

Seashore News



August 2024

Published Monthly by Niguel Shores Community Association

Issue 608

FROM THE HELM

Hello, Niguel Shores Residents!

As I mark my second month as the President of the Niguel Shores Community Association, I'm excited to share some updates and news with you.

Resident-Only Facebook Group

In an effort to streamline our community discussions and keep them within our neighborhood, we've created a resident-only Facebook group. The group is called "Niguel Shores Residents" and is invite-only, ensuring that only our community members can join and participate. This move aims to transition our conversations away from the Next-door Neighbor app, fostering a more private and focused environment for our discussions.

Pickleball Trial on Court 2

After much consideration and due diligence, the Board decided that a vote wasn't warranted to extend the pickleball trial on Court 2. This was a challenging decision, as we had to balance the desire to alleviate potential wait times during drop-in play with maintaining harmony within the community, particularly for residents on Windjammer. While this outcome may not have been popular, it was made with the community's best interests in mind.

Mark's Fireside Chat

Following the general session on July 10, we held our second "Mark's Fireside Chat." We had four residents in attendance, and it was a great opportunity to show that the new Board is dedicated to listening to and engaging with our community. Please remember, these chats are informal gatherings where Board members listen and get to know you better. They are not official meetings, and Board members in attendance cannot provide advice, opinions, or direction.

Dana Point Concert Series

The Dana Point concert series began on Sunday, July 14, and will continue on Sundays until August 18. This event is always a highlight for our community, taking place conveniently across the street at Sea Terrace Park. It's a fantastic opportunity to enjoy great music with your neighbors. However, please be mindful of the increased traffic and be patient with the influx of bikes, e-bikes, skateboards, golf carts, and pedestrians coming in and out of the community. Additionally, remember that there will likely be alcohol involved, so extra caution is advised.

Thank you for your continued support and engagement. Let's make this summer a memorable one!

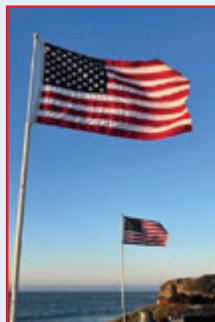
Best regards – Mark Russell

LOOK INSIDE



Meet Your New General Manager

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Niguel Shores 4th of July Recap

PAGE 10 AND 11



KATHY SAMUEL

LUXURY REAL ESTATE

DANA POINT SUMMER CONCERTS

Last month of concerts is here! Don't miss out on the following bands!

August 4	2:30PM-4:00PM	◆	Reflex (80s hits)
	4:30PM-6:00PM	◆	Saved by the 90s
August 11	2:30PM-4:00PM	◆	Full Stregth
	4:30PM-6:00PM	◆	Tijuana Dogs
August 18	2:30PM-4:00PM	◆	Common Sense
	4:30PM-6:00PM	◆	The Aggrolites

CONGRATULATIONS SUMMER COOLER CONTEST WINNERS

We are delighted to announce that each of the six winners from our June raffle has received a custom cooler bag brimming with goodies. Thank you to everyone who participated!



KATHY SAMUEL

949-444-1674

Kathy@KathySamuel.com

www.kathysamuel.com

In our changing real estate market there may be no better time to discuss your options. I look forward to hearing from you.



First Team



LUXURY PORTFOLIO INTERNATIONAL



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

GENERAL MANAGER REPORT

Hello!

I am excited to join the team at Niguel Shores Community Association. I have been here almost two months now and it has been a great experience. I have met many residents at the June and July Board meetings and in the Management Office. Everyone was very welcoming.

I personally hold 29 years of experience managing homeowner associations and, working with a staff that has such an extensive history here, I am excited to help improve the quality of life for everyone in Niguel Shores. I am looking forward to working with the entire staff and community volunteers to provide creative solutions to issues facing the community.

Courtesy Goes A Long Way

With summer in full swing and everyone enjoying the amenities the community has to offer, we would like to remind residents and guests to be courteous to one another and to our office, maintenance, and patrol staff. If you are reminded of a community rule by staff or patrol when enjoying the recreational facilities, please know that it's not intended to spoil your fun. By enforcing our community rules, we ensure everyone's enjoyment of our facilities and this wonderful community.

E-Bikes in the Community

More than ever, e-bikes are becoming the transportation of choice for many residents in the community. These bikes are intended for street use and should not be ridden on sidewalks or other pathways within the community. Many of these e-bikes can reach speeds of more than 30 mph (remember the speed limit in Niguel Shores is 25 mph). In California,

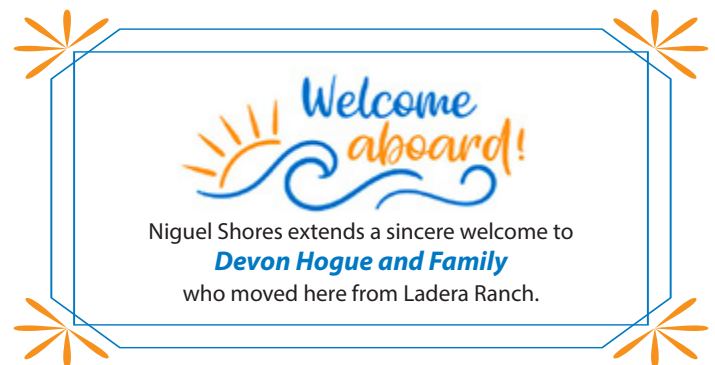
an electric bicycle is a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts. Three classes of electric bicycles have been established: Class 1 and 2 riders under 18 must wear a helmet. For Class 3 e-bikes, a rider must be at least 16 years of age and wear a helmet regardless of their age. Additional information on e-bike safety and requirements can be found at dmv.ca.gov.

—John Muller

Board Meeting Update:

The Board met on July 10 and the following items were discussed:

- The tree removal at Salvador Bay was approved due to root damage to sewer lines.
- The Board approved the exterior painting of the clubhouse and office.
- The Board approved the installation of an additional sump pump and drainage on the common area adjacent to Tasman Bay.
- The resurfacing of the tennis and pickleball courts was approved.



