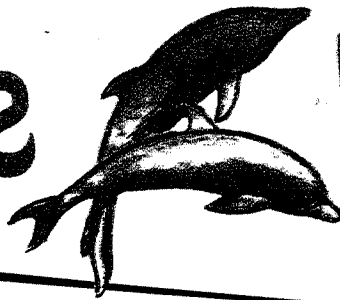


Seashore News



January 2007

Published Monthly by Niguel Shores Community Association

Issue 399

CELEBRATING THE SEASHORE NEWS

You see that we have a new masthead designed by our resident artist and sculptor, Frank Turner, to incorporate the dolphins from his sculpture at our entrance. You are in this New Year reading issue number 399 of the *Seashore News* which means it has been in business just over 33 years. Below is a facsimile of issue number one dated April 1973. It was eight pages of seven by eight and one-half inch sheets with news of construction of the new pool and community center, then called the Sea Terrace Recreation Club, appeals to join in sports or help with the newsletter, and, drawings and some jokes.

The newsletter was originated by John and Beverly Sauer, with the front page article titled *Anchors Aweigh* as quoted here: "How did this get started? We, as concerned homeowners wished to establish a means of communication among residents... with our government and with the developer." That wish has certainly been fulfilled for, it is still here and still communicating! The regular topics listed for that new newsletter were: *From the Helm* by the association president, *On Deck* by the recreational director (a staff member), *Ports O' Call* about civic affairs and *Ahoy Neighbors* to publicize social events—all those articles are still here but not in quite such nautical terms. The Sauers also expressed a desire to solicit advertising to fund the publication, the Board having graciously paid for the first issue. That idea recently resurfaced after being underground for about thirty years. Dick MacNair, chairman of the Communication Committee through most of the 1980s, reports that there was no money to spend on the newsletter and that a volunteer, Edie Newton, typed the whole thing and printed it on the office copy machine. Now, the newsletter expenses are covered by the ads which continue to save residents many thousands of dollars annually in publication costs.

Celebrating continued on page 11

FROM THE HELM

Ring out the old; ring in the new! The start of another year marks another milestone in our community life together at Niguel Shores. It will be another year of high activity requiring the time and effort of our many volunteers to maintain and improve the ambiance and the Niguel Shores community spirit.

The Board of Directors extends its thanks to the list of volunteers published in the December issue of the *Seashore News* and to the officers and volunteers of the Womens Club, Mens Club, and Garden Club. I estimate that there are approximately 150 serving volunteers or about six percent of the total residents of Niguel Shores.

Over the last several issues of the *Seashore News*, I have high-lighted the contributions of several homeowner volunteers for their exceptional service on behalf of the community, namely Jerry Milner and Rob Rifkin. In this issue, I will add another—Don Johnston.

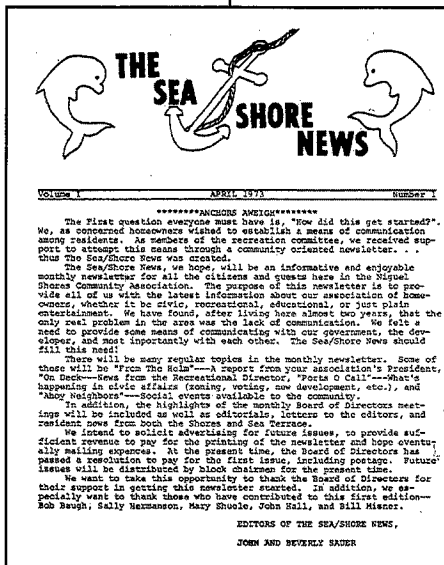
Don and his wife Dee have been homeowners in Niguel Shores since the early 1990's. Don has served as Chairman of the important Maintenance Committee, a full two year term on the Board of Directors, and a one year term filling a vacancy there. In 2005 and 2006, he has been the Chairman of the ad hoc Community Center Revitalization Committee charged with the Phase Three

...I have high-lighted the contributions of several homeowner volunteers for their exceptional service...

In this issue, I will add another—Don Johnston

construction of a new office structure. This has required him to spend innumerable hours organizing an effective and committed Committee, planning various lay-outs and exterior designs, recommending a project architect, help-

From The Helm continued on page 2



GENERAL MANAGER'S MESSAGE

Be Careful – The Knock at the Door May Not be Santa

I was hoping to use this column this month to talk about pleasant holiday reminders and the fact that the staff has successfully moved into its new temporary office. Instead, I need to have a serious conversation because of several events in Niguel Shores during the past few weeks.

We have become the target for a "Scam" group, known as a "CREW". They come to your door soliciting money for good causes, which they ask you to fund by purchasing magazine subscriptions from them. We have had to have the Sheriff escort two off the property, but they keep returning to prey on unsuspecting homeowners.

The story they tell homeowners varies but what I can tell you, everything they tell you is a lie. First, they will try to convince you that they live in Niguel Shores or that their families do. Actually, they are not from this area and are flown into cities as a group and this is where the name "Crew" comes from. Each day they are driven to an area and dropped off to sell subscriptions. At the end of the day, they are picked up, taken back to a hotel, fed and briefed on the next day's plan. After a week or two, they are put back on a plane and flown back to their home city.

This may seem harmless if you just say "NO" to their presentation. However, they are very aggressive and do not take no easily. In addition, this particular group worries me and the next day after escorting one of them off the property, one member of this crew was arrested for raping a woman after she let him into her house to buy a subscription.

To sum this up...remember there is "NO SOLICITATION" in Niguel Shores under any circumstances. These people have produced a copy of a letter saying the Association has authorized their activities, but this is absolutely false and will never happen. So, be careful whom you open your door for.

New Patrol Service

I just want to remind you that our new Patrol Service, Universal Protection Services, takes over on Friday, December 29. You will notice a change in the gate passes issued and the manner in which your guest lists are maintained. Beginning this day, you will be able to access and change your permanent list "on line" rather than having to call the gate or the office. Look for instructions in this issue of the Sea Shore News or in your assessment mailing.

Holiday Office Hours

The NSCA office will be closed on Friday, December 29 and Monday, January 1. We open again in the new temporary office on Tennis Court # 1 on Tuesday, January 2.

Leo Riley, General Manager

FROM THE HELM *continued*

ing design new necessary utility infra-structure, meeting with City of Dana Point Planning and Code Enforcement officials, determining the location and installation of a temporary trailer office building, helping in the preparation of bid proposals to competing construction contractors, and in the near future, recommending to the Board of Directors the successful bidder among the contractors.

As important as all these activities are, perhaps Don's greatest contribution may well be his consensus building and communication skills. The Committee was represented by a member from every tract within Niguel Shores. Don communicated the status of the project by a constant barrage of verbal reports at community special meetings and Homeowner Forums, by a steady flow of e-mails and letters, and by informative articles in this newsletter. After the new office building construction starts, Don will be passing the chairmanship of the Community Center Revitalization Committee to a new chairman for the final Phases 4 and 5. Thanks Don, for a great job well done.

The Board of Directors wishes you a happy, prosperous and healthy New Year.

