

Welcome to Niguel Shores

Information Guide for New Residents



**Look inside for things you need to know
about your new home in this community.**

Niguel Shores Community Association
33654 Niguel Shores Drive
Monarch Beach, CA 92629-4221

(949) 493-0122 • Fax (949) 831-0116
www.niguelshores.org



NOTES:

Office E-mail Addresses:

General Manager	gm@niguelshores.org
Controller	controller@niguelshores.org
Member Services Mgr.	msmgr@niguelshores.org
Maintenance Manager	mm@niguelshores.org
Member Services Rep.	msr1@niguelshores.org
Member Services Rep.	msr2@niguelshores.org
Webmaster	webadmin@niguelshores.org

This guide has been prepared by the *Seashore News* staff 4/07.
Photos courtesy of Mary Crowl & Karen Linger.

A Message from the Board of Directors

This guide is intended to help new residents to become familiar with the programs and services offered by the Niguel Shores Community Association (NSCA), and the responsibilities of its members and tenants.

All homeowners share the use of and the responsibility for the common areas of the Association as well as their privately owned property. Our goal is to nurture and maintain a community which we can all enjoy and of which we can all be proud.

What is a Community Association?

A Community Association has three features that make it different from traditional forms of homeownership:

- I. You share ownership of common land and have access to facilities such as swimming pools that often are not affordable any other way.
- II. You automatically become a member of the Association and must abide by its covenants, conditions and restrictions (CC&Rs).
- III. You will pay an "assessment"—a regular fee that is used for upkeep of the common areas and other services and amenities.

Advantages to living in this kind of development:

The community usually features attractive combinations of well-designed homes and landscaped open spaces.

You have a chance to own and enjoy the pool, tennis courts and other recreational facilities.

You won't have direct responsibility for maintenance, so you won't have to clean the pool, fix the tennis nets nor, in many cases, be responsible for the outside landscaping. But, that doesn't mean you'll never have to think about it.

The community association operates and maintains these shared facilities. Of course, you'll pay your share of the expenses and, as an Association member; you'll have a voice in the Association's decisions.

The above adapted from the Community Associations Institute Web site.

Schools

Capistrano Unified School District	489-7000
www.capousd.org	
R. H. Dana Elementary School	496-5784
www.capousd.org/rhdana/	
Marco Forster Middle School	493-1133
www.capousd.org/mfms/	
Dana Hills High School	496-6666
www.dhhs.net	
R.H. Dana Exceptional Needs Facility	496-6151
www.capousd.org/schools/rhdenf.htm	

Transportation Services

Amtrak Station, San Juan Capistrano	240-2972
www.sanjuancapistrano.org	
Reservation & Schedule Information	(800) 872-7245
Metrolink Train Service – OCTA	(800) 371-5465
www.octa.net	
Orange County Transportation Authority	(800) 636-7433
www.octa.net	
Non-emergency medical transportation for Seniors & disabled – 24 hr. notice	855-9766

Utilities

Cox Communication – Cable & Telephone	240-1212
www.cox.com	
ATT Residential Services	(800) 310-2355
www.connectmyphone.com	
San Diego Gas & Electric	(800) 411-7343
www.connectmyelectricity.com	
The Gas Company	(800) 427-2200
www.socalgas.com	
South Coast Water District	499-4555
www.scwd.org	
CR&R/Solag Disposal	(877) 728-0446
www.crrwasteservices.com	

Miscellaneous

Current Time	www.timeanddate.com
Surf Report	www.surfrider.org/surfreport

COMMUNITY PHONE NUMBERS & WEB SITES
(All numbers are area code 949 unless otherwise indicated.)

