

Seashore News



February 2008

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Issue 412

FROM THE HELM

“We rarely think people have good sense unless they agree with us”... Francois De La Rochefoucauld. Well, I agree. I don’t know about you but it always surprises me when someone doesn’t agree with me. When I explain my point of view to someone and they don’t see things my way, then I question their good sense. Unfortunately, they usually see it the other way around. Well, if you have good sense and you are willing to have your good sense questioned, then please complete the enclosed application and run for the Board. We need three new members in May.

A number of issues are very emotional and when discussed create a lot more heat than light. For example: Trees. Everyone has an opinion and here is ours. The Board has taken the position that no tree can be removed

without prior Board approval. As I see it trees are like teeth you really need them and you should take care of them and do everything possible to keep them as long as possible. However, trees like teeth sometimes become diseased and can’t be saved and only as a last resort are removed. So when trees block ocean views, pruning is the Board’s solution. When tree roots damage paving then cutting back the roots and installing a root barrier is our course of action. So we should all agree (assuming we all have good sense) we want, need and will do everything possible to keep all of our trees. The Board is obligated to make

sure the tops of common area trees are kept at a reasonable height to preserve original views and to control root damage to our existing infrastructure. Additionally, owners are obligated to keep the tops of their trees lower than the height their roof.

But, feel free to disagree, feel free to question my good sense and please feel free to run for the Board.

—Roy Dohner

PHOTO CONTEST



Winning photo by Alan Carter— see page 11 for article.

TOWNHOME ASSOCIATIONS

Yes, this is part of our ongoing information and updates about what is going on in Niguel Shores: Sea Terrace Townhome Associations. There are two of them: Sea Terrace I in the upper part of Niguel Shores between Selva and Stonehill and Sea Terrace II on the south side of Selva off of La Cresta and Garibaldi Drives. Sea Terrace is the name given to these two areas of Niguel Shores by the developer, AVCO Community Developers, Inc., back in the early 1970s. The associations were created to govern these

distinct portions of Niguel Shores that are attached housing with a condominium arrangement in that the exterior painting and front landscaped areas are cared for by the Niguel Shores Association and the respective Townhome Associations. The Articles of Incorporation of the Niguel Shores Townhome Association state its purpose as follows: “To enforce and protect the value, desirability and attractiveness of, and to maintain and preserve the townhome property and to promote the recreation, health, safety and

FROM THE GM

COMMUNICATION: It is a new year at Niguel Shores and this one word sums up a new direction for the Association. First, I would like to thank all of you who participated in our first ever on-line opinion poll regarding the Beach Bluff Project. The Board of Directors was meeting to decide on this matter and wanted to know how people felt about it. The notification that I emailed to homeowners received 250 responses during the next 24 hours. With 25 percent of the homeowners responding 2:1 in favor of the grass expansion, the Board felt they had a strong mandate of public opinion on the matter. We currently have 450 +/- emails in our NSCA Database and our goal is to double that in the next 60 days. This is now a proven fast and convenient method for homeowners to opine to the Board, and we are on the cutting edge of HOA communications. Many people took this opportunity to comment on other matters, especially the matter of parking waivers which I will discuss further later on.

ARCHITECTURAL COMMITTEE POLICIES & PROCEDURES: Here is another area where we are making efforts to improve our method of communication. Beginning in January, the AC began conducting Public Comment Meetings on all new remodel or rebuild submittals. This date/time information is now posted in the *Seashore News*, on the Reader Board across from the office and on the Web site. In addition to these meetings, summaries of all the AC Committee decisions (approved, denied or continued) will be posted in these same locations. Look for the expanded discussion on this process in this issue, under the banner of the Architectural Committee.

FUTURE OF THE MPR ROOM – MARK THESE DATES: The Revitalization and Finance Committees are ready to present this project to the homeowners and have scheduled two public meeting dates in February. One is a weekday on Wednesday, February 13 (6:00 p.m.) and the other is a weekend, Saturday, February 16 (10:00 a.m.). The committees will be presenting plan options for consideration as well as financing options. Please mark your calendars and make every effort to attend these important meetings.

BEACH BLUFF CONSTRUCTION: By the time you read this, the construction on the beach bluff will have begun. Access will be impaired (primarily by autos) but not totally denied during this work. The contractor has assured us they will make every effort to cover any open trench or pit every night before leaving the work

site. In addition to the beach bluff, all of Magellan and the area immediately west of the gate at Breakers Isle will also be impacted by the work. We apologize for this inconvenience which will continue through the end of May. Our goal is to have all this, including the new parking lot and the Bluff Park (and the new foot shower) completed before the Memorial Day Weekend.

PINE TREES ON ATLANTIC: This is another favorite topic that has split the Association into two camps. We have 72 mature pine trees on Atlantic Avenue on both sides of Niguel Shores Drive. These trees are causing two problems: Many are damaging the road surface with root intrusions, and a large number have reached a height causing view blockage for many homeowners. After considerable feedback and research, here is the current situation and plan. First is the root problem: Our arborist has determined that 16 of the 72 are causing the problems and they can be corrected by removing the offending roots and installing root barriers. This can be accomplished without jeopardizing the health or safety of any of the trees. As for the view blockage, we measured the height of the trees and determined that there are nine trees contributing to this problem. All the trees will be trimmed, but these nine will receive extensive trimming in an attempt to lower them to acceptable heights. So, in summary, all the trees will receive attention during the next 60 days, but at this time there is no plan or need to remove any of them. As a closing note, we have a map with a location and numbering system to identify the problem trees that we discussed. It is in the office if you wish to come in and review it.

PARKING WAIVERS: I always save the best for last and this one really hit home for many people on both sides of this argument. After considering all the comments on this issue, the Board has agreed to amend its new policy on this matter. The process for waiver application or renewal will remain the same as well as the existing fee of \$10 (not the new proposed fee of \$100). You will still be required to have the proper vehicle documentation and submit to the mandatory garage inspection, but there will be no fee increase in 2008. For those of you submitting renewals for 2008 please come into the NSCA Office, complete the paperwork and schedule your inspection at your earliest convenience.

—Leo Riley, General Manager

BOARD ACTION SUMMARY

JANUARY 9, 2008 BOARD MEETING (General Session)

APPROVED:

- Approved the November 2007 Financial Report, Variance Report and Reserve Expenditures Report.
- Appointment of Irene O'Brien to Chairman of the View Preservation Committee.
- Approved Finance Committee recommendation to hire Morgan Stanley as Market Fund Manager.

