

Seashore News



April 2012

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Issue 461

FROM THE HELM

April will be a busy month for Niguel Shores. At the 6:00 p.m. Board Meeting on April 4 you will be able to meet and question the six candidates running for three positions on Niguel Shores Board of Directors. Then, on Saturday, April 14 at 10:00 a.m., you will be able to hear arguments for and against ratification of the CC&R amendment also on the ballot in this election. Ballots for that election will be mailed in mid April. Besides marking your ballot you will also have to sign the outside of the envelope. There are directions on the envelope for that. Unsigned ballots will not be counted, so please don't forget to do that. We will also need at least 481 ballots back to make the CC&R election valid. Please send in your ballot and read the information on the candidates that is inside this edition of the *Seashore News*.

The Board has decided to put most of our 2012 Master Landscape investment into the Nauticus Slope. A principal reason for renovating this slope is the large amount of ice plant and dead or dying myoporum bushes that cover so much of its

area. Ice plant is great but not on slopes. It is heavy and shallow rooted. It has the potential to pull down a rain drenched slope. When we are finished, the slope will have more acacia, bougainvillea and a variety of low growing myoporum that grows quickly and is impervious to the insects that afflict so much of our old myoporum bushes in Niguel Shores. Our goals for this program are stable slopes, water conservation and minimized maintenance. This can all be done while still having an attractive and modern landscape palette.

Your Niguel Shores neighbors are having a robust conversation about the CC&R amendment and big box architecture on our website. It is easy to post your comments there and they do influence what happens in the community. Please use this resource to make your feelings known and also get information from the online data base we have incorporated into the site. You can read the CC&Rs, the Davis Sterling Act which governs the conduct of community associations, and many other documents that pertain to our Association. — *Steve Stewart*

**YOU ARE INVITED TO A SPECIAL HOMEOWNER FORUM REGARDING
THE PROPOSED CC&R AMENDMENT**

Saturday, April 14, 2012 — 10:00 A.M. — Community Center

Please plan on attending this special forum to address any comments, questions or concerns regarding the proposed CC&R Amendment. The Association Legal Counsel will be in attendance.

FROM THE GM

Annual Meeting & Election of the Board of Directors—Just a reminder that nominations for the 2012 Annual Election are in and we have six candidates running for three open positions. The candidates are as follows and are listed in alphabetical order: Linda Carol Brame, Mary Jeffries, Steve Leonard, Bob Russell, Art Staudenbaur and Steve Stewart (incumbent). The *Seashore News* staff interviewed each candidate, so be sure to read their state-

ments in this issue. This is a very important election year in that we have three incoming positions with a five member board. The incoming group could have a controlling vote and change the governance and direction of the association. I strongly suggest that all homeowners get to know the candidates and where they stand on the issues. In addition to reading about each candidate in this issue, please plan on attending the "Meet the Candidates" forum scheduled for

continued on page 7

BOARD ACTION SUMMARY

MARCH 7, 2012 BOARD MEETING (General Session)

ACCEPTED AND FILED:

- Financial reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes of February 15, 2012
 - Special General Session Meeting Minutes of February 24, 2012
- Proposal to install gate by drainage swales on Porto Cristo
 - Proposal to mulch Abalone slope
 - Proposal to repair damaged block perimeter wall along Stonehill Drive
 - Proposal to remove Eucalyptus tree causing damage to retaining wall/v-ditch

DISAPPROVED: none

HEARINGS/MEETINGS/PRESENTATIONS: none

REVIEWED/DISCUSSED:

- Report from Harvest Landscape
- Recreation Committee recommendation for recycle containers in Community Center and Beach Bluff Park
- CC&R Amendment and Annual Election schedule
 - Board of Director Nominees
 - Manager's report

TABLED: none

MARCH 7, 2012 BOARD MEETING (Executive Session)

ACCEPTED AND FILED:

- Financial reports
- Executive Session Committee Minutes

APPROVED:

- Executive Session Meeting Minutes of February 15, 2012
 - Special Executive Session Meeting Minutes of February 22, 2012
- Authorization to refer one account to legal counsel for collection
- Drainage easement with County of Orange
- Suspension of privileges for one account

DISAPPROVED: none

HEARINGS/MEETINGS:

- Hearing for violation of CC&R Article IX, Section 16 and Rule 4112

REVIEWED/DISCUSSED:

- Legal status report
- Manager's report

TABLED:

- Request for authorization to file complaint against one account for delinquency
- Two hearings to suspend privileges for delinquency

MARCH 21, 2012 BOARD MEETING: (General Session)

ACCEPTED AND FILED:

- Appointment of Kathy Eckstaedt to the View Preservation Committee
- Appointment of Diane Young to the View Preservation Committee
- General Session Committee Minutes

APPROVED:

- General Session Minutes of March 7, 2012
- Nauticus slope design and planting palette
 - Landscape proposals
- Authorization to mail out to membership proposed change to Rule 3159.2

DISAPPROVED: none

REVIEWED/DISCUSSED:

- Abalone slope project
- Shackleton slope project
- 4th of July events
- Request for sign in men's sauna
- Resident concern regarding concert held on March 13, 2012
 - Manager's report

TABLED:

- Review of 2012 Goals

MARCH 21, 2012 BOARD MEETING: (Executive Session)

ACCEPTED AND FILED:

- Executive Session Committee Minutes

APPROVED:

- Executive Session Minutes of March 7, 2012

DISAPPROVED: none

HEARINGS/MEETINGS:

- Hearing for violation of Rule 5109.2/.3 and 6607
- Meeting with consulting firm

REVIEWED/DISCUSSED:

- Legal matters
- Managers report

TABLED: none

NOTE: The NSCA Board of Directors meets the 1st and 3rd Wednesday of each month unless otherwise posted. The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA Office entrance. In addition, the General Session Agenda for the next Board Meeting will also be posted at noon on the Friday Prior to the next meeting.

REMINDERS: OPEN FORUMS ARE HELD AT THE BEGINNING OF EACH GENERAL SESSION MEETING (6:00 PM)
'MEET THE CANDIDATES NIGHT' WILL BE HELD IN THE COMMUNITY CENTER AT 6:00 PM ON WEDNESDAY, APRIL 4, 2012

MEET THE CANDIDATES

LINDA CAROL BRAME

Born in Los Angeles, grew up in the San Fernando Valley, attended U.C.L.A.—a real native! Lin intended to become a high school business education teacher but got side-tracked by working a few years before going back to school at Cal. State Northridge to complete her Bachelor's Degree and teaching credential in Home Economics and Sociology. She then taught in the secondary schools in the Lancaster/Palmdale area where she



Linda Carol Brame

met Richard Brame, an Orange County native. They married and moved to Laguna Niguel and eventually to Niguel Shores in 1985. They were attracted by its activities and ambience, beach access and, particularly, because it is a self-managed community. Lin and Richard raised his three teenagers and Lin, once again, went back to school to work on a degree in accounting. She had previously worked as a bookkeeper and had done secretarial work to help get through school and, after moving to Laguna Niguel did some part-time work as a bookkeeper. Her husband, Richard, has since retired

after a 35-year career with IBM. Lin and Richard have been active members of the El Niguel Country Club since their arrival here. Lin plays golf there, some bridge and occasionally plays her organ at home, does some creative sewing, a result of her years teaching that subject in high school, and enjoys their two beautiful Himalayan cats and their home on Atlantic Avenue.

