

# Seashore News



February 2025

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Issue 614

## FROM THE HELM

### Stay Alert and Prepared

As we start the new year, my heart is heavy with thoughts and prayers for the victims and their families affected by the tragic fires in Southern California. These disasters remind us of the importance of vigilance and preparation, as fires often strike without warning. I encourage everyone to stay alert and prepared. A highly recommended resource is the free app, **Watch Duty**, which provides real-time wild-fire information and updates. Download it to your phone today — it could save precious time during an emergency. I also suggest you check our General Manager's Report and the article "Be Prepared" on pages 8 and 9 in this issue for additional emergency preparedness information and an emergency **Go Bag** checklist.

**Calling All Volunteers for Our New Recreation Committee**—We're excited to announce the formation of a new Recreation Committee! *Not to be confused with the old Recreation Committee!* This three-person committee will oversee, monitor, and develop ideas for our growing list of recreational activities, including basketball, bocce ball, volleyball, tennis, pickleball, ping pong, and more. Please note: this is a new committee separate from the current Recreation Committee.

The original Recreation Committee will now transition into the **Events Committee**, focusing on organizing and hosting community events.

If you have a passion for sports, fitness, and enhancing community life, we'd love for you to volunteer for the **new Recreation Committee!** Let's work together to continue making Niguel Shores an active and vibrant place to live.

**Board Member Elections Are Coming**—It's that time of year again! Our annual nomination and election process for the Board of Directors is about to begin. This year, we have two vacancies to fill, and the deadline for applications is February 21, 2025.

I can tell you from personal experience that serving on the Board is incredibly rewarding. Contrary to popular belief, it's even fun! The key is to have the right attitude and a love for working with people. If you're interested in contributing to the future of our community, I encourage you to submit your application and join the team.

**Neighborhood Watch**—If anyone is interested in heading up a neighborhood watch program, please reach out to me via email or on the Niguel Shores Facebook page.

**Stay Connected**—Finally, a reminder to follow our Niguel Shores Facebook page "Niguel Shores Residents." It's become a fantastic resource for communication, sharing ideas, and staying informed about what's happening in our community. Stay safe out there, and let's continue to make 2025 a year of growth, connection, and resilience! Warm regards.

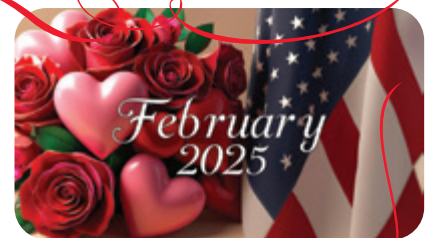
—Mark Russell, President, Niguel Shores Community Association

## *Celebrate Valentine's Day and Presidents' Day this month!*

These are special days, each important in its unique way. Whether you're celebrating love or reflecting on history, we hope your days are filled with joy, appreciation, and thoughtful moments.

**Valentine's Day: Friday, February 14** Embrace the spirit of love and appreciation! Whether you're planning a romantic dinner, a fun outing with friends, or a heartfelt gesture, make this Valentine's Day bright, kind, and full of love.

**Presidents' Day: Monday, February 17** Honor the legacy of America's leaders on this significant national holiday. Presidents' Day is not just a long weekend, but a time to reflect on the history and accomplishments of the U.S. presidency. From historical tours to educational programs, consider attending events that celebrate the country's rich heritage and the individuals who have shaped its path.



Right around the corner...

**Valentine's Day!**

Do you have a reservation? Enter to win a reservation to one of the restaurants below & A \$50 gift card!

Bloom, Restaurant & Bar  
San Juan Capistrano



Bottega Angelina  
Laguna Niguel



Coastal Kitchen  
Dana Point



Selanne Steak Tavern  
Laguna Beach



Vine Restaurant & Bar  
San Clemente

Text me Your Name & Address by February 5th - Winners will be contacted on February 8th! Good luck!

**LA WILDFIRE DONATIONS**

We will be collecting and delivering the following donations:

**\*\*NEW/UNOPENED ITEMS ONLY & GIFT CARDS ALSO ACCEPTED\*\***

First Responders:

- Coffee/Instant Coffee
- Protein Bars
- medications
- Eyedrops
- Chapstick
- Jerky
- Electrolytes
- Baby wipes

Impacted Communities:

- Girls Clothes (Especially 2-8)
- Boys Clothing
- Girls Shoes
- Boys Shoes
- Womens Basics
- Mens Basics
- School Supplies
- Cleaning Supplies
- Backpacks

Pasadena Senior Center:

- Incontinence Supplies
- Protien Shakes
- Baby Wipes
- New Clothing

Text me for details on where and how to donate items



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

# GENERAL MANAGER'S REPORT

**Landscape Fire Safety Zone**—With the fires in Los Angeles County still in our minds, I thought it would be a good time to review how to reduce the possibility of damage to your home in a wildfire event.

To protect your home from wildfires, you must create a safety zone or firebreak zone by reducing the amount of dead or dying fuel (vegetation) around your home. **This does not necessarily mean all vegetation should be removed.**

Properly trimmed and well-watered, fire-resistant plants and trees around your home can serve as a firebreak.

**Natural Disaster Safety Plan**—How do you prepare for a natural disaster, and what resources are available in our area?

The four basic steps to drawing up an escape plan for your home include drawing a floor plan, agreeing on a meeting place, practicing your escape plan, and making your exit drill realistic.

**Safety Resources**—For a list of things to do to protect your home from wildfires or create an emergency escape plan, call the OC Fire Authority Corporate Communications Department at (714) 573-6200 or download the Safety Flyers found under the “Safety” tab at [OCFA.org](http://OCFA.org).

Also, The City of Dana Point has an emergency plan you should become familiar with at [danapoint.org/department/general-services/preparedness](http://danapoint.org/department/general-services/preparedness). Niguel Shores is in Emergency Districts 10 and 11. See the Emergency Prep Map on the Dana Point website at [danapoint.org](http://danapoint.org). For further information regarding the City of Dana Point Emergency Plan, contact the Emergency Services Office at (949) 234-2800 or [lmeyerhofer@danapoint.org](mailto:lmeyerhofer@danapoint.org).