George Evans, NSCA President

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BOARD ACTIONS SUMMARY

November 15, 2006 Meeting (General Session)

- ▶ Approved the minutes of the November 1, General Session.
- ▶ Approved other Consent Items including the appointment of Lydia Mascarin to the Recreation Committee.
- ▶ The following projects were reviewed and updated:
 - Office Revitalization Project – Reviewed timetable for contractor selection and movement of the office into the temporary trailers and approved the timing of the transition from Don Johnston to Rob Rifkin as chairman.
 - Water Remediation / Diversion Project-Construction has begun and reviewed progress.
 - Reviewed results of the On-Site Parking Survey and directed Traffic and Safety Committee to prepare 2007 proposed changes to Rules & Regulations.
- ▶ Reviewed and discussed NSCA's policy for monetary donations and passed a motion not to sponsor fund raising for charitable events after January 1, 2007.
- ▶ Confirmed installation of gate spikes at Garibaldi gate in 2007.
- ▶ Discussed 2007 reserve cash flow projections.
- ▶ Discussed mailing of Annual Homeowner Budget/Assessment Notice.
- ▶ Conducted hearing for appeal of AC denial of exterior modification on Magellan Isle. Decision made to approve submittal.
- ▶ Conducted Homeowner Public forum.

November 15, 2006 Meeting (Executive Session)

- ▶ Approved Executive Session minutes of November 1, 2006.
- ▶ Discussed ownership, maintenance and liability of PCH bridge.
- ▶ Discussed contract for construction of new office building.

December 6, 2006 Meeting (General Session)

- ▶ Approved the General Session minutes of November 15, 2006
- ▶ Received and filed the October 2006 financial, variance and delinquency reports
- ▶ Received and filed the October 2006 Cash Flow Statement and the 5 year cash flow projections.
- ▶ Received and filed the 2006 Annual Mailing.
- ▶ Accepted the Recreation Committee resignations of Gay Powers and Susan Fleming.

- ▶ Discussed the Revitalization Project including the timetable, bid process, and the membership of the ongoing committee.
- ▶ Discussed the Water Remediation Project and sewer hook ups on Niguel Shores Drive.
- ▶ Updated the changeover in patrol service scheduled for December 29, 2006
- ▶ Discussed the Nauticus Isle homeowner service requests and asked GM Riley to draft a letter to the homeowners with timing and details of Association's actions.
- ▶ Discussed status of several prior homeowner AC hearings held before the Board.
- ▶ Discussed status of Neighborhood Watch Program.
Update on Committee Request Forms for submittals to the Board for hearings.
- ▶ Discussed the new 2007 Annual Election rules and the new election process.
- ▶ Discussed committee actions for the 2007 rule review.
- ▶ Discussed Puerto Allegro homeowner requests for block wall installation.
- ▶ Discussed letter and policy for Seashore News subscriptions to off-site residents.
- ▶ Conducted homeowner appeal hearing for AC decision denying exterior modification and slope encroachment of a home on Breakers Isle.

December 6, 2006 Meeting (Executive Session)

- ▶ Approved the Executive Session minutes of November 15, 2006
- ▶ Received General Counsel Fiore's report on pending legal matters.
- ▶ Discussed various homeowner matters.
- ▶ Discussed the analysis of Association legal fees as of October 31, 2006
- ▶ Discussed various personnel matters.
- ▶ Discussed various vandalism issues.

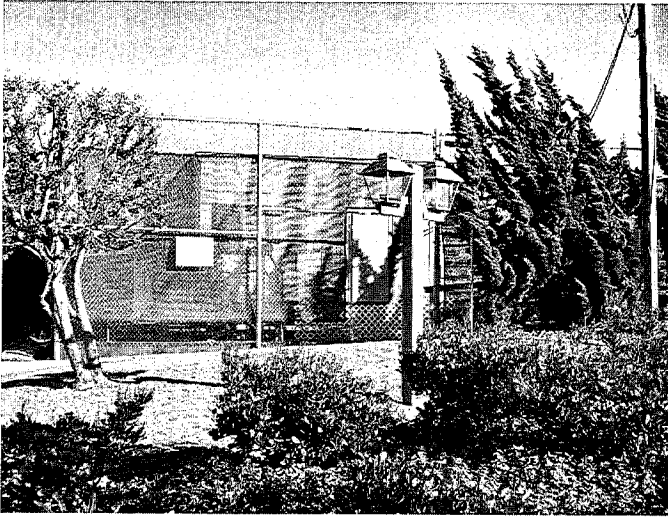
NOTE: for those wishing further information, full copies of the General Session Minutes are available in the NSCA office.

NEXT OPEN HOMEOWNER FORUM
January 17, 2006 / 7:30 pm

Leo Riley, General Manager

COMMUNITY CENTER REVITALIZATION

The New Year brings the relocated temporary office facility now open and running on the site of tennis court #1. Entry to this mobile unit is off of Niguel Shores



Through the garden gate into the new NSCA Offices

Drive rather than from the soon to be partially demolished parking lot. Most parking for members, residents, and guests will be very restricted and at times totally closed. Street parking is recommended as the new building contractor will be fencing off the demolition and building site. All regular business services are available at the temporary office and access to the community center, locker room, pool, tennis courts and recreation facilities will be around the backside of the maintenance facilities.

Actual demolition of the present building will take place during the month after all the government agencies have their say. The latest agency to become involved is the AQMD who must be assured that our project activities will not contribute to air pollution.

Demolition and building permits cannot be issued until everyone is satisfied, but applications are in for all agency approvals. Once demolition is complete, grading and building can begin.

Please use much care and caution when visiting the community center complex. Considerable digging, trenching, and trucking will be taking place. Progress has its price and we don't want anyone getting injured.

Don Johnston

SEA TERRACE 1 NOTICE OF ANNUAL MEETING

The annual meeting of the Association will be held on Tuesday, January 9, at 7:00 pm in the multi-purpose room for the purpose of electing two Board members. There will also be a treasure's report and the president's report on the past year's activities. Be sure to get your proxy in before that date to ensure a quorum.

Carl Printz

SEA TERRACE II NOTICE OF ANNUAL MEETING

The 32nd annual meeting of Sea Terrace II Townhomes Association is scheduled for Thursday, February 15, 2007 at 7:30 pm in the NSCA multi-purpose room. Following the meeting there will be an opportunity for neighbors to meet and enjoy refreshments.

The agenda for the meeting includes:

1. The election of three Board of Directors
2. The annual treasurer's report
3. The president's review of Board actions and activities
4. Discussion of issues and matters of concern to association members

George Traver

SEASHORE NEWS SUBSCRIPTIONS

Niguel Shores homeowners who do not live in Niguel Shores have been receiving by mail a monthly copy of the *Seashore News*. There are over 250 people who have received this publication over the years at a regularly increasing cost to all homeowners. The Board has instituted a new policy that requires a subscription fee of \$12 per year to receive the monthly copy by mail. Non resident homeowners may download a copy from the Web site or pick up a copy in the office at no cost but will be required to pay the \$12 fee to continue to receive the *Seashore News* by mail.

All resident homeowners will continue to receive their copy of the *Seashore News* by free delivery. Please see the article on page 12.