Here in Niguel Shores she was on the View Preservation Committee for seven years and was for a time chairman. In the city of Dana Point, Lin was appointed for three successive two-year terms on the Traffic Subcommittee completing the last one in 2011. This committee studies traffic situations in Dana Point and makes recommendations to the City Council on various matters pertaining to parking and traffic in the city.

Lin has a very positive attitude towards the future of Niguel Shores, wants to promote inclusiveness and openness in its governance, a spirit of working together to perpetuate our system of self-management which helps maintain consistency in the community. She also wants to move forward with current plans for water conservation and relandscaping plans. Lin says that even though we live in a desert, we don't really want it to look like a desert. She feels a prudent revue of the needs for slopes to be renovated should be ongoing and work should proceed in stages to carefully avoid any special assessments. The long term savings in water and landscape improvements are important goals and must be pursued. And, she'd like to see at least one woman on the Board...

MARY JEFFRIES

Mary Jeffries must be one of our longest-term residents having bought a house on Windjammer in 1971—at that



Mary Jeffries

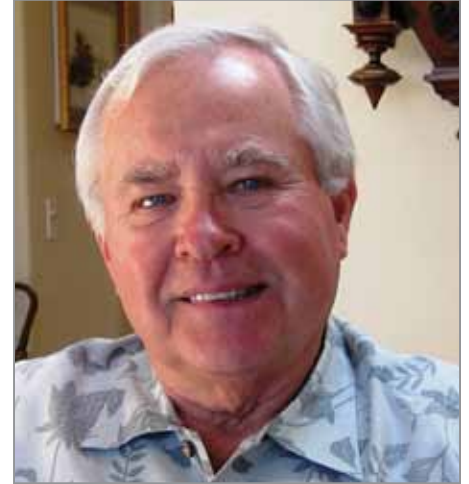
time Niguel Shores consisted of three streets of the Broadmoor homes surrounded by open fields. She raised a family of four children here, three boys and a girl all of whom attended St. Margaret's. Her early youth was spent in La Mesa in the San Diego foothills among the avocado orchards, dahlias and rose gardens. She attended San Diego State with the intention of becoming an English teacher but was married before she finished and moved to Orange County. Mary has worked in real estate for many years and has always been interested in and involved in developments in that field in this community, particularly in our surrounding neighborhood, and in Dana Point. She organized a campaign to prevent timeshares in our neighborhood and fought some of the zoning changes in the city.

With the many ups and downs of the real estate business over the years, Mary has involved herself in other fields both for business and pleasure. She took a year off to attend the Culinary Institute of America in Napa Valley to become a professional pastry chef and used this expertise to cater weddings and events—baking the wedding cakes as well as

providing serving amenities. This is now a part time occupation as she has recently become affiliated with the Surterre Properties in Monarch Beach and continues her work in the real estate field. She owns property in Ritz Pointe, has served on the board there and is currently president. She has also completed the qualification to be a professional Certified Community Association Manager.

Having such a long history in Niguel Shores, Mary is naturally interested in the management and operation of the community. However, always having worked full-time, she was not able to participate but now feels she would have time to serve on the Board. She is interested in having Niguel Shores reach out to the city of Dana Point, perhaps with a liaison to the city, to make the city aware that we are here next to the park and the hotels and should have

some input in activities that affect us. Mary advocates more transparency in the management of Niguel Shores and encouragement of residents to participate on committees and in our activities. She is fully supportive of efforts toward water conservation and putting our landscape needs out for bid. However, she hopes that lowering water usage does not mean succulents everywhere and, on the subject of the CC&R discussions, she is concerned that rules not be made that are stronger than the original CC&Rs.



Steve Leonard

STEVE LEONARD

Steve has lived in Niguel Shores on Brigantine off and on since 1976 and has always been observant of and taken an interest in the community, its beauty and its activities. He is from Kansas City where he says he had an idealistic childhood and schooling, went off to Texas

Christian University in Fort Worth where he studied Political Science. He had an early desire to join the Foreign Service but, interrupted by the draft, he ended up in the Coast Guard Reserve in Nassau. Once home again, he decided to apply for

SEA TERRACE II

Annual Meeting: Our Annual Meeting was held on Tuesday, February 13 at 7:00 p.m. at the main ClubHouse. New officers Gary Mitchell and Adrienne Rubin were voted on to the board. There were no other nominees. There was a total of 45 ballots cast, 7 of which declared no preference. The two candidates received 38 votes each. The proposed budget for 2011 – 2012 was presented. Estimated income for the year was \$61,600 and estimated expenses were \$37,772.64

The new board met at 8:00 p.m. at the ClubHouse: Joe Ross and Jeannie Sticher, already board members, were elected president and secretary respectively, Adrienne Rubin was elected 1st vice-president and Gary Mitchell, treasurer.

Painting: Painting of the exterior of our buildings will begin during the summer of 2013. However, at this point we want to advise owners to start looking at their siding, trim and fences to determine any repairs that may need to be made prior to painting. The process will go much quicker and the end results, enhancements of our properties, will be much greater if the painters do not need to work on or around broken or flawed surfaces. We are

considering hiring a handyman to help us in this process. He will walk through the development with members of our Paint Committee to advise us of needed repairs. We will not enter anyone's property without permission. You will receive more information as the year goes on.

Meeting Times: The Sea Terrace Board currently meets the 2nd Monday of each month at 9:30 a.m. at the residence of one of our members. The meetings are generally an hour to an hour and a half. This year, in order to encourage more participation from community members, we want to vary our meeting times and are asking for input. Please fill out the form below and suggest times that are convenient for you. Joe Ross, President

Day: (Circle One)

Monday Tuesday Wednesday Thursday Friday

Times: Morning at _____

Afternoon at _____

Please mail to Sea Terrace II at the main office, 33654 Niguel Rd. Monarch Beach CA 92629.

training to become an airline pilot and TWA, based in Kansas City, was the natural choice. That's what brought him to California where he learned to fly in a Cessna 150 and then, soon afterward started as a co-pilot in passenger planes. That led to a 37-year career as an airline pilot for TWA with most of that career flying out of Los Angeles. He married in the early 1970s and migrated south from Manhattan Beach to Laguna Niguel and eventually to Niguel Shores in 1976. He and his family of two boys enjoyed the community and closeness to the beach. After a divorce Steve rented out his Brigantine house and spent a couple of years in Rancho Santa Fe before remarrying and moving back here with his wife, Sally (also a Kansas City native). Once again in the early 1980s, Steve & Sally rented out their Brigantine home and, for an adventure, went to live in Paris, France for a couple of years from whence Steve commuted back to the U.S. for his pilot's job. He eventually retired from American Airlines which had taken over TWA a few years earlier. It is surely needless to say that Steve still loves to travel for fun and follows a work-out routine to keep in shape for it. Reading is a favorite pastime when he's home.