DISCUSSED:

- Revitalization of the MPR Complex.
- Asphalt overlay and Beach Bluff Parking Lot projects.
- Headlands (County of Orange) public restroom at the bluff.
- 2008 Annual Meeting and Election
- Homeowner correspondence (letters & emails) from: Bratcher Hartman, and Breakers Isle Homeowners

HEARINGS / MEETINGS:

- Conducted homeowner appeal hearing with Bremer – 23711 Colima Bay - to protest AC denial of reconstruction.
- Received letter from homeowner Columbus – 17 Breakers Isle - requesting reschedule of re-appeal hearing of Board's decision regarding AC denial of remodel.

JANUARY 9, 2008 BOARD MEETING (Executive Session)

APPROVED:

- Delinquency Report – November 30, 2007
- Beach Bluff grass expansion project based upon homeowner comments and on-line opinion survey.
- Traffic & Safety Committee recommendation regarding patrol service provider.

REVIEWED:

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

DISCUSSED:

- 2008 Patrol services contracts
- Personnel annual review discussion

HEARINGS:

- Conducted two hearings for landscape violations

JANUARY 23, 2008 BOARD MEETING (General Session)

APPROVED:

- December 2007 Variance and Projected Reserve Expenditures Reports.
- The resignation of Sharon Stewart from the chairmanship of the Landscape Committee.
- Appointment of Irene O'Brien as chairman of the Landscape Committee
- The resignation of Donna Rosecrans from the View Preservation Committee.
- Removal of a tree at 33821 Mercator Isle.
- Lien authorization on three properties.

DISCUSSED:

- Termination of Patrol Services Contract with UPS and the transition plan to Securitas.
- Update on annual meeting timeline and appointment of Inspector of Elections.
- Revitalization plan for the MPR room and two (2) public forum dates in February.
- Update on Nominating Committee actions.
- Update on Beach Bluff project.
- Update on Atlantic Avenue pine tree matter.
- 2008 rule change process and approval timeline.
- Update on Website and email projects.
- Homeowner correspondence (letters & emails) from: Mullinix, Leonard, Dawson, & anonymous Sauna Survey.

HEARINGS: none

JANUARY 23, 2008 BOARD MEETING (Executive Session)

DISCUSSED:

- Patrol services contract.
- Inspector of Elections contract.

APPROVED:

- Appointment of Accurate Voting Services as 2008 Inspector of Elections.

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—FEB. 6, 2008 at 9:00 a.m. NEXT PUBLIC HOMEOWNER FORUM—FEB. 20, 2008 at 7:00 pm

ARCHITECTURE

SAVE TIME AND MONEY WITH PRELIMINARY PLANS

From time to time we on the Architecture Committee (AC) have seen situations in which one of our good neighbors has, with the best of intentions, incurred unnecessary expense and probably no small amount of aggravation by getting out ahead of the Association’s remodel /space addition approval process. Some have paid substantial fees for drawings, and even mock-ups or story polls, before getting any feedback from the AC. Eventually the homeowner may incur the cost of revised drawings or second or even third mock-ups. Submitting **PRELIMINARY PLANS** as described in rule 3119 is an effective way to avoid these unnecessary expenses.

If you are considering a major remodel or space addition that involves modification to the exterior of your home or lot, please submit **PRELIMINARY PLANS** first. Submittals should include a site plan of the entire property including existing and proposed structures, neighboring properties, the street, the slope if applicable, and all existing and proposed elevations and setbacks. Engineering and or mechanical drawings, plumbing or electrical detail or other “construction details” documents are not required for a **PRELIMINARY PLANS** review by the AC.

The AC will review **PRELIMINARY PLANS** in a timely manner and let the homeowner know if there are any obvious violations of the Association’s CC & R’s, Rules and Regulations, community standards, or other red flags that the AC may anticipate as problem areas in the approval process. The homeowner can then consider this feedback in deciding to go forward (or not) with the original plan or some modified version of the original plan. The AC and the Association office will let the homeowner know when to erect story poles. The Association office will also notify affected neighbors, and schedule a public hearing if the scope of the project warrants it.

So, please do not go to the expense of detailed drawings until the decision is to seek **FINAL PLAN** approval.

—Tim Moore

AC Submittal Results—January 17, 2008 Meeting

23822 DASYA CIRCLE: Preliminary Submittal/ replace doors; replace garage door; re-roof; front/side drainage; space addition; and remodel expansion 4300 sq to 6000 sq ft – CONTINUED (Neighbor Notification Forum on 2/7/08 at 12:30).

33571 BRIGANTINE DRIVE: Final Submittal/ replace doors; replace windows; space addition; and remodel – CONTINUED (Neighbor Notification Forum on 2/7/08 at 12:00 noon).

23821 IONIAN BAY: Final Submittal/ replace existing fascia over garage header, replace all existing wood siding with stucco, replace patio gate doors, replace 3 windows on the existing bay window, demolition the front patio so stucco can be applied per building code and replace patio as shown on plot plan – CONTINUED (additional information required).

33821 MERCATOR ISLE: Final Submittal/ replace doors and windows; replace driveway; replace garage door; re-roof; paint; add stacked stone veneer; add skylights; space addition; and remodel – CONTINUED.

AC NEIGHBOR NOTIFICATION FORUMS

Community Center MPR
February 7, 2008

12:00	33571 Brigantine Drive Space addition and remodel
12:30	23822 Dasya Circle Space addition and remodel

FINANCE

Year-end financial statements for 2007 are currently being drafted and will be reviewed at the next Finance Committee meeting. There are no significant variances in the operating budget and we estimate a year-end balance of approximately \$1.6 million in the reserve fund, which is the fund for asset replacement.

Significant dollars will be spent during 2008 for a new beach bluff parking lot including new retaining walls in the parking lot, street asphalt on the beachside, and slurry seals in the Garden Home area.

Currently, the management staff, the Board, and the Finance and Maintenance Committees are involved in the planning stage for this work. Nauticus Isle will be totally reconstructed. A two-inch overlay is planned for Cabrillo, Shackleton, Magellan, Seward and Breakers Isles. Numerous streets are scheduled for a slurry seal. The total cost is estimated at one million, after the refund from SCWD.