JULY 2024 BOARD ACTION SUMMARY

(GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited May 2024 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes from June 12, 2024
- Finance Committee Recommendation:
 - Recreational Amenities Budget
- Recreation Committee Appointment
- Ratify Approval of Transfer of \$200,000 from Ameriprise Operating Money Market to Pacific Western Operating
- Harvest Landscape Proposal #127371
 - Tree Removal Salvador Bay
- OJ Painting Proposal Clubhouse and Admin Exterior Paint
- Harvest Proposal #122383 and Pacific Southwest

- Industries Proposal #TAS052924 Tasman French Drain
- Zaino Proposal Tennis and Pickleball Court Resurfacing

DISAPPROVED/DENIED:

- View Preservation Appeal
- Request for Reimbursement

REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal, and Delinquency Report (May)
- Legal Analysis
- Pickleball Trial Results
- Manager's Report

TABLED:

- Concrete Swale – Cement Ribbon Around Basketball Courts

NOTE: The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA Office entrance and on the website. In addition, the General Session and Executive Session agendas for the next Board Meeting will also be posted on the Friday prior to the next meeting. **REMINDERS:** THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD IN THE CLUBHOUSE ON THE 2nd WEDNESDAY, AUGUST 14, 2024, BEGINNING AT 6:00 P.M.

COMMITTEE REPORTS

COMMUNICATION COMMITTEE

Many Hands on Deck

The NSCA Communication Committee brings you the *Seashore News* and maintains the Niguel Shores website niguelshores.org. But we don't work alone. We are grateful for the help that comes from dozens of volunteers.

- **Writers**—Thanks to those who submit articles for committees, clubs, sports, activities, and NSCA business. Among these are **Don Baer, Barb Barber, Susan Davis, Karen Decker, Geoff Dunlevie, Bob Hochstadter, Chris Horpel, Gigi McDonnell, Blayke Miller, Tim Moore, John Muller, Tim Murphy, Matt Northrop, Mike Oliva, Frances Ozimec, Judi Palladino, Karey Palmer, Mark Russell, Susie Smith, Sharon Stewart, and Mike Stively.**
- **Photographers**—Our appreciation to everyone who sends photos to seashorenews@hotmail.com, especially frequent contributors like **Tina Fornadley, Jane Olson, Gary Tinnes, Meg Wilson, and Laurel Yocca.**
- **Distribution**—Further gratitude to the dedicated group who gather each month to add flyers and count out copies of the newsletter for distribution: **Carol and Len Beebe, Joan Beyer, Cathy Dube, Catherine Hallett, Marilou Heckman, Carol Kuhn, Lisa Merenbach, Peggy and Mike Oliva, Barbara Speare, Robyn Williams, Dot and Gary Wall,** plus **all the others** who drop in to help when they can. And cheers to the dozens of **volunteers who walk our neighborhood** delivering issues of the news.
- **Layout and Printing**—We also appreciate the professional services of graphics designer **Mary Francis McGavic** and printer **Minuteman Press**, who do such a great job for us on the newsletter. (Read a little more about our printer in the accompanying article on this page.)

Above and Beyond

All these folks go way beyond expectation to keep Niguel Shores informed. Sincere thanks to them and to many others who also contribute their time and ideas.

—Sandy Homicz

24721 La Plaza, Suite A, Dana Point, CA 92629
(949) 240-3006



Our printers Maryann, Simon, and Mits.

PRINTED NEWS

Have you ever wondered about the monthly process that brings you the *Seashore News*? Before the issue comes to you, our news-gathering residents submit articles and photos from their committees, clubs, sports, and activities. Then the material goes through a week of editing and layout. After that, the issue is sent to our local printer. Finally, a volunteer group of residents collates and distributes copies to all Niguel Shores homes and outside recipients.

Each of these steps has an interesting backstory, and one of them involves our printers **Mits** and **Simon Arayama**, and **Maryann Inoue**, from **Minuteman Press** in Dana Point.

Mits Arayama purchased this franchise location after retiring from the food industry in 2005. Before opening the print shop, Mits had an innovative career as a CEO of Nissan Foods, working up the ranks from Marketing Director. Mits is actually responsible for creating the product and marketplace for Cup of Noodles (which I'm sure we have all enjoyed at one time or another in our lives). He served on the Dana Point Chamber as President and was recognized locally and nationally for Business and Business Man of the Year by several organizations.

Simon Arayama, Mits' son, is now heading the business, along with his partner, **Maryann Inoue**. The business is known for incredible kindness, reliable work, and the care they give to the print products they create for customers. Minuteman Press has recently been recognized by the City of Dana Point and the Dana Point Chamber of Commerce for their outstanding service to the community of Dana Point.

Here in Niguel Shores, their exceptional customer service has proved especially important in publishing our monthly *Seashore News*. Minuteman Press prints 1,100 copies of our newsletter each month, as they have for more than 15 years. We appreciate Minuteman Press for ALL they do for Niguel Shores. Thank you, Mits, Simon, and Maryann!

—Heather Harding

COMMITTEE REPORTS

MAINTENANCE COMMITTEE

Amenities

As a reminder, with summer in full swing and residents using our many amenities, it is important to be aware that there are specific rules for use of our Beach Bluff. If you are new to the community or are inviting guests, please note the following are prohibited:

- Unrestrained or unleashed dogs
- Bounce houses or other inflatables
- Wood or charcoal fires
- Smoking of any kind. Smoking of any kind is prohibited in and around all Common Areas, which includes but is not limited to streets, sidewalks, parking lots, and community parks.
- Generators or items that require the use of an engine or live electricity
- Altering, disabling or interfering with the access gates or fences
- Barbecues on Association tables
- Team sports or team practices
- Staking or inserting items into the grass or other landscape areas
- Amplified music or sound systems (community sponsored events exempt)

Please be a good neighbor when using any of our amenities so we can all enjoy a wonderful summer in the Shores.

