

# Seashore News



February 2012

Published Monthly by Niguel Shores Community Association

Issue 459

## FROM THE HELM

Try to be upbeat in my monthly comments, emphasizing the positive things about our community. There is a lot to be positive about. On the other hand, we need to be realistic about our challenges and face them.

In January we counted ballots voted on the **CC&R amendment** put to a vote in October. The NSCA office staff contacted some of the 400 owners who failed to vote and requested their ballots be cast. In all we got around 525 ballots, exceeding the amount necessary for a quorum. Unfortunately we did not get the 481 votes needed to ratify the amendment. As a result we have to put this amendment on the ballot all over again. That will be for the third time in the two years I have been a director. This is discouraging.

Why did we not get the required number of yes votes? For some reason, about 16 percent of the ballots sent in were NO votes. We have a website where people can express themselves and influence other homeowners by making their opinions known. Not a single person at any meeting of the

Association or on the website ever made any argument against approving the amendment. Our legal counsel urges us to make this amendment, the Board of Directors asks for your approval of this amendment, no one makes any argument against the amendment and yet we still can not pass it. A YES vote will protect our Association against legal actions that might be brought, while protecting your interests, particularly on architectural issues.

Niguel Shores will soon bring this to a vote and ask for your yes vote, again. This time volunteers will go door to door to explain the issue and ask you to vote YES to amend the CC&Rs. If you have any questions about the issues involved, please address them to the Niguel Shores management or the Board of Directors at a Board meeting, held the first and third Wednesday of every month at 6:00 p.m. Your presence is welcome and your questions will be respectfully answered. This is important and needs to be finished.

— Steve Stewart

## MEET OUR NEW GENERAL MANAGER—DEBORAH BAKER

As most of you are aware, Niguel Shores has hired a new General Manager who began her tenure on December 19, 2011. Deborah Baker came to Niguel Shores from the community of Sun City in the high desert area of Apple Valley. Deborah was raised in the Midwest and graduated from Fort Hays Kansas University. Deborah has worked in the Home Owners Association industry for the past twelve years; she presently holds a CCAM (Certified Community Association Manager) credential, and has earned AMS (Association Management Specialist) and PCAM (Professional Association Manager) designations. She



General Manager Deborah Baker

plans to complete her Professional Community Association Management designation later this year. Her previous career experience is in real estate, in Illinois, Utah and finally in California. She and her husband Bob have been married for twenty-seven years; they reside in Carlsbad and have a blended family consisting of four children and four grandchildren.

Deborah was attracted to the position of General Manager here in Niguel Shores for several reasons. Up to this point, Deborah's experience in the HOA industry has been working for management company run associations. The Niguel Shores position was especially interesting, because it offered her the

continued on page 4

## FROM THE GM

**Annual Meeting & Election—Call for Candidates:** It is time to begin preparing for the Annual Meeting and the election of board members. The Annual Meeting is scheduled for Tuesday, May 15 at 8:00 p.m. This year the terms of Directors Steve Stewart, Sue Kichline and Sam Johnson are concluding, so there are three (3) positions open for election. The term of office is two years. If you or someone you know is interested in becoming a candidate, the first step is to complete the Nomination Form (Call for Candidates) that is included in this issue and return it to the NSCA Office by March 1.

Do you recognize what a wonderful community you live in? Are you committed to keeping Niguel Shores the “hidden jewel” that it is and even making it better? If so, please consider running for a position on the Board and ask yourself the following three questions:

- *Do I have the time?* Serving on the Board takes a significant commitment of time as the Board meetings are conducted twice per month on the first and third Wednesday and usually last 4+ hours. Email communication with Board members is done on a regular basis so computer literacy is an important asset. During special projects, you may need to spend a little extra time on association business. Some board members may also spend a little more time than others if they work with a committee
- *Can I make tough decisions when it's required?* The primary role of the board is to conduct the business of the Association. This doesn't just mean approving the budget, but also developing and enforcing policies. Board members are required to step outside their immediate circle of family and neighbors and make decisions based on the greater good of the community.
- *Can I do all this and have fun, too?* It isn't all about policies and tough decisions. Our community is only as good as we make it, and establishing and maintaining a sense of community is a part of a board member's responsibility. Planning and attending functions and being a presence in the community are as important as any policy decisions you may make.

Being a board member can be frustrating at times, but it may also be one of the most rewarding ways you'll find to volunteer your time. If you're interested in running for the Board or would like more details about board member's responsibilities, please contact me at [dbaker@niguelshores.org](mailto:dbaker@niguelshores.org) or a current board member.

**Landscape:** As you are all aware Harvest, the new landscape contractor, started December 1, 2011. They

are working hard to learn the community, establish a maintenance schedule and complete the trimming of the Association trees. The tree trimming has had its complication, but Harvest has confirmed that this process will be complete by the end of February. A schedule for tree trimming has been posted on the website for your review. In addition, by the first of April, we will post the maintenance schedule so you will know when the landscapers will be in your neighborhood.

Please note that an important procedural change has been made regarding Harvest. To ensure that the Landscape Contract can be efficiently managed, Harvest can only take direction from management staff. All work orders and direction must come from the NSCA office and be in writing. In the past, residents have made landscape requests directly to the landscape contractor – this is no longer acceptable. If you have a request for work to be completed by the landscapers, please fill out a Homeowners Request Form to be turned into the office. This form is available on the website or you can stop by the office. Once the form is received, it will be routed to the proper party.

**Master Landscape Plan:** The Board directed staff to post conceptual design plans in three locations in the community — the Mariner Entrance, Cabrillo Slope and Sunset Park. This was done to initiate input from the residents of the community and to help provide guidance to the Board as they look at what Master Landscape Projects to address in the next one to three years. In addition, the Board has asked Harvest to evaluate these concepts and to provide their recommendations and proposals.