Steve has been active in various areas of Niguel Shores over the years, serving seven years on the Traffic and Safety Committee, was chair of an ad hoc Committee to enlarge the Beach Bluff area, and had worked on a refurbishment committee back in 1987. He served in various officer positions in the Men's Club and was president this past year. Steve says he has no particular agenda but has enjoyed being active in trying to beautify Niguel Shores for the past 20 years. He continues that interest and feels that the Master Landscape Project is good for the long term conservation of water

and renovation of our slopes but feels that the progress should be slowed down with careful study of which slopes actually need total re-planting and detailed information about long-term costly maintenance of the kinds of plants used should be given consideration. He also advocates tightening architectural control over the tendency to huge remodels of existing houses and fears that continuation of this trend will change the looks and feel of our community.

BOB RUSSELL

Bob Russell was born and raised in New Bedford, Massachusetts. He earned his undergraduate degree in Textile Engineering and Design from the University of Massachusetts. Upon graduation, Bob was recruited by Burlington Industries and moved to New York City to begin his career in the textile and design industry.



Bob Russell

During Bob's career he has worked for a variety of clothing manufacturer and design firms and with those firms he was very fortunate to have had the opportunity to travel all over the world. He eventually left New York and moved to Seattle

and formed his own sportswear manufacturing and design company. Presently, Bob runs Xterra Gear, a web store that designs and sells high end athletic apparel for triathletes.

Bob and his wife Rebecca decided that, although they loved Seattle, they did not always love the weather. They were looking for a place with sunshine, warm weather and water, since Bob owned a sailboat. Dana Point and, more specifically, Niguel Shores provided the perfect combination. In 1995, Bob and Rebecca purchased their home on Brigantine and, when I asked Bob what he likes about Niguel Shores, his answer, location, location, location. Like most residents, Bob feels Niguel Shores is a wonderful community. On his street, in particular, he appreciates the true sense of community and neighborhood they have found in their 17 years as residents of Niguel Shores. Bob has served on the Maintenance Committee for the past 12 years and has helped staff and organize the Men's Club 4th of July Pancake Breakfast.

Bob has decided to seek a position on the Niguel Shores Board because he believes that, in order to maintain the quality of life we all enjoy here, residents need to step up and become involved. He does not consider himself an activist and is not running for the Board to push forward any particular agenda. Instead, Bob said that he will apply common sense decision making that will be for the good of the entire community. Bob spoke specifically of three areas he would like to see as priorities if he is elected to the NSCA Board.

First, he is concerned about view preservation and remodeling issues. Bob believes that, as a community, we should not allow the expansion of homes that will infringe on current residents. He would like to see rules and

policies put in place that will insure that the abuse of a neighbor or even an entire neighborhood does not occur simply to satisfy the desires of an individual who wants a bigger home.

Secondly, the Master Landscape Plans implementation needs to be monitored. He feels with the MLP three things need to take place. First we need to preserve and maintain our slopes, secondly, be sure that we are economically sound with water and irrigation and lastly, considerate of the aesthetics of the project.

Finally, Bob would like to see improved communication between the Board and the community. He feels it is important to keep residents informed of decisions that impact them.

ART STAUDENBAUR

A transplanted New Yorker, Art and his wife Patti came to California a year after they were married. They both looked at their move to California as a temporary adventure; they would enjoy the sunshine and the ocean and then head back to New York. Except, they never went back!

Art grew up on Long Island, where he attended grade school through high school then later Pace University in the Financial District of Manhattan. He graduated with a degree in business administration and began working in the insurance industry. He met his wife Patti while working a summer job at a state park on Long Island. Together, they made their fateful trip to California and settled in San Juan Capistrano, where they lived and raised their family for 28 years before coming to Niguel Shores after their sons were grown.

After obtaining a master's degree from California State University Fullerton, Art continued his career in the insurance industry, specializing in risk management. He advised



Art Staudenbaur

clients on coverage needs, reserves for losses and practices to help minimize loss. Although he officially retired about a year ago, he continues to work two days a week as a mentor for new employees. The knowledge and experience Art has acquired managing a large staff, budgeting and controlling insurance risks has proved useful to him as a member of both the Finance Committee and the Maintenance Committee here in Niguel Shores. He believes his professional experience has allowed him to make meaningful contributions to both committees.

Art and Patti very much enjoy living in Niguel Shores. They feel the location, amenities and level of community involvement make this an outstanding community. Art has decided to run for the NSCA Board because he believes it is a truly unique and beautiful place to live and wants to maintain the very special quality of life we all enjoy in Niguel Shores. If elected to the board he would like to see the Master Landscaping Plan continuously reviewed both prior to and subsequent to completion of each phase to assure getting the best possible results both financially, geologically and aesthetically. He supports the

proposed rule changes by the present Board regarding architectural changes and believes they are essential in order to preserve the rights of all Niguel Shores homeowners. Lastly, Art recognizes the changing demographics of Niguel Shores and would like to assure that the needs of all families and residents are addressed.

STEVE STEWART

Some of you may be familiar with Steve's background info from our last round of elections in 2010; however, in consideration of our new residents, I will review. Steve grew up in Whittier and moved to Orange County in the early 1970's to attend University of California, Irvine. He completed his undergraduate degree at UCI and went on to do post graduate work in finance at California State University Los Angeles. Steve began his career in the agribusiness, starting out in accounting and eventually moving into commodity trading. He formed his own company in 1988, which he operated for 21 years in transportation services and commodity trading. Steve presently operates a commodity trading firm in Dana Point.

Steve and his wife Sharon have lived in Niguel Shores for 23 years. They have two grown children, Heather and Scott who both graduated from Dana Hills High School and were involved in water polo and as lifeguards for O.C. Ocean Safety. Heather graduated from UC Santa Cruz and Scott is completing his undergraduate degree.

Steve is very proud of the Niguel Shores Board's accomplishments, and discussed several of those with me for the purposes of this article. Steve believes that the present Board has brought a new and high level of professionalism to the entire Niguel Shores organization. One example is the establishment of a Human Resources Committee, comprised of residents from the Niguel Shores community

with an expertise in employee relations and personnel administration. The purpose of this committee is to upgrade employee practices and procedures as they relate to Niguel Shores administration. A second administration change, was to revise and upgrade all of the computer software that drives our accounting and organizational structure. The entire inventory of Niguel Shores computer assets have been updated and upgraded to make our administrative arm more effective and more efficient.

Steve is also responsible for expanding the Niguel Shores website (niguelshores.org), so that residents now have the ability to stay up to date with current board actions, and have the ability to communicate with staff and with other residents on important issues facing all of our residents.

During Steve's tenure, the first phase of the Master Landscape Plan has been implemented. The first three projects of the plan were completed and came in substantially under budget. He looks forward to seeing the entire project through to completion. In addition to the Master Landscape Plan, Steve was also instrumental in hiring a new landscape firm to handle the overall

and day to day landscape needs of our community. We now have a landscape firm that provides higher quality service and landscape maintenance at a lower contract price while providing more services that previously had to be done by the NSCA maintenance staff.



Steve Stewart

With our newly formed Human Resource Committee, Steve helped recruit and hire our new association General Manager, Deborah Baker, an individual he feels is not only experienced and highly qualified, but sensitive and well suited to

respond to the needs of our residents and unique community.

Finally, the last two years have been financially positive for Niguel Shores. We closed out 2011 with a \$280,000 budget surplus. This surplus will certainly provide our community with a more secure fiscal picture as we take on financial challenges in the years to come.