**Other Tips for Emergency Preparedness**—We suggest you sign up to receive emergency alerts from **AlertOC**, which is a mass notification system powered by Everbridge and used by the City of Dana Point to issue emergency messages directly to residents and businesses. In case of an emergency, City officials can use AlertOC to send important information to the public by telephone, email, text message, and

TTY/TDD. Sign up at [member.everbridge.net/453003085613900/new](http://member.everbridge.net/453003085613900/new)

Also, in this issue of Seashore News, see the committee reports on page 4 and “Be Prepared” on pages 8 and 9 for more tips on being prepared in case of an emergency or natural disaster.

—John Muller

**Office Closed and  
No Construction  
MONDAY, FEBRUARY 17**  
in observance of President's Day  
If you need immediate assistance  
that day, please contact the  
Patrol Service at the Mariner Gatehouse  
(949) 487-4185.

## BOARD ACTION SUMMARY JANUARY 2025

### (GENERAL SESSION)

#### ACCEPTED AND FILED:

- Unaudited November 2024
- General Session Committee Minutes

#### APPROVED:

- General Session Meeting Minutes from November 6, 2024 and December 10, 2024
- Ratification of Transfer of \$200,000 from Ameriprise Operating to Banc of California Operating
- Ratification of Transfer of \$30,000 from Ameriprise Operating MM to Ameriprise Payroll Account
- Lien Approvals: APN 672-143-20, APN 672-144-15, APN 672-151-28, APN 672-182-43, APN 672-151.18, APN 672-161-58, and APN 672-214-62
- Committee Resignations: Tim Murphy (Traffic & Safety), Tim Tyson (Traffic & Safety), and Len Beebe (Maintenance)
- Committee Appointment: Suzanne Enis as Maintenance Committee Chair

- Authorize Mailing Proposed Rule Change Package to Membership for 28 Day Review and Comment Period
- Community Meeting: Presentation on Proposed Sea Terrace Park Music Festival
- Tree Removal Requests: 23811 Hobart Bay, 23621 Verrazanno Bay, Tree along PCH behind Colima Bay, and Two Trees at the Corner of Niguel Shores Drive and Atlantic Avenue
- Street Evaluation Proposal
- Street Service Proposal
- Use of Trademarked Logo for Legacy Path Corner Stone(s)

#### DISAPPROVED:

- Motion Failed: Approval of Endorsement Letter for Live Music Event at Sea Terrace Park

#### REVIEWED/DISCUSSED:

- Legal Analysis
- Management/Committee reports
- Correspondence to the Board

**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 Friday prior to the next meeting.

**REMINDERS:** THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD IN THE CLUBHOUSE ON THE  
2nd WEDNESDAY, FEBRUARY 12, 2025, BEGINNING AT 6:00 P.M.

# COMMITTEE REPORTS

## ARCHITECTURE COMMITTEE

**Fire Hazards**—Could it happen here? The heart wrenching scenes of devastating fires in the southland weigh heavily on everyone's mind now. It would be foolish of us to assume that our community is not vulnerable to the same fate. It is indeed startling to see how a brush fire can quickly move through a neighborhood and leap from house to house.

The binary wet/dry climate cycle of Southern California creates the perfect environment for fire. Rain in the winter feeds the growth of sage and chaparral on our surrounding hills. The dry summer heat turns much of that into kindling—the perfect fuel for a wildfire.

Although our community is not adjacent to a canyon, we live on a windy bluff ready to receive burning embers sent from miles away. Next time you drive down Stonehill Road or Crown Valley Parkway, take notice of the dry biofuel on various hillsides. Please take time now to inventory any possible fire hazard your home and its surroundings may pose.

**Wood Roofs, Dry Foliage**—The first area you might check is your roof. For the past several years the Architecture Committee has focused on assisting our residents with roof replacement and we now have less than 40 wood shakes remaining. In the 1970's and 80's these were a popular design element. Now fire departments and fire technology experts have classified wood shake roofs as a primary hazard. Replacing your wood shingle roof, enclosing wooden eaves and removing trees nestled against your house must be priorities for your protection and that of your family and neighbors.

Over time, the elements of Southern California weather cause wooden shingles, exposed beams and trees or shrubbery to dry out, creating kindling for the tiny embers expelled by a fire source. Most multi structure fires occur during periods of Santa Ana winds which send out thousands of tiny embers, only one of which is necessary to ignite wood fuel.

Insurance carriers are now cancelling homeowner policies and refusing to write new coverage in California. One way we can protect ourselves from this is by eliminating potential fire hazards. A good safety practice is to survey the area around your home, remove dry foliage or adjacent wooden structures and have your roof inspected every 5 years regardless of its composition. Let's keep Niguel Shores protected and safe!

—Mike Stively

## COMMUNICATION COMMITTEE

With the recent wildfires in Southern California, there are imposters cropping up, saying they are collecting for the

Red Cross, Wildfire Relief, or other charities. Here are some tips from the Citibank website at *citi.com* to spot phone, text, and email imposters before giving away money or important information.

**If it's incoming, be suspicious**—Scammers can fake phone numbers, email addresses and URLs. The person shown on caller ID may not be who they say they are. Don't use an incoming number to call a company back because it may be the impostor's number instead of the legitimate company. Stop, hang up and call the company directly.

**If they ask for information**—Ignore any incoming requests for information, such as account balances, debit PIN, one-time passcodes or online credentials. Remember, if you give out your information, your bank may not be able to protect you from fraud. Stop, hang up and call the bank directly using the number on the back of the credit card or statement.

**If they ask for payments**—A highly suspicious sign is when a caller asks to be sent a payment—especially electronically through a wire, PayPal, Zelle or other payment apps. Before sending money to an unfamiliar account, stop, hang up, and call the company directly.