—Deborah Baker

Calling all Niguel Shores Photographers  
(or just residents who take photos!!!)

**Both the *Seashore News* and the website staff ([niguelshores.org](http://niguelshores.org)) are always looking for photos to feature both on our website and in the *Seashore News*.**

If you have captured some great shots of the sunset, the huge surf or even of a wonderful adventure you have just returned from and would like to share, please take a minute to forward it to us. We would love to showcase your pictures and share them with the rest of the community. The website address is [niguelshores.org](http://niguelshores.org). Please forward your pictures to Matt Northrop in our office at [mnorthrop@niguelshores.org](mailto:mnorthrop@niguelshores.org) and be sure to include your name and location where photos were taken. Many thanks.

—Patti Staudenbaur

# BOARD ACTION SUMMARY

## JANUARY 4, 2012 BOARD MEETING (General Session)

### APPROVED:

- Approved the General Session Meeting Minutes of December 21, 2011
- Approval of the Maintenance Committee recommendation for engineering services associated with the 2012 asphalt resurfacing projects
  - Approval of Landscape Committee request to remove (1) Coral tree
- Approved authorization to record lien against (1) property for delinquent assessments
  - Approved audit report
  - Approved updated employee handbook
  - Accepted and filed financial reports
- Accepted and filed General Session committee minutes

### DISCUSSED:

- Abalone slope project
- Shackleton slope project
- Master Landscape project
- Landscape Committee request for clarification of role and budget issues
- NSCA construction hours policy

## JANUARY 4, 2012 BOARD MEETING (Executive Session)

### APPROVED:

- Approved the Executive Session Meeting Minutes of December 21, 2011
  - Accepted and filed Executive Session committee minutes
  - Received and filed financial reports

### DISCUSSED:

- Legal status report
- Maintenance Committee recommendation for engineering services associated with the 2012 asphalt resurfacing projects

### REVIEWED:

- Revisions to employee handbook

### HEARINGS / MEETINGS:

- Meeting with owner on Atlantic Avenue regarding the remodel on Colima Bay
- Hearing for violation of Rule 9101

## JANUARY 18, 2012 BOARD MEETING: (General Session)

### APPROVED:

- Approved the General Session Minutes of January 4, 2012
- Approved the Special General Session Minutes of January 10, 2012
- Approved authorization to record lien against (5) properties for delinquent assessments
  - Approved the 2012 holiday schedule
- Approved the Communication Committee recommendation to increase the cost of an insert flyer
  - Accepted and filed the financial reports
  - Accepted and filed the update litigation disclosure
- Accepted and filed the General Session committee minutes

### DISCUSSED:

- Abalone slope project
- Shackleton slope project
- Master Landscape project
- Interactive roles of Landscape Committee, Facility Manager and Landscape Maintenance Company
  - Annual Meeting/Election timeline
  - The appointment of a Nominating Committee
  - Owner request for reimbursement for tire damage

### HEARINGS / MEETINGS / PRESENTATIONS:

- Meeting with resident to discuss adding a Pickleball Court

## JANUARY 18, 2012 BOARD MEETING: (Executive Session)

### APPROVED:

- Approved Executive Session Minutes of January 4, 2012
  - Accepted and filed the financial reports
- Accepted and filed Executive Session committee minutes

### DISCUSSED:

- Legal updates
- Modifications to contract with tennis instructor

*NOTE: 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 P.M.)

opportunity to work both on site in the community and to work for a self-managed homeowners association, reporting directly to the Board of Directors. Another aspect of the position that attracted Deborah was location (I guess we can all appreciate that!). Not only is our community a beautiful place to work with wonderful facilities, it brought her much closer to her home in Carlsbad and to her husband and family.

Deborah sees this as a very exciting time to be joining the administrative staff as General Manager. The beginning of a new year brings a time for planning and goal setting, and she is eager to work with our Board of Directors as they begin the planning process for the coming year. Deborah says that she is not coming into our community to bring about lots of dramatic change. She feels the Niguel Shores office staff is exceptionally well organized and has done an excellent job of helping her become acclimated. Deborah feels one of her main focuses at this time is to learn as much as she can about our very unique community. So far, there are many things Ms. Baker is pleased with as she looks back on her first month. The records and documents in our office are very well organized and have been well maintained, especially important to a new General Manager. She is impressed with the job the current Board of Directors has done to bring the community into the 21st century; she can tell that this has taken a lot of work on their part. The facilities and grounds are well maintained, she see lots of pride in the community's

upkeep. She is also impressed with the caliber of work and the level of talent and resource offered by residents to our many committees. Most importantly, the people in the community have been very welcoming, many residents just stopping by to meet her and wish her well.

Deborah has set several goals for herself as she begins the New Year and she shared those with me recently:

- She would like to help the Board in getting more residents involved in the community.
- She wants to establish and maintain an open door policy with regard to residents.
- To facilitate and help the Board implement the goals of the new Master Landscape Plan.
- Encourage community communication through the Niguel Shores Website ([niguelshores.org](http://niguelshores.org)), email blasts and the *Seashore News*.
- Focus on the residents needs and concerns for their community.

Deborah looks forward to helping the Board continue to move ahead, setting both short term goals for the current year and looking towards planning and implementing long term goals to help our community continue to grow and thrive. Deborah's email address is [dbaker@niguelshores.org](mailto:dbaker@niguelshores.org). Welcome Deborah, best of luck to you as our new General Manager.

—Patti Staudenbaur



## Travel Tidbits . . .



Whoops. Mistakes happen and the last paragraph of my last article was deleted so here it is. I had mentioned a couple of places on my list that I wanted to get to this year and then added that it would be fun to know where you've been lately. I asked if you'd be willing to share your experiences and suggested that we might have a "travel" happy hour get together occasionally to share adventures. I added my email address for your comments. So if this appeals to you, please let me know: [bmilner@wtbinc.com](mailto:bmilner@wtbinc.com).