I asked Steve what persuaded him to agree to seek another two year term. He stated that, although he takes pride in what has been accomplished over the past two years, he realizes that there is still work to do and it is very important for the community's stability to continue to move forward with the progress that has been made. Steve closed by saying that he very much wants to encourage and quite frankly increase community involvement. He would like to see residents more aggressively involved in "working committees" and recreational committees that benefit us all. Steve encourages us all to step up and get involved to help maintain the wonderful and unique community we share.

—Candidate bios by Mary Crowl and Patti Staudenbaur.

GM continued from page 1

Wednesday April 4 at 6:00 p.m. This event will be part of the Open Forum at the Board of Directors meeting. This meeting will also include discussion of the proposed CC&R amendment. Please mark your calendars and plan on attending!

Landscape—One of my responsibilities as the General Manager is to oversee the Landscape Maintenance Contract and to work with the Landscape Committee to address landscape issues. The Community just went through a major transition with a new maintenance company, and their crews have been working hard to trim areas that have not been maintained for a long period of time plus they have scalped, aerated, and fertilized all of the turf area. Both of these projects will enhance the plants and turf—but we do have to go through a transitional stage

before seeing the benefits. It has taken some time, but Harvest is getting established and is getting into a regular maintenance schedule so all areas will be addressed on a regular basis. As the new General Manager, the best way for me to learn the community is to get out and observe what is going on. Each Friday, the Harvest Account manager and area supervisor, the area Landscape Committee rep and I are walking one of the tracts so we can check the condition of the landscape, discuss what is needed and make a determination on what can be addressed now. In addition to learning about the landscape, these walks have allowed me to meet several residents. Please don't hesitate to stop to say "hi" if you see us out on one of these weekly inspections.

—Deborah Baker

COMMITTEE REPORTS

LANDSCAPE

The Landscape Committee area representatives would like to thank Deborah Baker, George Cooley and Harvest Landscape (Nate Bonghanoy and Ignacio Chavez) for taking time to walk/drive through all of the Niguel Shores neighborhoods. This valuable time together will allow the area representatives to point out problems, concerns and needed improvements in their particular areas. From these meetings, Management and Harvest will prioritize and approve proposals to keep Niguel Shores looking great.

At our March meeting, the Committee reviewed the three color-coded maintenance schedules put together by Harvest. You can view these schedules on the web site or at the office. Week one on all the schedules began March 12, 2012. Harvest has two full-time crews working in the various neighborhoods. Besides doing all the necessary trimming, thinning and weed removal, Harvest will also correct any problems with the irrigation system. The grass in Sea Terrace II will be mowed on Mondays. All other grass areas will be mowed once a week on Tuesdays. Please remember that if you have a request for work to be done by the landscapers, use a Homeowners Request Form. This form is always available in the office or on the web site.

Happy Spring to all!

— Ellen Dovey

MAINTENANCE

Maintenance is planned to be proactive, but events often require a reactive response and a delay of planned projects. There have been both planned and unplanned projects this past month. Proactive includes both planned projects, and routine maintenance. Routine maintenance includes daily upkeep of pool and spa, general cleaning, trash pickup, set up for community events, interaction with vendors, and the general upkeep of community facilities and infrastructure.

Joel Emery Construction Services

Room Additions—Remodel Interior—Major/Minor
License #480708—Plans—Engineering
Exterior Siding—Gates—Patio Covers
Handy-Man Services
Many Niguel Shores References

For Estimates Call:
Cell: (949) 874-8257 or
Off: (949) 661-8239



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

Some planned projects that were completed this past month were refurbishment to the entrance walls to Garibaldi, Manta Court and La Cresta. Contractors were selected to paint the Faeroe Bay stairway and replace the railing on the Selva stairway to Manta Court. The stairway should be painted and the rails replaced by the time this article is published.

There are several miles of buried electrical lines in Niguel Shores. These cables and splices have been there for forty years and now provide Maintenance with many reactive opportunities. This past month, the lights went out on Bluehill Bay. After several days of digging, finding and fixing some fifteen nicks and splices, the offending splice was found and fixed.

An arson fire provided another reactive opportunity. The fire destroyed some patio furniture and damaged the wall, deck and overhead structure around the pool fireplace. Maintenance cleaned up the mess, painted and made temporary repairs so that the area could be used pending notification of the insurance company and hiring a contractor to complete the repairs.

Proactive maintenance is the norm, but reactive can provide some excitement. This was the case for George a few weeks ago as he leaned over the PCH Bridge to paint out graffiti while Dennis spotted from below to direct where to paint and warn of oncoming traffic so we did not accidentally paint the cars traveling on PCH.

—Jack Christiansen

RECREATION

We have more dates to put on your calendar this summer:

July 4th: Yes we are going to have our wonderful Niguel Shores celebration. Watch for details. Nancy Tinnes and the committee want help from the community. We know you look forward to that day.

July 28: A new food experience for us. We are having a couple of food trucks for you to enjoy. Watch again for more details.

Coming up now: Your family Easter celebration.

April 19: Cooking class with Kookie and Sally 11:30 a.m. to 1:30 p.m. Since the March class was cancelled this will be the delicious luncheon featuring salmon.

April 22: Last Potluck until Fall. See the bulletin on page 11 with details. It is good food with time to visit with your neighbors.

May 5: Taco Cart night for our celebration of Cinco de Mayo. Music to hear during the evening.

June 16: In-N- Out Night. Look for details next month. Have a Happy Easter and see you on some of these dates.

—Carol Yocum

GARDEN CLUB



A large crowd of Garden Club members attended the March meeting to hear noted author and gardening expert, Pat Welsh. Ms. Welsh wowed the assemblage with her extensive knowledge of plants suitable for patios, appropriate varieties for our climate, planting in shade vs. direct sunlight, organic fertilizers, seasonal planting and trimming methods, and container planting. Following the business meeting Ms. Welsh autographed copies of her comprehensive and authoritative book, *Southern California Organic Gardening*, which takes local gardeners by the hand and helps them grow a beautiful pest-and-disease-free garden while living in harmony with nature. The members approved a donation to the Dover AFB garden. This is the base where fallen military personnel are returned to the States for routing to their final resting places.

The President reminded members that the Club's annual plant sale will be held on May 19, from 9:00 a.m. to 1:00 p.m. at the ClubHouse.

Election of officers for 2012-2013 and 2013-2014: Candidates for offices proposed by the Nominating Committee were unanimously elected to two year terms: President – Jerry Koppang; Vice President – Irene Hopson; Secretary – Melanie Wilcox; Treasurer – Karl Kuhn

Field Trip: The Club continues to accept signups for the spring field trip to Descanso Gardens in La Canada-Flintridge on April 17

which will be held in lieu of our regular April meeting. Some spots are still available; interested persons may call Jerry Koppang. Cost is \$30 and includes admission to the park.

Glossary of Gardening Terms:

Chlorosis – Lack of green coloring of leaves, caused by nutritional deficiencies, environment or disease.

NPK – Nitrogen (N), phosphate (P), potash or potassium (K) – chemical symbols for the three primary nutrients required by plants.

Pinching – removing terminal buds or growth to stimulate flowering or branching.

