

Seashore News



April 2025

Published Monthly by Niguel Shores Community Association

Issue 616

MEET THE CANDIDATES FOR NIGUEL SHORES COMMUNITY ASSOCIATION



Heather
Harding

Board Of Directors



Mark
Russell

See Page 4 for Candidate Statements

FROM THE HELM

Dear Niguel Shores Residents,

I am pleased to share that I would like to continue my service on the Board of Directors for our wonderful community. It has been an honor to represent you, and I truly appreciate the trust you have placed in me. While we have accomplished much together, there is still important work to be done, and I look forward to seeing it through.

One of the highlights of the past month was our **Town Hall Meeting** with **Alex Harding** from **GoAccess**. The turnout was the largest I've seen since joining the Board, which speaks volumes about how engaged our community is. This meeting provided an excellent opportunity to showcase the many features of the GoAccess platform and how it will enhance security and efficiency at our gates.

I want to clarify an important point: **GoAccess is not intended to change our existing rules or regulations—it is simply a tool to help us better manage and enforce the policies that our Board, Association, and community have worked so hard to put in place.** The goal is to streamline access, improve security, and reduce congestion at the main gate, all while maintaining the integrity of our community guidelines.

The overwhelming participation in the Town Hall also sparked an idea—**what if we invited guest speakers to our General Session meetings on a regular basis?** Bringing experts and local officials to our community can provide valuable insights into issues that affect Niguel Shores and the surrounding Dana Point area. Some potential guest speakers could include: **Captain Todd Hylton** from Dana Point Sheriff's and Police Services, **Congressman Mike Levin** (49th District), **Supervisor Katrina Foley** (5th District).

Hosting guest speakers would not only encourage greater community participation but also help keep all of us informed about local policies, safety concerns, and developments that impact our daily lives. I look forward to exploring this idea further with the Board and hearing your feedback.

Lastly, let's continue to respect our neighbors and uphold the values that make Niguel Shores the incredible place that it is. Together, we can ensure that our community remains one of the best places to live—not just in Dana Point, but anywhere in the world! See you around the Shores!

—Mark Russell, NSCA President



SELLING MONARCH BEACH

LUXURY MARKET WITH CONTINUING DEMAND AND DESIRABILITY



Available Now! 33972 Cape Cove | Single Level | 2 Bed | 2 Bath



Available Now! 8 Dauphin, Monarch Beach | Main Floor Primary | 3 Bed | 3 Bath



Sold! 24202 Vista D Oro, Niguel Shores - \$2,505,000 - Sold **over** asking!



Sold! 10 Saint John, Monarch Beach - \$1,420,000 - Sold **over** asking!



Kathy Samuel

949-444-1674

kathysamuel.com
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GENERAL MANAGER'S REPORT

Rule Review

The proposed rule changes for 2025 should be available to all members by now. Under the California Civil Code, members have 28 days to review and comment on the proposed rule changes. Members can submit their comments in writing for review by the Board of Directors at the April Board meeting. The Board of Directors will either adopt the rules as submitted or if, after reviewing the member comments, the Board of Directors makes additional changes to the rules, those changes would go out for a further 28 days for comments. The final approved rules will be mailed to the members and become effective 15 days after they are mailed out.

NSCA Board Election

Two open NSCA Board of Directors positions will be filled in May, and we have two official candidates running. **Mark Russell** and **Heather Harding** have submitted candidacy

statements, which are available for your review on page 4 of this issue. Ballots will be mailed by Accurate Voting no less than 30 days before the May 20 election. Members of the association, as of March 12, 2025, will be entitled to vote. 50% of the membership must return ballots in order to establish a quorum.

On the night of the election, if a quorum has been established before ballots are counted, there will be the opportunity for qualified members to be nominated from

the floor at the meeting. Once nominations have closed, members present will be asked to cast their ballots. Once a ballot has been cast, it cannot be revoked. If a quorum is not reached, a new date will be announced at the meeting, and the quorum requirement will drop by half to 25%. Once the new Board members have been chosen, the Board of Directors will elect corporate officers for the following year.

—John Muller



BOARD ACTION SUMMARY MARCH 2025

(GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited December 2024
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes from February 12, 2025
- Ratify: Transfer \$164,000.00 from Ameriprise Operating to Banc of California Operating
- Ratify: Transfer \$30,000.00 from Ameriprise Operating to Ameriprise Payroll
- Ratify: Transfer \$74,583.00 from Ameriprise Operating to Ameriprise Reserve
- Foreclosure: APN 672-012-42
- Transition Board Officers: Rick Palmer to CFO; Bob Berkery to Secretary
- Updated Investment Policy 2025

- Proposal #135929: (2) 36" Box New Zealand Christmas Trees to Replace Diseased Olive Trees Mariner Entrance
- Proposal #135876: Tree Removal Between 33911 & 33931 Via Del Cielo
- Proposal #138262: Tree Removal 24021 Windjammer Drive
- Faeroe bay Stair Replacement
- Vehicle Decal Identification Program: Style 1
- Record Date for 2025 Board Election

TABLED:

- Proposal #138111, Proposal #138113, and Proposal #138190: Reduce slope plant material
- Office Computer Replacement

REVIEWED/DISCUSSED:

- Legal Analysis
- Guest and Vendor ID Requirement
- Management/Committee reports

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, APRIL 9, 2025, BEGINNING AT 6:00 P.M.