Following are some wonderful adventures offered by very reputable companies that you might want to consider for 2012:

- A Grand Canyon rim to rim epic hiking adventure down the north rim and up the south rim with two days in between at Phantom Ranch on the floor of the Canyon.
- Ever wanted deluxe accommodations, good tickets and all details taken care of for events such as the Daytona 500, The Masters, the Kentucky Derby or similar events. Packages are available.
- Want to get out of the country but not go too far. How about going to North Baffin Island in Canada for a Narwhal and Polar Bear Safari? This is the only place in the world to see the mystical tusked Narwhal—a whale with a tusk that can protrude up to 10 feet in length.
- Love biking but finding it harder and harder to go the distance especially uphill? Electric assisted bikes have been introduced to classic European bike trips in Normandy, Provence, Tuscany and a number of other routes.

These are just a few of the interesting possibilities out there. I hope I have inspired you to start thinking about something you would really like to do this year.

—Barbara Milner



# COMMITTEE REPORTS

## EMERITUS/EDUCATION

We begin a new semester of classes from Saddleback College. Starting on Mondays, we have “Film as Literature;” our instructor continues to be Susan Hecht. Student objectives in this class include (1.) Film History & Terminology; (2.) Literary Terms used in Film Analysis; (3.) Film as Myth. Each of these student learning outcomes will be developed in a future SSN. The films selected for February and early March are as follows: *The Grocer’s Son*, *Juno*, *Charlie Wilson’s War*, and *Sweet Land*.

On Tuesdays our instructor, William Sinclair, teaches “Political Science, Current Events.” Our class size is growing, as discussion continues and students contribute with comments from all sides of the political spectrum. This semester we will discuss the economy, education, foreign policy, government policy, and many other social and political topics that affect our daily lives.

Residents who are not registered for either of these classes are welcome to attend and “sample” these offerings. Our committee wishes to thank the NSCA board for making the room available and permitting Saddleback College to continue offering these valuable programs to our residents.

—*Bunny Ross*

## LANDSCAPE

January’s Landscape Committee Meeting was our chance to meet and welcome Harvest’s landscape personnel. They are very familiar with our Hydro Points Weathertrak Satellite System and give it a top rating. This irrigation system with new connections for pressure with different elevations, re-piping, new breaker boxes, etc. has been taking a lot of their time. We agreed with Harvest, “No new planting until all the irrigation is adequate.”

The lacing of shrubs and trees is being done. Thank you for your patience.

The mulching of shrubs, trees etc. is being done, adding nutrients and preserving moisture. This beautiful mulch Harvest provides, and makes at their own nursery, saves us a large expense.

Previous emergency maintenance is being handled, so we can expect Harvest to be back on schedule, within the next three months.

PS: If I may add a personal note: As Jerry & I were driving toward PCH on Selva from an early doctor’s appointment, (where I have learned the true meaning of grateful): “The view of our Niguel Shores Community from that vantage point on a clear day....So Grateful!”

—*Linda Koppang*

## MAINTENANCE

Dave Smith was recently certified as an Aquatic Facility Operator (AFO) by the National Certification Board (NCB) and National Recreation and Park Association (NRPA). The AFO examination is administered by NRPA, the Aquatic Facility Operator Certification Committee (AFOC) and the NCB. AFO Certifications are valid for a period of five years.

The National Recreation and Park Association is a national, not-for-profit organization dedicated to advancing park, recreation and conservation efforts that enhance quality of life for all people. Through its network of 20,000 recreation and park professionals and citizens, NRPA encourages the promotion of healthy lifestyles, recreation initiatives, and conservation of natural and cultural resources.

To become AFO-certified, individuals must pass a nationally-administered examination, which tests knowledge in the following areas: mechanical concepts involved in the functioning of a swimming pool; familiarity with all systems, equipment and peripherals that are required to contain, circulate and filter, and heat and treat swimming pool water; ability to perform preventative maintenance and basic repairs; competence in all areas of water chemistry pertaining to pools; and, knowledge of risk management practices.

Dave is NSCA Lead Maintenance man. He has been employed for five years and responsible for the pool and spa for the past three years. The many compliments from pool users on our healthy, clean and well maintained pool are due to Dave’s work under the direction of George Cooley who has also been certified as an Aquatic Facility Operator.

—*Jack Christiansen*

## RECREATION

Niguel Shores Recreation committee is planning year 2012 for everyone to enjoy.

**Happy Hour** around our fireplace on Wednesdays is a great place to see and visit with others in the neighborhood.



**St. Patrick’s Day:** March 17 on the patio. Come and enjoy a St. Patrick’s Day celebration with green beer and regular beer. Snacks will be provided. 4:00-7:00 p.m. for only \$5 with kids under 12 free (water or sodas available). Tickets will be in the office. Let’s sing those happy Irish songs together.

**Cooking classes** are scheduled for 3rd Thursdays of the month (February 16). Details will be in the office.

**Potluck** will be February 19. Look for details in this newsletter and again, a night to enjoy with Niguel Shores friends.



## COMMITTEE REPORTS

---

**Mark your calendar** also for May 5 Cinco de Mayo. Yes, the taco carts are coming back for us to celebrate and there will be some music. Look for details in a future newsletter. We are also having In-N-Out again, June 9.

You see, the Committee is planning many food fun times including a food truck night July 28. What a community we have to all have fun and enjoy food together.

