Point rather than Laguna Niguel. The area had been called the "Coastal Strip" until a vote was solicited of the local residents to choose a new name. They considered Monarch Bay, Salt Creek Beach and Monarch Beach and chose the latter.

Not such a long history but quite a transformation in 35 or so years from a hillside covered with centuries old natural vegetation to a complex of multi-million dollar lots graced with luxurious homes.

—Mary Crowl

# MEET YOUR NEIGHBOR

## Meet Your Webmaster

Such a title! Who gets to be called a “master” of anything these days? Well, Bernie Fornadley is just that. He was in on developing the NSCA Web site in 2002 and has been maintaining and adding to it ever since.

Bernie was born and raised in rural Pennsylvania in a town near Altoona. After finishing his schooling there, he moved to Philadelphia for higher education and was recruited on campus by RCA Corporation which was about to “take on IBM” in competing in the new solid-state computer era. RCA was recruiting people to go to various areas of the country to install and maintain their computer systems. Choices were: Miami, Denver, Atlanta and Burbank. After a lot of thought, Bernie (wisely) got on Route 66 and drove to California.

From that beginning Bernie soon (following the money) moved into programming, system and software development, consulting, held management positions with various companies and retired in 1998 shortly after meeting his future wife Tina who lived in Rancho Santa Margarita. He later moved from Glendale to Niguel Shores



where they held their wedding reception in our MPR. Bernie is a part-time realtor and spends most of his time on one of his computers, which he has running in every room of the house.

Tina is actively involved in our community and is currently on the Recreation Committee and Vice-President of the Women’s Club and is a travel agent. They have a son (also working in the computer field) living in Playa Del Rey and 2 grandchildren and, of course, many of you know their little bossy Yorkie, Lucky. Thanks Bernie.

—Mary Crowl

## VOICE OF THE PEOPLE

*Reply to Board of Directors Comment to the Voice of the People in November:*

The CPA audit of the Garibaldi Gate vote was done after the votes were opened in the Niguel Shores office, evidently a new way to perform an official audit. And regardless of any “version” of the background, we need to know that a manager’s report contains accurate information.

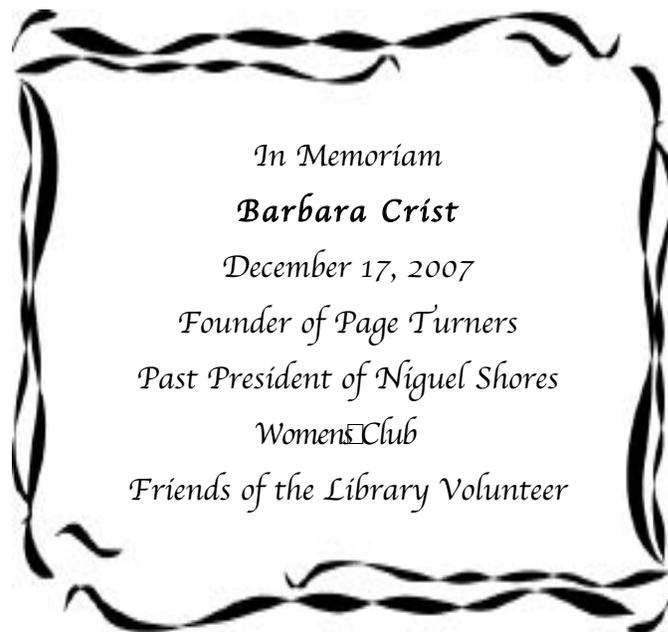
—Richard and Hope Luedeke

*Villa Gates*

I have lived in the Villa’s for over 10 years and this is the 1st time I can ever say the gates are the best ever. The newly painted gates and the fresh flowers are truly lovely. Whoever is responsible, please don’t stop.

—Thanks, Lois Montgomery

*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.*



## 2008 PHOTOGRAPHY CONTEST

Thanks to the good response to our recent photography contest, we are offering another starting now, in January, to run through October.