Candidate Statements for 2025



Heather Harding — Dear Neighbors, I am delighted to introduce myself and share my enthusiasm for our community. My name is Heather Harding. You may recognize my name from the Seashore News and the NSCA Communication Committee, where I have been an active member for over a year. I am also the Co-Founder of the “Legacy Pathway” Project and have served on other Boards/Committees within Orange County, and am active in the NS Women’s Club, building relationships. I would like you to consider electing me to the Niguel Shores Board, as I was recently approached and asked to please consider a nomination. It would be my honor to serve our amazing community and get to know additional community members. This place is very special to myself and my family and we would like to give back to this incredible community, as much as we can. Thank you in advance for your consideration.



Mark Russell — As the incumbent President of the Niguel Shores Community Association, I am honored to run for a second term on the Board of Directors. Over the past year, I have worked to enhance board transparency and foster a balance between our legacy homeowners and the younger families joining our community. My focus has been on analyzing and upgrading antiquated systems that have needed improvements for years—including security, infrastructure, and technology—while also addressing long-standing slope and drainage issues to ensure future generations won’t have to worry. Additionally, I have been actively involved in managing the transition of a new General Manager to ensure strong leadership and continuity for our community.

With Niguel Shores now 56 years old, it’s clear that our community is in need of critical upgrades to maintain the quality of life we all cherish. I feel that I have unfinished business and remain committed to seeing these improvements through. I hope I have served the community well and with pride, and I look forward to the opportunity to continue working on its behalf.

These statements are from the candidates themselves, and not the Association. Neither the Association nor the Board of Directors is responsible or necessarily endorses any of the views expressed in these statements. Names are listed in alphabetical order by last name.

**ANNUAL MEETING AND ELECTION
TUESDAY, MAY 20 - 6:00 P.M.
NIGUEL SHORES CLUBHOUSE**

Watch for your election ballots in the mail. Ballots will be opened and tallied at the Annual Meeting.

You can return ballots in several ways:

Mail to:

P.O. Box 80477, Rancho Santa Margarita, CA 92688

Hand Deliver to:

Accurate Voting Services
18 Technology Drive N#142
Irvine, CA 92618

Deposit in Locked Ballot Box at:

NSCA Management Office
33654 Niguel Shores Drive

At the Annual Meeting:

Bring your ballot to the meeting before Polls close at 6:00 p.m.



**CITY OF DANA POINT
SPRING 2025 CERT BASIC TRAINING**

May 7, 12, 14, 19, 21, & 28 (6:00-9:30 pm)

May 31 – Final Exercise & Graduation

**Location: San Juan Capistrano Community Center
25925 Camino Del Avion, San Juan Capistrano**

Learn to be self-reliant in the event of a natural disaster. Applications for this FREE Community Emergency Response Training (CERT) are now available for about 15 residents of Dana Point on a first-come, first-served basis until the class is filled. Attendance at all seven dates above is required.

A CERT Training application form is available on the Niguel Shores website niguelshores.org and print copies are available in the Niguel Shores Office. For additional information, contact Larry Meyerhofer, Emergency Services Coordinator, City of Dana Point at (949) 234-2800 or lmeyerhofer@danapoint.org.

COMMITTEE REPORTS

MAINTENANCE COMMITTEE

Greetings from the Maintenance Committee! We are into spring and some of the best weather of the year.

Our **Facilities Manager Bob Everson** puts in a lot of work and effort maintaining and updating our community, and it is our intention to be a little more hands-on and really step up to provide more value as a committee. That is why we are looking for a couple hardy volunteers to join us and help out on projects where assistance is needed.

Our hope is to take a more hands-on role, much like members have done in the past. This could include sanding and painting, staining, pressure washing etc. This is in addition to the regular Maintenance Committee duties like surveying assigned areas to assess for maintenance needs, keeping an eye out and actively initiating projects, or assisting with the implementation of requested projects.

The history of our committee has traditionally been very hands-on. We would like to get back to that so we can keep Niguel Shores the very well maintained community that it is, the envy of South Orange County. So if you want to help, please apply at the NSCA Office today. And have a wonderful spring!

—*Geoff Dunlevie*

EVENTS COMMITTEE

Movie Night in the Park—Saturday, April 19, 5:00 p.m. to 7:30 p.m. Bring your picnic blankets, beach chairs and snacks for a movie



in the park. Movie will be “Wonka.” Hobo Pizza food truck onsite for movie snacking. Pay vendor directly.

UPCOMING EVENTS:

Cinco de Mayo—Monday, May 5, 5:30 p.m. to 7:30 p.m. at the Beach Bluff. Tickets are \$15 each and limited to 200 only. Purchase a table with your ticket to have preferred seating at the event. Tickets go on sale April 7 in the NSCA Office. Food comes with three tacos, rice, beans, chips and your choice of three agua fresca drinks (watermelon, lemonade or horchata).

Memorial Day BBQ—Sunday, May 26, 5:00 to 8:00 p.m. Bring your own food to barbeque on the grill and enjoy fun dance tunes down at the Beach Bluff.

Ice Cream at the Bluff—Friday, June 6, 2:00 to 4:00 p.m. This event will be a monthly regular through the Summer so make sure you watch for dates and times in the *Seashore News*.

In N Out Night—Saturday, June 21, 6:00 to 8:00 p.m. Tickets are \$15 each and limited to the first 300 at the Beach Bluff. Get your choice of a burger, cheeseburger or grilled cheese with chips and a drink. We will also have a DJ at this event. Purchase a table with your ticket to have preferred seating at the event. Tickets go on sale June 2.