—Carol Yocom

### TRAFFIC & SAFETY

**IMPORTANT NOTICE:** With the objective of preserving our recreational assets, safety, and quality of life in Niguel Shores, Securitas, the service for patrol and gate attendance, is under contract with NSCA to enforce the access and parking rules to accomplish that goal. They are given no discretionary power to bend or change any of our policies and rules. They simply enforce the rules they are given. But, time after time, they are screamed at, berated, cursed, threatened, and suffer ethnic slurs from residents and non-residents alike for doing the job we are paying them to perform. That is clearly unacceptable. ***Please be aware that no vehicle or pedestrian is knowingly allowed into our community without proper authorization. Please be sure to authorize in advance, through GateWorks (preferred) or the guard shack, every new entry into the community.***

Niguel Shores has been described by some contractors and uninvited guests as the most difficult gated community in Orange County to enter illegally. That has been illustrated repeatedly over the past few years by the number of

flat tires that have been inflicted on tailgaters at the spike-guarded gates. This occurs often, even with very visible and clearly worded signs posted at the entrances. We had one unfortunate contractor last month state that he had read the warning, but didn't believe it because no other communities really mean it. Well put.

While we are proud to be successful in enforcing our rules, we take no pleasure in the misfortune of these people. It is a costly mistake. ***Please direct your guests, contractors and delivery services to the Mariner Gate entrance, regardless of what their GPS is telling them.*** They won't have to tailgate there.

As outstanding as our system is, it is not foolproof. There will always be some unauthorized entry by individuals and vehicles now and then, but NSCA security is reputedly the best in Orange County.

—Mike Card

### NIGUELSHORES.ORG

The NSCA website is up and running smoothly. It is a great resource for residents to get real time news from the Association, various Board actions and featured events, usually with photos. This month, besides pictures from the fun New Year's Eve Party, there have been several comments from our residents regarding the Master Landscape Plan.

Check out the web site at [niguelshores.org](http://niguelshores.org) to see your neighbors' comments and concerns and please feel free to join in on the conversation.

—Ellen Dovey

## CLUBS

---

### GARDEN CLUB

The guest speaker at our January meeting held the attendees transfixed as he described the inorganic farm he has created at a golf course, selling fresh veggies to the Montage, Chapman University, the Claremont Colleges, and individual customers.

**It's Officer Election Time:** The Garden Club's next meeting will be held at noon on Monday, February 20 in the Shores ClubHouse. Nominations and election for the offices of president, vice-president, treasurer, secretary and membership chair will be held.

All Club members are urged to attend. In addition, a Garden Workshop will take place during which members will exchange gardening tips and ideas, and do's and don'ts.

**Field Trip:** Lastly, members can sign up for a tour to Descanso Gardens. The cost for the bus and tour is expected to be in the \$25-\$30 range. Lunch is available on the grounds. Developed by E. Manchester Boddy, publisher of the one-time LA News, as his family rancho, including a 22 room mansion, the 150 acre botanical park is now operated by the Los

Angeles County Department of Parks and Recreation. Descanso Gardens boasts the nation's largest collection of camellia plants, receiving an award of Excellence by the International Camellia Society. If you enjoy Japanese gardens, Descanso's five acre garden will sooth your senses. If roses are your thing, Descanso has more than 3,000 of them. Other beautiful sections include the Lilac Garden, the Iris Garden, and hundreds of huge coastal live oaks.

**Need Help?** How are you at pruning roses and fruit trees? Armstrong

# CLUBS

Garden Centers offer **free** Saturday morning classes on how to do it correctly. No pre-registration is required. Find out particulars at **armstronggarden.com**. There are two stores in our area: in San Juan Capistrano on Del Obispo, and in Laguna Niguel on Golden Lantern.

## Glossary of Gardening Terms:

**Seed Packet:** An expensive envelope with a pretty picture containing 99.9% air.

**Vigorous Grower:** A plant with a demented compulsion to take over the neighborhood.

**Hoing:** A manual method of severing roots from stems of newly planted flowers and vegetables.

You can bury a lot of troubles  
digging in the dirt.

—Anon

—Morris Meadow

## MEN'S CLUB

The New Year was rung in at a very enjoyable party in the Niguel Shores ClubHouse that was attended by more than a few Men's Club members. What a safe and festive event we now have right at our doorstep.

Notable speakers keep our meetings lively and entertaining. Club member Dr. Larry Wellikson spoke on the state of medical costs and access in this country. He is CEO of the Society of Hospital Medicine and was recently nominated as one of the 100 most influential physician executives by ModernHealthCare.com. It seems that medical costs are more than 50 percent higher in the U.S. than in other developed countries. Dr. Wellikson believes we need to be stressing that doctors are paid by the wellness they provide and not



Men's Club 2012 Officers (l to r): President George Schramm, Vice President Charlie Clark, Treasurer Morry Meadow. Absent: Secretary Al Thome.

by the amount of procedures. This is still a complex problem that must be addressed and changed somehow.

We were also honored to have the Mayor of Dana Point, Ms. Laura Anderson. She touched on recent decisions and projects going on in our lovely city. Of interest to all is the starting of the landscaping of the median strip on PCH. We were assured that the city planners are aware of our ocean views protection.

Rounding out the month we elected our new **officers for 2012**. **President George Schramm** will be directing, the Men's Club, while **Charlie Clark** will serve as Vice President, **Al Thome** will serve as Secretary and our Treasurer will be **Morry Meadow**.

We're starting off the New Year so your annual dues will get you a full year of membership, meetings, fellowship and fun. The club is open to all residents and we meet the first and third Tuesday of each month.