Overall, it's just common sense to stay vigilant in protecting information and accounts. If a phone call, text, or email comes asking for donations, it's best to communicate directly with the charitable group or agency—not the scammer—to donate to the cause.

—Sandy Homicz

## RECREATION EVENTS COMMITTEE

Our year has begun, and we are gearing up for a full list of fun activities. Although we don't have an event in February, it is Valentine's month so be sure to celebrate with your loved ones. Happy Valentine's Day Everyone!

**Don't miss our upcoming March event:**

**St. Patrick's Day—Monday, March 17, 5:30 to 7:30 p.m.** Mark your calendars for our annual St. Patrick's Day Celebration on the Clubhouse Patio. Come and join us for a fun evening of our popular corned beef and cabbage sandwiches and green everything.

**RSVP** with your purchase of a \$1 ticket at the NSCA office starting on February 10 through March 3. This will help our volunteers to know how many trays of sandwiches we will need as well as chips and other sides.

—Recreation Events Committee



# COMMITTEE REPORTS

## TRAFFIC AND SAFETY COMMITTEE

**Coyotes**—It's important to be cautious when encountering coyotes, especially in areas where they are common. Coyotes are generally shy animals and will avoid human contact, but they can sometimes become more visible in urban or suburban areas, particularly at night. There have been coyote sightings here within Niguel Shores.

If you're in an area with coyotes, here are some tips to stay safe:

- **Keep a safe distance:** Never approach a coyote, and avoid feeding them. If you see one, calmly move away.
- **Secure pets:** Keep pets indoors or supervised, especially at night. Coyotes may see small animals as prey.
- **Make your presence known:** If a coyote is acting unusually bold or approaching too closely, make loud noises (clap your hands, shout, or use a whistle) to scare it away.
- **Avoid leaving food outdoors:** Pet food, trash, or other food sources can attract coyotes.

Coyotes are part of many ecosystems and typically pose little threat, but being cautious helps keep everyone safe.

—Traffic & Safety Committee

**Take a step to serve your community through a leadership role on the Board or a Committee.**

*“If your actions inspire others to dream more, learn more, do more, and become more, then you are a leader.”*

—John Quincy Adams

## SEEKING NSCA BOARD MEMBERS

**Our annual nomination and election process for the NSCA Board of Directors is underway.**

If you are interested in running for a position on the NSCA Board of Directors, please pick up an application form in the office.

**The Deadline for applications is February 21, 2025.**

The Documents of NSCA state that candidates for a Board position should be homeowners for over one year, and individuals in good standing with no delinquent assessments.



## Attention Sea Terrace 1 Residents

### Annual Dues

Sea Terrace 1 **Annual Dues** were due in January. If you paid them, GREAT! If not, contact **Sue Kichline** at [skichline@cox.net](mailto:skichline@cox.net). She will get you a new \$375 invoice. A late charge will be applied to dues paid after January 31.



### Painting in Progress

The painting season is coming for residents on Halyard Drive. Anyone wishing to change their paint color must submit the **Paint Change Form** (available in the office) to **Lynn Lucier** at [lynnmlucier@gmail.com](mailto:lynnmlucier@gmail.com) by February 15. Remember, if you are changing color your attached neighbors must be in the same color palette. Thank you!



—Jeff Paige

## Calling Volunteers for Our New RECREATION USE COMMITTEE

We're forming a new committee concerned with the use of our recreation areas. (This is *different* from the Recreation Events Committee who plan community activities.) The new committee will be composed of individuals who oversee, monitor, and develop ideas for our growing list of sports and recreational activities, including basketball, bocce ball, volleyball, tennis, pickleball, ping pong, water sports, and more. Applications for membership on this new committee are available in the office.

## WOMEN'S CLUB

The Women's Club was lucky enough to welcome guest speaker, **Tracy Smith**, to our January 9 meeting. Smith, an award-winning correspondent for "CBS News Sunday Morning" and "48 Hours," spoke about her career highlights and celebrity interviews. In every interview, she tries to glean a "nugget of wisdom." We all enjoyed her anecdotes, such as Dwayne "The Rock" Johnson's mantra, "It is nice to be important but more important to be nice," and Ke Huy Quan's nineteen year hiatus from acting only to win an Academy Award for "Everything Everywhere All at Once." Several members remarked that Tracy Smith was their favorite speaker to date:

"Tracy Smith was a wonderful speaker! I found her to be so engaging. I loved learning about the start of her career as a journalist covering stories around the world before settling in OC with her family. She has interviewed so many amazing celebrities over the years, but the most interesting story was about Alex's Lemonade Stand Foundation. Tracy is still involved with pediatric cancer research after covering this heartwarming story."  
—*Anna Kwit*

"What a treat to have Tracy Smith as our speaker this month! Fantastic to see a strong, interesting—and funny! – professional woman share her work in such an engaging way. The range of her stories was extraordinary—and most importantly—each of her interviews highlighted a small and unknown aspect of people we think we know

from their roles on the screen—but who expose a human everyday element during the interview showing who they really are as people." —*Marietta Hannigan*

"Tracie Smith, famous in her own right, was an outstanding speaker and it was a great way to start the new year. It was fascinating to see clips of the many people she has interviewed—presidents, actors, musicians, and more. Perhaps my greatest takeaway is the nuggets that she gets from every interview she does and how she has even incorporated some of those nuggets into her children's lives, like the Dick Van Dyke questions. It's a good reminder for all of us to find even one nugget in each of our beautiful days" —*Meg Schuler*

We have two great events scheduled for February. The first is a sold-out **Galentine's Wine and Cheese Night** at Avec Moi on **February 11**. The second is our monthly **Luncheon Meeting** on **February 13** when our speaker will be **Katie Sorensen**, marketing director for **Burnham-Ward**, the company spearheading the revitalization of the **Dana Point Harbor**. Thank you to **Carole Daly** and **Sharon Stewart** for organizing such engaging and interesting speakers for our club.