COMMITTEE REPORTS

Marion Evans & George Traver, Editors



FINANCE

Niguel Shores will be starting 2007 with a "reserve" in excess of \$2 million. Our largest capital expenditures in 2007 will be the new office building and major street asphalt work.

Due to increased oil prices, the cost of street asphalt work earlier this year was projected to double. That is the bad news. The good news is oil prices have since dropped plus the Headlands project and the South Coast Water District can save money by tying into our existing sewer system. As a result of negotiations they have agreed to reimburse NSCA 57.2 percent of our cost to overlay the asphalt on the beach bluff parking lot, adjacent areas and on those streets torn-up during the installation of the new sewer line.

Total projected income for 2007 is \$2,736,000. This total includes dues, bank interest on certificate of deposits, and other miscellaneous income. Of this total \$814,258 will be transferred to reserves for future capital expenditures. The remaining funds go to the operating budget for daily expenses, such as administration, landscaping and gate guard services.

Our future challenge will be to manage the reserves to remodel the MPR building, complete the remaining asphalt work and maintain our aging infrastructure.

Marcy McNulty



LANDSCAPE

Tree Replacement Project

The committee has begun a three year tree replacement project. The project involves approximately 85 trees that have a variety of problems. The majority of these trees are located in the Garden Home and Shores Garden areas of the community.

The three major problems necessitating this action are: 1) Their roots are causing damage to the streets and curbing, 2) They are dead or in the process of dying due to ground water and 3) Some species are becoming very messy with a heavy berry drop.

The primary issue with high ground water is when trees mature and roots grow deep enough to enter the ground water table they will actually begin to drown.

The plan is to plant replacement melaleuca trees be-

fore the trees die so when the time comes to remove the dead trees, we have full trees in place. The melaleuca is a species that can survive in harsh environments, including excess ground water.

Landscape Concerns

Owners must not add, remove or change plantings in any area maintained by the NSCA's landscape contractor without approval of the Landscape Committee.

If you have a concern about any landscape situation contact the office. Fill out a request form and it will be forwarded to the representative of your area. You may also get this form on line at www.niguelshores.org; click on NSCA forms and then Homeowner Request Form. You may then print it out and fax it to the office or drop it off.

Sharon Stewart and Karen Linger



MAINTENANCE

New Offices!!!

The new NSCA offices are finished and the personnel in place on schedule. The white trailers are accented with green trim and white lattice around the base and sport a new handicap ramp. The interior has an extra long counter



Catheryn BeVier and Karen Decker in the new NSCA office

with storage space underneath designed and built by the Maintenance Department with suggestions from the office staff. There are three offices, one storage room and a unisex bathroom. All of the amenities were provided with the hard work and dedication of the Maintenance Department.

Congratulations Dave, Dave, George and Dennis. Job well done !!!! (See page 17 for photos).

The next BIG challenge will be to get the personnel "out of" the trailers and into the new offices next summer.

Sam T. Johnson, Chair



COMMITTEE REPORTS CONTINUED:

SEASHORE NEWS STAFF

Our motto is "Perfect In/Perfect Out"

Our goals as editors are: correct spelling, grammar, fonts and formatting, spacing and composition. Your goals, *writers of the perfect page*, are good content (make it interesting) and good style—accuracy, clarity, immediacy and succinctly (poetic license). We're all working on all of the above...

Notice: If your club, committee or activity has a date listed in the Calendar and there is a change, please notify Catheryn in the office at 493-0122 or aa@niguelshores.org. We can't learn this by osmosis—but, we are working on our ESP.

Mary Crowl, Editor

TRAFFIC AND SAFETY

1. Have you changed your phone number recently? What about your emergency contact? How about your no-call guests or your service providers? If so, now is a good time to update your files in the office. It is simple and easy. You can do it in person, by mail or by FAX. Just obtain a "Declaration Form", make the necessary changes, and return it to the office.

2. Making your home safer from crime does not always mean having to install expensive alarms. Effective home security starts with properly locked doors, windows and visible, well-lit entryways. A residential burglary occurs every 15 seconds, so don't invite it to happen to you. Take a few minutes to give your home a check-up. You will be glad you did.

Martin Dedrick

www.niguelshores.org

Some residents have had difficulty accessing our photos, on www.KodakGallery.com where they are currently stored. To resolve this issue, all future photos will be stored on www.Costco.com. If you don't currently use Costco for your own photo sharing, you will have to sign in and create a password, the first time, before accessing photos.

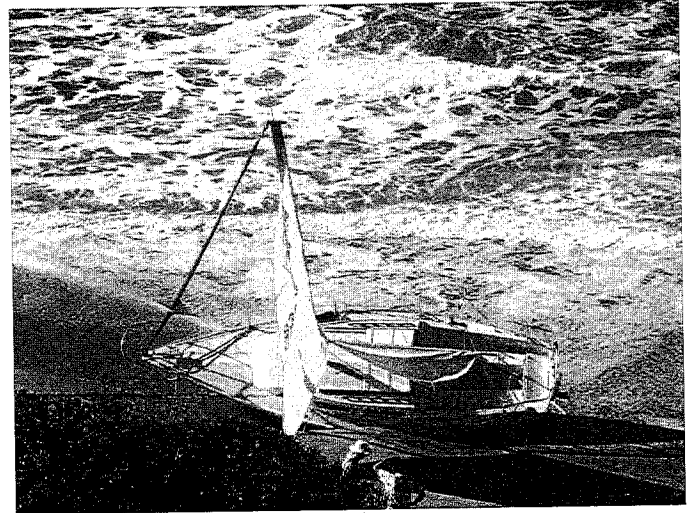
Using Costco has another benefit, in that if you want copies of any of the photos, you can request them on-line for pickup at the Costco location of your choice the following day.

If you have not done so yet, please go to HYPER-LINK "<http://www.niguelshores.org>" www.niguelshores.org check it out and send me your comments and suggestions.

Bernie Fornadley

ILLEGAL PARKING AT THE BEACH BLUFF

Sometime during the night of December 17, somebody tried to park illegally on the beach below the NSCA bluff. The Catalina 27 looked in pretty good condition, even though the mainsail had torn away from the boom.



A search of the bluff benches and tables found no non-residents. Due to the NSCA "illegal parking policy," the boat will soon be towed.

Sam T. Johnson

TREE VIEW BLOCKAGE

Tree Tips

Our ocean views are among the most valuable assets that we have. Our location is one of the best. Palm trees can add to the desirability of your property. A palm should be growing in an area that does not unreasonably interfere with your or your neighbor's view. Think of that neighbor up the hill, just behind your property.

When you are aware that your palm has the potential to block a neighbor's view there is a little trick that can postpone the potential problem.

- Isolate the newest central frond.
- Measure up about one half its length.
- Cut the frond off at about a forty-five degree angle.

Be sure that you do not cut down to the crown of the tree, as you will kill it. This procedure will slow the growth rate way down according to the information received by one of our committee member's gardeners.

George Traver

Committee Reports continued on page 7

COMMITTEE REPORTS CONTINUED:

RECREATION

Happy New Year!! And what a great year your Recreation Committee is planning for everybody. Please make sure to check your monthly Seashore News for the latest information. You won't want to miss out! First up: Potluck on January 21.