—Steve Leonard

## WOMEN'S CLUB

The February luncheon will be in the ClubHouse at noon on the 9th. The speaker will be Dr. Rick Hodes, an

American doctor who has lived and worked in Ethiopia for 20 years, caring for the health of immigrants from that country to Israel, as a medical consultant at a Catholic mission and has also worked with refugees in other African countries. In 2007, Dr. Hodes was selected as a finalist for "CNN Heroes," he was honored as ABC's Person of the Week in 2010, his work is the subject of the HBO documentary "Making the Crooked Straight, and a new book, *This is a Soul: The Mission of Rick Hodes*.



Dr. Rick Hodes.

Dr. Hodes will discuss his experiences in this admirable work that has benefited so many people.

His connection to Niguel Shores: He is the son of Betts Flynn, former resident and friend of many of our members.

Women's Club members will receive an e-mail on February 2 to answer with their response to an invitation to the luncheon. Please answer by Sunday, February 5. Remember to bring a friend or a neighbor to hear this wonderful story and do invite them to join our group.

**Bowers Museum:** Join us on Thursday, February 16 for a visit to the Bowers Museum to see the special exhibit **Warriors, Tombs and Temples: China's Enduring Legacy**. We will car-pool from the ClubHouse at 9:30. Please take your check for museum tickets to the Office by February 13 (or bring to the February lunch) for adults \$21 and seniors \$14. Reservations for tables will be made for us in the Bowers Restaurant where lunch will be on your own. E-mail Tina Fornadley at [avontina@cox.net](mailto:avontina@cox.net) or call 388-9080 for more information.

—Mary Crowl



# ACTIVITIES

## WEDNESDAY BRIDGE

As always, the Wednesday Bridge Club welcomes new players for the New Year!! If you are interested in playing, join us on Wednesdays at 11:00 a.m. in the Niguel Shores ClubHouse. We welcome new residents as well as “old timers.” We bring a snack for lunch and usually play until about 3:00 or 3:30 p.m. Please contact Helen for more information about joining our fun group (496-4230).

### Our winners this month:

January 4 Helen Campbell and Dorothy Horany  
January 11 Dorothy Horany and Doris Deal  
January 18 Angel Kwasny, Jeanne Boukai and Helen Campbell

—Helen Campbell

## OREO COOKIE BOOK CLUB

The Really Serious Oreo Cookie Book Club, hereinafter referred to as the RSOCBC, met at the home of Janet MacKaig to review a biography of Lawrence of Arabia. After a period of adjustment for hearing aids, eyeglasses and orthopedic appliances, a roundabout discussion was led by Sally Lee Howd that not only reviewed the historical events of the early 20th century, but dissected the personality traits of war leaders and peace advocates. The discussion lines formed between Sunni vs. Shite advocates or detractors

and between French vs. English division of the Mid East deserts. The ambiguity and misdirection of this last sentence was a reflection of the discussion. A halt was called to the meeting when the subject under discussion degenerated to whether cutting throats was more civilized than using drones to kill people. The list of books for the next six month period was announced, but the list is being

kept secret from *Seashore News* readers for unannounced and mysterious reasons.

—Norton Schwartz

## PAGE TURNERS

Page Turners Book Club will meet this month to discuss *Major Pettigrew's Last Stand* by Helen Simonson. In this book a British widower tries to cling to traditional values.

The Monday morning group will meet at 10:00 on February 27 at the home of Karla Sanders, 33902 Manta Court.

The Monday afternoon group will meet at 12:30 the same day at Priscilla Agnew's, 23656 Tampico Bay. Phyllis Tezer will lead both the morning and afternoon discussions.

The Thursday afternoon group will meet at the ClubHouse at 1:00 on March 1 with Florence Taslitz as discussion leader.

Our combined June meeting has been changed from the 25th to Friday, the 22nd from 1:00 to 3:00.

For more information about Page Turners: Karla Sanders [karlajoe@cox.net](mailto:karlajoe@cox.net), 496-8413 – Monday morning. Diane Hearne: [Phearne4@cox.net](mailto:Phearne4@cox.net), 661-6267 – Monday afternoon. Lisa Buchner: [lisabuchner@cox.net](mailto:lisabuchner@cox.net), 496-9546 Thursday afternoon.

—Diane Hearne

## POTLUCK

**WHERE:** Niguel Shores ClubHouse

**WHEN:** Sunday, February 19

**TIME:** 6:00 p.m.

There are many important dates to celebrate in February! Consider adding Potluck to your calendar.

Please bring your beverage of choice, table service and either a main dish, salad or dessert. If you are new

**TILL ROOFING  
COMPANY**

Roof Repairs / Re-Roofing  
Residential & Commercial

Seamless Aluminium Rain Gutters

Quality, Value & Personal  
Service for over 20 years

**Don Parker**  
**(949) 412-1143**

24000 Alicia Parkway,  
Bldg. 17, Suite 252  
Mission Viejo, CA 92691  
State License 833820

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

*In Memoriam*  
**Phyllis Spear**  
*December 2011*

*Halyard Resident since 1972*

**Celebration of Life**

Friday, February 17, 4:00-8:00

Niguel Shores ClubHouse



## ACTIVITIES

to Potluck, please call one of the persons listed below for more information and to make your reservation.

Previous attendees will receive an e-mail and you are requested to RSVP.

Ann Christiansen 248-1962, Irene McDonald 481-3035, Gretchen Rask 489-2259.

## SOCIETY FOR CIVIL DISCOURSE

The meeting for the Society for Civil Discourse met on Friday, January 20 to discuss the problems, quandaries, goals and routes to improvement for the California Education System (K-12). Gloria Sall researched the history and current status of our schools, teach staff, amounts spent and the

results of student testing. Children living at the poverty level perform the worst on state mandated tests. Groups where English is not spoken in the home also test poorly. Smaller class size, more teacher aids and more skilled teachers are needed to turn this around. We explored Governor Brown's position on reducing test taking to evaluate teacher performance and pushing education decisions from the state and federal level to the county level, city and school level. Some felt the added proposed tax for schools is needed, other believed we need to better utilize existing resources. They are all our children and we must affect solutions to better help children from poor and non-English speaking homes.