—*Karey Palmer*

## MEN'S CLUB

**Election Results**—The Niguel Shores Men's Club is excited to announce its 2025 leadership team. **Geoff Dunlevie** will continue as President, with **John Chis Sr.** stepping

into the role of Vice President. **Eric Eckes** will serve as Treasurer, **John Yocca** as Secretary, and **Art Staudenbaur** as Director at Large. Congratulations gentlemen!

**Meetings**—Our January meetings featured two outstanding speakers. **Ryan Krause**, a financial adviser with Edward Jones in Monarch Bay Plaza, provided an insightful and understandable overview of current U.S. economic trends. Members appreciated his expertise and thoughtful answers to their questions. Later in the month,

### ANNOUNCING MEN'S CLUB \$1000 SCHOLARSHIPS For Niguel Shores Graduating High School Seniors

The Men's Club Board has voted to update our scholarship program, and we'd like to share this news with the community.

- We will award up to two \$1,000 scholarships to graduating seniors who reside in Niguel Shores.
- Applicants can attend any local high school.
- They must have plans to attend a university, community college, or trade school.
- To apply, email John Yocca, Men's Club Secretary, at [john@johnyocca.com](mailto:john@johnyocca.com) for an application.
- Completed applications are due by April 15, 2025.



# CLUBS

renewable energy consultant and San Clemente native **Collin Crook** shared strategies for improving residential energy efficiency.

Looking ahead, our February lineup includes dynamic presentations. On February 4, **Todd Morehead** will screen *A TICKING BOMB*, an episode from his docuseries *HOPE IN THE HOLY LAND: THE SERIES*, followed by a Q&A session. The speaker for the February 18 meeting will be announced soon.

**Scholarship Program**—The Men’s Club is proud to announce updates to our **Scholarship Program**, funded by the profits from our 4<sup>th</sup> of July Pancake Breakfast and donations from community residents. This year, we will award up to two \$1,000 scholarships to graduating seniors who reside in Niguel Shores. Applicants can attend any local high school and must have plans to attend a university, community college, or trade school. To apply, email John Yocca, Men’s Club Secretary, at [john@johnyocca.com](mailto:john@johnyocca.com) for an application. Completed applications are due by April 15.

**An Invitation**—The Men’s Club meets on the first and third Tuesdays of every month at 8 a.m. From April through September, the third Tuesday meetings are held in the evening. Evening meeting times will be announced. All attendees, both members and guests, are kindly asked to contribute \$5 to participate. Connect with like-minded gentlemen, enjoy fascinating speakers, and become part of a vibrant club. We hope to see you at our next meeting!

—John Yocca

## GARDEN CLUB

*“No winter lasts forever; no spring skips its turn.”*

The Garden Club will meet on **February 10** (2nd Monday) at **11:00 a.m.** in the **Clubhouse**. Our speaker will be **Rex Yarwood** of **Dana Point Nursery** with a presentation on how to prepare your garden for spring and what is new for spring.

Next month, we have a workshop on **Thursday, March 20** at **1:00 p.m.** in the **Clubhouse**. **Suzanne Enis** will show us how to make a mini Niguel Shores wooden bench (5 ½” x 3 ½” x 7”) adorned with moss and succulent cuttings. The cost will be \$10.00 to cover all materials. Club members interested in making a bench can leave cash or a check made out to Suzanne Enis in the office Garden Club folder by **March 17**.

We always **welcome new members** to the Garden Club. Membership is open to all residents of Niguel



At a workshop on March 20, Garden Club members will create mini Niguel Shores benches planted with succulents.

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.

Please contact **Sandi Stauffer** at [sandistauffer@comcast.net](mailto:sandistauffer@comcast.net) with any questions. We hope that you will join us.

—Judi Palladino

## ACCOLADES



Compliments to **Dana Point Chamber of Commerce** and many of our local Dana Point restaurants for their Wildfire Relief Fundraiser, donating 20% of all sales on January 14 to Los Angeles Regional Food Bank and victims of the devastating fires. Among the Dana Point restaurants to acknowledge are **Lupes, Luciana’s Ristorante, RJ’s Cafe, Shwack Beach Grill, Coffee Importers, A Pizza Doho, Home Slice, Carlos Cantina, Brio, Glasspar, Lantern’s Edge, Jack’s, Jon’s Fish, Casanova Ristorante, Stillwater, Craft House, Jimmy’s Famous, Project Social, The Point, Youngs, and Luxe.**

Further compliments to residents such as **Amber Connley** and **Denise Willmes-Sobolik** who helped Malcom school collect essential supplies for students displaced by the LA fires, and to all other Niguel Shores neighbors who contributed to charities for the fire victims.





Recent events not far from our homes reveal the power and destruction of wind and fire, and they remind us to be prepared if the worst were to happen in this area. As one resident wrote to *Seashore News*, “It’s time for all of us to take fires seriously!”

**Remember the Five P’s (and a C).** Fire officials teach “The Five P’s”—a memory clue to prepare if the worst were to strike your family and home. In order of importance, this is what to remember if your home is caught in a fire, earthquake, or storm of destruction that requires you and your family to leave quickly.

- 1. PEOPLE AND PETS**—All living creatures in your home
- 2. PAPERS**—Copies on paper or thumb drive of vital documents such as birth certificates, marriage license, driver’s license, passports, medical/ vaccination records, insurance information, trust/will, power of attorney, recent bank statement from each account, essential phone numbers of family, friends
- 3. PRESCRIPTIONS**—Pills, eyeglasses, contact lenses, hearing aids, and (if time permits) health-related items such as vitamins

- 4. PLASTICS**—Credit/debit/ATM cards, ID
- 5. PERSONAL “TREASURES”**—Photos, art work, awards, keepsakes, jewelry.

To this list of “P’s” we suggest adding #6 – a “C”:

- 6. CASH, COMPUTER AND COMPUTER DRIVES**—Copies of documents on thumb drive, a tablet or laptop, and cash in small bills.