Additionally in the planning stage is, of course, the MPR building. The design of the building is still being refined. Regardless of design, there are no dollars in the reserve fund for this project. A sub-committee has been

looking at the three options of funding, which are (1) assessment, (2) loan, or (3) saving the funds needed over the next several years. Building design options and funding options will be covered at meetings to be held during the month of February. Because of the significant dollar amount, the decision for the funding and design must come from the community. The Board and committees are here to research all options. It will be up to the community majority to finalize the plan.

—*Marcy McNulty, Finance Committee Chair*

LANDSCAPE

The recent rain has helped to make our slopes and lawns green again. The dandelions are also very happy. Please be sure to check your watering system. The winter days with rain require less watering from the homeowner. Now is the time to plant bulbs for beautiful spring color.

The satellite watering system is still being fine tuned. Dennis, of the maintenance staff, is working with Wendt's sprinkler crew. We still need your help. Call or e-mail the office when you see brown or soggy areas.

Some of the myoporum on the slopes has an infestation. This problem seems to be throughout South County. Raul will be spraying and hopefully the plants will respond.

One third of the NSCA common area lawns will be thatched this spring. Tree trimming continues in various areas.

—*Janet Traver*

MAINTENANCE

This month we introduce Frank Geck, the newest member of our Maintenance Department. Frank came to Niguel Shores a year ago with related maintenance experience in the hotel and apartment industry. Frank has several outside interests. Some years ago it was welding art and glass blowing. More recently he has been working on his culinary skills and nutritional cooking. He is also learning West Coast Swing dancing which he says is difficult for someone who is tone deaf, has no sense of rhythm and two left feet. It may be a while before he is invited to *Dancing with the Stars*. Over the years Frank has attended about every J.C. in Southern California. He is proud to say that, with some mentoring from George Cooley, he has now completed the Holistic Health Program from Golden West College. Frank graduated this last December and he has now applied for his state license as a certified massage therapist. Frank says that working at Niguel Shores is close to being self-employed. There are specific assignments for everyone, but when they see something that

needs to be done they do it without regard to who is responsible. They work as a team. As Frank says, "we don't work for George, we work with George and we all work for the homeowners."

The New Year will be very active with new projects for the Maintenance Department, especially as it relates to our streets. The Headlands will begin bringing its sewer lines across our property in late January. We will follow that work by rebuilding the bluff parking lot, and putting down a two-inch overlay on Breaker, Cabrillo, Shackleton, and Magellan Isles, and Niguel Shores Drive. Later we will be doing some reconstruction work on Nauticus Isle. We have also a major slurry seal project scheduled for 2008. Slurry seal is planned for the Atlantic Garden Homes, Windward, Marlinspike, Windjammer, Capstan, Halyard, Spinnaker and Binnacle.

Other projects scheduled for this year include resurfacing the tennis courts, adding some wheel chair access curbs on four corners on Niguel Shores Drive and repairing or replacing some of our stairways. It will be another busy year as we continue to keep Niguel Shores a well maintained and desirable community.

—*Jack Christiansen*

NOTICE OF SEA TERRACE II ASSOCIATION ANNUAL MEETING

The 31st annual meeting of the Sea Terrace II Townhomes Association is scheduled for Wednesday, 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.

OPEN PUBLIC FORUM
DISCUSSION - MPR PROJECT
Wednesday, February 13th at 6 p.m.
Saturday, February 16th at 10:00 a.m.

TRAFFIC & SAFETY

Parking Waiver Updates

- Notification was sent to homeowners on December 14 informing them that the process and fees for Parking Waivers would change in 2008.
- The proposed change increased annual fees from \$10 to \$100 effective March 15.
- Based upon homeowner feedback and comments at the Public Forum on January 9, the Board has elected to rescind the \$100 fee and maintain the fee at the 2008 amount of \$10.
- Garage inspections will still be performed consistent with current parking waiver request procedure.
- The matter is still in discussion and there will be a possible fee increase in 2009.

Adjustments to Gateworks have been made once again. The temporary guest list has been adjusted from three guests up to six guests. Contractors and service providers should be registered through the office for access.

—Eric Ackermann

VIEW PRESERVATION

The View Preservation Committee would like to invite any members of the community that are interested to join us in preserving the views of home owners in Niguel Shores.

We meet the last Monday of the month at 1:00 p.m. in the conference room in the new office building. You are welcome to attend two or three of the meetings before you make a decision.

Please file a request form at the office. If you have any questions you may e-mail our committee chair, Irene O'Brien, at igpob@sbcglobal.net

—George Traver

WWW.NIGUELSHORES.ORG


For those interested in browsing through old issues of the *Seashore News*, I will be adding issues published prior to when I started the Web site in July 2002. Thanks to a volunteer for scanning the 2000, 2001 and first half of 2002 *Seashores News*. Our goal is to convert ALL issues back to 1972 to digital media for preservation and convenient access by all residents.

We are still looking for volunteers to help move this effort along, if you are interested in helping, have a scanner and ability to scan into PDF format, please send an email to Melanie at mrsr2@niguelshores.org.

If you have not done so yet—go to www.niguelshores.org check it out, view the 2008 New Years Eve party photos, photo contest entries and send me your comments and suggestions.

—Bernie Fornadley, NSCAwebmaster@cox.net

COMMUNITY NEWS



FESTIVAL OF WHALES
DANA POINT

March 1 & 2 and 8 & 9
Parade on March 1
Street Fair on March 1 & 2

DANA POINT
FARMER'S MARKET

in the Plaza



Saturday 9:00 a.m. to 1:00 p.m.

This is a Certified Farmer's Market that sells fresh picked vine and tree ripened produce, a market where farmers sell their crops directly to the public.

LIBRARY NEWS

- Programs are still on hold until the meeting room renovation is completed.
- A new reference librarian will soon join the staff at the reference desk.
- A special Valentine Craft & Stories program is planned for children five and up on February 14 at 4:00 p.m.
- A sign-up sheet for upcoming library story times and programs is at the reference desk in the library. Call or stop by to sign up.
- Tax forms are now available in the library.
- Come and enjoy the display of whale and dolphin carvings in the library display case.

—Betty Steinwinter

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

COMING ATTRACTIONS—ENJOY OLD AND NEW ACTIVITIES...