—*The Events Committee*

DEADLINE APRIL 15! SUBMIT YOUR ORDERS NOW FOR THE LEGACY PATHWAY PROJECT

We're thrilled to report that the **LEGACY PATHWAY PROJECT** has generated significant interest and will soon be on its way to fulfillment!

If you wish to request an inscribed paver (\$150 per order, maximum 3 per home), your order is due by the firm deadline of **APRIL 15 at 5 P.M.**

Order forms and instructions are available on the Niguel Shores Website at niguelshores.org and also in the NSCA Office.

Here is an example of the paver layout and a photo of the proposed pathway that lies near the current bocce court.

LET'S COVER THIS ↓ WITH YOUR PAVERS ↓



COMMITTEE REPORTS

GOACCESS GATE ENTRY SYSTEM

To provide clarity and ensure everyone has a full understanding of how the GoAccess system works, the Board hosted a **Town Hall Meeting** on March 14. **Alex Harding, CEO**



and Founder of GoAccess, presented the system in detail and answered questions. This provided a good opportunity to hear directly from the source and see how the system enhances security and convenience. You can view the Community Townhall Presentation at niguelshores.org/2025/03/go-access-presentation/

CLUBS



A happy group turned out for the Women's Club Luncheon last month featuring OC Lifeguards.

CLUBS

WOMEN'S CLUB

March Meeting Recap—On March 13, we welcomed **Chief Jason Young, Lieutenant Justin Wilson** and **Supervisor Caroline Lorber** from **OC Lifeguards**. Chief Jason Young, who grew up in the Shores, manages all lifeguard operations and administration for OC Lifeguards. OC Lifeguards oversees the beaches in closest proximity to Niguel Shores (Salt Creek, Strands, Monarch Beach). Their presentation was informative and helpful for all beachgoers. Understanding beach hazards (shore break, steep shore, currents, rocks and jetties, animals) and knowing precautions is essential for ensuring safety at the beach. The list of “Do’s and Don’ts” provided insight as to how to approach the beach with caution:

DO: Prepare for the elements; know the conditions; ask the Lifeguard; use proper equipment (ocean fins!); know your limits; go under waves (rather than jump over waves) and keep your hands in front of you.

DON’T: Swim against the current; turn your back to the surf; go over the falls; panic!

If you see someone who may be in trouble, don’t put yourself at risk (unless you are a competent swimmer with a flotation device). Call 911, wave down a lifeguard, keep your eyes on the victim. **The lifeguard tower closest to Niguel Shores, located at the bottom of the ramp, is DS2.**

Lifeguard tryouts are April 16 if you know anyone who may be interested. More information about tryouts or OC Lifeguards can be found at oclg.org. We really appreciated the knowledge and insights shared by Chief Young, Lieutenant Wilson and Supervisor Lorber!

March Movie Social—Dozens of our members attended *Disney’s Snow White* on March 25. Following the movie, there was much discussion, socializing, and laughter at the bar of Cinepolis.

April Fashion Show—We look forward to the Fashion Show this month on **April 10**. Our own Niguel Shores models will be wearing fashions by **White T Boutique**. Our theme is “It’s a White Out” so we encourage



Chief Jason Young of OC Lifeguards with his mom Diane Young of Niguel Shores.

everyone to wear white to the show. \$30 per person, and seating is limited.

Save the date!—Join us for Happy Hour Game Day on Tuesday, May 6, from 3:00 to 5:00 p.m. at the Clubhouse. Stay tuned for more details coming in your email.

Membership—It is not too late to join the Women’s Club. Application forms can be found at niguelshores.org/community/wp-content/uploads/2025/02/NEW.RENEWAL.MemberForm.pdf and returned to the Niguel Shores Office (Women’s Club folder) with your \$25 check. Contact Judi Palladino at twopalls@yahoo.com if you have membership questions.

—Karey Palmer

MEN'S CLUB

The Niguel Shores Men’s Club continues to bring engaging speakers and insightful discussions to its members. In March, we had the pleasure of hosting two outstanding speakers.

At our first meeting, Men’s Club member **Eric Eckes** captivated the group with stunning underwater photography from his recent dives in Tonga, Moorea, Indonesia, Dominica, and coastal Argentina, showcasing the beauty of marine life and oceanic landscapes. His presentation provided a fascinating glimpse into the beauty and challenges of underwater photography.



Dana Point City Councilman John Gabbard and City Manager Mike Killebrew speaking at Men’s Club Breakfast.

Our second meeting featured Men’s Club member **John Gabbard**, our Dana Point City Councilman representing District 1. John was joined by city officials to discuss current initiatives and answer questions from members. It was an informative session that gave members a direct line to local government.

Upcoming Meetings

- **April 1 (Breakfast, 8 AM):** Milton Neira from the Orange County Fire Authority will discuss fire safety and emergency preparedness.
- **April 15 (Evening, 6 PM):** Orange County Supervisor Katrina Foley will join us for an engaging discussion on county initiatives and issues. Spouses and Guests of Members Invited.



CLUBS

- **May 6 (Breakfast, 8:00 AM)**—Speaker: Sharon Stewart, discussing guidelines for healthy living
- **May 20:** No Men’s Club Meeting. (HOA Annual Meeting and Election)

Scholarship Reminder—The Niguel Shores Men’s Club scholarship application deadline is **April 15**. For questions or to submit an application, please contact **John Yocca** at john@johnyocca.com.