Santa had more fun than the kids! Our first annual Holiday Party was a huge success. We hope everybody has seen the beautifully lit tree in front of the Niguel Shores office. Have a look in passing. Peets Coffee and Tea generously donated all the coffee.



We also served hot chocolate and cookies to everyone who attended. The cookies came from Donna B's, and Nancy Hanna, aka The Party

Princess, graciously donated all of the amazing floral centerpieces and wreaths. Santa (aka Ted Buckingham) dashed in with a surprise visit and listened to the children tell him their Christmas wishes (see Rylee Cook at left below and Jack Fleming at left). They all received candy canes and Reindeer Food to take home. Then the kids surprised everybody with a terrific rendition of *Rudolph the Red Nosed Reindeer* and *Jingle Bells* (see below—they



knew all the words!). What a wonderful way to say Seasons Greetings! We wish to thank our generous donors, tireless Recreation Committee volunteers, and Polly and Ted Buckingham for all of their help in getting this event up and off the ground.

First quarter events. Details to come!
 Sunday, January 21 – Potluck
 Sunday, Feb. 4 – Super Bowl Party
 Sunday, Feb. 18 – Potluck
 Sunday, Mar. 4 – Chili Cook-Off day
 Sunday, April 15 – Family Potluck
 Sat., May 5 – Kentucky Derby Party
 Sunday, May 27 – Memorial Day BBQ at the Bluffs

Patty Mullen



Chili Cook Off

Sunday, March 4, 2007
 1:30 – 4:30 pm



How good is *your* recipe? Single or team entrants are welcome. Only 25 entries can be accepted, so if you want in, go to the new NSCA office and fill out the forms. Entries are \$20 and are on a first-come-first-serve basis. The office has all the rules and regulations for this event.

Who is going to win?
 You'll have to come and check it out.

Superbowl

Sunday, February 4
 Community Center – 2:00 pm

Hotdogs and refreshments
 will be served
 Wine and Beer (nominal charge)

Playoff Game at 3:00 pm

Quarterly pay-offs

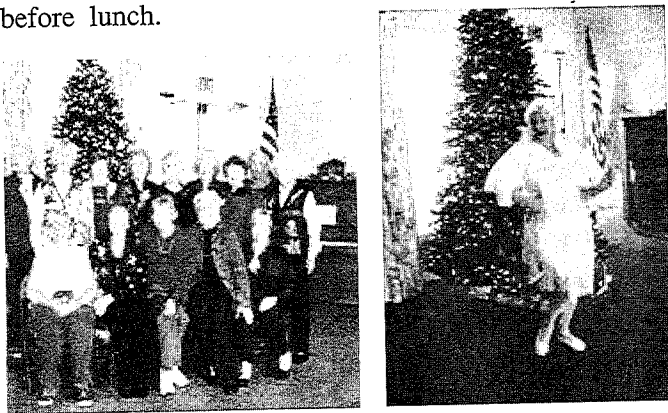
Open to all Niguel Shores residents
 and their guests

No reservations necessary
 Just come!

CLUB NEWS

WEDNESDAY BRIDGE

Our annual Christmas Party on December 13 was enhanced by a visit from Fairy Snowdrop, aka Shirley Heimstaedt, who shared her multiple talents with us before lunch.



The Bridge Group

Back row: Robbie Wolff, Helen Campbell, Regina Brevik, Shirley Heimstaedt, Frieda Baskin, Helen Stevenson, Betty Steinwinter, May Wale Brown, Marion Evans;
Front Row: Gloria Thraikill, Pat Conway, Edy Tisch, Kay Wittmack, Dorothy Horany, Bunny Ross.

We welcome new players in 2007. We play Contract Bridge, four rounds, six hands per round. We each contribute \$1. The money goes to the top three winners, with the remaining to the Kitty. With the Kitty we buy supplies and have enough left to pay for our Christmas Luncheon. Consider joining us at 11:30 am each Wednesday at the Community Center. Winners since last Seashore News:

Nov. 22: Regina Brevik, Helen Campbell

Nov. 29: Pat Conway, Helen Stevenson, Edy Tisch

Dec. 6: Helen Stevenson, Marion Evans, Gloria

Thraikill

Dec.13: Kay Wittmack, Marion Evans, Helen Stevenson

For play in January, call Marion Evans, 661-3248.

Marion Evans

PAGE TURNERS

Page Turners will meet on Monday, January 22, at 10:00 am to discuss *My Family and Other Animals* by Gerald Durrell. Diane Hearne will lead the book discussion at the home of Ann Christiansen, 23841 Bluehill Bay, and refreshments will be provided by Phyllis Tezer.

The meeting format includes a brief social time at 10:00 am, with refreshments, followed by the discussion. Please call Diane Hearne, 661-6267, if you would like to participate.

Books to be discussed, in order, for the rest of the year are *Three Cups of Tea* by Greg Mortensen, *March* by Geraldine Brooks, *Crow Lake* by Mary Lawson, and *They Poured Fire On Us from the Sky* by Benson and Alephon-sian Deng and Benjamin Ajak.

Hope Luedeke

POTLUCK

Save the date! Our first Potluck for 2007 will be on Sunday, January 21. This should give us enough time to make and break our New Year's Resolutions! Meet us in the Multi-purpose Room for a nice dinner with your neighbors. Social hour starts at 6:00 pm. Come share your successes or failures with your table mates!

Please bring your own table setting, favorite beverage and \$1 per person.

If you are new to our Potluck, please call a committee member who can answer your questions and advise you what to bring: a salad, hot dish or dessert.

A-E Sally Lee and Frank Howd 489-4365

F-O Tina Fornadley 388-9080

P-Z Barbara and Jerry Milner 443-2911

Ann Christiansen

MEET YOUR NEIGHBOR

Notes on an Illustrious Neighbor -

Chuck Conaway

How many of us, as we go about our jobs, think about another life? I suspect many of us think, "Wow!" "Wouldn't it be great if I could be an actor, a writer, a— whatever your fantasy is." Our neighbor, Chuck Conaway, a Niguel Shores resident since 1972, did just that. Chuck, now retired, was an Orange County Sheriff for 25 years and the Director of Police and Safety at Santa Ana City College for three years. Always a movie and TV fan, Chuck decided he could write better scripts than a lot of what he was seeing. Much thought, lots of perseverance, innate skill and today Chuck has three movies to his credit. His latest film, *Waiting for Dublin*, is a World War II romantic comedy set in Ireland. He just returned from Ireland where he was called in for a few final touches during shooting. It is due for release early next year. Vacations with his wife, Mary Joe, are now primarily to the world's great film festivals, Cannes, Telluride or Sundance. What a life! Look for *Waiting for Dublin* in the theater.

Barbara Milner

GARDEN CLUB

Field Trip to Quail Botanical Gardens

The Garden Club will be taking a field trip to Quail Botanical Gardens in Encinitas on Monday, January 15 leaving the Shores at 9 am.

Please meet in the parking lot of the Community Center for carpooling at 8:45 am. Luncheon will follow at a local restaurant. Seniors \$7.00, general admission \$10.00 to be paid in advance to Marian Pearl- for any enquiries, phone 493 9500, or email: malandjer@cox.net.