—Norton Schwartz

## SPORTS NEWS

### MEN'S GOLF

The Men's Golf group started 2012 on January 10 at Arroyo Trabuco Golf Club. It was a summer type day with warm temps, light breeze and great golf. The "Combine Net Foursome" was game for the day. First Place was the team of Dennis Rosene, Morry Dohner, Boyd Van Ness, and John Monson. Second Place went to the team of Bob Gutknecht, Woody Woodward, Jack Sweeney, and Blair McDonald. Third Place went to the team of Bob Borland, Allen Brase, Tom McNicholas, and Roy Dohner. Closest-to-the-Pin on #4 was Roy Dohner and on # 13 Barry Daniel .

Next up on January 24 will be Talega Golf Club.

**Golf Dictionary:** *Ace*—A hole in one. Like an ace in a deck of cards, though not quite so common.

Completion of a hole in a single stroke. The odds against this happening are about 45,000 to 1—some-what worse than the odds of finding a brand-new ball lost in the rough (27,000 to 1) but considerably better than the odds of hitting a perfect drive off a crowded first tee (1,195,000 to 1).

—Bob Russell

### WOMEN'S GOLF

Our January tournament was a beautiful typical golf day and this one was no exception. We had a good turnout with three full foursomes. Golf Captains Lee Sweeney and Anne Greenwood created a really fun scramble which is unnamed, but consisted of every best shot of the foursome being used for all the members next shot and so on into the cup.

Winners of first place with a 35 were Irene McDonald, Gretchen Rask, Barbara Brabeck and Liz Kelsch. Next, with a 36 were Lee Sweeney, Chris Beaver, Marlene Lynch, Brenda Tuckley and closely behind with a 37 were Anne Greenway, May Gramer, Helena Keeshen and Maria Elena Banks. Closest to the pin on #6 was Lee Sweeney. Closest to # 8 was Gretchen Rask. The 36 group Birdied hole #7 and Liz Kelsch had the longest drive.

Our meeting and luncheon followed with our new President Marlene Lynch presiding. The Club again thanked Joan Beyer and Ruthie Stahl for arranging such a lovely Christmas party at the Fountains in December. Finances were discussed in detail and the Club is in good condition with \$333 in the treasury. New member Helena Keeshen was welcomed into the Club. Assignments for golf Captains were discussed and dates will be announced later.

Golf Captains for the month of February are Irene McDonald at 481-3035 or Ceacy Johns at 493-8355. Please call for reservations and a good time with fun golfers.

—Chris Beaver

### Answers to January Street Name Quiz (for those without website access):

*Vista D'Onde* — view of waves

*Garibaldi* helped unify Italy and fought in liberation wars in South America

*Leeward* is the side of a vessel situated away from the wind.

*Hobart* is the capital of Tasmania.

*Ionia* is the sea between the southern tip of Italy and Greece

*Roald Amundsen* discovered the South Pole

# MEET YOUR NEIGHBORS

## The Russells

As I walked through the gate of Maxine and Mike Russell's house, I heard a dog barking. It didn't sound like a warning bark, but rather an excited friendly bark. I continued to walk to the front door. I was right, a large furry labradoodle greeted me like a long-lost friend. Maxine quieted the dog by saying, "That's enough Dara, let her come in." Then Maxine explained, "She's my therapy dog and her name is Dara, which means compassion in Hebrew. I go with her once a week to the Naval Hospital in San Diego to visit wounded warriors and their families. Dara is a wonderful therapist, she lives up to her name." This was my introduction to Maxine Russell, your neighbor here in Niguel Shores where she and her husband, Mike, have lived since 2009. When I stepped into their house, I was immediately drawn to the large picture of a young man on the wall of the living room. He had the kindest smile I have ever seen. I knew this must be Darren Russell the younger son of Maxine and Mike. I had read of his tragic death in China.

Mike and Maxine Russell both lived in North Hollywood in their youth. They met in Sunday school when they were eight years old and they both graduated from North Hollywood high school in 1963 and were married in 1967. While living in the San Fernando Valley they had two sons: Bill in 1968 and Darren in 1969. Maxine went to California State Northridge for a B.A. and a teaching credential. She later earned a Masters at USC and a second degree in counseling and psychology at CSUN. She taught in the Canyon Springs School District and was a music specialist in the LAUSD. Meanwhile, Mike was building his family business in scrap metal.

Maxine's inner city teaching career was in Watts and South-Central Los Angeles at the 28th St. School where



Mike and Maxine Russell with their dog, Dara.



Darren Russell

she remained for 20 years teaching the sixth grade. Maxine is bilingual, a help with her Latino students. She was an innovative teacher using a point system and gave prizes for accomplishments. Darren often was there and saw how his mother's teaching was making an indelible positive imprint on the students' lives, and he knew then that he wanted to be a teacher too. Later, Maxine left teaching after damaging her vocal cords and became a college counselor and later, a grief counselor.

Darren, meanwhile, prepared himself for a career in teaching with a bachelor's degree from San Diego State University in Sociology and a graduate level certificate program for teaching English as a second language. He wanted to teach in China because he admired their culture and first went there to teach for four months, a positive experience for him and he wanted to go back. He said, "Life is too short to contemplate what would or could be, it's about following through with your innermost burning desires....I'm going back to a job I really love with all my heart."