### SUBJECT MATTER:

Each month will have a different theme as follows:

January:	WINTER SCENES (ALL CLIMATES)
February:	ANIMALS
March:	CHILDREN
April:	FLORAL SCENES

*Photographers are invited to suggest themes for succeeding months. Please send an e-mail to Melanie, our staff liaison, with your suggestions. (msr2@niguelshores.org)*

### PHOTOGRAPHS ACCEPTED:

As before, one photograph per person each month based on the announced theme. Photographers must be residents of Niguel Shores. Please include your name, address and phone number with your photo.

### JUDGING:

The contest will run from January through October with the monthly winning photograph being published in the following month's issue of the newsletter and on the Web site. The photographs will be numbered and submitted anonymously to our panel of three judges for selection of the monthly winner.

### SPECIFICATIONS:

All photographs must be submitted as unaltered 4 x 6 original jpeg files to the office at msr2@niguelshores.org. If you have only a print of the photo, please scan it for submission or take it to the office and we will scan it for use in the contest.

### DEADLINES:

Entries must be submitted by the 15th of each month with the first due date being January 15.

### GRAND PRIZE WINNER:

Residents and our judges will be asked in November to vote for the best of the ten monthly winners. The winning photograph will grace the front page of the December *Seashore News* and the photographer will, once again, receive a certificate for dinner for two at a local restaurant.

*Good luck to all. We look forward to having a special photograph to enhance the pages of our newsletter each month. —Mary Crowl*

# Ian Huxtable Construction Services

"Lives in Niguel Shores"

*Major Home Remodels  
Kitchen & Bathroom Remodels  
General Home Improvements*

**949-466-5921**

General Contractor Lic. #874817



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.

## Joel Emery Construction Services

Room Additions • Remodeling Interior & Exterior  
License # 480708

For Estimates Call:  
Cell: (949) 874-8257 or  
Off: (949) 661-8239



Alum. Rain Gutters & Skylights installed  
Excellent Workmanship & Prices  
Bonded - Insured/Many References

### TILL ROOFING COMPANY

Roof Repairs/Re-Roofing - All Types  
100% Financing - Easy Terms

Contractors Lic. #833820  
24000 Alicia Pkwy. #17-252  
Mission Viejo, Calif. 92691

**DON PARKER**  
(949) 240-5545

## NEXT LEVEL TUTORS SAT, ACT, & Academic Tutoring

-- ALL SUBJECTS, ALL AGES --

AFFORDABLE, PROFESSIONAL  
ONE-ON-ONE TUTORING IN  
THE COMFORT OF YOUR OWN  
HOME. WE COME TO YOU!!

**NEXTLEVELTUTORS.COM**  
**949-274-8548**

*Henry Garcia Group, Inc.*

**CUSTOM DESIGN**

residential addition & remodel  
kitchen & bath design

**(949) 829-8114**

info@hggdesign.com

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

# Niguel Shores

Your Resort Destination For Life!



FREE

## 24/7 REAL ESTATE WATCH

- What's for Sale? For Lease? What Sold?
- FREE eMail Notification of ALL Niguel Shores Homes (exactly what a Realtor gets from the MLS)
- We Will Set it Up For You!
- It's Simple! Just eMail or Call Us

GET STARTED NOW!

Email Us!

[info@NiguelShoresLiving.com](mailto:info@NiguelShoresLiving.com)

*Karan Masters*  
Karan@ImmelTeam.com

*Phil Immel*  
Phil@ImmelTeam.com

[www.NiguelShoresLiving.com](http://www.NiguelShoresLiving.com)



or call us @ 949.338.8818 or 949.249.2020  
2 Ritz Carlton Drive @ PCH • Monarch Beach, CA 92629

a partnership in real estate

The Immel Team

## NEIGHBORHOOD ADS

**For Rent**—4 BR / 3 Bath with in Ground Pool, Hot Tub & Built in BBQ. Landlord pays pool service & landscaper. \$4000/mo plus utilities. Please Call (949) 248-8414.

**For Rent**—Furnished home, Great view, Ocean side of Halyard. 1 story, 3 bedroom, 2 bath. New paint, Carpet, Furnishings. Gas bbq, Large yard. Available September through May. No Smoking, No pets. Please call (626) 795-9155.