**Make an Evacuation Plan** including how to leave safely by vehicle or on foot, where to meet, who to call. Keep it updated so you’re always ready to move fast.

**Prepare a Go Bag** that can quickly go with you. Keep it in your car or near the best exit in your home. This would be a back pack or duffle bag containing immediate necessities like a change of clothes, walking shoes, jackets, medication, first aid items, non-perishable snacks, water, phone charger, list of contacts, extra credit card, and some cash. The Red Cross has excellent advice and the internet has many options of prepacked bags.

**Prepare an Emergency Kit** in case you would have to leave your home for an extended time. This could be a suitcase or fireproof box stored in an area that you can easily access if needed. The internet offers fireproof bags or boxes that can be prepacked with important items. Below is a sample checklist, but for more extensive emergency information and printable checklists, visit [Ready.gov](http://Ready.gov).

#### Checklist:

- A 3-day supply of non-perishable food and 3 gallons of water per person
- Infant formula and baby food if needed
- Pet food and water
- Prescriptions, medications, extra eyeglasses/ contact lenses
- Shoes, socks, and change of clothes
- Extra car keys, safety box key, credit cards, cash, checks
- First aid kit
- Hygiene and sanitation supplies
- Flashlight, battery-powered radio, extra batteries
- Sleeping bags or blankets



# BE PREPARED

- Manual can opener, eating utensils, scissors
- Paper, pen, pencil
- Laptop computer
- Chargers for phones and laptops
- Copies on paper or thumb drive of important documents and personal contacts

## Additional items if time or space permits:

- Valuables that are easily portable
- Family photos and memorabilia

**Dress to protect yourself.** Wear clothes that protect from the elements and cover your skin like long pants and tops (100% cotton is best). Choose an all-weather jacket, comfortable socks, and tough shoes.

**Plan for pet safety.** Have pet carriers, food, and water ready so pets can leave quickly and safely with you.

## Learn to manage power outages.

- Be able to open garage doors or gates without power.

- Get to know your home's utility boxes for electricity, water, and gas and how to safely manage them.
- Maintain at least half a tank of gas in your vehicle.
- Understand your generator's safety guidelines. Know where to connect it, what electrical cords to use, and the electrical load rating. Improper installation may put yourself or utility workers at risk for electrocution.
- Keep fridge & freezer shut to preserve food longer.
- Shut off gas lines and items like propane tanks.
- Stay at least 10 feet away from overhead lines and electrical equipment. Never touch them.
- Always have a charged cell phone and battery-powered radio ready.

This information was compiled from Cal Fire, *OCFA.org*, *Ready.gov*, *ReadyOC.com*, *OneOC.org* and the websites of OC Supervisor Katrina Foley, Representative Mike Levin, and Assemblywoman Laurie Davies.

—Susan Courtney, Sandy Homicz, Laurel Yocca

## COMMUNITY EMERGENCY RESPONSE TEAM (CERT)

The City of Dana Point is one of many cities nationwide that participate in offering **Community Emergency Response Training (CERT)** to their communities. The program was developed in 1985 by the Los Angeles Fire Department and was adapted by FEMA in 1994 to make it applicable to all types of hazards nationwide.

The program is based on the premise that in a catastrophic disaster such as an earthquake, hurricane or extreme fires, our emergency services would be stretched too thin to immediately support all those affected. The intent of CERT is to educate the public and individuals in basic disaster survival skills so they can help themselves and others until help arrives, which could be several days or longer. There is no charge for the training, which covers:

- Advance Disaster Preparedness
- Fire Safety and Utility Controls
- Disaster Medical Operations
- Light Search and Rescue
- CERT Unit Organization and Functions
- Disaster Psychology
- Terrorism

If you would be interested in learning more about the program or any future training opportunities, you can also contact the Dana Point Emergency Services Coordinator, Larry Meyerhofer, at either (949) 234-2800 or [LMeyerhofer@DanaPoint.org](mailto:LMeyerhofer@DanaPoint.org)

—Jennifer Rose and Patti Staudenbaur

# Off to a Good Start!

**NIGUEL SHORES ORGANIZATIONS STARTED 2025 WITH GREAT ENTHUSIASM.**



The **Women's Club Luncheon** on January 9 featured a delightful speaker, **Tracy Smith** of *CBS Sunday Morning* and *48 Hours*. Smith is shown here with club VP **Sharon Stewart**, who invited her to speak about her career as a news correspondent.



Lucky raffle winners **Jennifer Hochstadter** and **Roseann Rosen** took home gifts of CBS mugs, Hawaiian coffee, and See's candy.



During the luncheon, **Gigi McDonnell** announced the **February 11 Social Event** "Galentines at Avec Moi"—a prelude to Valentine's Day and a chance to celebrate Niguel Shores friendships with wine, charcuterie, and chocolates.



At the **Men's Club Breakfasts** in January, members heard from financial adviser **Ryan Krause** of the Edward Jones office in Monarch Bay Plaza



and **Collin Crook**, a renewable energy consultant with Nusun Power.



**Sea Terrace I** held their annual **Election and Meeting** January 14. Shown (left to right) are **Lynn Lucier**, **Jeff Paige**, **Ginny Gravely**, **Cathy Tyson**, and **Sue Kichline**. The meeting was called to order and Cathy Tyson announced the election results, with Jeff Paige again elected as President. Ginny Gravely read the minutes, and Sue Kichline gave a financial report.



Lynn Lucier presented the new colors for the scheduled painting of the homes on Halyard Drive and took questions from homeowners in attendance.



**The Garden Club** met January 20 with members enjoying refreshments and a presentation on the importance of Bees in our environment.



# LEGACY PATHWAY

With the approval of our NSCA Board of Directors, we are thrilled to introduce the official **Legacy Pathway Project!** This incredible community opportunity invites homeowners to leave a lasting legacy that celebrates our wonderful current owners and also honors the memory of former owners who contributed greatly to Niguel Shores. This special project will provide future generations a chance to explore and cherish the heritage left by all those whose names appear on the walkway.