A sign up sheet will be available to make reservations for the District Meeting/Luncheon on February 5 at United Methodist Church, Placentia, \$8.00 check made payable to Orange County District.

The February 19 meeting will be held at the Community Center at 12md, featuring a workshop on topiaries, by Master Gardener, Catherine Hall. Each member will make their own topiary using trailing ivy.

Residents interested in joining the Garden Club may call membership chair person, Debbie Hanson at 493 7315.

January in the garden:

January is the best time to prune roses. There are different theories about how much to prune, but no hard and fast rule! Cut out the dead, damaged or crossing branches first, and then prune back all the remaining canes, making cuts on each cane just above an outward facing bud. Remove all leaves. By April the roses should be looking good.

Ann Strauss

MENS CLUB

The Mens Club of Niguel Shores meets the first and third Tuesday of each month at 8:00 am in the multi-purpose room. Each meeting includes a time of fellowship, a homemade breakfast, a brief meeting and an interesting guest speaker.

Nancy Baumann, CPA, will discuss the latest IRS income tax charges on Tuesday, January 2. She will take questions and prepare us to be ready for the April 15 deadline.

On January 16, our guest speaker will be Helena Jacobson. She will demonstrate the use of the Automatic External Defibrillator (AED). This equipment is state of

the art emergency care for cardiac arrest at home or in public areas.

The Mens Club is open to all male residents of Niguel Shores. If you wish to become a member, please come and be our guest for breakfast and hear our interesting speakers.

Arthur Pappas

WOMENS CLUB

Reserve for January Lunch

The next meeting of the Womens Club will be held on Thursday, January 11, at the Community Center. A social half-hour will begin at noon, followed by a pot-luck luncheon at 12:30 pm. The featured speaker will be **Susie Vanderlip** who will be speaking on the topic of *Understanding the Younger Generation*. She is a professional speaker who does costumed performance workshops to teach team strategies which encourage teenagers to practice positive behaviors, such as staying off drugs. She is the daughter of long-time Niguel Shores resident, Frieda Baskin.

Please be sure to make reservations for the January luncheon by Monday, January 8. If you have not been called by that date, please call Phyllis Tezer at 496-4710. Reservations are necessary to attend the luncheon.

The January Board Meeting will be held in the Community Center on Thursday, January 4, at 3:00 pm.

A special thank you goes to **Carol Kuhn** and her committee for organizing the fabulous Holiday Party, as well as to those who served as beverage hosts.

This year's **Home Tour** will be on Tuesday, March 27. Six beautiful homes within Niguel Shores will be on this year's tour. The cost for the tour and a catered luncheon will be \$20. Reservations for this event will be taken at the January meeting.

Barbara Boyd

In Memoriam
Victoria Wynn Watson
Long-time resident of
Halyard Drive
December 9, 2006

SPORTS NEWS

Peter Rask, Editor

MEN'S GOLF

Pearl, Gutknecht and Miller Skunked the Field

The last round of the year for Mens Club Golf occurred at the World Class course of San Juan Hills.

Format was 1-2-3 and the 1st place team of Jerry Pearl, Bob Gutknecht and Myron Miller literally skunked the huge field of 18 golfers. Second place honors went to the team of Don Baer, Al Thome, Morrey Dohner and Barry Daniel. "Lachel Closest to the Pin" awards went to Al Thome on hole #14. No one reached the green on #18.

The season-ending event for Mens Club Golf concluded with the Great American Putt Off contest on December 12 at Talega Golf Course followed by a wonderful "low calorie" brunch, all just a warm-up to the formal dinner dance that evening at El Niguel Country Club. The top prize was won by the team of Bob Enger and Roy Dohner, and many other prizes were awarded, including to the high gross team of Tom McNicholas and Bob Stahl. Next year's schedule will start with rounds at the Vineyard Course in Escondido and Twin Oaks.

Quote of the Month: "It's good sportsmanship to not pick up golf balls while they are still rolling" Mark Twain.

Bob Borland

MEN'S TENNIS

There are several men's tennis groups. The group featured today is led by Hersey Steinwinter and meets on Monday and Friday at 8:00 am. Other members are Sam

Johnson, Jerry Stone, Dick Johns, John Cobain and Walt Stout. They play doubles on one court and if all show up they alternate playing. Others can join this group on the condition that, when the ball is lobbed to them, they can lob it back. Show up, play and perhaps they will command a second court.

Pete Rask

WOMEN'S GOLF

Next Fun Day is Monday, January 8. Check in at 8:00 am. at Aliso Creek Golf Course.

Golf captains are Liz Kelsch (661-5802) and Terry Scott (661-9107). The meeting and luncheon will follow in the Community Center. Luncheon captains are May Gramer (248-1272) and Joan Beyer (496-1428). To sign up or cancel, call respective captains, and if there is a last minute problem, call the course starter (499-1919).

December winners were: low gross, Gretchen Rask (38); low net, Liz Kelsch (31); longest drive, Judy Boitano; low putts, Gretchen Rask and Irene McDonald tied (16); closest to pin #6, Bev Longfield, and on #8, Val Mitchell; Barbara Brabeck made a birdie chip-in.

It was a day of contrast, icy puddles at the course and warm sunshine at the Fountains, with the French doors open to the ocean. The Christmas luncheon was delicious. As a special treat, hostesses Diane Ballou and Ceacy Johns provided carolers from the Dana Hills High School chorale.

Officers for the new year are: President, May Gramer; V.P., Judy Boitano; Secretary, Irene McDonald; Treasurer, Marlene Lynch.

Liz Kelsch



Niguel Shores tennis courts - December 2006

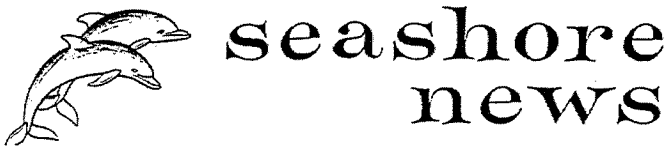
Evolution of the Dolphins 1973-2006



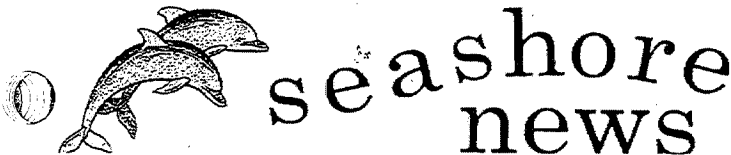
1970s – Young and innocent they were...



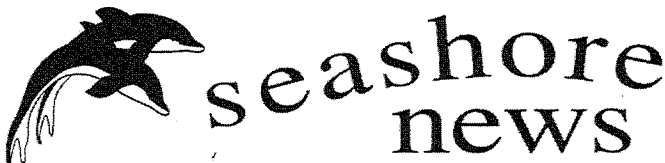
1980's – Fat and happy following the sails...



1980s-90s – Found a friend.