Emergency - life threatening situations	911
Sheriff – non emergency calls	770-6011
www.ocsd.org	
City of Dana Point	
City Hall	248-3500
33282 Golden Lantern, Dana Point 92629	
www.danapoint.org	
Chamber of Commerce	496-1555
24681 La Plaza Drive, Dana Point 92629	
www.danapoint-chamber.com	
Dana Point Animal Services	492-1617
www.danapoint.org/animal	
Dana Point Library	496-5517
www.ocpl.org	
Dana Point Post Office	496-5832
www.usps.com	
Dana Point Community Center	496-4252
www.danapoint.org/community	
Department of Motor Vehicles	(800) 777-0133
www.dmv.ca.gov	
Hospitals	
South Coast Medical Center, Laguna Beach	499-1311
www.southcoastmedcenter.com	
Mission Hospital, Mission Viejo	364-1400
www.mission4health.com	
Saddleback Hospital, Laguna Hills	837-4500
www.memorialcare.org/saddleback	
Saddleback Hospital, San Clemente	496-1122
www.memorialcare.org/sanclemente	
Newspapers	
Dana Point News	492-4316
www.myoc.com/community/danapoint/news	
Los Angeles Times	(888) 565-2323
www.latimes.com	
Orange County Register	(877) 627-7009
www.ocregister.com	

Niguel Shores Community Association

The community is run by a five-member, elected Board of Directors with two-year staggered terms. The Board and staff, as listed below, are assisted by several committees whose members are appointed by the Board. The *Seashore News* is the official monthly newsletter of the Association. It contains a directory of the Board, staff and committee members. Visit www.niguelshores.org for current directors and staff.

Board of Directors

President	Secretary
First Vice President	Chief Financial Officer
Second Vice President	

The Board meets in an executive session and general session of the first and third Wednesdays each month. The general session is open to homeowners. Times are posted for these meetings. A Homeowner Forum meeting is held in the Community Center on a quarterly basis. Dates are listed on the Board Action Summary in the *Seashore News*. Committee reports are given at the evening Forum. The Annual Meeting to elect Board members is held on the third Tuesday in May.

Staff

General Manager	Member Services Mgr.
Controller	Maintenance Manager
Member Services Representatives	Maintenance Staff
	Clerical Staff

Standing Committees

Architecture	Nominating
Communication	Recreation
Finance	Traffic & Safety
Landscape	View Preservation
Maintenance	

Committee meetings are held in the Community Center monthly except for Architecture which meets twice monthly. Members interested in serving on a committee may leave their names in the office.

What Niguel Shores Offers:

Community Center facilities: There is a swimming pool, spa and sauna. The dressing rooms have showers and toilets. There are four tennis courts, the greenbelt for games, handball courts, basketball backboards and a tot lot. Some recreational equipment is available in the office. The Community Center has a multi-purpose room that is available for private functions as is the Beach Bluff Park. The park includes picnic tables, benches and ample parking space. Inquire in the office about fees for use of these facilities.



Clubs and Social Organizations:

Art Class: Tuesdays at 1:00 pm. Contact Doris Adams (949) 493-4445.

Beach Bluff Barbecues: During the summer months, do-your-own barbecues are held. A large grill with hot coals is provided—bring your own steaks, or whatever, to grill and enjoy the sunsets at the beach.

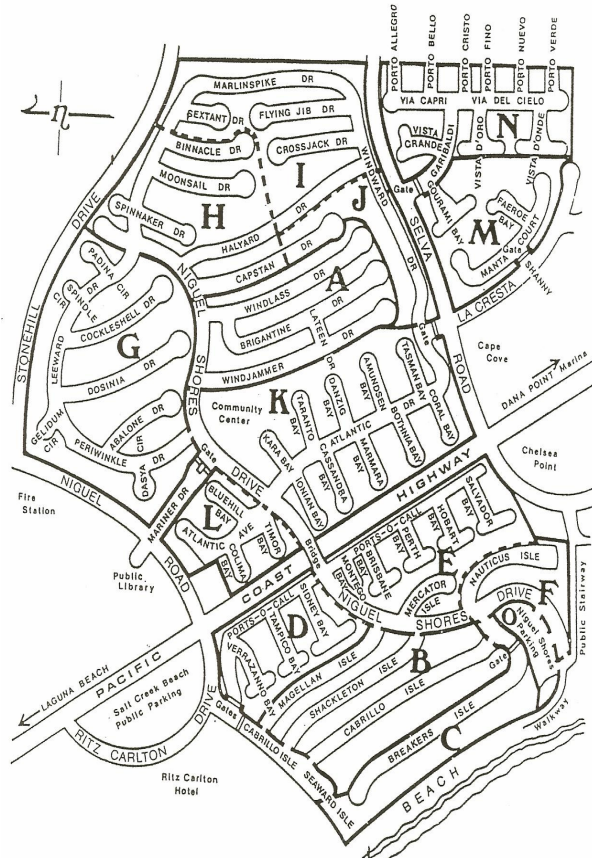
Bridge: Singles or couples gather for party bridge on Wednesdays in the Community Center. Reservations are necessary. Contact the person listed monthly in the *Seashore News*. Play starts at 11:30 am.