**Location of the Project**—The proposed Legacy Pathway is in a highly visible area near the new sports amenities. The Legacy Path will replace a portion of the decomposed granite path beginning next to the bocce courts where the concrete walkway connects to the decomposed granite. See the location in the photo here.

**Specifics of the Installation**—Participants will have the opportunity to purchase an engraved paver surrounded by several blank pavers that provide stability and visual interest. The engraved paver will feature a personalized message supplied by the person ordering. Each message will need to be approved by the HOA and the ordering participant prior to ordering. See an installation example in the photo here.


**Cost**—The cost to participating property owners would be \$150 for an engraved paver and its surrounding support



pavers, with a limit of three orders per residence. This fee would cover the costs of engraving, installing engraved and surrounding pavers, and some ongoing upkeep. There is no profit intended for any individual or Niguel Shores Community Association.

**Orders Taken February 1 through April 15**—Please note that business ads are not permitted. The purchase order form is enclosed within this issue of *Seashore News* and additional forms are available in the office. The form can be completed and returned to the office with a check. Details, deadlines, and payment information are all located on the purchase order form. Orders will not be accepted after April 15 at 5 p.m. We will hold those checks until we reach our initial project goal of 168 orders, which will enable us to create a meaningful and economical legacy.

**Don't miss this chance to leave a lasting impact in our amazing community!**



## ORDERING A LEGACY PATHWAY PAVER

**Who can order a Legacy Pathway Paver?**  
Current homeowners may order a legacy paver, with a maximum of 3 orders per residence. An order form is included in this issue and additional order forms are available in the NS office .


**What is the cost?**  
\$150 per order.


**How do I submit an order?**  
Complete the order form inserted within this issue of *Seashore News* and turn it into the office with a check payment of \$150 per order (only checks will be accepted).

Orders will be taken from February 1 through 5 p.m. on April 15, 2025. See details on the purchase order form.

**What can I write on the paver?**  
You can honor owners past or present with a personalized message. Each message will need to be approved by the HOA and the ordering participant prior to submitting the order for engraving.

**What if I have a question?**  
Our office staff can help you or they will direct you to a person who can help if you have a question about the project.





# ACTIVITES

## BRIDGE

The word February comes from the Latin word “februum” which means purification. The Roman goddess called Februa was thought to be an overseer and purifier of things. February is the shortest month in the calendar year with 28 days and needs a leap year to catch up with our rotation around the sun. February has some interesting celebrations, such as Ground Hog Day on February 2; the birth of Abraham Lincoln, the sixteenth President, on February 12; Valentine’s Day on February 14; George Washington’s birthday on February 22; and don’t forget Galileo Galilei, the astronomer and physicist, who was born on February 15, 1564.

January was a catch-up month for December, and we had no Bridge on December 25 or January 1.

### Recent winners:

**December 18**—Mike Oliva came in first and Jim Pinola came in second.

**January 8**—Stuart Monroe rode into first while a new player from Tennessee, Linda Taylor, came in second and Jim Pinola dropped down to third.

**January 15**—Terry Liebman dominated first by a wide margin, while **Bob French** claimed second and Linda Din pulled in for third.

Bridge was really fun this last month and if you are interested in playing, please give a call to **Bob** or **Betty French** at (949) 312-2556 or visit us on Wednesdays after 2:00 p.m.

—Mike Oliva

## PAGE TURNERS

This month we are reading Ann Napolitano’s fourth book *Hello Beautiful*. The group obviously likes this author as we read her previous novel *Dear Edward* last year.

*Hello Beautiful* has been praised by critics and readers for its homage to Louisa May Alcott’s novel *Little Women*. According to the *Guardian*, “This luminously beautiful novel explores the space between truth and self-delusion to powerful and incredibly moving effect.” The novel is historical fiction about the lives of four sisters growing up in Chicago in an Italian, Catholic home. Two of the sisters fall in love with the same man and do not speak for 25 years—any more would be a spoiler!

I am often asked by people who are not members of the book club, what we are reading. So I thought it would be a good idea to list what we have read so far since September, and what we will be reading from now until June. We always welcome new members and perhaps this will encourage some to join us in our lively discussions.

**Our list so far (September through December):** *The Women* by Kristin Hannah, *The Fellowship of Puzzle Makers* by Samuel Burr, *Fourteen Days* by Margaret Atwood (and others), and *The Heaven and Earth Grocery Store* by James McBride.

**Coming up (January through June) we will read:**

*Hello Beautiful* by Ann Napolitano (this month’s selection), *The Frozen River* by Ariel Lawson, *Trust* by Hernan Diaz, *After Annie* by Anna Quindlen and *The Violin Conspiracy* by Brandan Slocumb.

As mentioned in previous articles, we are one book club divided into three groups because of size. One group meets the fourth Monday afternoon of the month and the other two groups meet, separately, the fourth Thursday afternoon of the month. If you would like to visit one of the groups or get more information please email one of the coordinators: **Lisa Buchner** at [lisabuchner47@gmail.com](mailto:lisabuchner47@gmail.com); **Steve and Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net) or yours truly at [fozimec@cox.net](mailto:fozimec@cox.net).

—Frances Ozimec



**Attention  
all  
Niguel Shores  
Puzzlers!**

We are beginning our 2025 puzzle group and we invite you to join us. We will meet in the Niguel Shores Clubhouse lobby on Mondays starting February 3. Join us from 11 a.m. to 3 p.m. for an hour, the whole time, or just for a “stop by!”

*Looking forward to seeing you there!*

Questions? Cathy Sherline  
(949) 606-4372.

# SPORTS

## COMMUNITY SPORTS EQUIPMENT

Did you know that equipment to use at our new amenities has been provided by the Niguel Shores Community Association and is available for use by our residents? The equipment is located in an unlocked storage bin adjacent to the new sport court (see photo).

This equipment includes two Bocce Ball sets, two Basketballs, one Cornhole set with Bean Bags, and one set of Shuffleboard Discs and Cue Sticks (due to their size, you will find the Cue Sticks hanging on a pole next to the shuffleboard courts).