Gardener's Quotation of the Month:

Much education today is monumentally ineffective. All too often, we are giving young people cut flowers when we should be teaching them to grow their own plants.

—John W. Gardner

Correction: In last month's column, we mistakenly named Carol Daly as a member of the coming year's Hospitality Committee. Chris Daley is the member. Our apologies for this error (old age, I guess).

—Morris Meadow

MEN'S CLUB

The Men's Club breakfast on Tuesday, March 6, featured our own Morry Meadow as our speaker. Morry presented a slide/video presentation on the famous Calgary Stampede, a western rodeo with a Canadian theme.

The Men's Club holds its breakfast meetings on the 1st and 3rd Tuesday of every month at 8:00 a.m. We feature different speakers each

time, usually on a topic relevant to our membership.

The Men's Club also has the responsibility of being in charge of the famous Niguel Shores 4th of July Breakfast. This annual event is enjoyed by many residents who traditionally bring their families and grandchildren. This year, we are in need of volunteers to help fill the various duties involved in making this event such an annual success. Duties include, cooking, waiting tables, collecting money and, of course, clean up. We are asking for a two-hour commitment to help continue this great tradition in the Shores. All those who are interested in helping should contact our President George Scramm via e-mail at scramm1@cox.net.

—Al Thome

WOMEN'S CLUB

Invitations for the April 12 luncheon will be in your e-mail box on the 5th so please respond yes or no by Sunday, the 8th.

This is the month to prepare for our Board election in May and, at the luncheon, we will be hearing from the six people who are standing for the Board. The new candidates are: Lin Brame, Mary Jeffries, Steve Leonard, Bob Russell and Art Staudenbaur. Steve Stewart, current board president, is running again. They will be telling us something about themselves and their aspirations for Niguel Shores. Please read their biographies in this issue of the *Seashore News*.

The luncheon is at 12:00 in the ClubHouse. You will learn by e-mail whether or not you are to bring a salad. Do come to learn about the candidates and do vote when your ballot arrives.

—Mary Crowl

ACTIVITIES

WEDNESDAY BRIDGE

The Wednesday Bridge Group celebrated St. Patrick's week with shamrock cookies courtesy of Patricia Conway and a wonderful brie, compliments of Frieda Baskin. We have a lovely group of ladies playing bridge. We start at 11:00 a.m. and play until about 3:00 or 3:30 p.m. We always welcome more bridgers, so please give us a try. Just call Helen at 496-4230 and join us for a fun Wednesday afternoon.

Our latest winners:

- | | |
|-------------|---|
| January 25 | Kay Wittmack and Helen Hodges |
| February 1 | Lorraine Aronson, Dorothy Horany,
Doris Deal |
| February 8 | Dorothy Horany, Jeannie Bookai |
| February 22 | Kay Wittmack, Jeannie Bookai, Marge
Brugger |
| February 29 | Helen Hodges and Frieda Basin |
| March 7 | Dorothy Horany and Margaret Brugger |
| March 14 | Patricia Conway and Jeannie Bookai |

—Helen Campbell

DIPPY DOLPHINS!!

The Dippy Dolphins would like to invite more men to join our group! Water aerobics is a very good exercise! If you have arthritis, any kind of muscle, back, joint, or bone pain, this exercise is very therapeutic. The women in this group do not “scare” the “lone” man who attends. Steve Morris holds his own! In fact, he participates and is enlightened by the movie, book, restaurant and travel reviews that are subjects of conversation. Most of the time, however, we are usually listening to our leader's exercise directions!



Dippy Dolphins Instructor Cynthia Carlson

The Dippys also plan and have fun celebrating “special” birthdays of members. Our last “party” honored our instructor, Cynthia's, birthday. As coach of the Dana Point High School's swim team, she is truly a remarkable person. All NS residents are welcome to join this group! We meet MWF from 9:00 to 10:00 a.m.

—Bunny Ross

LIBRARY NEWS

Be sure to visit the Dana Point Library for more information on the following **Spring 2012** activities.

Story Time for Toddlers/Pre-Schoolers: Tuesdays at 10:30 a.m. March 13 through April 17.

After School Club: Crafts and stories for children 5 and up. Thursdays at 4 p.m. March 15 through April 19.

Family Pajama Story Time: With the Sunshine Readers, 7:00 p.m. Monday, March 26 and again on Monday April 30 at 7:00 p.m.

Adult Movie Night: Third Friday of every month, 7:00 to 9:00 p.m.

—Matt Northrop and Ellen Dovey

NIGUELSHORES.ORG

After you finish reading this award winning Newsletter, take a few minutes to review the website at niguelshores.org. Not only can you view the color coded landscape maintenance schedules, but also comments from our residents regarding the CC&R amendment. If you would like to join in on the conversation, there is a comment section on the website where you can share thoughts and opinions with your Niguel Shores neighbors. The guidelines for posting comments are listed on the website.

Every effort is made to “upload” your comment within one business day. If you have any questions, please contact Matt at the Niguel Shores office.

—Matt Northrop and Ellen Dovey

PAGE TURNERS

Page Turners Book Club will meet this month to discuss Mark Twain's *The Adventures of Huckleberry Finn*, the story of a boy, the river, a raft and a runaway slave. This year is the 125th anniversary of *Huckleberry Finn* as well as the 175th anniversary of Mark Twain's birth.

The Monday morning group will meet at 10:00 on April 23 at the home of Sally Lee Howd at 33441 Cockleshell.

The Monday afternoon group will meet at 12:30 the same day at Frances Ozimec's at 33391 Padima Circle. Gretchen Rask will lead both the morning and afternoon discussions. The Thursday afternoon group will meet at the Clubhouse at 1:00 on May 3 with Ann Morris as discussion leader.

Our combined June meeting where we vote for next year's selections will be Monday, June 25. For more information about Page Turners: Karla Sanders karlajoe@cox.net, 496-8413 – Monday morning. Diane Hearne: Phearne4@cox.net, 661-6267 – Monday afternoon. Lisa Buchner: Lisabuchner@cox.net, 496-9546 Thursday afternoon.

—Diane Hearne

ACTIVITIES

OREO BOOK CLUB

The Really Serious Oreo Cookie Book Club met March 21 at the home of Rich Schwartz and discussed *How We Decide*, by Jonah Lehrer. The variety of segments of the brain that function on our decision making were reviewed by the author with examples of events from critical decision making in the life of different individuals. Principles and barriers to good decision making were reviewed. The overload of information and our attempts to make patterns of random events were samples of barriers. Metacognition was a facilitator of good decision making. The next meeting will be at the home of Mary Crowl where we will review the book *The Way of the World* by David Fromkin.

—Norton Schwartz

THE SOCIETY FOR CIVIL DISCOURSE

The Society for Civil Discourse met Friday March 2 at the Dana Point Library where John Hall prepared material and led the group in a discussion on *Who regulates the regulators?* Subtitled *Who's watching the watchman?* Congress

SPORTS NEWS

MEN'S GOLF

On February 28 the gang attacked and conquered Arroyo Trabuco. The format was a challenging Foursome Teams-Net Total Scores. What I have learned is the format doesn't matter as long as they have the cheap beers for under a dollar.

First place went to the team of Bob Gutknecht, Barry Daniel, Peter Rask, and Morry Dohner.