DATE	EVENT
Feb 3	Super Bowl (see article below for details)
Feb 9	Scrapbooking at 5:30 in the MPR
Feb 17	Potluck Night (see article below for details)
Mar 8	Night in Dublin (look for details) An Irish meal and an opportunity to see a movie written by a Niguel Shores resident: <i>Waiting for Dublin</i>
Mar 16	Potluck Night
Apr 5	French Flea Market (details in March SSN)
Apr ?	Tennis Round Robin (date to be announced)
Apr 20	Potluck Night
May 3	Kentucky Derby
May 18	Chili Cook-Off (Start now working on chili recipes for the contest)
Jun 20	Pool side BBQ will begin every Friday in June/July/August
Jul 4	Celebration (Another year to enjoy with neighbors)
Aug 3	Bluff BBQ
Aug 17	Bluff summer party (watch for details)
Aug 31	Bluff BBQ
Sep 28	Art and Craft Fair (Start now to work on entries)
Oct 5	Bluff BBQ
Oct 26	Halloween party
Nov 16	Potluck Night
Dec 7	Holiday Tree Lighting
Dec 31	New Years Eve Party



**FEBRUARY 17 POTLUCK
Presidents, Sweethearts, Friends,
and Good Food**

Join us for POTLUCK on Sunday, February 17 in the multi-purpose room. Social gathering starts at 6:00 p.m. Bring your own beverage and table service. A committee member will give you a call if you have attended before, but NEWCOMERS are especially invited to join this Sunday night tradition at Niguel Shores.

Call your respective contact. All pay \$1.00 at the door and contribute a main dish, salad, or dessert for our always delicious buffet. Come celebrate February's Americana legacy with friends.

A – E Tina and Bernie Fornadley 388-9080
F – O Susan and Boyd Van Ness 489-3182
P – Z Marcia and Bob Enger 248-0161

If you want to add to the calendar submit your idea to the Recreation Committee. Your help on any of the events that have been planned for YOU would be appreciated. Start the New Year with marking your calendar to have fun times with your neighbor. The SSN will have details before each month on the coming attractions.

Please note: The Recreation Committee will now meet the first Thursdays at 7:00 p.m

—Carol Yocom



A Night in Dublin

Come to enjoy an evening of Irish stew and a complimentary, exclusive showing of Chuck Conaway's (a Niguel Shores resident) most recent film production: *Waiting for Dublin*.

A prize winner at the Moondance Film Festival, it will next be shown be at the Tiberon Film Festival.

The date: Saturday, March 8 **Place:** Multi-purpose Room **Time:** 6:30 p.m.

A dinner of Irish stew and dessert will be served by Chaparosa Grill for \$15 per person with a no host beer and wine bar.

The bar opens at 6:30 p.m. and dinner will start at 7:00 p.m. with the film to be shown afterwards.

All ages are welcome. Please send the form below to the office or stop in with your check for reservations.

Name _____

My check for _____ persons @ \$15 is enclosed.

Street address _____

Phone No. _____

E-mail _____

About the film: Its subtitle is *Chronicles of a Silly War*—a romantic comedy. A Yankee pilot in neutral Ireland at the end of World War II—there's a bet, intrigue, a pretty redhead, a German and lots of Irish charm. See www.WaitingforDublin.com for a fun Web site and clues to the story.

GARDEN CLUB



February 14th is Valentine's Day. Gifts of flowers on Valentine's Day are only second to Mother's Day. Although it is celebrated as a lovers' holiday today, with the giving of flowers, candy, or other gifts between couples in love, it originated in 5th Century Rome as a tribute to St. Valentine, a Catholic Bishop. For eight hundred years prior to the establishment of Valentine's Day, the Romans had Lupercus, a god whose festival was celebrated in mid February. The Catholic Church looked for a suitable patron saint of love to take his place. They found an appropriate choice in Valentine, who in AD 270 had been beheaded by Emperor Claudius. While Valentine was in prison awaiting his fate, he had contact with his jailor Asterius. The jailor had a blind daughter. Through his faith he miraculously restored the sight of Asterius' daughter. Just before his execution, he asked for a pen and paper from his jailor, and signed a farewell message to her "From Your Valentine", a phrase that lived ever after.

The first Valentine card grew out of this practice. The first true Valentine card was sent in 1415 by Charles, Duke of Orleans, to his wife. He was imprisoned in the Tower of London at the time. The card is now preserved in the British Museum. Valentine thus became a Patron Saint, and spiritual overseer of an annual festival. The festival involved young Romans offering women they admired and wished to court, handwritten greetings of affection on February 14th. The greeting cards acquired St. Valentine's name. The Valentine's Day card spread with Christianity, and is now celebrated all over the world.

On Monday, February 4, 2008, at 9:30 a.m. there will be a District Meeting

at the Anaheim Methodist Church (hosted by the Anaheim Garden Club) at 1000 S. State College Blvd., Anaheim, CA. Robin Parkinski, President of the California Garden Clubs will be present. Joan Wilson, the speaker for this meeting will teach "How to Create Beautiful and Colorful Succulent Arrangements." She has designed all of the succulent bouquets for the annual Philharmonic House of Design for the past five years. There will be a plant sale and a garden boutique. Light refreshments will be served.

The Garden Club is scheduled for a Field Trip to the Fullerton Arboretum on our regular meeting day, February 18. We will meet at the Clubhouse at 9:00 a.m., and carpool to the Arboretum where we will visit 26 acres of garden paths with highlights on Southern California native plants followed by lunch at a local restaurant. There will be no Horticultural table or Penny Pines that day.

There will be a sign up sheet for our regular meeting on Monday, March 17. We will commence at 4:00 p.m. in the MPR room to help our Irish President, Jack Sweeney, celebrate a good "Old Fashioned St. Patrick's Day." Uniform of the day will be none other than GREEN. Jack's specialty "corned beef" will be the entree with the usual Irish amenities. You won't want to miss this one! Reservations will close March 10. The cost has not as yet been determined.

Happy Valentine's Day to each and every one of you!!!!

—Patty Therolf

MEN'S CLUB

The Men's Club of Niguel Shores meets the first and third Tuesday of each month at 8:00 a.m. in the multi-purpose room. Each meeting includes a time of fellowship, a "homemade"

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

February 5: There will be no meeting because of election day.

February 19: Ed Guy of the Dana Point Chamber of Commerce will discuss the Chamber's activities.