Join us at our upcoming meetings for great company, engaging discussions, and insightful guest speakers!

—John Yocca

GARDEN CLUB

Meetings—Our March speaker was **Karen Newe**, Master Gardener from San Clemente, on the topic of succulents—a common, foundational element of the California garden. She shared tips on selecting the best succulents for our gardens, and how to care for them.

Our next club meeting is on **Monday, April**



Garden Club members create miniature succulent benches.

Join Us—We always **welcome new members** to the Garden Club. Membership is open to all residents of Niguel Shores. You do not need to be a gardening expert to join. Sign-up forms are in the NSCA Office. Please contact Sandi Stauffer at sandistauffer@comcast.net with any questions. We hope that you will join us.

—Judi Palladino

GARDEN CLUB PLANT SALE

Saturday, April 5 – 9 a.m. to 12 Noon – Niguel Shores Clubhouse

Come and see the beautiful plants from our sponsoring local nurseries:

- Dana Point Nursery
- Trader Joe’s
- Harvest Landscaping
- Costco
- Seaside Nursery

You’ll find plants and cuttings from our members’ gardens, plus other garden-related items.

We accept payment in cash and by credit card.

Niguel Shores residents and their guests are welcome to attend.

This is our club’s major fundraiser!

Plant Sale proceeds will be used for:

- Horticultural Academic Scholarships
- Penny Pines Reforestation Program
- Non-Profit Conservation-Focused Organizations



MEET YOUR NEIGHBOR

The Dunlevies

Do the names **Geoff** and **Rhonda Dunlevie** sound familiar? Perhaps it is because they have both been actively involved in Niguel Shores since moving here in 2008, helping to make our community such a wonderful place to live.

Rhonda was born in Kansas City, Missouri, but her family moved to the Simi Valley when she was seven. She graduated from Cal State Chico with a degree in Human Environmental Design and began her career working for home builders in their Design Centers. This background paved the way for her thirty year career as an interior designer, designing homes from the ground up and doing full remodels.

Geoff is a native Californian and grew up in the Bermuda Dunes/Indio area with his three brothers. His father, Ernie Dunlevie, developed Bermuda Dunes Country Club and Bermuda Dunes Airport. He also helped to create the Bob Hope Desert Classic now known as the Amex Golf Tournament. Through business transactions, Ernie served celebrity clients such as Cary Grant, Fernando Lamas, Howard Hughes and Ava Gardner. He became close friends with Clark Gable and developed a lifelong friendship with Arnold Palmer. Geoff's dad was one of the founders of the Boys Club of Coachella Valley, and his mom started Angel View, an outreach program for special needs children that has seen tremendous growth since its inception. Geoff's parents set excellent examples of service to the community for their sons, and that has carried on with Geoff.

Geoff graduated from Cal State Long Beach and began his career in the home building industry—and that's where he met Rhonda. Over a period of years their paths continued to cross, and eventually circumstances brought them together. They married in 2007. Timing is everything!

Rhonda owned a home in Monarch Beach and Geoff, in Newport. In 2008, when searching for a place to raise their blended family, they were drawn toward a “fixer” on Windjammer—the first home they looked at in Niguel Shores. With Geoff's background in the building trades and real estate, and Rhonda's talents as a designer, they saw this as their “forever home.” They purchased the property, then began remodeling to make it their own. Today, the home reflects their warmth and hospitality with its inviting glass-walled entry, open kitchen, comfortable gathering areas, and indoor-outdoor ambiance.

The Dunlevies are well known for their neighborly acts of friendship and their extensive community service. Geoff recalls when he first arrived in the Shores, his neighbor Jon Cobain invited him to play golf, and from there he met Roy Dohner and several other community leaders who encouraged him to become involved in Shores activities. Since then, Geoff has served on the Traffic and Safety Committee, Landscape Committee, Ad Hoc Rules Committee, and is a longstanding member of the Maintenance Committee. In



addition, this is Geoff's third year as President of Niguel Shores Men's Club, known for its informative speakers, great breakfasts, evening events, and scholarships for high school grads.

Rhonda's commitment to Niguel Shores matches Geoff's. She joined the Women's Club in 2010, enjoying the social activities and also helping some members who needed assistance. With Lynn Bushnell, she organized Shores Angels, a group that has grown to about thirty volunteers who help neighbors with small chores, shopping, transportation, or just a friendly visit for conversation or playing “Go Fish.” Rhonda was a member of the Recreation Committee, the Ad Hoc Amenities Committee, and served over three years on the NSCA Board of Directors, with one year as President. During her tenure, she worked to upgrade community facilities, acted as liaison to several committees, and

helped promote kindness, compassion, and understanding in communication so all voices would be heard.

Rhonda and Geoff also maintain busy professional lives. Geoff is a full-time realtor with Compass Realty and the President-Elect of the Laguna Board of Realtors. Rhonda owns Interior Consultants and works with builders on home designs such as those she did for the Grand Monarch Development on Niguel Road. She also advises individual clients with designs for their building and remodeling projects, and has won numerous awards for her work.

Along with their professional and volunteer commitments, the Dunlevies still make family a priority. They are very proud of daughter **Taylor Hanlon** and son **Cole Shamber**. Taylor won JSerra's prestigious Msgr. Martin Award as a graduating senior, has a Master's in Social Work, and is a social worker in Scottsdale, Arizona. After college, Cole used his interest in repairing golf carts here in Niguel Shores to start a cart business, and has just opened SC Carts on Pacific Coast Highway here in Dana Point.