With all the festivities going on during our Independence Day celebrations, did you notice a new face? Well, maybe not too new. **Robert “Bob” Everson** joined the team as Assistant Facilities Manager late last year. Now, since George Cooley retired at the end of June, Bob Everson is our new **Niguel Shores Facilities Manager** and he was here with his staff **Jason Lelli**, **Ray Russomano** and **Tom Shimkus** on the 4th making sure things went smoothly. Bob even took the time to do a walk through with the Men’s Club to make sure everything was in place for the Pancake Breakfast which went off without a hitch.

Bob, as he likes to be called, was born and raised in South Orange County and currently lives with his wife in Foothill Ranch. They have seven children ranging in age from nine to thirty years old. They love the outdoors, especially camping and spending time on the water. Bob has a wide-ranging background in both technical and corporate environments. From maintaining safety compliance at Disneyland Resort and as a consultant in Florida and Shanghai, China to Director for the Technical Support Monitoring at Justice Services where he managed over 500% growth in the department. He brings to

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Help make budget
and finance
decisions for the
community.



Application Forms are available in the Office.

us experience in facilities maintenance, vendor management, facility improvement, and he most recently started and ran a residential construction company here in South Orange County.

We on the Maintenance Committee appreciate his excellent responses and concise reporting to the many requests and needs that arise on a daily basis here in the Shores. We are confident Bob will continue the tradition of keeping Niguel Shores the “Extremely Well-Maintained Community” it is, well into the future. **Welcome Bob!**

—Geoff Dunlevie

RECREATION COMMITTEE

Wow! What a turnout we had for 4th of July. Thank you to all of the **Recreation Committee** members, **NSCA residents** and **staff** who helped with this event and made it special, especially **Nancy Tinnes** for once again organizing the festivities and **Sean Bittner** for managing the BBQ for all the residents to enjoy!

Upcoming Events:

Ice Cream at the Bluff – Friday, August 2, 3:00 to 5:00 p.m.

Band by the Sea – Saturday, August 17, 5:00 to 8:00 p.m.

Enjoy great music from Those Guys Band and dance the night away with neighbors, family and friends. Ticket sales start August 1 at a cost of \$15 each. Reserve a table of 10 for \$150 or a table of 8 for \$120.

Ice Cream at the Bluff – Friday, August 30, 3:00 to 5:00 p.m.

Labor Day BBQ – Sunday, September 1, 5:00 to 8:00

p.m. Mark your calendars for our famous barbeque celebration. This is a free event in which we provide the hot coals and you bring whatever you would like to BBQ!

—Recreation Committee

CLUBS

WOMEN'S CLUB

Year in Review

I asked a few Women's Club members to highlight their favorite activities of the 2023-24 year. President **Sharon Stewart** summarized, "Women's Club provides a warm and welcoming community for all to enjoy. A place where you can visit with friends, make new friends, and even rekindle a friendship that may have fallen by the wayside. And this year's speakers and events were just stellar!" **Sandy Homicz** concurred, "What a great year for Women's Club! The Fashion Show and June Tea were spectacular, and I also enjoyed hearing about the **Solomons'** art philanthropy and the **Burgners'** amazing work in Uganda, as well as having fun at the Bunko and Bocce social activities planned by **Gunjan Anand** and **Jenny Rose**."

The Women's Club enjoyed a fabulous line up of speakers, thanks to **Carol Daly** and **Laurel Yocca**. **Marietta Hannigan** shared, "As a new resident of Dana Point, The Ecology Center with Jonathan Zaidman was the best—and most useful—as I hadn't known they were there! I've since enjoyed one of their Thursday Pizza Nights and one of their Friday Night Dinners with a visiting chef. Both were amazing dining and social experiences, since you eat with different people community style. Highly recommend!" **Carol Daly** concurred, "I thought Jonathan from The Ecology Center was a refreshing new topic. He and his colleague did a fine presentation." Several members noted how much they enjoyed hearing our local Niguel Shores guest speakers, like the Burgners and Solomons sharing their philanthropies and **Margi** and **Eric Eckes** sharing their passion for underwater exploration. **Gigi McDonnell** especially appreciated "Cathy's talk about her work in Africa. Having a member that has given and done so much to provide for the less fortunate was very inspirational."

Both the Fashion Show chaired by **Cathy Burgner** and **Marni Olia**, and June Tea chaired by **Dianne Cahill** and **Carey Smith** were sold out events this year. **Cathy Tyson** shared, "Those events both stand out. I am so proud of our new members bringing new energy and fresh ideas." **Suzanne Enis** agreed, stating, "The chairs and committees of the Fashion Show and June 'event' made these by far the standouts of the year. Their innovative and elevated ideas provided moments to remember!" **Leslie Moore** added how much she "loved seeing the enthusiasm, laughter and smiles coming from both older and newer members at the Fashion Show and Kentucky Derby Event. And, I can't fail to mention the new friendships formed working on both committees."

Our **Fourth of July Bake Sale & Cake Walk** led by **Marietta Hannigan** and **Patti Staudenbaur** was an amazing success thanks to the wonderful support from our Women's Club members. We had more than 150 baked goods contributed that we sold during the Pancake Breakfast and then used to run the Cake Walk after the Parade. And we should also note, it wasn't only Women's Club members that contributed—neighbors all around Niguel Shores dropped baked goods off to add to the community spirit.

Incoming President **Laurel Yocca** summed it up: "I'm so happy that the Women's Club has such fun new energy too. Thank you to all that helped 2023-2024 Niguel Shores Women's Club be so memorable. It takes a team and I feel so fortunate to be a part of this club. And I look forward to our 2024-2025 year!"