Second place went to the team of Gary Katsuki, Blair McDonald, and Tom McNicholas.

Third place went to the team of Al Thome, Mac Brown, and Bill Verbrugge. Closest-to-the-Pin on #4, Barry Daniel and on #17, Peter Rask.

The next tournament was on March 13 at the Crossings in Carlsbad. This is a great course and if you're having a bad golf day you can always sneak off to Legoland. We had 16 golfers and the format was Tin Whistle. For those who do not know what Tin Whistle is, call Roy Dohner and he would be happy to explain. The winners of Flight A: First place: Dennis Rosene. Second place: Bob Gutknecht. Third

APRIL POTLUCK Last Potluck Of the Season!

WHEN: Sunday, April 15

TIME: 6:00 p.m.

WHERE: Niguel Shores ClubHouse

Bring your own table service and beverage of choice. We ask that you contribute a Main Dish, Salad, or Dessert.

IMPORTANT: Former attendees will receive an email invitation.

Please RSVP! If you are new to Potluck, please call for reservations

Gretchen Rask 489-2259 or Linda Ross 248-3408

passes self-aggrandizing rules and benefits with no oversight. Lobbies with the largest funds pour money over the heads of congressmen. This also happens at the state and the local level. Where does the average citizen get redress? Some of us concluded that there is a balance to the system of lobbies. The bad guys do get caught although it takes a lot of time and, even so, some get away clean.

The second meeting of the month was on Friday March 16 at the Dana Point Library where we discussed the question, *Government (City, State or Federal) ownership verses Private ownership—when is one advantageous over the other?*

The group concluded that government entities were preferred where great concentrations of capital were needed (but not early profit opportunities present) or where private capital saw no profit in fulfilling desired social needs. Both private and government entities functioned best when decision making and control were relegated to smaller units rather than to vast or isolated bureaucracies immune to lower level feedback.

—Norton Schwartz

Place: Kent Wellbrock. Fourth and finally: Bob Russell. The winners of Flight B: First place: Blair McDonald. Second place: Allen Brase. Third place: Gary Katsuki. Fourth place: Jon Cobain. Closest-to-the-Pin on #9, Gary Katsuki and on #1, Bob Russell.

Tip of the month: There are four forces affecting the motion of a golf ball:

1. Gravity, which causes the ball to drop suddenly into hazards
2. Electromagnetism, which makes the ball curve sharply towards whichever of the earth's poles is closest to the Out of Bounds stakes
3. The Weak Force, which makes the ball dribble to the ladies' tee
4. The Strong Force, which propels the ball directly towards a foursome of personal injury- lawyers in the adjacent fairway

—Bob Russell

Women's Golf continued on page 13



Carol's Cuisine Corner

Here it is Easter time and I want to let you know about some Easter ideas for your family. I have not been to any since I am writing this before Easter, but am sure any of them would be nice. As you know, the hotels all have big buffets and they will be good but expensive. Enjoy the day with your family and friends at any of the restaurants listed.

Beachcomber @ Crystal Cove: Good news—they are taking on-line reservations. What a treat to eat on the beach. Brunch 7:00 a.m. to 4:30 p.m. Dinner 7:00 to 9:00 p.m.

Five Crowns: 3801 East Coast Highway, Corona del Mar. Brunch 10:00 a.m. to 7:30 p.m. plus regular menu.

Pelican Hill: 22800 Pelican Hill, Newport Coast, 467 6800. A special Easter buffet with special menu and activities for children. 10:00 a.m. to 4:00 p.m.

Jack's: 24462 Del Prado, Dana Point, 489 1903. Open at 1:00 p.m. with a special menu.

Ramos House: 31752 Los Rios, San Juan Capistrano, 443 1342. Brunch 8:30 a.m. to 3:00 p.m.

Cedar Creek: 26869 Ortega Highway, San Juan Capistrano, 240 2229. Special menu. No reservations. Open at 10:00 a.m.

L'Hirondelle: 31631 Camino Capistrano, San Juan Capistrano, 661 0425. Brunch with a special Easter menu starting at 10:00 a.m.

Salt Creek Grill: 32802 Pacific Coast Highway, Dana Point, 661 7799. A special Easter brunch 9:00 a.m. to 2:00 p.m.

Vintage: 26701 Verdugo, San Juan Capistrano, 661 3400. Easter brunch 10:00 a.m.

Chaprossa Grill: 30271 Golden Lantern, Laguna Niguel, 363 9888. Open at 8:00 a.m. all day with special Easter menu.

Have fun hunting for those eggs (with the young ones) and enjoying one of the brunches. —Carol Yocom



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WOMEN'S GOLF

Alert: Niguel Shores Women's Golf **Fun Day** will take place Monday April 16, not on the 2nd Monday of the month (the 16th is the third Monday). Mark your calendar. That being said, the ladies enjoyed a beautiful day of golf on the 2nd Monday in March, with special emphasis on holes 3, 1 and 7. The best combined team score on those holes, standing for 3/17, St. Patrick's Day, won the mystery game of the day for the team of Judy Boitano, May Gramer, Anne Greenwood and Irene McDonald. Having low putts for the day and low gross score of the day seems to go together as it did, indeed, for Irene McDonald. The prize for low net score for the day went to a brand new member, Delores Smith-Young. The prize for the longest drive of the day, on hole #9, went to another brand new member, Rita Jones. As you can see, Niguel Shores Women's Golf welcomes new members with open arms...and prizes! However, long-time members, May Gramer and Barbara McKlveen, won prizes for closest to the flagstick on holes #6 and #8 respectively.



Golf captains for April Fun Day (April 16) are Liz Kelsch, 661-5802, and Brabara Brabeck, 493-9399. For more information about the Club, call one of the golf captains or call the president of the club, Marlene Lynch, 493-6494. Golfing at Aliso Creek Golf Course truly is a 'fun day' with Niguel Shores Women's Golf.

—Ceacy Johns



Travel Tidbits . . .



Can you believe it is April already? Before we know it, it will be June and graduation time. I'm sure many of you have children who will be graduating from high school or college. Their graduation will bring memories of hours spent helping with homework, more hours attending the sports your children were involved in and even more hours driving the teams to the various events. You are probably thinking of an appropriate gift for your child to celebrate its achievement. But how about your achievement leading them to this moment of success in their lives? I have just read about a group of women who wanted to do something special for themselves to celebrate this milestone. It started with two women who decided they wanted to climb Mt. Kilimanjaro and then spend a few days at a luxurious tented camp for a little spa pampering and game viewing. As they shared their plan with friends who also had children graduating, the group grew to six. The women named their group the Jambo Mamas (Jambo is a universal greeting in Africa meaning hello or welcome). The Jambo Mamas made it to the top of 19,336 ft. Kilimanjaro, had a wonderful time and equally enjoyed the game viewing and relaxation of the safari camp. How about you? Why not give yourself an adventure to celebrate you and your child's achievement. The world is vast. Why not get out and enjoy it.



"The World is a book and those who do not travel read only one page" —St. Augustine

—Barbara Milner C.T.C., bmilner@wtbinc.com

MEET YOUR NEIGHBOR

Emily Carlson, NS Resident and Dana Hills High Senior

You may have seen the picture of diminutive Emily Carlson in the Dana Point News recently. She was among other student athletes from Dana Hills High who officially signed with the college of their choice for their respective sport as part of the NCAA national letter-of-intent signing day. Emily's sport is Water Polo and she signed with UC Irvine. She was recruited there as well as by UC Santa Clara and UC Santa Barbara.