Exercise Class: An exercise class is offered three times a week on Monday, Wednesday and Friday from 8:30 to 9:30 am. Contact Leslie Davis (949) 494-4061 or Elaine Converse (949) 493-8066 to sign up.

Garden Club: The third Monday at noon in the Community Center is the meeting time for this very active group. They arrange tours of gardens and places of gardening interest, invite guest speakers, contribute to beautification projects and enjoy lunches and good times together.

Ladies Day Tennis: Players meet at 8:00 am at the courts on Thursdays.

Men's Club: The Men's Club is one of the older institutions in Niguel Shores, having been formed in 1973. It meets the first and third Tuesdays at 8:00 am in the Community Center for breakfast (prepared by the members), a meeting and informative speaker. Occasional outings are planned for members and their wives and an annual dinner dance is held.



STATISTICS AND HISTORY

Niguel Shores, including the parking lot, is made up of fifteen tracts of land, encompassing nine areas, totaling 960 homeowner lots.

A master document known as the Declaration of Establishment of Protective Conditions, Covenants, and Restrictions (CC&R's) was introduced with the first developed area, the Broadmoor Homes, in 1969. In addition, there was a distinct "supplementary" CC&R's document prepared for each newly developed tract.

Besides the Niguel Shores Community Association, there are additional sub-associations for Sea Terrace I and Sea Terrace II. These sub-associations have their own governing documents and Boards of Directors. Their members are subject to both their own and individual area CC&R's and the master CC&R's.

Areas	Tract Number	No. of Lots	Date Established
A Broadmoor Homes	6935	67	12/01/69
B Custom Homes	7156	56	01/11/70
C Breakers Isle	6988	23	06/11/70
D Shores Garden Homes	6883	144	01/26/71
E Shores Garden Homes	7203		06/15/71
F Shores Garden Homes	7573		07/20/72
G Berkus Homes	7447	105	01/05/72
H Sea Terrace Townehomes I	7515	239	01/05/72
I Sea Terrace Townehomes I	6884		08/02/72
J Sea Terrace Townehomes I	6881		11/01/72
K Garden Homes	6782	174	05/02/72
L Garden Homes	8038		11/20/72
M Sea Terrace Townehomes II	8602	77	08/05/74
N Villas	9098	75	10/18/76
O Beach Parking Lot	6950		
Total Homeowner Lots		960	

Men's Golf: Advance arrangements are made for golfers to play courses in Orange and San Diego Counties on the 2nd and 4th Tuesdays of each month. All participants need an SCGA handicap. Contact the Men's Club golf chairman.

Page Turners: A reading group that meets in members' homes on the 4th Monday of each month, September to June, at 1:30 pm. Nine books are chosen to be read and discussed at the meetings.

Potluck: Potluck dinners are held in the Community Center on the 3rd Sunday of each month from January through May and in November. A social hour starts at 6:00 pm with dinner at 7:00 pm. See notice in the *Seashore News*.

Special Events: The Recreation Committee offers several special events during the year. There is a gala 4th of July Celebration with a parade, events during the summer on the Beach Bluff, Chili Cook Off contest, etc. See the *Seashore News*.

Summer Camp: Summer camps and/or after school groups for children have been arranged as needed. Contact Craig, Peter or Ryan at Camp Hobbledohy (949) 489-3447 for more information.

Swimming Lessons: Lessons are available for adults, children and toddlers. Please contact Cynthia Carlson (949) 496-5425 for information.