—Karey Palmer

MEN'S CLUB

Many thanks to the more than 400 of our friends and neighbors who joined us for a fine breakfast on the 4th of July and to those who participated in our lottery for tickets to the San Juan Mission Summer Concerts. Both activities contribute greatly to the funding of the **Men's Club's Annual Scholarship** program benefitting local high school scholars. We love providing those scholarships, and we could not do it without your support.

That's not all we've been up to at the Men's Club. We hosted an evening event in July featuring 49th US Congressional District Representative **Mike Levin** as guest speaker. Anticipating wide interest, the Men's Club's Board authorized members to bring their better halves as guests. Talk about timely! Rep. Levin has been prominent in the national press with his comments about events at San Onofre and the upcoming national election. A large crowd showed up for the event that was both informative and fun.



Representative Mike Levin (center) with Men's Club President Geoff Dunlevie (left) and Vice President John Yocca (right).

CLUBS

In August the Men's Club will meet twice as usual. On **August 6** at 0800 hours, our guest speaker will be **Cruise Planner** extraordinaire **Caroline Swift**. Our evening meeting on **August 20** will feature **Deborah Diep** from the **Center for Demographic Research**. This Cal State Fullerton-based research group is a resource you may not know about. Come and hear about their important work.

If you are not yet a member of the Men's Club, please be our guest at one of our two monthly meetings. You will experience friendly social interactions and stimulating presentations. You will enjoy a fine, hot breakfast at a morning gathering, or if you attend an evening meeting, wine, beer and appetizers will be served at no charge to you. Gen X and Millennials are most welcome. We can always benefit from a fresh perspective.

—Tim Moore

GARDEN CLUB

For the first time ever, members of the Garden Club decorated a golf cart and entered this year's July 4th Parade! Thanks to the efforts of **Janice Stauffer, Margi Eckes, and Nadine Allen**, we won Third Place in the Creative Category! YEA!

The club will be donating to **Penny Pines** in memory of two of our members who have recently passed away: **Richard Reese** and **Ruthy Stahl**. Penny Pines helps fund the reforestation of burned areas of our National Forests: the Cleveland National Forest, including the mountain ranges of Santa Ana, Palomar, and Laguna.

We have now replanted the **Butterfly Garden** located in a planter adjacent to the Clubhouse. We selected flowers

“Nature is not a place to visit, it is home.”

—Gary Snyder

that are attractive to butterflies, bees, and hummingbirds: verbena, milkweed, pentas, salvia, cophea (hummingbird's lunch), coreopsis, and evolvulus.

Our first meeting of the new club year will be on **Monday, September 16, at 11:00 a.m.**, at the **Clubhouse**. The Garden Club continues to **welcome new members**. Membership is

open to all residents of Niguel Shores. You do not need to be a gardening expert to join. Our meetings are varied and may comprise a speaker, workshop, garden-related projects or a field trip. Refreshments are served at each meeting. Dues are \$25 per person per year, and \$5 per guest visit. To join, sign-up forms are in the Niguel Shores office. Any membership questions: call or text **Sandi** at (253) 290-0471.

—Judi Palladino



Garden Club award-winning parade entry (left) and new Butterfly Garden (right).

IN MEMORIAM

Ruthy Stahl

Ruthy lived 106 beautiful years from June 15, 1918 to June 25, 2024.



She was one of the founders of Niguel Shores Garden Club, and a longtime member of the Women's Club, Women's Golf Group, and an active walker.

Ruthy was featured on CBS *60 Minutes* as part of UCI's 90+ Study of healthy, active people over 90 years of age.

She loved everyone and was loved in return. Everyone recognized her as she zipped around Dana Point in her lime green VW Beetle with ribbons attached to the antenna.

A lover of all things in nature, Ruthy leaves a very generous legacy in contributions to 46 charitable organizations.

ACTIVITIES

BRIDGE

The word “August” comes from the Latin *augustus*, meaning “consecrated” or “venerable,” which in turn is related to the Latin *augur*, meaning “consecrated by augury” or “auspicious.” In 8 B.C. the Roman Senate honored Augustus Caesar, the first Roman emperor, by changing the name of their month Sextilis to Augustus. We of course shortened it to August.



In Bridge the word “venerable” goes beyond the definition of August and means you have won the previous game and are now subject to a higher standard. If you bid and do not make your bid, the loss is increased by 50 points or more. I know this doesn’t seem fair, but the winner of the previous game is venerable, held to a higher standard. This also applies when the previous winner bids and is doubled, the loss increases exponentially. An example of this is if the bidder, who is venerable, said three spades and only made two he forfeits to his opponent 200 points. When you next play Bridge, and your opponent is venerable, tell them they are August! If they read this article, they will understand; if they didn’t read this, then shame on them!

Recent Winners:

6/19: Frank Feher and Terry Liebman battled it out for first place, but when the dust settled Frank beat Terry by 40 points landing Terry in second place. Our wonderful guest, Sandy Nelson came in third.

6/26: Muriel Kraszewski won for the first time and what is more appropriate than first place! Betty French, our fearless leader, came in second; Bill Imbriale, who has had a dry spell since May, came in third.

7/3: Muriel Kraszewski won again for first place; Glenda Wilson came in second; followed closely by our second place winner from the week before, Betty French, who came in third.

7/10: Terry Liebman took control over the first position; Patty Hollis followed closely in second; Muriel Kraszewski stayed in the running for third.

Please remember to sign in for the following week and be advised that we now start each Wednesday at 10:30. If you are interested in playing, please call **Bob** or **Betty French** at (949) 312-2556 or visit us on Wednesdays at 2:00 p.m.

—Mike Oliva



ACCOLADES

Congratulations to Niguel Shores resident **Brigitte Mair**, chosen as *Dana Point Times* “Grom of the Week.” In an article dated July 4, 2024, Dana Point-based Surf Coach Lucas Taub said, “Brigitte started short boarding last summer at Salt Creek and hasn’t stopped ... she has been charging ... paddling out the back and getting bombs.”