2000 – New font and speckled blue dolphins



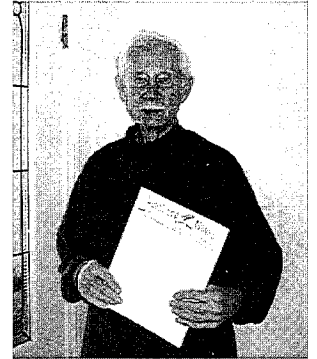
2003 – Sleek and mod and blue and white.



Looks like the “From the Helm” evolved a bit, too. This was the one used in the first issue in April 1973 with a message from then President, Robert Baugh

THE NEW MASTHEAD

In homage to Frank Turner's handsome and graceful dolphin sculpture at our entrance, we asked him to provide a drawing of his dolphins to be used on the masthead of the Seashore News. As can be seen on the left, the dolphin has been the symbol of the newsletter from the very beginning with variations as the years progressed. It seems appropriate to use the excellent ones that Frank Turner designed for the sculpture. At right is a photo of Frank with the simple but elegant design he proposed for the new masthead that incorporates his dolphins.



A drawing of Frank's dolphins was used for the signs at our entrance gates and has been adapted as a logo for Niguel Shores to be used on stationery, business cards and otherwise as needed.

Many thanks, Frank, for your generous and ongoing sharing of your talents with Niguel Shores.

CELEBRATING *continued from page 1*

MacNair also said that residents wanted to know what the Board was doing but didn't want to go to the meetings so the “Board Actions” column was begun. “From the Helm” has appeared off and on over the years. During the early 1990's there were very few but there was a full-page financial report each month. For the first few years there was an editor and two or three reporters. Later on a committee was formed with additional members doing pasting and proofing.

Doris Adams, long-time Communication Committee member, and her husband, Ed Adams, related tales of the early issues when they first came to Niguel Shores in the late 1970s. Paste-ups were made of the typed articles and the final version taken to the printer. Correcting errors was laborious as pages had to be retyped. The printed newsletter was delivered in separate sheets that were collated and stapled—see elsewhere in this issue for that story. Block captains delivered it then as they do now. However, as Ed says, we were all younger then and enjoyed doing it together. The last stapled version was September, 2003 and, in December 2001 the Doris Adams designed symbols were first used instead of the old clip art at the head of various articles when space permitted.

The dolphins change, the people change and the technical aspects change but, the *Seashore News* will go on.

Mary Crowl

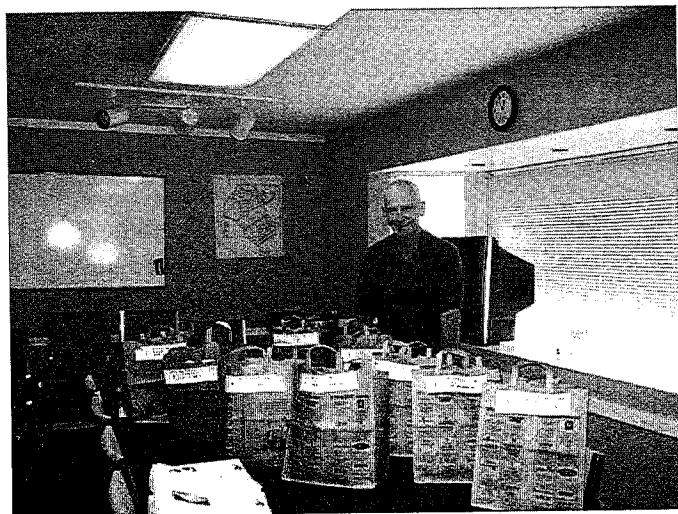
BEHIND THE SCENES

Did you ever wonder how the Seashore News arrives on your doorstep (or in your mail slot or at your gate)? Well, you should have because there are over 65 people who volunteer their time to deliver it to you! Here is the story:

Collation: Shirley Smith has for many years headed up a group of people who are now called upon to insert flyers into the printed copies and then count out and fill the bags of the area distributors. Their original and long-time duty was to collate the individual pages of the newsletter when it was delivered from the printer as individual sheets. She had twenty people who gathered monthly to put together the loose pages and hand them on to the stapler, John Knauf, and then, once stapled, counted out the right numbers for each area distributor. She recalls how much those people enjoyed getting together and visiting while assembling the newsletter. Her current gang is as follows:

Pat & Jack Broering	Barbara Lindsay
Pat Elder	Hilary McGrath
Georgiana Emery	Mickey & Dorothy McLaughlin
George & Alice	Betty Quinlan
Freundlich	Jo Turner

Distribution: This group consists of a director and area captains who recruit distributors for each street in their various areas. The director, **Bob Converse** (see



below with the nine bags of counted out newsletters), delivers the required number of issues to each of the area captains.

Bob has been working as a newsletter distributor for 19 years and recently took over the director's job when Dan Johnson, long-time volunteer, became ill. There are nine area captains with their "street people" as follows:

Marian Pearl – Berkus Homes – 105 homes

Kristin Cobb	Ruth Levitan
Daun Dunlap	Carolyn Sidwell (backup)
Lily Ekijan	Sharon Stewart
Kathy Jones	Jeanne Webb

Tom McNicholas – Sea Terrace I - 136 homes

Bobbi Kahn	Bob Ryan
Liz Kelsch	Jack Sweeney
Ian Ross	

Bob Gutknecht – Sea Terrace I/Broadmoor Homes – 173 homes (the biggest!)

Chris Beaver	Karen Linger
Dick Johns	Bob Scott
Steve Leonard	Jo Turner

Pat Patterson – Garden Homes- Inland side (South of Niguel Shores Drive) – 91 homes

May Crawford	Betty Quinlan
Ginny Nevitt	Ann Ryan

Lynn Dawson – Garden Homes – Inland side (North of Niguel Shores Drive) – 84 homes

Diane & Robert	James & Mae LaMont
Kilmurray	Susan West
Carol Kuhn	Jim Woodward (backup)

Barbara Hall – Garden Homes – Ocean side south of Niguel Shores Drive – 86 homes

Carla Kukenen	Marti Poivre
Carla McNair	Ruthie & Bob Stahl
Forrest Owen	

Donna Rosecrans – Garden Homes - Ocean side north of Niguel Shores Drive/Custom Homes/Breakers Isle – 136 homes

Consuelo Brogan (backup)	Gerald & Marilyn Moon
Charles & Nancy Clark	Cyril & Ann Jones
Suzanne Edison	Michael/Alicia Martinez
Suzanne Enis	Tom & Jane Roberson

Barbie Brown – Villas – 78 homes

Agnes Gouin	Betty Steinwinter
Linda & Jerry Koppang (backup)	

Pat Long – Sea Terrace II – 78 homes

Colin Coto	Gene Virgin
------------	-------------

So, there you have it. All of those people walking your streets to deliver your newsletters free. If you see one of them, say "Thank you." We certainly do thank them. It has been going on since the beginning and we do hope it continues—another wonderful community-spirited activity of the volunteers who help make Niguel Shores what it is.

VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words, typed if possible, including name, address and phone number of writer. Refer to NSCA Rule #5221,2,3. Submissions are due on the 15th of the month.

Reference to a letter to General Manager, Leo Riley: ...in your 2nd paragraph you state the "Replacement Tree Project" involves all the "Bay" streets off Atlantic from Coral Bay to Colima Bay. Why then did you plant replacement trees in our cul-de-sac as we are not a part of the street grouping you describe?.....