If you haven't yet done so, come give our new facilities a try! As a courtesy to your fellow community residents, please return the equipment to the storage bin after your use. Thank you!



—Gary Wilson

## TENNIS

### Mental Strategy of Tennis

In tennis, the mental game has been proven to be the asset that sets apart good players from great players. Many of us have found ourselves in a close match, where both players are physically and technically equal. But closing out a tight breaker in the third set is a real test of mental fortitude. Here's are some recommendations to help you get mentally prepared and WIN:

- **Stay Focused on the Present:** Forget about the previous points, whether won or lost. Stay grounded in the current moment and concentrate on each point as it comes.
- **Manage Your Emotions:** Keep your emotions in check, whether it's excitement or frustration. Use deep breathing techniques to calm your nerves and maintain composure.
- **Visualize Success:** Picture yourself winning each point and ultimately the match. Positive visualization can boost your confidence and performance.
- **Stick to Your Strategy:** Trust the game plan that got you this far. Avoid risky shots and play to your strengths.
- **Stay Physically Relaxed:** Keep your body loose and avoid tensing up. Perform simple physical movements to release any built-up tension.

- **Focus on Your Routine:** Stick to your pre-point routine, whether it's bouncing the ball a few times or taking a deep breath. This routine can help you stay centered and ready.
- **Embrace the Pressure:** View the tiebreaker as an exciting challenge rather than a burden. Use adrenaline to enhance your focus and energy.
- **Positive Self-Talk:** Keep your internal dialogue positive and encouraging. Remind yourself of your strengths and past successes.

The key is to stay composed, trust your abilities, and focus on one point at a time. Good luck closing out that last set! Remember, keep your racquets moving and “Live Life Happy, Wild and Free.”

—Don Baer

## PICKLEBALL

There's something magical about pickleball's ability to bring people together. The game's simple rules and small court make it easy for anyone to pick up, whether you're a child holding a paddle for the first time or a seasoned athlete looking for a fresh challenge. Pickleball's accessibility means it's not uncommon to see a teenager squaring off against a retiree ... or entire families playing each other on Sunday afternoons.

Pickleball has earned its reputation as a social activity. Unlike many competitive sports, pickleball fosters a sense of camaraderie and connection. Players chat between matches, cheer each other on, and often become fast friends. It's not just a game ... it's a community. As such, Niguel Shores has its own monthly Pickleball Happy Hours the third week of each month during the warmer months.

Pickleball does not appear to be a fleeting trend. It's a movement with staying power. Its unique ability to connect

*continued on page 13*

people and create community makes it one of the most exciting movements in sports today. Whether you're a player or just someone passionate about fostering community, there's room for everyone in this sport.

So come join us! Drop-in play (where all skill levels are invited into games) are M/W/F/Sa from 9 to 11 a.m. Organized play (where you organize your own foursomes for about an hour) are the other hours: M/Tu/W/Th/F/Sa 11 a.m. to dusk. Sundays are 11 a.m. to 3 p.m. If you wish to be on our pickleball email list, please send your contact information to us at [niguelshores.pb@gmail.com](mailto:niguelshores.pb@gmail.com).

—Chris Horpel



Pickleball players enjoy recent Happy Hours at the Bluff and the Clubhouse.

## FEBRUARY 2025 HEART MONTH – AMERICAN HEART ASSOCIATION

The month of February is **Heart Month** according to the American Heart Association (AHA). Not the romantic type of heart but the real visceral organ inside your chest. The AHA publishes data showing that almost 80% of all heart disease is preventable. Heart disease is the number one cause of death among women and results in hundreds of billions of dollars a year in health costs. The focus of AHA February Heart Month is to decrease these devastating

heart health lethal and costly outcomes through education in the public and among the professionals in hospitals, as well as funding of heart disease research.

The American Heart Association educates the public through multiple modalities including on-line virtual courses. These courses

include CPR for adult and pediatric patients, use of AED technology, and first aid in situations of heart attack versus heart arrest. There are many more courses through AHA with their goal to create a nation of lifesavers. The website that takes you into CPR education is [cpr.heart.org](http://cpr.heart.org)

AHA informs us that heart disease is the number one killer of women, that almost half of all women enter pregnancy with less than optimum heart health and there still remains a wide gap in heart health for men and women in the United States. You can make women aware by donning the color red on Friday, February 7 and discussing these and many more facts found on the web page [GoRedforWomen.org](http://GoRedforWomen.org)



—Meg Wilson RN, MSN, EdD



## Wellness – Aftershock

Like many, I was glued to our television. What was unfolding before everyone’s eyes was unprecedented. This wasn’t just some TV drama. Los Angeles was on fire in real time. The Santa Ana winds howled out of the northeast at hurricane force speeds, roaring through the dry vegetation of the Santa Monica Mountain passes in unpredictable directions partly due to the steep and varied topography. Pacific Palisades residents rushed to escape with their lives while their homes burned to the ground. And there I sat, helplessly watching this horrendous disaster unfold, sipping my once-hot coffee from the safety of our family room.

Unfortunately, we all know that the situation went from bad to horrifying very quickly with other fires starting in the LA area that would ultimately leave residents unhoused, dazed, and beside themselves with grief. Lives were forever changed, and very sadly, some were lost.

For those who lost their homes, their livelihoods, maybe their pets, and in some cases their family members, this experience will more than likely have a long-lasting impact. As I write this, many are still simply trying to secure housing, transportation, get back to work, find schools for their children, and make sure their elderly or ill are safely cared for. It’s a lot. In fact, it’s so much that the sheer volume of thoughts, fears, responsibilities, and grief is overwhelming.



*To Your Health! Sharon Stewart RN, Wellness Coach, [Sharon@SharonStewartRN.com](mailto:Sharon@SharonStewartRN.com)*

People often respond to this kind of stress by losing sleep or sleeping too much. They can be filled with guilt but not sure why, and then the insurmountable sadness and hopelessness may take root. Anger, worry, and perhaps excessive drinking, smoking, or abuse of prescription drugs are also possible responses to such a traumatic experience.