Eleven-year-old Brigitte is “a multi-sport athlete with talent and determination.” She is an avid surfer and excels in other sports and activities as well. The *Times* article says, “She also enjoys playing golf with her two brothers, as well as skateboarding and snowboarding. When Brigitte finally does slow down, she lets her creativity shine as she explores her artistic side through all sorts of different mediums.” Brigitte will be heading into middle school next year at Community Roots Academy.



IN MEMORIAM

James Francis O'Neill
(Jim)

September 11, 1937 - June 23, 2024

Resident of Windjammer Drive for 17 years
Vice President of Labor Relations at Roadway Trucking
Niguel Shores Men’s Club, Men’s Golf,
View Preservation Committee

Jim was instrumental in organizing the Marine Corps’ participation in Niguel Shores 4th of July Flag Raising Ceremony. He was involved in the Marine Corps League, volunteered at Camp Pendleton, taught sailing at DP Harbor, enjoyed skiing and travel, and was active in the Notre Dame Club of Orange County.

His mottos were Notre Dame’s “Go Irish” for his family, their faith and his Irish culture; and the Marine Corps “Semper Fidelis” that embodied his entire way of life, faithful and honorable.

Jim was pre-deceased by his first wife Deidre and is survived by his wife Kathy; son Mike and wife Megan; son Shane and wife Krista; daughter Tara and husband Marty; stepdaughter Shay and husband Jason Galloway; stepson Patrick Lucey; 9 grandchildren and 2 great-grandchildren.

MEET YOUR NEW GENERAL MANAGER

If you notice a golf cart driving through your area with its occupant checking our streets, paths, slopes, and greenbelts—or if you come into the Association Office and see a tall gentleman busy with phones and paperwork behind the counter—give a welcome. It's our new General Manager, **John Muller**.

John comes to us with a unique and colorful background. He is a first-generation American whose Dutch parents left the Netherlands and immigrated to the United States in 1958 seeking a better life after enduring WWII. His father grew up in Java, Indonesia when it was a Dutch colony, and had family members confined there in Japanese camps during the war. His mother, now 93, came from Amsterdam, where her family lived through Nazi occupation and sheltered Jewish friends in their home, as did many residents.

The Mullers settled in Huntington Beach, although John's father worked in Los Angeles, because Huntington Beach home prices at that time were more affordable than LA. They purchased a house in 1962 for \$12,500 where John was raised—and he still lives there today!

After graduating from Huntington Beach Marina High, John attended Brooks Institute of Photography in Santa Barbara, and then was employed by Continental Airlines as a flight attendant traveling the world. Later, with his interest in photography and film making, he became an assistant at Aaron Spelling Productions, then Fox Broadcasting and Disney Productions before turning to property management.

John has worked as an association management professional for 29 years. His management career includes Regional Manager overseeing staff and accounts in the Los Angeles area, General Manager for a 32-story high-rise community in downtown Los Angeles, as well as large-scale communities in Orange County. These positions required skills in contract negotiations and procurement; community association financial management and analysis; annual budget preparation; project management; contact negotiations; action item follow-through; property inspections; facilitating annual and monthly

meetings; creating newsletters and regularly maintaining compliance with California Civil Code.

He has also overseen renovation projects ranging from \$500,000 to over \$6,500,000. In addition, he has successfully assisted communities in obtaining bank loans to replace aging infrastructure, including remodeling a community clubhouse pool area and removing and replacing aging streets. These projects required close coordination with vendors and Board members to ensure the membership was kept up to date with the projects and any changes. His years of experience allow him to provide guidance and

recommendations to association boards, so they can make the best decisions for their communities.

John has established productive long-term professional relationships with industry business partners and earned a positive reputation as someone knowledgeable and forthright with the ability to communicate complicated issues in ways that make them easy to understand.

His accreditations include involvement with the Community Association Institute, earning a Certified Manager of Community Associations (CMCA, a nationally recognized designation for community managers) and the California Association of Community

Managers (CACM). In 2022, he received the Vision Award for Innovation from CACM, an award is given to those who exemplify the very best in the profession of community management. He comes to Niguel Shores after previously overseeing an Association of 558 units in Huntington Beach.

When not hard at work, John loves traveling and tries to visit a new location each year. In October, he plans a trip to Kenya, Botswana, and South Africa. He's been many times through Europe, more recently to Japan and China. He admits to having a sweet tooth when it comes to favorite food, and he likes walking with his very sociable seven-year-old Wheaten Terrier, Toby.

John encourages you to stop by the Office and say 'hello.' His goal is to be of service where needed and work with our Board and our residents for the betterment of our community.

—Sandy Homicz, Michelle Ralph, Patti Staudenbaur





Independence Day 2024



July 4th was quite a celebration in our Niguel Shores neighborhood!



My sincere thanks to all our community-minded volunteers, who once again made this day a beautiful memory for our terrific neighborhood. Thanks to our **Recreation Committee** and the **Maintenance, Security, and Office Staff**—we are truly blessed to have their support to make our day an annual huge success! Party On!

—Nancy Tinnes



Our **NS Men's Club** started the day with masterful teamwork organized by **Tim Williams**, preparing and serving their traditional pancake breakfasts to hundreds of famished folks and five hungry firemen as well. The nominal breakfast price goes toward the cost of the food; but more importantly, it contributes to the annual **Men's Club Scholarship Fund** honoring Dana Hills High School graduating seniors.



After the breakfast crowd was accommodated, four residents came forward to hoist the colors of **Old Glory** and our **California Golden Bear** state flag as their children and cousins led our **Pledge of Allegiance**. Our vocalists **Alicia Kuhn** and **M.E. Banks**



belted out our patriotic tunes of *God Bless America*, *Our National Anthem*, *America the Beautiful* and *God Bless The USA*. **Uncle Sam** was on hand once

again passing out treats, shaking hands, holding babies, petting dogs, and posing for lots of photos.