We have surveyed the streets and curbing of our street and cannot find evidence of the "damage" that you mention. Nor, by your definition, do the trees appear to be dying... On Amundsen Bay they (the Ficus Rubiginose) have (been replaced) but not by Melaleuca. We are not horticulturalists but, whatever was used on Amundsen is pleasing and much preferable and superior to Melaleuca trees.

....In our considered opinion, the replacement of our ficus with Melaleuca trees is a bad deal—for us the homeowners. And not just on our street. There is no comparison whatsoever in the quality, shape, scale and overall appearance between the two types of trees. The Melaleuca tree can best be likened to an unruly, fast-growing weed.

Conclusion: based on the above analysis, logic would dictate that you EXCLUDE the Atlantic Avenue cul-de-sac from your project. We are quite happy with the way things are....Peter & Carol McWilliams

The above is an edited version of the original letter. The full text can be read on the Web site. All homeowners affected received letters explaining the program.

Editor

Congratulations to the members of NSCA for their involvement in the last local election. The two precincts in Niguel Shores had a turnout of 71.5 percent and 69.9 percent, the highest in the city. More importantly, you helped elect three good people to the City Council and stopped two bad ones from getting re-elected. We have proven once again that, although we don't have much control in Sacramento or Washington, D.C., we can make a difference at the local level.

Dick Mackaig

NEIGHBORHOOD ADS

Items for *Seashore News* ads must be submitted by the 15th of the month. Include a check payable to NSCA, \$3 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. See Rule 5525.

For Rent – Luxurious Big Island Condo at Kona Surf and Racquet Club. Call Lillian Snodgrass at: (562)-696-0275 or (808)-322-9523.

Available September through May – Ocean view side of Halyard Drive. 1 story home, furnished, 3 bedroom, 2 bath, garage. Multiple months only. Please call (626) 795-9155.

For rent on Perth Bay, Beach access, Ocean view, 3 b/r – 2 bath, 2 story, remodeled, garage. Multiple months only. Call (435)-513-0779.

Table Tennis: Niguel Shores senior looking for interested Table Tennis players. Have table in ideal location in the Shores. If interested, please call Alan at 240-8124 or email: HYPERLINK "mailto:alans@omahasteaks.com" alans@omahasteaks.com.

For Sale: Traditional living room set – sofa, loveseat, 2 matching ottomans, wingback chair (moss green/cream. Rectangular coffee table, square end table (dark wood). Very good condition. Sacrifice \$850.00. Call Christy @ 496-2083.

For Sale: Drexel Danish modern side-board, 3 adjustable shelves, 3 dove-tail drawers, 38" x 70" x 17". Price \$240.00. Call 661-5091.

For Rent: Shores Garden Home, 3 bdrm., 2 bath, single family home, remodeled throughout. Large enclosed patio, storage or bonus room over garage. No smoking. Call Janet 949-661-0539 or 680-7309.

NOTARY PUBLIC

Niguel Shores now offers Notary Public services in the office. Basic Notary fees apply. We recommend that you call for an appointment. Please ask for Catheryn. 493-0122

NEW PATROL SERVICE UNIVERSAL PROTECTION SERVICE

Over the years Universal Protection Service has grown to become the largest locally owned Security Company in California. Unlike many of our competitors, our growth has not come from acquisitions. It is due to successful strategic planning and the implementation of our seven-year business plan. By providing our existing customers with a quality service we have been rewarded with new growth opportunities to expand our company. With offices in Los Angeles, Santa Monica, Canoga Park, Long Beach, Santa Ana, Riverside, San Diego, Orange, and San Francisco, we are strategically located to attract and retain quality personnel and deliver the highest level of service throughout California.


Our goal is to be more than just a security guard company to our customers; it is to be recognized as one of the top customer service companies in the country. To become recognized as a leader in customer service, we have had to re-invent our company and become a solutions oriented organization. If we do not have the solution, we will find it. To meet our customers needs, we created a full service Fire / Life Safety Division, a Security Systems Division, and a Security Consulting & Threat Assessment Division. In addition, we have created our own customer service program, called Four Cornerstones of Customer Service. The program is designed for our security personnel in the field and includes a video, follow-up testing, and a rewards program.

Recently, our management team embarked on the journey going from good to great. We had a huge transformation within our entire team at Universal and our managers have decided that we need to look for ways to continue to improve our organization. Our goal is not to just be the best security company, but to be the best service company in the real estate industry.

After the September 11, 2001 terrorist attack, we set out immediately to reach out to our customers by conducting emergency preparedness seminars. As a result of the seminars, Universal has re-invented itself again by developing emergency preparedness seminars for tenants. Our CSP (Certified Security Professional) Training Program is one of the most advanced training programs available in the industry. With our CSP training program, Universal is able to offer an elite service available to our customers who chose to purchase a level of service no other company can provide.

We are confident that you will find Universal Protection Service to be a company that is passionate for cus-

tomers service and an organization that is always striving for new ways to improve and establish Universal Protection Service as one of the top service companies in the world.

Roger Langner 

Leash your pet
Clean up the residue.
NSCA Rules 9101;
Orange County Ordinance,
Title 4

CHANGING YOUR GUEST LIST ON LINE

A few simple steps to add pass code on line:

1. Access the Internet and log-on to www.gateworks-guest.com
2. Choose your community from the drop-down box
3. Enter your Username (your telephone number) and Password (your pass code)
4. When a property owner does not have a password to begin with, they can enter their address, i.e. 35000 Beach Road, in the password box and press proceed to create a new password.
5. You can make changes to your permanent or temporary guests, update your personal resident information and set parental codes if required.

CHRISTMAS TREE PICK-UP and DELAYED TRASH REMOVAL

CR&R will pick up your live Christmas trees and greenery on the usual collection day during the two weeks that follow the day after Christmas. Please remove all ornaments, lights and stands, and trim to lengths no more than six feet. Place the trees next to the CR&R containers.

Non-collection days (Christmas and New Year's) cause delay in pick-up by one day.

VOLUNTEERS NEEDED

Senior Center:

Various volunteer positions are available at the Senior Center: Delivering Meals on Wheels, serving lunch in the dining room, etc. Call 496-4252 for details or stop by the office in the Community Center at 34052 Del Obispo, Mon.-Fri.

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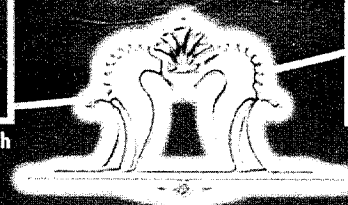
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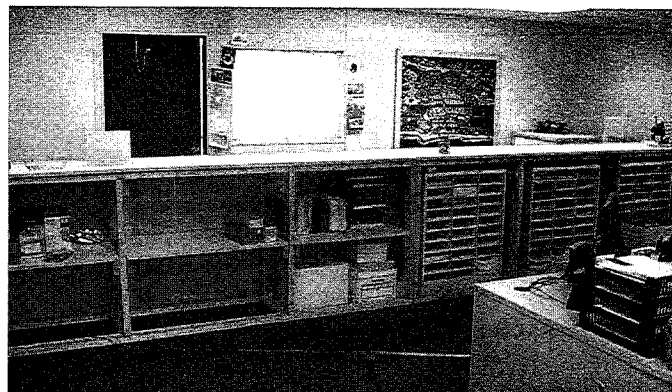
Tel: (949) 369-9229 kurt@remodelmen.com

www.remodelmen.com



Here are the men who did it and over there are photos of what they did: Left to right: George Cooley, Dave Crook and Dave Smith. They built the long counter/storage unit that you see here and in the new office in the trailer on tennis court No. 1 - Dec. 2006

(Dennis Cannon helped, too but missed the photo.)