The Dunlevies enjoy traveling, taking skiing vacations, chartering sailboats, or going on cruises to different parts of the world. Rhonda mentions golf and pickleball as two of her favorite sports. Geoff played varsity tennis in school, and enjoys golf, pickleball, a lifelong passion for playing the drums, and sailing. In fact, influenced by his father's love of sailing, Geoff spent lots of time on sailboats growing up and lived during the summers on a 40-foot Ketch in the waters around Catalina Island.

When asked what they most appreciate about living in Niguel Shores, Rhonda and Geoff both agreed, “The friends we've made.” Their favorite spot is the Bluff, where they love seeing the camaraderie of the residents, watching the sunsets, and knowing this is a place where newcomers and oldtimers can gather and all feel truly welcomed.

—Michelle Ralph and Sandy Homicz

VIETNAM TODAY, 50 YEARS AFTER THE END OF THE WAR

Editor's Note: National Vietnam War Veterans Day was March 29, and this month April 30 marks the 50th Anniversary of the end of the Vietnam War in 1975 with the fall of Saigon. Niguel Shoes resident Jenny Rose visited Vietnam with family members recently and she tells us what they saw.

Six of my family made a recent trip to Vietnam including my six-year-old grandson, my son, his wife and her family. They all wanted a “more authentic” rather than a luxury sightseeing tour. We ended up with our own guide and got a bit of both, which I thoroughly enjoyed (most of the time!). We spent two weeks there, and I’ll highlight some of the cities from the north to the south in the order we visited.

HANOI

Hanoi was founded more than 1000 years ago, and it now has over 8.5 million residents and 6.5 million scooters on its streets. To cross a street on foot you need to “weave” between the scooters, trucks, buses and cyclos who will do their best to avoid hitting you—as long as you walk at a steady pace and don’t make any sudden moves! Traffic lights are pretty much ignored.



The “**Hanoi Hilton**” prison is definitely worth a visit, and I recommend reading *The Unlikely War Hero* by Marc Leepson for insights into the horrendous conditions experienced there by our Vietnam POWs.

At the **Museum of Ethnology** you can see many regional building types. The one shown here with the stepped planks was designed not for flooding but to prevent tigers from entering living areas!



HA LONG

Ha Long Bay is a must see and has over 2000 tiny limestone “islands.” Be sure to try kayaking,



nighttime squid fishing and exploring the caverns pictured.

An overnight boat tour is inexpensive and the best way to enjoy the bay.



HUE

We took a train overnight to **Hue**. The train’s prep of cabins consisted of re-folding duvets and fluffing pillows used by the previous night’s occupants, so **take your own linens** and reserve an entire cabin to avoid having random sleepers wander into yours. The **Citadel** is a



Vietnamese version of China’s Forbidden City within a major fortress and is truly beautiful.

HOI AN

Hoi An was my favorite city, mainly because of the architecture of the buildings in the **Old Town** area and the streets filled with



cloth and paper lanterns. **Lantern Boats** take tourists on the river to set out their own floating lanterns that carry a burning candle and their wishes that may be granted when the flame goes out. **Basket Boats** are used by local fishermen but are a real thrill if you pay to have your guide make yours “dance.”



SAIGON

We flew to **DaNang** to reach **Ho Chi Minh City** which is still called **Saigon** by the locals. Be sure to visit the many cottage industries there. Craftsmen will demonstrate and then allow you to try many skills including making incense sticks, traditional cone shaped hats, dumplings, paper flowers and lanterns.



produce, fish and wares from the same boats. Here we stayed at an **Eco Lodge** that boasted mineral spring spas and rooms with first class granite bathrooms that included wooden bathtubs.



The **Mekong Delta** was our most rustic area with trips up branches of the river to remote areas where many locals live on their small house boats and sell their

Be sure to visit the **Cu Chi Tunnels near Saigon** which were vital to Viet Cong’s guerrilla warfare tactics. They span about 155 miles and are as deep as 33 feet in some areas. They were started in the late 1940s and expanded during the Vietnam War from 1955 to 1975. The tunnels allowed Viet Cong to conduct surprise attacks, including from pop



up sniper holes in the ground, and then disappear from attacking forces. The current exhibits allow you to see their living quarters as well as hidden obstacles such as bamboo spikes and camouflaged booby traps that were both above and within the tunnels to deter enemies from entering.



Food would require an entire article by itself but ranged from egg coffee and banh mi street sandwiches (made with baguettes mastered during the occupation by France) to seven course gourmet meals that cost as little as \$50 (about



1,278,282 Vietnamese dong) for a group of six. We also prepared our own food in cooking classes and at a Hot Pot restaurant that served raw eel and fish heads you cooked at your table. (I ate a lot of noodles on the Hot Pot night!)

All in all, Vietnam was a fascinating and educational trip that can be customized to anyone’s preference, so you might want to consider adding it to your bucket list!

—Jennifer Rose

BRIDGE

April brings to mind that old song where the lyrics remind us, “Though April showers may come your way, they bring the flowers that bloom in May.” This month our players braved rain showers, snow, sleet, and frost to make it to our Bridge parties. Yes, we consider our Bridge members a fun group of Seniors and Youngsters who enjoy the game and the refreshments that go along with our sessions.