Our **NS Women's Club** held their annual **Bake Sale & Cake Walk** on the Clubhouse grounds, selling 150 cakes, brownies, cookies and cupcakes in record time! The yummy event was a huge success thanks to organizers **Marietta Hannigan**, **Patti Staudenbaur**, and all our bakers and residents.





Independence Day 2024



July 4th was quite a celebration in our Niguel Shores neighborhood!



Our sincere thanks also to our local **O.C. Fire Authority Engine Company 30**, who once again led our **Niguel Shores Patriots' Parade** through our neighborhood streets.

Hundreds of residents and guests, bikes, scooters, skaters, and golfcarts (almost 200 golfcarts!) all decked out in red, white and blue. Many of them were vying to be judged one of the "BEST."



Congratulations to the winners:

- Best Patriotic** – 1st G.Palmer; 2nd Bushnell; 3rd Aguayo/Gomez
- Most Creative** – 1st Pentz; 2nd Jenkins; 3rd Garden Club
- Judges Choice** – Manta Court, Porters, Props, Rhorers



Swimming, basketball, bocce ball and shuffleboard continued throughout the day as kids and adults enjoyed our recreation amenities.

Then residents and their guests gathered at the beach bluff park for our traditional hot coals and ocean breeze barbeque. **D.J. George** spun a nice mix of tunes for the delight of the young and young at heart. A **food truck** came in handy for those who preferred not to cook. WWII vintage planes from the **Condor Squadron Formation Flight** flew overhead, circling three times, gracing our skies in tight formation.



Fireworks were visible from many locations as the sun set into the ocean horizon.

PICKLEBALL

Lots of Activity—Our Pickleball Courts continue to be very active this summer, with residents enjoying both Drop In Play and Organized Play. As a reminder, Drop In hours are Monday, Wednesday, Friday and Saturdays from 9 to 11 a.m. and Wednesday afternoons from 4 to 7 p.m. Drop In Play is open play for all levels of players and we welcome all community members to join. This is a great way to meet your neighbors, get some exercise, and have fun. As a reminder, Court shoes are recommended and flip-flops and sandals are not acceptable.

Happy Hour—During the spring and summer months, our Pickleball Happy Hour is every third Wednesday from 4:30 to 7 p.m. Residents bring an appetizer to share and their own beverages.

Valuables—We have had several paddles and other items of value left at the courts and not returned to their owners. Please remember to label your paddles. If you happen to find an item left at the court and you are unable to locate the owner, the Niguel Shores office has agreed to set up a basket in the office monitored by a security camera where you may leave valuable items like paddles, keys, fobs, sunglasses, etc. Clothing items can be put in the lost and found bin located near the ping pong table on the pool deck. This bin is for clothing only. Please take valuables to the office and do not put them in the lost and found bin.

If the office is closed, you may contact, **Chris Horpel** from **Voice of the Pickle** at horp@stanfordalumni.org and he will help facilitate the return.

Looking forward to seeing you on the courts and at our Happy Hours.

—Susie Smith

TENNIS

World Tennis—The US Open is happening in Queens, New York in August. The US Open started in 1881 in Newport Rhode Island and has grown into the biggest tennis championship. The US Open is a hardcourt tennis tournament held yearly and has been the fourth and final Grand Slam tournament of the year since 1987. The tournament is one of the oldest tennis championships in the world, originally known as the U.S. National Championships.

Niguel Shores Tennis—The Shores has seen a rise in tennis players. Since January 1, 2024 our “screen shot” records indicate there have been 60-plus different residents who scheduled court time on our three tennis courts. As sunny weather continues through the summer, we will see more players on the courts.



US Open Stadium.



New shades on the tennis courts.

Court Use—During the last 60 days, we have had a trial use of Court 2 for pickleball from 9 to 11 a.m. on Friday and Saturdays. At the last Board meeting, it was determined that there would not be any pickleball on Court 2, for a number of reasons. Tennis residents are now finding it easier to reserve a court during the morning hours.

Court Improvements—During the month of July, we saw the addition of shades to our tennis courts. The shades were part of the recreational amenities approved by the residents. The shades provide some relief from the sun, but also are a nice touch to the surrounding amenities. We are very appreciative of the installation of this amenity to our three courts.

Contact Us—If you have questions concerning tennis or any recommendations, please feel free to send an email to pacific92629@yahoo.com or call (949) 422-9140. Keep your racquets moving and “Live Life Happy, Wild and Free.”

—Don Baer and Penni Buff Baer

BOCCE BALL

My husband Gary and I are excited that bocce ball courts have been added to the amenities at Niguel Shores. Over 40 years ago, we were introduced to bocce ball at a company picnic. Our son, Brian, was about five years old and he loved

tossing the pallino (*aka* pallini, pallina, jack, or target ball) and rolling the bocce balls which weigh about two pounds each.

Right away, we knew it was the perfect game for our family and friends because, plainly put, you get the “big ball closer to the little ball” and that’s the game! Playing bocce ball was free, with easy to port equipment. You could make your own court using whatever you had with you. It didn’t matter if the ground was flat or bumpy or had obstacles like rocks or barbeques because you just played around them. You could make the game last as long or as short as you had time for it, and you could play year-round.

We bought a set of bocce balls and proceeded to play on the grass in parks and schools, in the sand at the beach, in our back yard on quarter minus gravel. At our beach house in Neskowin, Oregon, we would have three-day weekend tournaments with family and friends. When our son went to college at Santa Clara University, we went to Campo Di Bocce of Los Gatos where you could eat delectable Italian cuisine, drink wine, and then play on their eight, regulation-size bocce ball courts. We had never played on a court before and it was a whole different experience.