**For Rent**—Ocean View Home for Rent or Lease. 3brm, 2bth. Monthly or year lease. Views from Master, LR, DR, Den and Kitchen. Call Vallie or Len (949) 248-1186.

*Ads for the Seashore News must be submitted by the 15<sup>th</sup> 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)*

### STEVENS PLUMBING

New Construction - Remodels - Repairs  
Niguel Shores Homeowner



**Brett Stevens** • Owner  
Lic. # 691154

**Phone: 949.496.4287**  
**Cell: 949.422.7271**

### Personal Trainer Nutritional Counselor

*Kelly Stevens*



Custom Fitness Program to Fit Your Lifestyle

[www.omniforhealth.com](http://www.omniforhealth.com)

Niguel Shores Home Owner  
Cell (949) 533-9389

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

*Newport*  
Auto Center  
NEWPORT BEACH, CA  
a PowerDirect company

Gary Schnabel  
Sales & Leasing Specialist  
445 East Pacific Coast Highway,  
Newport Beach, CA 92660

TEL 949/673-0900  
FAX 949/566-9410  
Cell 626/374-5060  
Toll 800/423-7077  
schnabelg@autonation.com  
www.PowerDirect.com

Audi Porsche Bentley

**FREE REPORT**

**TAX-FREE INVESTING?**

**We Wrote the Book on It.**

All municipal bonds are not the same. Get the facts you need to make the right decisions about federal- and state-tax-free bonds.

**Call today for your free copy.**

Municipal bonds may be subject to state, local or the alternative minimum tax.

 Craig N. Karnazes  
Financial Consultant

265 Ocean Ave.  
Laguna Beach, CA 92651  
**(949) 494-8038**  
kraig.karnazes@agedwards.com  
agedwards.com/fc/kraig.karnazes

A.G. Edwards is a division of Wachovia Securities, LLC. Member SIPC.

©2008 A.G. EDWARDS

**MONARCH SHORES REALTY**  
**OUR BUSINESS IS NIGUEL SHORES**

 **SALLY LEONARD**  
(949) 240-7015

 **DON BEAVER**  
(949) 493-7430

 **"JO" TURNER**  
(949) 493-5137



**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  
Cell 949 466-5566

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

**DO YOU LOVE TO TRAVEL?**  
**DO YOU LOVE TO PLAY GOLF?**

95% of the time, we are cheaper.....  
Our price includes all taxes and fees. Please Compare. [www.itstimetogetawaytravel.com](http://www.itstimetogetawaytravel.com)

**Carolyn Huxtable (949) 487-1878**  
23671 Sidney Bay, Niguel Shores

**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](http://WWW.MONARCHBEACHREALTY.COM)

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



# JANUARY 2008 in Niguel Shores



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																														
					SUNDAY																																																																														
	 NEW YEARS DAY OFFICE CLOSED	2 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 11:30 Bridge	3 8:00 Ladies' Tennis 1:00 Architectural Committee 3:00 Women's Club Board Mtg.	4 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 10:00 SSN Staff	5 NSCA Office Open 8:30 - 5:00																																																																														
					6																																																																														
7 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	8 8:00 Men's Golf 1:00 Art Class 6:00 STI Annual Mtg. / Election 7:00 Recreation Committee	9 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 9:00 NSCA Gen. Session Board Mtg. . 11:30 Bridge 2:00 Maintenance Committee	10 8:00 Ladies' Tennis 12:00 Women's Club Luncheon TBC Traffic and Safety Cmte	11 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	12																																																																														
14 8:00 Women's Golf Fun Day 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics 3:30 Landscape Committee	15 8:00 Men's Club Breakfast 1:00 Art Class	16 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 11:30 Bridge	17 8:00 Ladies' Tennis 1:00 Architectural Committee	18 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	19 NSCA Office Open 8:30 - 5:00																																																																														
					5:30 Scrapbook Workshop 																																																																														
21 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 12:00 Garden Club	22 8:00 Men's Golf 1:00 Art Class	23 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 11:30 Bridge 9:00 NSCA Gen. Session Board Mtg	24 8:00 Ladies' Tennis	25 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 	20 6:00 <b>Pot Luck</b> In the MPR																																																																														
					26																																																																														
28 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 1:00 View Preservation Committee. 1:00 Page Turners 4:00 Finance Committee	29 8:00 Men's Golf 1:00 Art Class	30 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 11:30 Bridge  TENNIS COURTS CLOSED UNTIL 2PM for Cleaning	31 8:00 Ladies' Tennis  MPR CLOSED for Voter Training		27																																																																														
					28																																																																														
Sheriff's Department: 770-6011 (Non-emergency services)		DECEMBER Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td>31</td><td></td><td></td><td></td><td></td><td></td></tr> </table>									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31						FEBRUARY Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td></td></tr> </table>							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
						1																																																																													
2	3	4	5	6	7	8																																																																													
9	10	11	12	13	14	15																																																																													
16	17	18	19	20	21	22																																																																													
23	24	25	26	27	28	29																																																																													
30	31																																																																																		
					1	2																																																																													
3	4	5	6	7	8	9																																																																													
10	11	12	13	14	15	16																																																																													
17	18	19	20	21	22	23																																																																													
24	25	26	27	28	29																																																																														
Niguel Shores Office: 493-0122 Niguel Shores Fax: 831-0116 Mariner Gate: 487-4880 Mariner Fax: 487-4182																																																																																			