Emily is graduating from Dana Hills in June. She has been on the women's Water Polo team there for four years. She has been playing the sport since she was eight years old, starting with games with friends in backyard pools. Her years playing her favorite sport have honed her skills. She moves in the water during games with opponents with speed and endurance, making her a truly valuable addition to her team.

I met with Emily at the ClubHouse Patio for this interview, and she seemed smaller than most Water Polo players. At 5'5" and 120 pounds, she says that there are positives and negatives to her small size but that she concentrates on the positives. She chose to play Water Polo rather than using her swimming speed on the swim team, because she enjoys the camaraderie with



Emily Carlson

her water polo team teammates. They train together, and play together, always working together for the same goal, to do everything to win for the team. Emily's mother is Cynthia Carlson, water aerobics trainer to the Dippy Dolphins here in the Shores, as well as the coach of the girls swim team at Dana Hills High. Emily says that her mother and her father are her biggest fans.

Dana Hills High had a different women's water polo coach for each one of the four years Emily was on the team, each one having a different coaching style. She found that she liked discipline and consistency in the physical training best. During the recruiting process, she found that Dan Katt, the coach at UC Irvine, heavily emphasizes those aspects in his program. Katz not only coaches the women's water polo team at UCI, but is also the assistant coach of the U.S. national women's team.

Emily also has all her ducks in a row academically, and already has her goals set. She has always wanted to go into the medical field, so she's arranged for classes in nursing science for her first semester at UCI. I predict that your neighbor, Emily Carlson, will be a star on the UCI Water Polo team as well as in her chosen academic field.

—Laurel Livesay

CALLING ALL GRADUATES

The *Seashore News* would like to once again do a feature article on some of our Niguel Shores students who are **graduating from high school this June**. If you have a family member who will be graduating from high school and would be willing to share their plans with the community, please let us know and we will be sure to include them in our article scheduled for the June issue of the *Seashore News*. Please contact *Patti Staudenbaur*, at umass21@cox.net.

WELLNESS – Are You Inflamed?

Inflammation...the word by itself makes me think of a wound or a cut that is red, hot, and hurts a lot! Or maybe an irritated, scratchy throat ...both are cause for our immune system to go into action and bring out the troops including the heavy artillery...that is, the white blood cells...killing the bacteria to the best of it's ability...and after awhile... we're feeling much better!

However, this beautifully designed system that protects us can also hurt us if aren't careful. When we eat a sweet roll and coffee in the morning, grilled cheese for lunch and a little hot fudge sundae before bed (those are only a few of the enemies)... and also when one carries extra fat around one's middle, sits more than moves...



... maybe even smokes cigarettes, our immune system silently goes to work...but not like the attack we experience when we have the flu. Rather, it delivers tiny amounts of inflammatory molecules into your

blood that can be identified by a special test called CRP (C-reactive protein). It measures how active your immune system is. If your immune system is overactive, sort of stuck in the “on” position and you don't have a sore throat, or some other infection, you may have chronic inflammation. This inflammatory process attacks our health and wreaks havoc with our blood rich organs...for example your heart, liver, and brain. Many diseases, for example diabetes type II and non-alcoholic fatty liver disease, can be caused by chronic, low grade inflammation.

So, **to counteract this unhealthy trend** in one's body, stay away from refined grains, processed foods, lots of sugar, fat, and salt...you get the picture...and find a fun way to move your body every day...walk, swim, just something that you can do. Oh, and don't forget...see your **doctor** on a regular basis...ask for the C-Reactive Protein test too...so that you can find out if you are inflamed... and if so, make those much needed changes in your life and experience optimal health!

If you would like to make a comment or suggest a topic please send an email to . . .
Sharon Stewart RN, Certified Health Coach — sharonstewart@cox.net.

DO YOU HAVE A PET?

In addition to being a nuisance, uncollected dog waste is a serious health problem for our Association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the Association could face a potential special assessment that would be levied against all members—not just dog owners.
3. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
4. The more residents complain about dog waste, the more time the board must spend on enforcement rather than serving the association.
5. Uncollected dog waste spreads disease and attracts rodents that feed on pet waste.



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HISTORY – 70 YEARS AGO, 1942 – A NEIGHBOR SHARES HIS EXPERIENCE

Spring 1942. The world was engulfed in a World War. Europe and North Africa were under siege or dominated by the German Axis. In the Far East, Hong Kong, Thailand, and Malaya were rapidly being overrun by the Imperial Japanese Empire despite the valiant effort of the Australian, Indian, Canadian and British defenders. Singapore had surrendered in April. Japanese submarines were sinking merchant ships in the Indian Ocean. British and Indian forces were battling in Burma to thwart an invasion of India. Australia was mobilizing in anticipation of an invasion.

America, after the attack at Pearl Harbor in December 1941, was frantically mobilizing for the war. America was experiencing additional war casualties and losses (beyond the losses at Pearl Harbor) by German submarines along the Atlantic coast, by the Japanese Empire on Wake Island, Guam and in the Philippines. The sole morale boost to the American people, and a taste to the Japanese people of what was to come, was the raid on the Japanese mainland by 16 B-25 bombers on 18 April 1942, lead by Lt. Col. James Doolittle. The Roosevelt Administration implemented war time regulatory authorities which managed the total economy. One such authority was known as the Office of Production Management which, on 1 January 1942, banned the sale of all new cars (that is why, with some exceptions, there is no such car as a 1942-model American motor car).

Now, one of our own neighbors has written about his experience as a youth living on the Bataan Peninsula in the Philippines during this time when

the American and Filipino soldiers, after months of fighting, outnumbered 4 to 1, were forced to surrender. While I was not able to interview him personally, the following is his story that he delivered to the Niguel Shores office. I hope you will find his story as interesting and compelling as I did.

—Karl Kuhn

An Episode in the Battle of Bataan, 1941-1942

By Herman L. Reyes

I heard the rat-tat-tat of machine gun fire and the sound of exploding bombs. The bullets were hitting the galvanized roofing of our temporary mess hall. We were being strafed and bombed.

There were about 600 of us on top of a hill not far from the town of Mariveles in the province of Bataan, Philippines. We were tasked to build an **airbase** as part of the defense preparation ordered by General Douglas MacArthur. The war between the U.S. and Japan was only two weeks old in December, 1941.

Everyday, at one o'clock in the afternoon, Japanese bombers passed overhead on their way to bomb the fortress of Corregidor at the mouth of Manila Bay, the naval base at Cavite, and the city of Manila. Up in the hill, we had a ringside view of the action.

That third Monday of December, we did not know that our unfinished airbase was the target until we heard the rat-tat-tat of machine gun fire and the sound of exploding bombs. (That would not only be the time when the base was attacked).

The Japanese high command gave Gen. Homma, commander of the Japanese 14th Army to take the Philippines in two months. It took him five months to accomplish the task. Bataan broke the Japanese Army's time table. It gave time for MacArthur to consolidate his forces in Australia, Australia was the main objective of the Japanese high command.