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

—Jim Clark

REAL ESTATE MARKET

One speaker at the January 15, 2008 Mens Club Breakfast was Phil Immel of The Immel Team, a Prudential California Realty, who spoke about the current and future real estate market here in Niguel Shores and county wide in general. Also speaking was Jim Klieckhafer, CPA, of Klieckhafer, Schiffer Co., who spoke about tax consequences of selling personal and investment properties.

According to Mr. Immel the real estate market here in Niguel Shores has not fallen off the cliff like the rest of the county and nation because of location, location, and location. Beach areas are still very attractive for buyers who have the resources and are not concerned about interest rates and credit problems, especially high end purchases in the + \$4 million market. Per Mr. Immel, 29 properties closed escrow in Niguel Shores in 2006 and 28 in 2007.

However, he said the home sales market in general is down 75 percent from the highest sales volume and predicts that it will continue down this year and possibly next year as well. He says many buyers are sitting back waiting for the market to hit bottom. While home values in Dana Point

have increased by about 30 percent a year for the last 5-7 years, values are going down by 10 percent now.

Mr. Jim Klieckhafer spoke about the exclusion from capital gains when selling your personal residence and about how to roll over the home value bases (Prop. 13 appraisals) to new personal residences. There were many variations to this complex issue that, of course, should be discussed with one's tax professional.

—Karl Kuhn

WOMEN'S CLUB

Special thanks go to our January speaker, Marine Colonel Nancy Gadzala for her outstanding presentation. Those of us in attendance were thoroughly captivated by her story, along with her sunny and charming personality. Nancy joined the Marines as an officer at age 23 after her graduation from Humboldt State University in 1982. Now after 26 years of service, she has risen to be one of fourteen colonels in the Corps and has a list of military honors half a page long with the left side of her blouse almost entirely filled with medals and ribbons.

Job-wise, Nancy is responsible for the First Marine Expeditionary Force Command Element (1MEF) which contains 50,000 people. At the moment, her job is to send 28,000 troops and their support system to Iraq for fifteen months. Caring for those wounded in the war is also a big part

of her responsibilities. Also included in her duties are those of wife and mother to two children ages 16 and 18. Dealing with two teenagers no doubt is equivalent to all of her other jobs put together. Most impressive were the descriptions of the physical fitness tests that include running, pull-ups and sit-ups which she and all Marines take twice a year along with carrying the same combat-load 75 pound pack as the men. We all left the meeting feeling very grateful and proud that our military has extraordinary people



Colonel Nancy Gadzala

such as Colonel Nancy Gadzala to serve and protect.

The next meeting of the Women's Club will be held on Thursday, February 14, at the Community Center. This meeting will feature a Chinese theme in honor of Chinese New Year.

A social half hour begins at noon, followed by a catered luncheon by Asian Buffet of Chinese cuisine at 12:30 p.m. Tina Fornadley has promised that she will give chopstick lessons to all chopstick challenged attendees. She will also have a raffle and distribute "lucky money". The luncheon will cost \$12. Paid reservations are necessary for this event. Reservations are by check made out to NSWC and taken to the office by February 7. If you have any questions, please call Gretchen Rask at 489-2259.

The featured speaker will be Terry Curzon from the Bowers Museum. She has been a volunteer in various capacities there since 1984 and has received numerous awards for her service to the museum, culminating in the Life Achievement Award in 2002. She will speak on the topic of "Centuries of Chinese Art". There will be a slide program which will illustrate the ancient arts of China from the Neolithic Age through the Twentieth Century. Different mediums are featured and their symbolism helps trace the development and progression of Chinese art. There are slides of pottery, silk screens, paintings and carvings. Artifacts will also be on display.

The February Board Meeting will be held Thursday, February 7, at 3:00 p.m. in the Community Center.

—Barbara Boyd

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 **February 29th.**

TENNIS COURT CLEANING

The tennis courts will be closed **Wednesday, February 27th**, until 2 p.m. for routine cleaning.

WEDNESDAY BRIDGE

For play in February, call Regina Brevik at 949-661-8176. We have needed many substitutes lately, so if you would like to join us, make that call now. Not all of our members live in the Shores so you can bring along a friend from outside if you wish. Winners since last *Seashore News* were:

January 2: Shirley Heimstaedt, Francisco Rossi,
Patricia Conway.

January 9: Helen Campbell, Patricia Conway.

January 16: Regina Brevik, Patricia Conway, Helen
Campbell.

—Betty Steinwinter

PAGE TURNERS

Page Turners will meet on Monday, February 25, at 1:00 p.m. in the home of Sally Lee Howd, 23902 Amundsen Bay. Phyllis Tezer will lead the discussion of Sara Gruen's best seller, *Water for Elephants*, set during the Great Depression of the 1930s, telling the story of a young man who leaves his life as a Cornell University veterinary student and jumps onto a train that happens to house the Benzini Brothers Most Spectacular Show on Earth. Ruth Levitan will provide refreshments.

Jar City, a mystery by Icelandic author Arnaldur Indridason, originally scheduled for the February meeting will be discussed 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 Luedeke

DIPPY DOLPHINS

To celebrate the Christmas Season together, the Dippy Dolphins shunned their bathing suits, donned holiday regalia, and went to a party at the beautifully decorated home of member Ann Morris. It was a really special occasion at which we had to say good-bye to our fun-loving and loyal member Mary Margaret Leu who was our hostess. She prepared the very delicious luncheon herself as her way

of honoring the friendship that the swimmers experience every day we participate in the pool. Mary Margaret and her husband Dave have sold their home and will spend the coming years sailing in their ocean-going catamaran, and she will be sorely missed. It was also an occasion to thank our wonderful new instructor Cynthia Carlson for stepping in and making the class so much fun.

The Dippy Dolphins meet every Monday, Wednesday and Friday at 9:30 a.m. for a great hour of water aerobic exercise in our 82° pool, and welcome all newcomers. The cost is \$3 per session or \$27 if the month is paid in advance.

—Hope Luedeke

HOMES FOR HEROES— YOUR HELP IS STILL NEEDED

As printed in the November 2007 *Seashore News*, Keller Williams of OC Coastal Realty has partnered with the Orange County Association of Realtors to raise money for Habitat for Humanity's "Homes for Heroes" project in San Juan Capistrano. They are asking for your donation of recyclable plastic, aluminum or glass bottles. They will provide trash bags to collect these items and will pick up filled bags for your convenience. To date the O.C. Association of Realtors has received over \$211,000 from donated recycled items which will be turned over to the "Homes for Heroes" project. Call Ms. Searl Stock (949) 496-4675, a member of Keller Williams OC Coastal Realty, for trash bags and pickup.