**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.	mrsr2@niguelshores.org
Jessica Bokkes	Member Services Rep.	mrsr1@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  
 Mary Crowl  
 Eric Ackermann  
 Irene O'Brien

**MEETINGS**

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

**AD HOC COMMITTEES**

Revitalization  
 IT/Website

**CHAIRPERSONS**

Rob Rifkin  
 To be determined

**MEETINGS**

To be determined  
 To be determined

*Sea Terrace Townhomes Assoc. I*

Carl Printz, President  
 Don Beaver, 1<sup>st</sup> Vice-President  
 Eric Ackermann, 2<sup>nd</sup> Vice-President  
 Ceacy Johns, Secretary  
 Mary Berberich, Treasurer

*Sea Terrace Townhomes Assoc. II*

George Traver, President  
 Adrienne Ruben, 1st Vice-President  
 Pat Long, 2<sup>nd</sup> Vice-President  
 Karla Sanders, Secretary  
 Tobias Lawry, Treasurer

*Women's Club*

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

***Seashore News***

**Editor: Mary Crowl—mccrowl@cox.net**

**Sub Editors:**

Doris Adams – doradams@cox.net  
*AC, Maintenance, In Memoriam*  
 Bernie Fornadley – nscawebmaster@cox.net  
*Website, Webmaster*  
 Karl Kuhn – karlcarol@cox.net  
*Finance, Sports News*  
 Karen Linger – kyling@cox.net  
*Clubs: Garden, Men's, Women's*  
 Betty Steinwinter – herseyL@aol.com  
*Page Turners, Library News, Bridge,*

George Traver – grtraver@cox.net  
*Landscape, T&S, VP Committees*  
 Carol Yocom – zmamie@cox.net  
*Recreation, Special Events, Potluck*  
 Staff – Melanie Jenkins – mrsr2@niguelshores.org  
*Calendar, Directory, Voice of the People, Index*  
*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	Directory . . . . . 19	Neighborhood Ads . . . . . 16
Board Action Summary . . . 3	GM's Message . . . . . 2	Photography Contest . . . . 14
Calendar . . . . . 18	Helm . . . . . 1	Recreation Events . . . . . 6
Club News . . . . . 8	Library News . . . . . 6	Sports News . . . . . 11
Committee Reports . . . . 4-5	Meet Your Neighbor . . . . 13	Voice of the People . . . . . 13

# BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**

**SOLD IN NIGUEL SHORES BY CONNIE IN 2007**



**REPRESENTING BUYER, SELLER OR BOTH!**

**(949) 234-5660 - CALL CONNIE**

**NIGUEL SHORES SPECIALIST**

**#1 IN SALES IN NIGUEL SHORES SINCE 1991!**

**TOP 1% IN SALES FOR PRUDENTIAL CALIFORNIA REALTY**



**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**