Water Aerobics: The Dippy Dolphins have been exercising in the Niguel Shores pool for years. The classes are Monday, Wednesday and Friday from 9:30 to 10:30 am year round. New participants may attend any of the classes to sign up. Fees: \$3.00 per class or \$27.00 per month.

Women's Club: The Women's Club also was organized in the early 1970s and continues to encourage women to join and get to know one another. It meets on the 2nd Thursday of each month in the Community Center. A social time begins at 12:00 noon with lunch at 12:30. It is usually a potluck and each member brings a salad or dessert. Speakers are invited and occasional outings are planned.

Women's Golf: This very active group plays on the 2nd Monday of each month. This is designated a "Fun Day" with a nine-hole tournament, lunch in the Community Center and awards following play. No handicap is required. See the *Seashore News* for information.

Dos and Don'ts: How to enjoy the best of Niguel Shores...

Do take advantage of our "Homeowner Request" forms and system: If you have a problem or issue in your home or neighborhood, Niguel Shores offers a procedure to handle these questions. You can download the "Homeowner Request Form" from the Web site (www.niguelshores.org), fill it out and deliver it to the office where it will be directed to the appropriate committee or department to handle your request. Ours is a "complaint driven system," meaning that, unless you make a request or complaint, the authorities (office, committees, Board) cannot know how to help. Fill out the form and submit it...

Do check out the Web Site: Our Web Site is becoming more and more the channel through which you can learn what is happening in Niguel Shores, where you can find information, history, the newsletter (former issues of), the Rules and Regulations, CC&R's, photos of our activities, and, we hope, more and more helpful information about Niguel Shores. Make it a habit to log on to www.NiguelShores.org on a regular basis.

Don't park on the street overnight without a permit: Niguel Shores has a long-standing rule that overnight parking is not allowed. This rule has two purposes: It prevents the accumulation of unused vehicles on our streets and keeps our narrow streets clear for emergency vehicles. If you have a need to park vehicles on the street (if your driveway cannot accommodate them), please inquire in the office about special permits. You may risk towing if your vehicles do not adhere to this rule.

Do submit plans for exterior modifications to the Architectural Committee: Our community has remained strict about maintaining a harmonious architecture over the years to the benefit of us all. Please do consult the Architecture Committee if you plan exterior modifications.

Don't plant or build anything outside in the Association property area if you live in the townhomes: These residents benefit from having their exterior landscaping tended to by the Association. Along with this benefit is the restriction that you should not destroy or add to the chosen palette. The plants provided are adapted to our landscape scheme, are maintained by the landscape contractor and individual plantings should not demand special treatment. Provisions are made for particular designs and plantings: please inquire in the office.

Do think about the view when landscaping: A special committee in Niguel Shores is concerned with view preservation. It was formerly called "Tree View Blockage" and deals with landscaping elements that block neighbor's views. Please be aware of this concern when considering your landscaping. All of us love our views —so, remember the golden rule: I don't block your view, you don't block mine.

Do enjoy your pets: Pets are welcome in Niguel Shores but must be kept on a leash and picked up after. Some boxes with clean-up bags are provided on the Beach Bluff and in the park area behind the Community Center. Please be considerate of our beautiful community, leash your pets and clean up... (See rules 9100-11 for additional cautions.)

Don't leave your trash cans out longer than necessary: We have collection on Tuesday in the Villas and Sea Terrace II and Thursday in the remainder of the community. You may put out the containers the evening before, but please take them in once emptied. The purpose of all these do's and don'ts is to keep our very nice neighborhoods looking "very nice."

Do read your monthly newsletter, the *Seashore News*: This newsletter is your source of information about everything that is happening in Niguel Shores—the Board actions, General Manager's actions, club activities, committee reports, special events and, most importantly, your access to an expression of your views on what is happening in the community through the Voice of the People, a "letter to the editor" section of the newsletter. Please use it as



needed if you have "something to say." The *Seashore News* is delivered to your doorstep every month by a group of volunteers that involves many people right down to some-one on your street who brings it to your home. If you see him/her, give that person a vote of thanks.

Do give your e-mail address to the office: Important messages and updates on current situations are sent to residents by e-mail.

Don't forget to read the rule book!