Bocce works for players of all levels of ability. We have been playing with our grandsons, Pierce and Beckett, since they were old enough to roll a ball. It has been a family tradition to play every Thanksgiving in our backyard when they come to visit us in Oregon. Since we have come to Niguel Shores, we have spent many an hour playing bocce ball on the bluff with the family making our own “court” using water bottles, sweatshirts, towels and sticks to outline the area.

When we moved here, we were delighted that Niguel Shores had so much to offer families, and now we are happy that also includes bocce ball. We have used the new Niguel Shores courts many times since they opened. It is a new experience playing on the turf, and we are pleased that Niguel Shores has supplied the bocce ball sets.

Our youngest grandson had his birthday party here where he and his friends surfed in the ocean, hot tubbed to get warm, ate pizza by the pool, played shuffle board, lit the candles on bunt cupcakes and ended with a rousing game of bocce ball. What a wonderful party! Thanks, Niguel Shores!

—Barbara Ward

BOCCE BALL RULES

Thanks to our residents **Geoff Dunlevie** for providing Bocce Ball rules from his Compass Realty flyer and to **Erick Eckes** who provided rules for both the Men’s and Women’s Clubs introductory Bocce tournaments.

Basic Bocce

- The game requires 9 balls (1 small white pallino and 8 large balls of two different colors).
 - ▶ 1 player per team = 4 balls per player
 - ▶ 2 players per team = 2 balls per player
 - ▶ 4 players per team = 1 ball per player
- The game consists of several frames. A frame starts with a team tossing the pallino toward the opposite end of the court. The frame is complete after all the balls have been thrown and points awarded. The next frame begins at the opposite end of the court.

Object of the Game

- The goal is to get your colored ball closest to the pallino.

Playing the Game

- The team winning a coin toss begins by throwing the pallino into the playing area. To be a legal toss, the pallino must be thrown past the center white line and not further than the far red four-foot line. It also must land 12 inches or more from the side boundaries. If the pallino lands out of the designated

area, the opposing team will throw the pallino into the playing area.

- Once the pallino is in position, the team who tossed the pallino is the first team to throw their colored ball. A player must stand behind the first red four-foot line to throw balls.
- Taking alternate turns, each team throws underhand (1) to get closest to the pallino, or (2) to move the pallino closer to their ball, or (3) to move the opponent’s ball.
- The winner of the frame is the team or individual with a ball closest to the pallino. The winner begins the next frame by tossing the pallino and then their first colored ball.

Scoring the Game

- Points are scored after all balls have been thrown. The team with a ball closest to the pallino is the only team scoring in that frame. Scoring team receives one point for each of their balls that are closer to the pallino than the other team’s closest ball. A pallino distance marker may be used to determine which balls are closer. Colored balls that have struck the far backboard are eliminated from the competition and cannot earn points.

Ending/Winning the Game

- The game continues until a certain number of predetermined points are scored.



DANA POINT THIS MONTH

FARMERS MARKET AND CRAFT VENDORS

Saturdays,
August 3/10/17/24/31
9 a.m. to 1 p.m.
La Plaza Park

CONCERTS IN THE PARK
Sundays, August 4/11/18
2:30 to 6 p.m.
Sea Terrace Park

RAMPS AND AMPS SKATEBOARDING

Saturday, August 17
Doheny Village

DANA POINT CLASSIC CAR SHOW

Sunday, August 25
from 10 a.m. to 3 p.m.
Del Prado
danapointcarshow.com

OCEAN INSTITUTE

Distinguished Speaker Series:
David Helvarg
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oceaninstitute.org



MARITIME FESTIVAL

Celebrate California's rich maritime history! Enjoy pirate adventure shows, cannon battles aboard tall ships, mystical mermaids, live music, vendors, food trucks, beer garden, and more!
September 13-15
10 a.m. to 5 p.m.
See maritime-fest.org for Special Event Tickets (varying costs) and Festival Adventure Weekend Passes.

NEIGHBORHOOD NEWS



Fun for everyone on Food Truck Night in July.

Niguel Shores neighbors made their way to Sea Terrace Park last month for a Concert in the Park, featuring tributes to Billy Joel and Elton John.



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A Different Trip to Panama

Last month, **Bonnie Myers** shared her wonderfully detailed trip to the Panama Canal along with a bit of history about its construction. This month **Patti** and **Phil Sollenberger** share their unique trip to **Panama City**, minus the Panama Canal, but including a voyage up the Central America/Mexico coast on the maiden cruise of the five star ship, *SH Diana*. Imagine going to Panama City and not seeing the Panama Canal! But, read further to understand the dynamic of their trip.

Patti enjoys wellness retreats such as the Sedona Maga Center, the Esalen Institute in Big Sur, and Deepak Chopra at Terranea. On the other hand, Phil enjoys hiking and camping. So, they found a trip that had something for both of them. The trip, entitled “Explore and Restore,” had a grand purpose: a wellness experience in a journey of self-discovery and cultural immersion—including Zodiac excursions.

While at sea the customers enjoyed Ayurvedic inspired meals that help balance body and mind and improve digestion. The ship accommodates 192 guests and 127 crew members, but this particular cruise only had 50 guests on board. The ship is 409 feet long with 9 decks and is able to navigate smaller ports. According to Patti and Phil, they received exceptional service and had unique experiences on this seven-day cruise from Panama City northward to Acapulco.

This is the first year **Deepak Chopra** partnered with **Swan Hellenic** which usually explores the Arctic and



Antarctica. While at sea, Patti participated in daily yoga, reflective journaling and meditation sessions, and self-discovery workshops led by Chopra. In the evening, they enjoyed star gazing with a trained expert and were able to see stars of the Southern Hemisphere without light pollution. Phil particularly enjoyed that experience, as well as Zodiac adventures in Costa Rica where they also visited a cattle farm owned by four generations of ranchers. They met the people in small towns with populations of about 80 with only a school, church and soccer field. Their large tour bus was quite the attraction for the children, being the highlight of the month for them in some cases.