—Karl Kuhn

♡ A VALENTINE FOR YOU ♡

This Valentine is for Niguel Shores and it means I ♡ you. There are lots of ♡able things about you that I ♡—the ♡ly sunsets, ♡ly homes and ♡ly people. There are ♡-birds in the trees, ♡ affairs among our birds and bees—those who took a ♡potion, flew into a ♡nest and are no longer ♡lorn and ♡less. They have a ♡ing friendship that we ♡ to see.

That's not all the ♡ we can find. What about a ♡ story when you found the home you fell in ♡with—the house of your dreams where you would ♡ to live with your ♡er...no longer un♡ed, but now in a ♡nest to live out your ♡life. You found our ♡ly views and ♡able neighbors and a beach to ♡, a pool to ♡ and a park to ♡. Isn't it just ♡erly?

This Valentine is a ♡song to all of you who ♡ being here. Enough? One more: ♡ makes the World Go Round.

Anon♡

MEN'S GOLF

The Men's Club Golf initiated the 2008 season by taking on the daunting links at Aliso Viejo Golf Course under extreme playing conditions i.e.: carts on the paths only!! This Jack Nicholas designed course plays a tough venue under normal conditions; anyway, all but two wimps failed to complete their round. The Cat Flight winners were Gary Katsuki and Mac Brown. The Dog Flight winners (tied for first) were Jack Sweeney and Tom Cinchonas. Gene Lachel Closest to the Pin honors went to Charlie Clark and Mac Brown. Incidentally, Gary had a great round of golf with a net 59!!

Our February schedule takes us to the Vineyard and Camp Pendleton where we will enjoy the traditional SOS breakfast. All 22 tournaments for 2008 have been booked and include some new courses.

Quote of the Month:

Lee Trevino: "If you are caught during a thunder storm, hold up a I- iron. Not even God could hit a I-iron."

—Bob Borland

PHOTO CONTEST

What could be more wintry than that winning photo with the snow covered branches—one feels the cold! Congratulations to Alan Carter for his photo of a 100-year-old restored carousel in Glen Echo, Maryland. Please see it in color on the Web site along with other entries in the January photo contest. February is next with the following categories for the next few months:

- February – Animals
- March – Children
- April – Floral Scenes
- May – Sports

So, out the with cameras, out with the favorite archive photos, out with the old films converted to digital—whatever you have that is appropriate is welcome. My original statement that each month we would have a beautiful photograph for the newsletter pays off—just look at page one!

—Mary Crowl

WOMEN'S GOLF

Next Fun Day is Monday, February 11. Check in time is 8:00 a.m. at Aliso Creek Golf Course. After nine holes of golf, the group will meet at the Niguel Shores Community Center for a meeting and lunch prepared by Barbara Brabeck (493-9399) and May Gramer (248-1273). Golf captains are Marlene Lynch (493-6494) and Joan Beyer (496-1428).

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. (499-1717). Dues of \$15 need to be paid, preferably by check, to Marlene Lynch, by February 11. Membership is open to all level of golfer, especially higher handicappers. This is fun golf with emphasis on fun!

Winners:

- Low gross: Barbara Brabeck—42
- Low net: Linda Ross—30
- Low putts: Lynch, Rouse, Brabeck—15
- Closest to pin #6 Lee Sweeney
- Closest to pin #8 Val Mitchell
- Longest drive: Louise Thornton

Golf thought: If you're afraid a full shot might reach the green while the foursome ahead of you is still putting out, you have two options: you can immediately shank a lay up, or you can wait till the green is clear and top the ball half way there.

—Liz Kelsch

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



Sea Terrace II Board: Senior Advisor Ed Adams, 1st VP Adrienne Rubin, President George Traver, Secretary Karla Sanders. Absent: 2nd VP Elect Rene Cortez and Treasurer Tobias Lawry.

welfare of the members of the Townhome Association.” For Sea Terrace I, the first annual meeting of the Association was to be held “after fifty-one percent of the lots had been sold or within one year after the sale of the first lot, whichever occurs first, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter at the hour of 8:00 o’clock p.m.” The document was signed by five representatives of the AVCO Community Developers, Inc. on November 11, 1971. Once the homes were sold, AVCO turned over control of the Association to the homeowners. The Sea Terrace II Association was founded in 1974 with the members taking over from the developer the following year.

The boards of directors consist of five members elected for two-year terms: The Board fixes the annual assessment, contracts for appropriate insurance, paints fences and exterior walls as provided in the by-laws and “performs all other duties as required in the Articles of Incorporation...” In the case of the Sea Terrace Associations, the main involvement has traditionally been in painting the houses. An original provision for an assessment to replace roofs was deleted and revoked by owners in May, 1983—the only change to the original By-Laws. Thereafter each owner became “responsible for and must promptly perform all maintenance, repair and replacement of the roof of his or her townhome unit.”

In Sea Terrace I the board officers are elected at the beginning of January with the following officers elected on January 8, 2008: president: Carl Printz, 1st vice president and paint chair: Don Baer, 2nd vice president: Ceacy Johns, secretary: Al Glatt and treasurer: Margaret Werby. Sea Terrace II will have its board election in February with the following homeowners slated to fill the five offices: George Traver, president, Adrienne Rubin, 1st vice president, Rene Cortez, 2nd vice president, Tobias Lawry, treasurer and Karla Sanders, secretary.