Unfortunately, in February we lost a senior member, **Dorothy Garcia**, who was 102 years old. She was a treasure to play Bridge with and a person very easy to love. She was a member of the Dana Point Senior Center Bridge group and a monthly member of “The Golden Girls,” a Bridge group of ladies in their 90s, although some are a bit younger. Dorothy was a person I liked because of her quiet demeanor, and she was loved by our entire group. As we go forward, we remember she showed that it is not how many times we win, but how well we played our hands with the cards we received. Thank you Dorothy Garcia for enriching our lives by your presence.

Recent Winners

February 19: One of our fearless leaders, Bob French, came in 1st; Glenda Wilson was on his tail for 2nd; and not to surprise anyone Maria Girard secured 3rd place.

February 26: Glenda Wilson moved up from 2nd place the week before to 1st; Bill Imbriale after a brief dry spell came in 2nd; Freyd Rad came in 3rd.

March 5: After a long lapse from January Terry Liebman came in 1st; Glenda Wilson scored on the leaders board for 3 weeks in a row as 2nd place; our lovable Cherry Ramee came in 3rd.



Bill Halama, Bill Imbriale, Bob French and Bob Ruben



Muriel Kraszewski, Glenda Wilson, Betty French and Lesley Boyer



Mike Oliva, Bill Imbriale, Sandy and Byron Nelson

March 12: John Shaw came in 1st; holding her head up high, Lesley Boyer came in 2nd; Bill Imbriale stood tall for 3rd.

Join us, 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.

Here are a few pictures of our players, and notice how Bill Imbriale sneaked in for a second take.

—Mike Oliva

PAGE TURNERS

This month we are reading Hernan Diaz’s award winning novel *Trust*—winner of the Pulitzer Prize for literature, long listed for the Booker Prize and best book of the year by several critics. *The New York Times* sums it up as follows:

“Intricate, cunning and consistently surprising ... Much of the novel’s pleasure derives from its unpredictability ... Add Henry James to Wharton, and Thomas Mann too...Exhilarating and intelligent novel.”

Page Turners members are in the process of selecting the nine books that we will read next book club year (September through June). This takes a couple of months to review the approximately 24 books suggested, and we finish up not only with the nine winners but a very interesting reading list. For more information on the book club please email any one of the three coordinators—**Lisa Buchner** at lisabuchner47@gmail.com, **Steve** and **Ann Morris** at samwrsi@cox.net, or **Yours Truly** at fozimec@cox.net.

—Frances Ozimec



FRIENDS OF THE DANA POINT LIBRARY

As Board President of Friends of the Dana Point Library, I have been in touch with Branch Manager Laura Blasingham, who indicated she and her staff were notified to return in June to begin setting up the library. All the books and other materials are currently in storage and, with new lower shelving, the staff will need to reconfigure the space to accommodate everything. The process could take several months, but the public can look forward to renovations conforming with the Americans with Disabilities Act, plus new carpeting, shelving and a refurbished library.

I was also in contact with the person in charge of the renovation from the County. Our last communication was July 15, when she requested and received a check from



ACTIVITES

Friends of the Dana Point Library for \$19,000 to pay for the new shelves in the Friends Bookstore.

When the library staff returns, we hope our volunteers will be allowed to start reorganizing the bookstore. When the library closed, the Friends of the Library donated our books to other bookstores and local schools—so, when the bookstore reopens, we will need books. However, we will only have half the shelf space we had before. We have to be particular about the donations we can accept. Please,

save your recent fiction, classics, and nonfiction books that are special and in excellent condition.

We are counting the days till the reopening of the library and bookstore, and we can't wait to see all our book-loving friends again. The Friends of the Library welcomes new volunteers. Feel free to contact me at lisabuchner47@gmail.com and I will be happy to help you join our family.

—Lisa Buchner

SPORTS

TENNIS

Grass Court Game

Penni and I were very lucky to play on the grass courts at Mission Hills Country Club in Rancho Mirage. We had never played on grass. Hard courts and clay courts were our experience. Playing on the grass was a marvelous experience and made us understand why winning on the grass courts at Wimbledon is so cherished by the ATP and WTP players. Grass court tennis has a unique charm and offers several advantages:

- **Faster Gameplay:** Grass courts provide a low-bounce surface, making the game faster and more dynamic. It favors players with strong serves and quick net play.
- **Variety:** Playing on grass courts adds diversity to a tennis player's skill set, as adapting to different surfaces enhances technique and strategy.
- **Softer Surface:** Grass courts are generally gentler on the joints compared to hard courts, making it a great option for players looking to reduce strain on their bodies.
- **Natural Aesthetics:** The lush greenery of grass courts creates an enjoyable and picturesque environment to play tennis in.
- **Tradition and Prestige:** Grass courts are associated with tennis' rich history, with iconic tournaments like Wimbledon being played on this surface.

- **Improved Agility:** The slicker surface encourages players to improve their footwork and agility to succeed.

We hope many of you have the opportunity for this experience and would recommend you play on grass courts if the opportunity arises. We look forward to seeing you and welcome any inquiries or news for our tennis section each month. Contact us at pacific92629@yahoo.com. Keep your racquets moving and “Live Life Happy, Wild and Free.”