However when he reached Guangzhou, (formerly Canton), he discovered that the school was one dilapidated room in an old 12-story building. Eventually he was sent to a government school where he had to teach 1200 students in grades 1-12 seven days a week. After five months of this, the recruiter would not adjust his schedule. He was taken from his room and deposited in a hotel owned by a Chinese arms dealer, Norinco, where he was robbed of all of

his cash and his passport. Darren called the U.S. Consulate but they did nothing. On April 14, 2005, he called his parents to tell them he had never been so scared and said he had to get out of there. The last incoming calls on his phone were from

continued on page 11

# WELLNESS – ♥ Valentine's Day ♥

Valentine's Day...a day dedicated to *love!* A day dedicated to *love* and chocolate! A day dedicated to *love*, chocolate, champagne and often times rich food! Can one celebrate Valentine's Day without these things? Well, not without the *love* of course. However, if you're trying to stay healthy or even lose weight, it can be especially challenging. Well, to help you out of this dilemma, I have added a few tips that can help you make this day of *love* one that keeps you on track when it comes to weight management and overall health...so that you can be the victor and not the chocolate! Here you go...

Begin the day with a healthy start by taking a brisk walk with your sweetie. When you return whip up a healthy breakfast of fruit, whole grains, and a healthy egg dish that is low in saturated fat...and don't forget the flowers!

Chose something healthy to do with your friend or your honey! Plan a hike, a game of tennis, something fun that involves movement...movement is the single fastest way to change not only your body's physiology but also



**If you would like to make a comment or suggest a topic please send an email to . . . [takeshapewithsharon@gmail.com](mailto:takeshapewithsharon@gmail.com). To Your Health! Sharon Stewart RN**

your emotions...and our emotions can drive us in the wrong direction if we are not careful...and that includes the foods we choose to eat.

If you do give a gift, give a fruit basket, a pedometer, a gift card to yoga, Pilates, or the gym. You could also plan a special day trip and create a whole new tradition! If you do choose chocolate, top quality dark chocolate in moderation is your best bet for your health.

If you go out to dinner, be sure to have a healthy snack before you go so that you are not starving as you order your meal. Start with a salad too as the fiber will help fill you up leaving you ready to enjoy your meal without over indulging. If you do indulge in champagne, be careful as alcohol is a big appetite stimulant...mineral water is a good alternative. Watch the portions...consider making meat the "side dish" and fill up on veggies and a few whole grains. Take half your meal home for tomorrow and if you order dessert...split it! It's fun to share anyway, especially on Valentine's!

So there you have it...a few tools to help you enjoy Valentine's Day with you friend or sweetheart! Make the right choices...and be sure to choose *love* ♥!

Neighbor continued from page 10

his school which, his parents believe, were made to lure him outside in an effort to promise they had found his passport. A few hours later he was dead. He had been murdered, not killed by a truck in a street accident as the Chinese government claimed.

Since that tragedy Maxine has been working for needed legislation to protect U.S. families overseas. For more information or to lend support for this initiative, you can visit the website the family has created: [www.russellcase.net](http://www.russellcase.net). Maxine and Mike Russell have done many things to honor Darren's memory, including raising funds for "Paws for Purple Hearts." This group of veterans with posttraumatic stress disorder (PTSD) train service dogs for veterans with physical disabilities. It takes one and half years and costs \$15,000 to complete the training. The Russells have sponsored their first dog and the group has named him Darren. Maxine has sent over 5,000 care packages over the past five years to troops in Iraq, Kuwait, and Afghanistan. One U.S. Army Battalion she supports, the 100th/442nd, is predominantly made up of Japanese-Americans who

requested things like lemon powder, seaweed, coconut milk, dried squid, and tarot root, which helps them be less homesick. This is the same battalion that won fame during World War II, when, also made up mainly of Japanese Americans, it became the most decorated unit in the war. This reporter's brother proudly served with the 442nd as an officer until he was killed in action in Italy. Maxine also sends packages weekly to Marines in Afghanistan and has "adopted" a Marine and his family at Camp Pendleton. She and Mike, who enthusiastically supports all of Maxine's projects, have also established a scholarship in Darren's name at the American Language Institute in San Diego State University. To donate items for the troops, contact Maxine at [RussellBliss21@aol.com](mailto:RussellBliss21@aol.com).

Maxine and Mike's eldest son, Bill and his wife, Candice, have given our neighbors two grandsons, Joseph, 15, and Drew, 12. Bill works with Mike running the family scrap metal business in Paramount. We are proud to have Mike and Maxine Russell as our neighbors in Niguel Shores.

—Laurel Livesay





## Carol's Cuisine Corner

*For Valentine's Day there are many ways to express your affection, but what better way than enjoying a nice meal together. There are countless restaurants in our area for this celebration. Here are a few to think about:*

First of all **Nicks** has opened a new restaurant in San Clemente featuring California Mexican cuisine. It is **South Nicks:** 100 North El Camino Real, 481 4545. Open for lunch and dinner. At this time, no reservations.

**Iva Lee's:** 555 North El Camino Real, San Clemente, 481 2200. Open for dinner. Will have jazz and special prix fix meals.

**Bayside:** 900 Bayside Drive, Newport Beach, 721 1222. Serving special prix fix menu from 5:00 p.m. with piano music.

**Las Brisas:** 361 Cliff Drive, Laguna Beach, 497 5434. A special menu with a special view 5:00 to 10:00 p.m..

**L'Hirondelle:** 31631 Camino Capistrano, San Juan Capistrano, 661 0425. Serving special meals for lunch and dinner.

**Café 207:** 207 South El Camino Real, San Clemente, 369 6304. A small restaurant with special menu and desserts. Open 5:00 to 9:00 p.m. Closed on Sunday and Monday.

**Vine:** 211 North El Camino Real, San Clemente, 361 2079. Special menu 5:30 to 11:00 p.m.

**El Adobe Capistrano:** 32891 Camino Capistrano, 493 1162. Special dinners designed for two. Served from February 11 to the 14th.