President Roosevelt extolled Bataan in one of his radio broadcasts. He said: "**The little peninsula of Bataan saved democracy and the world from the evil hands of the devil.**" (At the present, a stone marker with the above inscription stands at the boundary of Bataan and Pampanga along the **death march** highway).

As far as I know, the airbase (named **Locanin Airbase**) was used only once during the **Battle of Bataan**. Gen. **Carlos P. Romulo**, MacArthur's adjutant, flew from it to Mindanao, and then to Australia, to rejoin his boss.

There were three of us (cousins), teenagers at the time (aged 17, 16, and 15). Full of patriotism and love of country, we attempted to enlist in the army. Our attempt failed not only because of our age but also because (we were informed) of lacked arms.

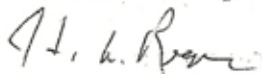
The three of us joined a civilian **labor battalion** that helped build **Locanin Airbase**. On **April 9**, Bataan fell; followed by **Corregidor**, on **May 6**. The same day, **General Jonathan Wainwright** was forced to surrender all the allied forces in the **Philippines**.)

Young as we were, it was not difficult to think **then**, that our labors and sacrifices were in vain.

000

Note:

I am a native of Bataan. I was there during the battle and fall of Bataan. I was a witness to the **death march**. I was there, too, when Bataan was retaken by U.S. troops in the second half of February, 1945. Remembering Dec. 7, 1942, I thought my community mates, might be interested to read this brief reminiscing of mine of an episode in the war between the U.S. and Japan.



Herman Reyes
23632 Verrazanno Bay
Dana Point CA 92629-4212

VOICE OF THE PEOPLE

The following Letters to the Editor are printed from an e-mail discussion on the subject of the proposed CC&R Amendment:

Niguel Shores Board of Directors,

Following Steve Stewart's presentation to the Men's Club today there was some subsequent discussion on the proposed amendment to the CC&R's. It was the consensus of opinion the major reason to support the proposed change is to eliminate or significantly reduce litigation related to architectural issues.

The major objection to the past and the proposed wording of the amendment is the fact that the wording is too abstract and nebulous. The proposed wording does not clearly or simply state the major objective. The Board is asking for approval to make changes but the wording is confusing. For example: Reasons #2 and #3 basically say the same thing but there is no mention of view blockage, privacy or open sky space.

It was mentioned the suggested wording related to views privacy and open space is too limited as there are other issues such as parking etc. However, by adding a simple descriptive paragraph there would be no question of what the Board is asking the community to approve. To my knowledge there have never had any major litigation or legal costs for anything except view blockage, loss of privacy or open sky space.

Would the Board please consider adding some wording to the proposed amendment that would clarify the reason for the change and eliminate any confusion as to the Board's motives and objective. With this minor addition, the approval process will be simple and successful.

—Respectfully, Roy Dohner (March 20, 1012)

While the intent of this amendment is to codify an understood policy, I think that the legal language may be throwing some people off.

The amendment simply states that the Niguel Shores Community Association, through our Board of Directors, can create rules that vary from tract to tract. The Association has operated under this policy since its inception: there were different restrictions placed on different tracts by the developer as each tract was created. I think that everyone on this email discussion understands that Niguel Shores contains different types of homes that need to have different types of rules.

It sounds like our attorneys have determined that the wording proposed is best, yet our residents still have concerns with the wording. If our legal counsel cannot put this into simpler English while retaining the integrity of the proposed amendment then perhaps we need to have some open forums to discuss the intent and why it needs to be written in this way. Ideally, our attorneys would attend these meetings to explain the legal meaning of what seems like over-reaching language to most residents. Then we can be assured that the wording is the best possible to protect the interests of Niguel Shores ... without it resulting in unintended consequences.

I appreciate the work that the Board has put into the amendment and the thoughtful discussion that we are having. I think that this email discussion serves as proof that our residents want to talk about this before amending our CC&Rs. Thank you very much.

—Rob Rifkin

(Additional comments were received from Helmrich, Wellbrock, Schramm, Yocca, Greuning, Card, McPherson, Kukkonen, Jones, Sadoghi and Cobain. These comments and others can be read on the website—niguelshores.org)

—Editor



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Rental: Monthly Private Niguel Shores Rental w/ Ocean, green belt views. One level Furnished end-unit: 3 bedrooms (incl. mstr ste & den), 2 baths. Private entry w/ fountain. p/pong table. (949) 290-8420.

Wanted to Rent: Niguel Family Seeks 3 Bed w/ View, under 2,750 Mo. 3 yr. Lease. (949) 429 7950 (Sm dog).

Tutoring by retired teacher for your 4-8 year old child. Specializing in reading, phonics, basic math and handwriting skills. Building self esteem while learning and having fun. Call Julie @ 949-493-2710.

Need a sitter? Long time Niguel Shores resident, responsible young adult with CPR training here to help. Call Mariah at 842-6075.

Summer Rental: 3 bedroom/2 ½ bath home, near ClubHouse, 33451 Abalone Dr., 1 level, lrg. lot with fenced backyard & covered patio, sunset views, July only; sleeps 6 max. \$7,500. 949-489-2534/ HOYOYO1@COX.NET.

Pet Boarding: Niguel Shores residents will be overseas for three months – June – September. We would like to a pay a pet lover to board our cat and African gray parrot for the summer. Can be for one or both. 249-2711 or 626-695-9250.

Long Term Lease Rental: Niguel Shores couple looking for a 3 bed, 2 bath home. Minimum 12 month lease. Need to find home before September. Please call (949) 481-6703.

For Lease – Walk to rec. area. Remodeled 4 Bedrooms, 2 Bath’s, F.P., Fam. Rm. – Beautiful tropical landscape – Ready to move in – Agents welcome. 33431 Periwinkle Drive, D.P. – Niguel Shores – Lock Box on rear garage door. 1st Call Home (949) 498-2501 2nd Call Cell (949) 689-4407 Owner/Agent.

Seeking Room to Rent Single. Christian man seeks room and bath to rent. Up to \$700 p/month. Dependable, employed, local personal and rental references. Non-smoker. No pets. Quiet. Contact John (714) 222-9342.

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. See Rule 5525 (Non-Commercial Ads Only)

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Tutoring - Grades 3rd thru 7th. All subject areas. Retired teacher. Call Helen (714) 747-3480.

Wanna Get Away? We, a trustworthy Niguel Shores couple, want to rent your house for our elderly parents. January through March 2013. Need first floor bedroom. Matt, (949) 429-1424.

BEACH CURRENTS

SEASHORE NEWS REAL ESTATE REPORT BY **CONNIE MCKIBBAN**



JUST LISTED BY **CONNIE**

33725 MAGELLAN ISLE ~ \$2,785,000



33631 MAGELLAN ISLE ~ \$2,585,000

2012 REAL ESTATE UPDATE FOR NIGUEL SHORES

11 HOMES CURRENTLY FOR SALE - PRICED FROM \$629,000 TO \$6,599,000

4 HOMES CURRENTLY IN ESCROW - PRICED FROM \$575,000 TO \$899,000

6 HOMES SOLD IN 2012 - PRICED FROM \$575,000 TO \$3,500,000

(PER MULTIPLE LISTING SERVICE AS OF 3/20/2012)

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