As time passes, many people who experienced these wildfires will walk through them all over again, possibly for years to come, whenever something triggers them emotionally. The sound of a siren, the sight of a firetruck, the smell of smoke, an image of a lost loved one –these can bring it all back to life. The best thing the rest of us can do for those who are struggling through disaster (from the fires or from any devastating life event) is to be there for them. Listen, give support, help where we can, and encourage them to seek professional guidance that can help them cope emotionally.

Despite the horrific nature of these wildfires, such disasters tend to bring us closer together, leaving debilitating biases behind, resulting in stronger and more empathetic bonds between us that allow for much-needed healing to take place.

For more information about coping with traumatic events, follow this link from the Substance Abuse and Mental Health Services Association: [samhsa.gov/mental-health/disaster-preparedness/coping-tips](https://samhsa.gov/mental-health/disaster-preparedness/coping-tips)

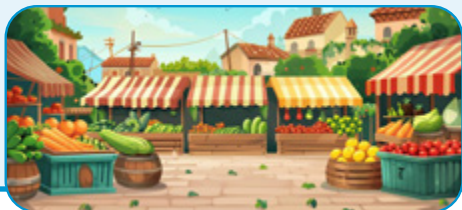
## DANA POINT THIS MONTH



### FARMERS MARKET AND CRAFT VENDORS

California farmers bring fresh produce to sell and Craft Vendors provide art, jewelry, clothing, candles, and unique one-of-a-kind gifts.

**Saturdays, February 1, 8, 15, 22**  
**9:00 a.m. to 1:00 p.m.**  
La Plaza Park



### GENERAL PLAN UPDATE

Public Meeting with updates on the City of Dana Point General Plan.

**Tuesday, February 4 at 6:00 p.m.**  
Dana Point City Hall

### OCEAN INSTITUTE

For information on these events, see [oceaninstitute.org](https://oceaninstitute.org)

**Whale and Marine Life Tours**  
**Weekends at 10:00, 12 noon, 2:00 p.m.**

**Guest Speaker Kurt Yeager**  
**February 5 at 6:00 p.m.**

**Girls in Ocean Science Conference**  
**February 22 from 7:45 a.m. to 3:00 p.m.**

# VOICE OF THE PEOPLE

*This message came to Seashore News from residents in Niguel Shores:*

The devastating fires in Los Angeles County are a tragic reminder that all of this area is a high fire zone. It is imperative for NSCA to reach out for professional, authoritative advice on community fire prevention. We need our entire

community inspected in ways to minimize our exposure to a high wind fire catastrophe.

We need to follow the advice of fire prevention experts in order to avert the horror of Pacific Palisades. Last month's wildfires in Southern California brought a serious reminder

—Steve & Sally Leonard

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**NIGUEL SHORES MARKET DATA**



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# Seashore News

Past issues of the *Seashore News* from 1973 to present are available online at [niguelshores.org](http://niguelshores.org).

We would like to hear from you! Send your comments and suggestions to [seashorenews@hotmail.com](mailto:seashorenews@hotmail.com)

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# MARKET UPDATE



## A 2025 FORECAST

### A Year Shaped by Interest Rates and Economic Trends



#### Interest Rates and Economic Conditions:

Mortgage rates are expected to fluctuate between 6% and 7.5%, depending on the strength of the economy. If economic growth is robust, rates may remain on the higher end, above 7%. Conversely, if the economy cools, rates could dip closer to 6%. The Federal Reserve's actions will be critical, with potential rate cuts ranging from a couple to several, depending on inflation and labor market trends.



#### Active Inventory:

The year will start with low inventory of about 2,400 homes, the third-lowest since 2004. Inventory will peak at 4,000–5,400 homes, below pre-COVID averages of 7,000. While improving rates may ease the "Hunkering Down" effect, inventory will stay tight, 25% lower than 2017–2019 levels.



#### Buyer Demand and Market Dynamics:

Demand will grow in the Spring Market, especially if rates stay below 6.5%, with multiple offers likely for well-priced homes. If rates exceed 7%, demand may slow, increasing seller competition. Accurate pricing will be key to success.



#### Closed Sales and Home Values:

Home sales are expected to grow 8%–10% to about 22,500. In a strong economy, sales could rise 16%, but higher rates might limit growth to 2%. Home prices may increase 3%–6%, ranging from 1% to 8% based on the economy.

### Take Advantage of a Dynamic Market Today!

Whether you're looking to buy your dream home or sell at top dollar, the current trends present a unique window of opportunity.

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# BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES

BY **CONNIE MCKIBBAN**

## ★ 2024 YEARLY REPORT ★ ~NIGUEL SHORES~

A TOTAL OF 35 HOMES SOLD FROM \$1,530,000 TO \$7,800,000  
▼ HOMES SOLD PER TRACT - 2024 ▼

- 2 BERKUS HOMES SOLD PRICED FROM \$3,010,000-\$3,700,000
- 1 BROADMOOR HOME SOLD AT \$3,025,000
- 2 CUSTOM HOMES SOLD AT \$6,700,000-\$7,800,000
- 9 GARDEN HOMES (INLAND SIDE) SOLD AT \$1,995,000-\$2,590,000
- 6 GARDEN HOMES (OCEAN SIDE) SOLD AT \$1,956,000-\$4,960,000
- 14 TOWNHOMES SOLD AT \$1,530,000-\$4,000,000
- 2 VILLAS SOLD AT \$1,995,000-\$2,065,000

★ DATA FROM MULTIPLE LISTING SERVICE AS OF 1/20/2025 ★

## \* 2025 REPORT \* ~NIGUEL SHORES~

- 6 HOMES FOR SALE PRICED FROM \$2,099,000-\$19,995,000
- 1 HOME IN ESCROW PRICED AT \$2,475,000
- 1 HOME SOLD AT \$9,651,000

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