The Sollenbergers took part in a planned lunch on Tiger Island in Amapala, Honduras — a “lost in time paradise” once inhabited by pirates and even Sir Francis Drake. Apparently this island is home to stunning beaches, but no tigers!

Reminiscing about their trip, the Sollenbergers vividly remember the people in the small villages who told tourists, “Come back. Tell friends.”

They describe visiting a “manufacturing plant” which was really a very small textile center where dyes from the cochinilla beetle are used to color rugs and clothing. Their holistic cruise was indeed unique and memorable, proving there is definitely more than one way to visit an area and see the uniqueness in many ways.

—Michelle Ralph with Patti and Phil Sollenberger



Pet Parade



SCENT-DETECTING DOGS

Scent-detecting dogs have been used for decades to locate drugs, explosives, toxic waste and more. Canine odor detection ability is estimated at 100,000 times that of the average human. Because of this unique power, dogs can play an important role in public health protection.

Scent dogs can locate cadavers and screen for viruses, bacterial infection and numerous cancers. They have been trained to alert for seizures and hypoglycemia. More recently, dogs have aided in the detection of currency, electronics and potentially destructive invasive plants. Dogs also have a memory of scents and a natural attraction to new or interesting odors.

News articles have been published about the use of dogs to screen people for the corona virus COVID-19 at airports, commercial events and entry screening for hospitals. A study was published in January of this year to determine the accuracy of dogs trained to detect COVID-19. This was done as a collaboration of University of Wisconsin-Madison and University of Alabama at Birmingham School of Health Professions.

The study included Scent Solution Dogs in San Diego and Kensington Vet Hospital also in San Diego. The study included two dogs that were trained to identify the scent of COVID-19 in the lab and that were later tested with live individuals (other studies worked with dogs trained to identify the virus in inert samples).

These dogs were 94 % and 96% accurate in identifying COVID in the test population as compared with PCR testing. The dogs were able to identify the scent rapidly, within 5-10 seconds. Depending on the age of the individuals sniffed, the scent was present for variable lengths of time. Scent in adults positive for Alpha, Delta and Omicron variants typically lasted approximately 10 days from onset of symptoms. For children, the scent only lasted 2-3 days. These scent dogs were able to accurately find the scent in some individuals 2-3 days before they were either symptomatic or tested positive. This could help in the future with public health safety screening.

This study showed that dogs could accurately pick up the scent of COVID 19 on people and inert samples. This could be helpful because “live sniffs” are more time efficient than the diagnostic tests currently available, especially those for rapid screening. Use of scent-trained dogs could be very useful for screening larger groups of people relatively rapidly. Dogs could also pick up the scent of multiple COVID 19 variants without additional training. They can pick up asymptomatic carriers.

Scent dogs are currently underutilized in the sphere of public health. They may be able to provide valuable screening assistance to the medical community. They could be used to detect viral and bacterial infections which may be headed our way. The usefulness of detection dogs to advance public health should not be overlooked.

—Susan Davis DVM

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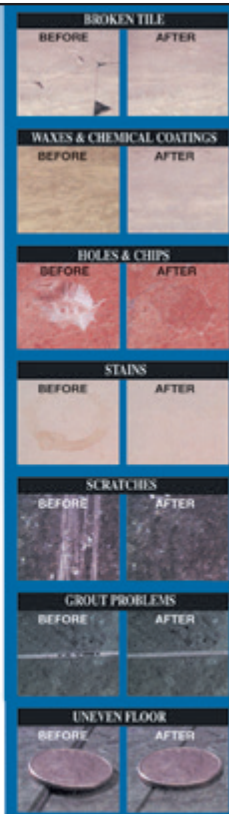
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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks increased by only four homes, nearly unchanged, and now sits at 3,052, its highest level since December 2022. In June, 34% fewer homes came on the market compared to the 3-year average before COVID, 1,323 less. Yet, 254 more sellers came on the market this May compared to May 2023.



DEMAND

Demand, the number of pending sales over the prior month, increased by nine pending sales in the past two weeks, up 1%, and now totals 1,624. Last year, there were 1,560 pending sales, 4% less. The 3-year average before COVID (2017 to 2019) was 2,582, or 59% more.



EXPECTED MARKET TIME

With supply unchanged and demand rising slightly, the Expected Market Time, the number of days to sell all O.C. listings at the current buying pace, decreased from 57 to 56 days in the past couple of weeks. It was 44 days last year, faster than today. The 3-year average before COVID was 78 days, slower than today.



CLOSED SALES

There were 2,127 closed residential resales in May, up 5% compared to May 2023's 2,030 and up 8% from April 2024. The sales-to-list price ratio was 100.3% for O.C. Foreclosures accounted for 0.1% of all closed sales, and short sales accounted for 0.1%. That means that 99.8% of all sales were good of fashioned sellers with equity.



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REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

2024 MARKET REPORT

BERKUS	BROADMOOR	CUSTOM	GARDEN	TOWNHOMES	VILLAS
0 ON MARKET	0 ON MARKET	2 ON MARKET \$8,250,000 TO \$11,995,000	2 ON MARKET \$2,700,000 TO \$7,500,000	3 ON MARKET \$2,225,000 TO \$2,999,000	0 ON MARKET
0 IN ESCROW	0 IN ESCROW	0 IN ESCROW	3 IN ESCROW \$1,899,000 TO \$5,500,000	0 IN ESCROW	1 IN ESCROW \$1,950,000
2 HOMES SOLD \$3,018,000 TO \$3,700,000	NO SALES TO DATE	1 HOME SOLD \$6,700,000	4 HOMES SOLD \$2,100,000 TO \$2,550,000	8 HOMES SOLD \$2,400,000 TO \$4,000,000	NO SALES TO DATE

THE AVERAGE SALES PRICE TO DATE IS \$2,992,500 FOR ALL COMBINED PROPERTIES

★ DATA FROM MULTIPLE LISTING SERVICE AS OF 7/17/2024 ★



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