Behind the view better showing the workmanship.



Front of the very long counter they built.

JANUARY 2007 in Niguel Shores

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																																		
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1 NEW YEAR'S DAY OFFICE CLOSED	2 8:00 Mens Club Breakfast. 1:00 Art Class	3 8:30 Fitness Class 9:00 NSCA Board 9:30 H ₂ O Aerobics 11:30 Bridge 1:00 Open Board Meeting 3:00 Mens Tennis	4 8:00 Ladies Tennis 1:00 Architectural Cmte. 3:00 Womens Club Board Mtg. MPR	5 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:00 SSN Staff	6 7																																																																																																		
8 Womens Golf Fun Day 8:30 Fitness Class 9:30 H ₂ O Aerobics 3:00 Landscape Committee 4:00 Finance Cmte	9 8:00 Mens Club Golf 1:00 Art Class 7:00 pm Sea Terrace I Annual Mtg MPR	10 8:30 Fitness Class 9:30 H ₂ O Aerobics 9:30 Traffic and Safety Cmte 11:30 Bridge 2:00 Maintenance Committee 3:00 Mens Tennis 7:00 pm Recreation Comte. MPR	11 8:00 Ladies Tennis 12:00 Womens Club Luncheon	12 8:30 Fitness Class 9:30 H ₂ O Aerobics	13 14																																																																																																		
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Sheriff's Department: 770-6011 Non-emergency services. Niguel Shores Office: 493-0122 Mariner Gate: 487-4800		DECEMBER <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <th>Sun</th><th>Mon</th><th>Tue</th><th>Wed</th><th>Thu</th><th>Fri</th><th>Sat</th> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td> </tr> <tr> <td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td> </tr> <tr> <td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td> </tr> <tr> <td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td> </tr> <tr> <td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td> </tr> <tr> <td>31</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>		Sun	Mon	Tue	Wed	Thu	Fri	Sat						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							FEBRUARY <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <th>Sun</th><th>Mon</th><th>Tue</th><th>Wed</th><th>Thu</th><th>Fri</th><th>Sat</th> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td> </tr> <tr> <td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td> </tr> <tr> <td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td> </tr> <tr> <td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td> </tr> <tr> <td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>		Sun	Mon	Tue	Wed	Thu	Fri	Sat						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29								
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NSCA DIRECTORY

Office – 493-0122

Mariner guard-house gate – 487-4880

www.niguelshores.org



BOARD OF DIRECTORS

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Roy Dohner 1st Vice-president
Dave Ontiveros 2nd Vice-president
Marilyn Moon Secretary
Gretchen Rask Chief Financial Officer

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Vacant Community Relations Rep.
George Cooley Maintenance Staff
Dave Smith Maintenance Staff
Dennis Cannon Maintenance Staff

NSCA COMMITTEES

Architectural
Finance
Landscape
Maintenance
Recreation
Seashore News
Traffic and Safety
Tree View Blockage

CHAIRPERSONS

Joe Ross (rotating)
Marcy McNulty
Sharon Stewart
Sam Johnson
Carol Yocom & Patty Cook
Mary Crowl
Martin Dedrick
Linda Brame

MEETINGS

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

AD HOC COMMITTEES

Revitalization
IT/Website

CHAIRPERSONS

Don Johnston
To be determined

MEETINGS

Varies
To be determined



Sea Terrace Townhomes Assoc. I
Carl Printz, President
Don Beaver, 1st Vice-President
Eric Ackermann, 2nd Vice-President
Marion Evans, Treasurer
Ceacy Johns, Secretary

Sea Terrace Townhomes Assoc. II
George Traver, President
Adrienne Ruben, 1st Vice-President
Pat Long, 2nd Vice-President
Colin Cato, Treasurer
Karla Sanders, Secretary

Women's Club
Hope Luedeke, President
Men's Club
Norb Berberich, President
Garden Club
Jack Sweeney, President

Seashore News

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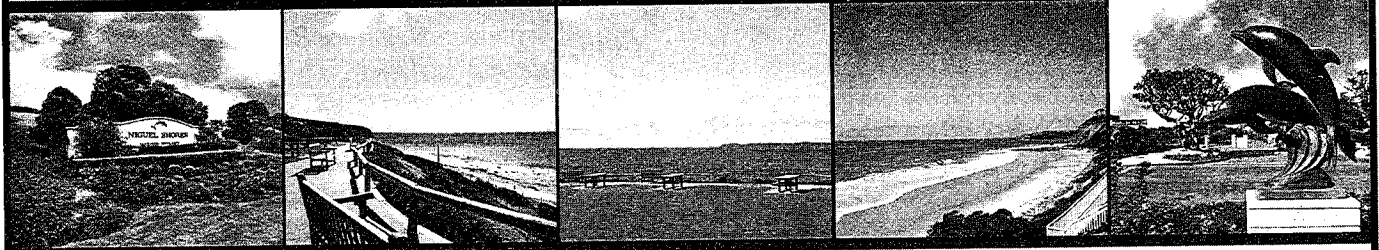
Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NSCA Board actions and community activities and to encourage participation in community affairs

12/21/2006 12:02 PM

BEACH CURRENTS

NIGUEL SHORES REAL ESTATE REPORT

BY **CONNIE MCKIBBAN**



* HOMES SOLD IN 2006 IN NIGUEL SHORES *

- 4 BERKUS HOMES - PRICE RANGE FROM \$1,405,000 TO \$1,800,000
- 2 BROADMOOR HOMES - PRICE RANGE FROM \$1,680,000 TO \$1,800,000
- 2 CUSTOM HOMES - PRICE RANGE FROM \$2,925,000 TO \$3,300,000
- 4 GARDEN (INLAND SIDE) HOMES - PRICE RANGE FROM \$997,800 TO \$1,231,000
- 4 GARDEN (OCEAN SIDE) HOMES - PRICE RANGE FROM \$1,195,000 TO \$2,150,000
- 12 TOWNHOMES - PRICE RANGE FROM \$925,000 TO \$1,485,000
- 2 VILLAS - PRICE RANGE FROM \$1,650,000 TO \$1,675,000

(*PER MULTIPLE LISTING SERVICE AS OF 12/15/06*)

(949) 234-5660 -- CONNIE MCKIBBAN

NIGUEL SHORES SPECIALIST

#1 IN SALES IN NIGUEL SHORES SINCE 1991!

TOP 1% NATIONWIDE FOR PRUDENTIAL CALIFORNIA REALTY



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