The Sea Terrace I Paint Chair is responsible for negotiating contracts with the painter and the paint supplier. The results of these negotiations are brought to the Board for approval. Purchasing its own paint insures that paint of a good quality is used for the entire townhome community. Painting is done on a regular four-year cycle by street. Each cycle consists of between 51 and 69 houses to be painted each year. Association members pay a \$250 assessment to cover this cost. The Sea Terrace I area encompasses 239 houses on ten streets. The Paint Chair notifies homeowners when their houses will be painted and asks that they take special care of plantings against their homes and fences to accommodate the painters and to make any needed repairs. Sea Terrace II has 77 homes with a paint cycle of six years with the contracts being handled by the board. The homeowners pay a \$900 per year assessment which includes painting, liability and structure insurance. The townhomes were built in groups of two or three and this group of homeowners must agree on the color and trim of its homes. Homeowners may request of the Architecture Committee permission to use special trim or exterior colors as long as those colors coordinate with the palette approved for their



Sea Terrace I Board: Seated: 2nd VP Ceacy Johns, Treasurer Margaret Werby. Standing l to r: Secretary Al Glatt, President Carl Printz, 1st VP Don Baer.

community. Sea Terrace II requires white trim and a white garage door on all homes. The Sea Terrace Associations send to the AC their recommendations for a paint palette but the final decision lies with the Architecture Committee.

In recent years the Associations have recommended to the Architecture Committee that homeowners be allowed to use a variety of exterior treatments on their homes such as

continued on page 14

MEET YOUR NEIGHBOR

THERE IS A DOCTOR IN THE HOUSE...

While many in our community may not know this month's *Meet Your Neighbor*, the members of the Niguel Shores Men's Club know him very well, because for the past year he was their president – Dr. Arthur Pappas. Art, first as vice president and then as president, has energized the Men's Club breakfasts by bringing in excellent speakers on such major topics as stroke recognition, Dana Point Harbor renovation, television programming abuses, and local sports teams updates, to name a few.

Art was born and raised in Michigan. He is a first generation American as his father emigrated from Greece and went into the restaurant business. Art did his undergraduate studies at Wayne State University in Detroit and continued there in its medical school where he obtained his Doctor of Medicine diploma in 1962. He then moved to beautiful and warm southern California for his one-year internship at Memorial Medical Center in Long Beach. He moved back to Detroit for his residency at the Henry Ford Medical Center where he pursued his medical specialty in dermatology and received his Board Certification "Diplomat" from the American Academy of Dermatology. During this time, he also received his credentials as husband and father, having married his wonderful wife, Marilyn, and welcomed their first child, a son. Four more children were to bless this family.

During this time our country was heavily involved in Vietnam. Art was given a deferment from military service



Art Pappas

during his schooling, but upon completion of residency, he was inducted into the U.S. Army as a Captain in the Medical Corps at Ft. Belvoir, Virginia.

The lure of California was always in Art's future plans, so after completing his military service, he and his growing family moved to Long Beach where Art set up his private practice of dermatology. Art and Marilyn bought their first home in Niguel Shores in July, 1980. They continued living between Long Beach and here while Art set up another office in Laguna Niguel as they began to put their five children through college. Art also became attending physician in the Department of Medicine at the South Coast Medical Center. In 1983 they moved permanently into their current home. Art retired from private practice in 2003.

Aside from his talented contribution to the Men's Club, Art enjoys singing as a member of a 60 member adult church choir.

This past April his group toured Italy for two weeks singing in such beautiful cities as Rome, Venice, and Florence, to name a few. At several performances during the recent Christmas holidays, 100 student singers from St. Edwards Church joined the choir.

Art also enjoys gardening and aerobic exercise at 24 Hour Fitness. The Pappas' five children are spread across the country with three in California, a son near Indianapolis, and a daughter in Virginia. They love their eight grandchildren, especially the newest one born just eight weeks ago. It is safe to say, for this writer anyway, that this community is privileged to have such an outstanding American as a resident of Niguel Shores.

—Karl Kuhn

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Townhome with horizontal siding on the house, stucco on the garage and a brick and stucco wall—variations allowed under the current rules (including the crow).

horizontal siding, stucco, or stone as long as the colors coordinate with their grouping of homes. This new arrangement was approved and has allowed homeowners in Sea Terrace I and II to finish their homes in more interesting and individual styles. Some of the changes are as follows: Home sidings were originally T 1-11 vertical wood siding, and now horizontal fiber cement siding, fiber cement shingles, stucco with accent materials of brick, stone and precast moldings are acceptable. Fences were originally all wood but now may be vinyl, slump stone, concrete block, stucco, brick and wrought iron. In Sea Terrace I garage doors may now be white instead of the house color. House trim may be white and roofs, which originally could be shingle only, may now be concrete shakes or metal tile. All of these variations, of course, require Architecture Committee approval.

A major difference between the two associations is the provision for exterior street-side landscaping. In Sea Terrace I this is covered by the NSCA assessment. In Sea Terrace II, homeowners must pay an annual assessment of \$280 to cover the cost of landscaping. This arrangement came about during the negotiation between Sea Terrace II and the Niguel Shores Community Association board when Sea Terrace II was developed and asked to join the NSCA. A condition of its being accepted was that it pay for its own association property landscaping. The Sea Terrace II Association brought suit in the 1980s to nullify this extra assessment but lost the suit after a long drawn-out legal proceeding.

So, there you have it—one third of our homeowners perched up on the hill with some great views enjoying having their front lawns taken care of, regular and reasonable painting of their homes and two congenial boards to look after these affairs.



Sea Terrace II Board: Senior Advisor Ed Adams, 1st VP Adrienne Rubin, President George Traver, Secretary Karla Sanders. Absent: 2nd VP Elect Rene Cortez and Treasurer Tobias Lawry.

Who knew there could be so much to say about Townhome Associations???

—Mary Crowl

VOICE OF THE PEOPLE

Letter to the editor:

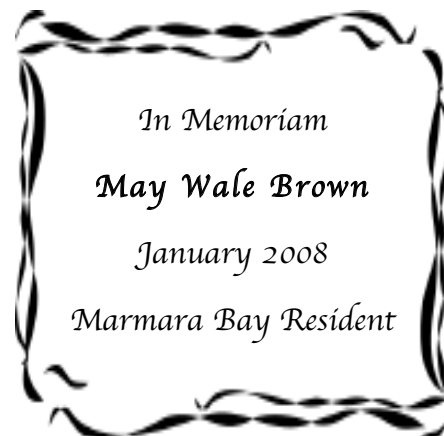
In response to the Traffic and Safety Committee Report in last month's newsletter:

We are wondering where you are getting your information on parking in HOA communities. We have worked and have friends in Three Arch Bay, Irvine Cove and Emerald Bay and there are NO parking restrictions in these multi-million dollar communities, especially between 1:00 p.m. and 6:00 a.m. when everybody is sleeping. Should there be a vote on charging the residents \$100 fee for parking in our own community? The majority of our community would not give a standing ovation to this rule.