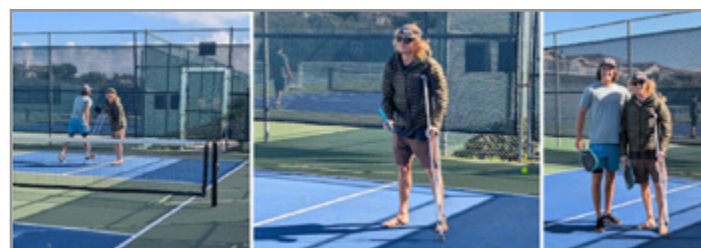
—Don Baer and Penni Buff-Baer

PICKLEBALL

As I write this article I can't help but put on my coach's hat to comment on the state of the game in the Shores and where I see it going. First, it's been so much fun watching the evolution



Saint Patrick's Pickleball People



Great game, even on crutches!

of the game in our fabulous neighborhood. Not only has the original core of players greatly improved, but all the new players who have come into the game have added youth, enthusiasm, fun and skill. I stand and watch the quality of play on a Saturday morning and can only smile at what's been created here.

For those that want to keep getting better, here are a few tips. Work on your fundamental skills: dinking, third shot drop, volleys, serves and returns. Think about things like,

continued on page 14



court positioning, following the ball, shot selection, and understanding the non-volley zone (kitchen).

If you really want to improve, find drill partners. When you play social matches, practice the areas you need improvement on. Don't always fall back into your comfort zone. Above all, have fun!

We would like to take a moment and welcome our new Pickleball committee members: **Susan Whittlesey, Tarun Anand and Ben Farbman.**

We will also be having the first **Happy Hour** of the year on **April 16.** Looking forward to seeing you all.

—Bob Hochstadter

PLAY BALL!

Editor's Note: We learned about Rick Palmer's love for baseball, especially the Dodgers, and asked him to share his interesting story now during Spring Training and the opening of Baseball Season. Enjoy!

My love of the Dodgers started when they moved to Los Angeles in 1958. I was born the year the Dodgers won their only championship in Brooklyn, and when they moved here I became addicted. I knew every Dodger player's number and stats. My Dad loved the Dodgers and he passed that on to me, as I have to my son Jeff and his firstborn Wes.

My very first Dodger memory was going to a game at the Coliseum before



Rick with son Jeff and grandson Wes; with Kris when Dodgers won World Series.

the team moved to Dodger Stadium. Dad bought me a baseball, and the man selling them was dressed like an umpire so I thought he was really one of the umpires. I was in awe! I also remember carrying around my transistor radio listening to Vin Scully broadcast the games every night whether the Dodgers were at home or on the road. Such great memories!

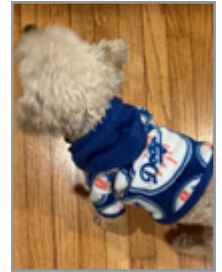


I recall highlights from lots of games I personally attended (in no particular order):

- Seeing Don Drysdale pitch against Bob Gibson during his streak of consecutive scoreless innings in 1968
- Seeing the amazing Sandy Koufax pitch in person many times
- Traveling to Vero Beach for the Dodgers spring training

- Orel Hershiser and the 1988 team's championship run (I had placed a bet before the season on the Dodgers to win the World Series at 14-1!) 😊
- Watching Clayton Kershaw start the All Star Game at Dodger Stadium
- Justin Turner's walk-off home run to beat the Cubs and go to the World Series
- Seeing Vin Scully inducted into the Ring of Honor at the Stadium
- Fernando Valenzuela's no hitter

There are also many great memories of games I didn't personally attend but watched on TV. Some obvious ones come to mind, like Kirk Gibson's home run in Game 1 of the 1988 World Series and Freddie Freeman's home run in Game 1 last year. Winning the championship in 2020 amidst COVID was very special at a time we all needed something uplifting.



Buddy, an "Honorary Dodger"

My Dad was a big sports fans so we attended a lot of games. Living in Glendale, we could drive to the stadium in just a few minutes. When I was at USC, my fraternity brothers and I would attend games since the Stadium was so close to campus. I had a share of Dodger season tickets after I graduated, and went to at least 10 games a year for many years. I still have access to great seats and attend 3 to 5 games a year despite the long drive up there.



Rick with Frank Howard.

I was very tall growing up, so Frank Howard (who was 6'7") was one of my favorite Dodgers. I had a uniform with his number on it and even had my picture taken with him. There are so many great current and former Dodgers, it's hard to have one favorite.

I've seen a lot of changes to Dodger Stadium over the years from moving the fences in, changing the seating configuration, to the new fan-friendly exhibits in center field. I have been to every spring training stadium in Florida and Arizona as well as most Major League stadiums. To me, Dodger Stadium, while one of the oldest, is still one of the best. In fact, the only bad change was the change in hot dog providers. The Dodger Dogs aren't nearly as good as they used to be when Farmer John had the contract!



—Rick Palmer

Wellness - It's All About the Muscle

I have the blessing of caring for my 94-year-old mom who lives nearby in her single-story home. I share the privilege with an angel of a care giver who fills in four-and-a-half days a week. Together, we put Mom through the paces of daily living—meals, showers, walking a little every day with her walker, simple exercises to help her maintain balance, and more. I realize that the mobility and daily activities I take for granted are much larger challenges for her. Just getting up out of a chair takes concentration and a certain amount of determination—along with the muscles making that movement possible.

When we're young, we tend to think of muscles as something to show off at the beach, the pool, or when you're out and about. At that stage of life, we don't think about muscles as a key component of our ability to move and to keep from falling. However, if we're lucky, longevity prevails, but with it comes the accompanying aging process. Stairs might become harder to climb, that spring in your step may have "sprung," and carrying groceries seems analogous to training for the Olympics!



We may ask ourselves, what happened?