—Richard and Debra Kinder

Editor's note: See GM Report on page 2 regarding this issue.

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.



In Memoriam

May Wale Brown

January 2008

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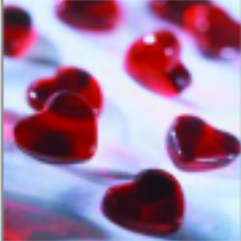
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MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY SUNDAY																																																																													
				1 9:30 H ₂ O Aerobics 10:00 SSN Staff <i>MPR CLOSED for OC Voter Training</i>	2 NSCA Office Open 8:30 - 5:00 <i>MPR CLOSED for OC Voter Training</i> 3  2:00 Super Bowl Sunday (MPR)																																																																													
4 9:30 H ₂ O Aerobics	5 1:00 Art Class  CONSTITUTION ANNIV.  PRIMARY ELECTION	6 8:30 Fitness Class 9:00 NSCA Gen. Session Board Mtg. 9:30 H ₂ O Aerobics 11:30 Bridge	7 8:00 Ladies' Tennis 1:00 Architectural Committee 3:00 Women's Club Board Mtg 7:00 Recreation Committee	8 8:30 Fitness Class 9:30 H ₂ O Aerobics	9  10																																																																													
11 8:00 Women's Golf Fun Day 8:30 Fitness Class 9:30 H ₂ O Aerobics 3:30 Landscape Committee	12 8:00 Men's Golf 1:00 Art Class  LINCOLN'S BIRTHDAY	13 8:30 Fitness Class 9:30 H ₂ O Aerobics 9:30 Traffic and Safety Cmte. Bridge 11:30 Maintenance Committee 2:00 Public Forum - Discussion MPR Project 7:30 STII Annual Mtg. / Election	14 8:00 Ladies' Tennis 12:00 Women's Club Luncheon 	15 8:30 Fitness Class 9:30 H ₂ O Aerobics	16 NSCA Office Open 8:30 - 5:00 10:00 Public Forum - Discussion MPR Project 17  6:00																																																																													
18 8:30 Fitness Class 9:30 H ₂ O Aerobics 12:00 Garden Club  PRESIDENT'S DAY	19 8:00 Men's Club Breakfast 1:00 Art Class	20 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge 9:00 NSCA Gen. Session Board Mtg. 7:00 Homeowners' Public Forum  WASHINGTON'S BIRTHDAY	21 8:00 Ladies' Tennis 1:00 Architectural Committee  WASHINGTON'S BIRTHDAY	22 8:30 Fitness Class 9:30 H ₂ O Aerobics	23 24																																																																													
25 8:30 Fitness Class 9:30 H ₂ O Aerobics 1:00 View Preservation Committee. 1:00 Page Turners 4:00 Finance Committee	26 8:00 Men's Golf 1:00 Art Class	27 8:30 Fitness Class 9:30 H ₂ O Aerobics 11:30 Bridge <i>TENNIS COURTS CLOSED UNTIL 2PM For Cleaning</i>	28 8:00 Ladies' Tennis	29 8:30 Fitness Class 9:30 H ₂ O Aerobics  STREET SWEEPING																																																																														
Sheriff's Department: 770-6011 (Non-emergency services) Niguel Shores Office: 493-0122 Niguel Shores Fax: 831-0116 Mariner Gate: 487-4880 Mariner Fax: 487-4182		JANUARY Sun Mon Tue Wed Thur Fri Sat <table border="1"> <tr><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> <tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr> <tr><td>27</td><td>28</td><td>29</td><td>30</td><td>31</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			MARCH 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					
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NCSA DIRECTORY
NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
Office 949/493-0122 • Fax 949/831-0116 • Mariner Guard-House Gate 949/487-4880
www.niguelshores.org

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 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
 Irene O'Brien
 Jack Christiansen (acting)
 Carol Yocom
 Mary Crowl
 Eric Ackermann
 Irene O'Brien

MEETINGS

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

AD HOC COMMITTEES

Revitalization
 IT/Website

Sea Terrace Townhomes Assoc. I
 Carl Printz, President
 Don Bear, 1st Vice-President
 Ceacy Johns, 2nd Vice-President
 Al Glatt, Secretary
 Margaret Werby, Treasurer

CHAIRPERSONS

Rob Rifkin
 To be determined

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
 Jim Clark, 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

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 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.

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BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**

HOMES SOLD IN NIGUEL SHORES IN 2007

BERKUS HOMES

23951 LEEWARD DRIVE..... \$1,100,000
33502 DOSINIA DRIVE..... \$1,243,000
33381 SPINDLE CIRCLE..... \$1,650,000

BROADMOOR HOMES

33661 WINDJAMMER..... \$1,600,000
33571 BRIGANTINE..... \$1,850,000

CUSTOM HOMES

33725 MAGELLAN ISLE..... \$3,325,000
33791 CABRILLO ISLE..... \$4,750,000

GARDEN HOMES—INLAND SIDE

23912 DANZIG BAY..... \$975,000
23836 BLUEHILL BAY..... \$993,336
23832 CASSANDRA BAY..... \$1,000,000
23872 TARANTO BAY..... \$1,050,000
23856 KARA BAY..... \$1,100,000
23881 TARANTO BAY..... \$1,100,000
23891 TARANTO BAY..... \$1,135,000
23801 IONIAN BAY..... \$1,149,500

GARDEN HOMES—OCEAN SIDE

23791 SALVADOR BAY..... \$1,860,000
33801 MERCATOR ISLE..... \$2,199,000
23611 TAMPICO BAY..... \$2,320,000
23742 PERTH BAY..... \$2,440,000

TOWNHOMES

33565 SEXTANT..... \$805,000
33482 SPINNAKER..... \$855,000
33711 HALYARD..... \$1,050,000
33591 HALYARD..... \$1,100,000
33561 MOONSAIL..... \$1,150,000
24061 WINDWARD..... \$1,160,000
33641 CAPSTAN..... \$1,220,000
33571 BINNACLE..... \$1,300,000
33715 HALYARD..... \$1,300,000
33731 FLYING JIB..... \$1,400,000
33891 MANTA COURT..... \$1,400,000

VILLAS

NONE SOLD

*This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

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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, information regarding refinancing, termite companies, or available properties in Niguel Shores.

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Monarch Beach, CA 92629**