It turns out that we all build muscle mass quite well up to about age 30-35. After that, there is a slow decline of age-related muscle loss, also known as

sarcopenia, a word derived from the Greek *sarx* (flesh) and *penia* (loss). This process picks up speed after age 65 for women (tell me about it) and age 70 for men. To assess one's ability to perform physically as we age, a simple test called the Short Physical Performance Battery was developed. It measures one's walking speed, balance, and the ability to get out of a chair five times in a row, with the results pointing to how your muscle strength is impacting your physical abilities. Also, active muscles versus sedentary muscles are better able to take in any available glucose via the cells for energy which helps stabilize one's blood sugar levels. At the same time, when your muscles contract they pull on your skeletal system, causing bone "remodeling" resulting in stronger, denser bones. Your muscles are constantly at work!

The simple advice for maintaining strong muscles *at any age* is to keep moving. Walk, dance, clean your own house, just keep moving. And be sure to add some resistance training like lifting light weights, whether at the gym or just at home. Start small and build up those muscles over time, so you can jump out of that chair, dance the night away, or maybe even show them off at the beach! For more information <https://www.nia.nih.gov/news/how-can-strength-training-build-healthier-bodies-we-age>

To Your Health! Sharon Stewart RN, Wellness Coach, Sharon@SharonStewartRN.com

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- 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 for an application.
- Completed applications are due by April 15, 2025.



CALLING ALL GRADUATES!



It's a *Seashore News* tradition to honor our Niguel Shores graduates each year in the June issue. If you or someone you know is graduating from high school or college this year, please let us know.

You will find a **Graduate Announcement Form** inserted in this issue, or you can download a form on the Niguel Shores website at niguelshores.org.

Please return the **Graduate Announcement Form**, along with a photo of the graduate, **by May 15**.

Send by email to seashorennews@hotmail.com, or take it to the NSCA Office.

Don't miss this opportunity to honor a graduate!

DANA POINT THIS MONTH



FARMERS MARKET AND CRAFTS

Saturdays, April 5, 12, 19, 26
9 a.m. to 1 p.m.
La Plaza Park

EGG HUNT

Candy, Magic Show, Pancake Breakfast
Saturday, April 19
8 to 11 a.m.
Pines Park and Sea Canyon Park
DP Recreation (949) 248-3536



CALIFORNIA WINE FESTIVAL

Music, Tastings of wine, beer, and gourmet foods
Saturday, April 26 — 1 to 4 p.m.
Sea Terrace Park
Tickets cover wine and food samples plus a keepsake wine glass — californiawinefestival.com

REDO VINTAGE MARKET

Vendors, Music, Food and Drink
Sunday, April 27 — 9 a.m. to 5 p.m.
Del Prado — redomarket.com



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Proposition 19

The Home Protection for Seniors, Severely Disabled, Families, and Victims of Wildfire or Natural Disasters Act

Expanded special rules for eligible homeowners.

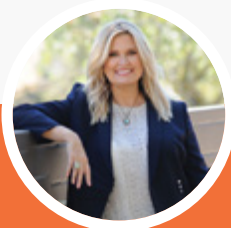
Effective April 1, 2021: Homeowners 55 years of age and older, severely disabled, or whose property was extensively destroyed by wildfire or other natural disasters may be eligible to transfer the taxable value of their primary residence to a replacement primary residence:

Anywhere in California

Of any value, but with upward adjustments if replacement is of greater value

Replacement property is purchased or newly constructed within two years of sale of the original property

Up to three times (previously one time), but without limitation for properties destroyed by fire from a governor's declared disaster



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Consult your tax advisor and/or contact your local tax assessor's office to learn more about Propositions 19's provisions and eligibility rules. Any required forms need to be obtained from the assessor's office and filed with them directly post-closing.

Please note: If the assessed taxable value of your property has a reduced base due to California's Proposition 8 ("decline-in-value" assessment), the Mills Act (historic properties), or any other programs, this may affect the tax benefit you receive from Prop 19. Consult your county's Office of the Assessor for more information.

Want to learn more? Visit boe.ca.gov/prop19

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NEIGHBORHOOD ADS

HELPER HANDYMAN NEEDED. Minor Repairs, etc. Student or Retiree? Tom 949-493-7463 or Tomokeefe10@gmail.com

Ads for the Seashore News must be submitted by the 15th of the month. Include a check payable to NSCA, \$5 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability for quality of goods advertised.



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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks increased by 150 homes, up 6%, and now sits at 3,183. In February, 21% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 673 less. Yet 394 more sellers came on the market this February compared to February 2024.



DEMAND

Demand, the number of pending sales over the prior month, increased by 72 pending sales in the past two weeks, up 6%, and now totals 1,569, its highest level since October. Last year, there were 1,476 pending sales, 6% less. The 3-year average before COVID (2017 to 2019) was 2,422, or 54% more.



EXPECTED MARKET TIME

With supply and demand rising at a similar pace, the Expected Market Time, the number of days to sell all O.C. listings at the current buying pace, remained unchanged at 61 days in the past couple of weeks. Last year, it was 40 days, substantially faster than today. The 3-year average before COVID was 64 days, similar to today.



CLOSED SALES

There were 1,268 closed residential resales in January, up 7% compared to January 2024's 1,182 and down 22% from December 2024. The sales-to-list price ratio was 99.14% for Orange County. Short sales accounted for 0.1% of all closed sales, and there were no foreclosures.



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By **CONNIE MCKIBBAN**

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