**Café Mozart:** 31952 Camino Capistrano, San Juan Capistrano, 496 0212. Special meals and desserts 5:00-10:00 p.m.

*Remember, we also have very fine hotels with excellent restaurants in our area: Ritz Carlton, St. Regis, and Montage. Happy Valentine's Day! Enjoy it with the special person in your life. Bon appetite, Carol Yocom*



MONARCH VETERINARY HOSPITAL

**Glenn S. Craft, DVM**  
Hospital Director

31271 Niguel Road, Suite E  
Laguna Niguel, CA 92677  
(949) 443-1466 Fax 443-1467  
email: DrCraft@MonarchVet.com  
www.MonarchVet.com

*Serving Niguel Shores Since 1996*



GENERAL CONTRACTING  
LIC. #B512687

P.O. Box 38  
San Clemente, CA 92674

Bruce Young  
(949) 492-1409

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



## *To the Editor:*

A two story garden home remodel is underway on Colima Bay, against the wishes of surrounding home owners. Several points about this remodel are disturbing, which the entire community should be aware of:

1. The original homeowner does not even live on the street.
2. The NS HOA fought to uphold the desires of everyone on Colima Bay and surrounding streets, to prevent the two story remodel from happening, yet the homeowner sued the HOA, which apparently resulted in approval of the remodel because the project is underway.
3. The home owner showed complete disregard for actual residents on Colima Bay, by developing a two story house that invaded the privacy of surrounding home owners.
4. The records are “sealed”; no one is allowed to know the details about why this project was approved, or what loophole was used. Because the records are sealed, there is no factual evidence that this loophole has been closed.
5. A vote was taken to empower the board with the ability to prevent similar situations in the future, but this vote did not receive enough “**Yes**” votes to pass.

I believe that as a homeowner in this neighborhood, residents should have the right to review all records associated with any litigation against the HOA. We all love Niguel Shores, but this situation is unacceptable. It is an example of personal greed and complete disregard for the community. We as homeowners must work with the board to close this loophole, somehow, and change the original CC&Rs. Otherwise, this situation could happen to someone else in the community.

—Brit Bohn

## *To the Editor:*

As another effected homeowner who recently purchased my home under the assumption that our CC&Rs would not allow the building of second stories in our tract, I am greatly disappointed with the unfolding events. I am not a lawyer but when purchasing my home, the CC&Rs seemed pretty clear to me that the Atlantic Garden home tract does not allow second stories as these homes are valued for their privacy, natural sunlight and gardens. This was why we purchased our home here in the Shores. The value of our home has assuredly declined with this new remodel that now overlooks our yard, bedroom, living room and dining room.

We all need to be involved in making sure that our CC&Rs are amended so this does not happen to others. Are we not all in agreement that it is the original intent of the CC&Rs that we want to uphold rather than allow for loophole finding to become the norm? We are all already struggling with maintaining our home values in this economy. We need to work together as neighbors and a community to close this loophole and not allow for other home values to decline in order for the few privileged to reap the benefits.

I think that when the last ballot went out, it did not clearly state the intent of the new rules. When I read through them, it appeared to give the sitting board more power which is great if the board is one that wants to uphold the original intent of the rules. But what would happen if we get a future board that does not feel this way? Maybe a Q&A session is needed with the community to get the ballot back out and passed successfully.

—Katherine Scheer

## **Comment:**

The Association entered a legal dispute with the owner of the Colima Bay property as a result of the owner’s request to modify their building envelope. The parties reached a settlement agreement and one of the conditions of the agreement was that all stipulations of the settlement would not be made public.

The CC&R’s allow the Architectural Committee to adopt supplementary rules to support the original architectural guidelines under the CC&R’s. As a result of the above case, the Board of Directors, on behalf of the Association, recently held an election to amend the wording in the CC&R’s. The amendments would further solidify the authority to maintain supplementary rules per individual tract. The election results were disclosed last week and showed the membership did not vote to pass these amendments.

—Board of Directors

*In Memoriam*

*Dorothy Ann McLaughlin*

*January 2012*

*Resident of Capstan*

*Past member Women’s Club*

## Compassionate Care at Home

- Senior Care • New Moms
- Recuperative Care • Continuing Care



Home Helpers provides non-medical and personal care — wherever we're needed!

- Grocery Shopping
- Transportation
- Errand Services
- Light Housekeeping
- Companionship
- Meal Preparation

Caregivers are bonded and insured.

Our flexible care plans are tailored to fit your needs and budget.



Making *Life Easier*

**1-949-218-6706**

[www.HomeHelpers.CC](http://www.HomeHelpers.CC)

Each office is independently owned & operated.



**BEACON CARPET CLEANING INC.**

**949-496-6079**

**FAX 949-367-0633**

[www.beaconcarpetcleaning.com](http://www.beaconcarpetcleaning.com)

Ken Rogers

Linda Rogers

An IICRC Certified Firm • Better Business Bureau  
ASCR Member • Licensed - Bonded - Insured  
Charter Members Host® Professional Cleaners Association

- Truck-mount steam and Host® dry extraction carpet cleaning systems
- Area Rug Cleaning
- Tile and Grout Cleaning and Sealing
- Upholstery Cleaning
- Water Damage and Restoration
- [www.beaconcarpetcleaning.com](http://www.beaconcarpetcleaning.com)

## NIGUEL SHUTTLE

**Non - Stop Transportation Service**

**Guaranteed lowest prices**

**(Prices for one or two Passengers)**

**J.W. \$ 55.00 L.A.X. \$95.00 San Diego \$100.00**

**Phone # 949 - 249 - 1751**

**T.C.P. # 9354 - P**

## TOP DOG CONSTRUCTION CORP

Specializing in Residential Remodeling & New Construction

David Bunevith  
Owner



- Custom Homes
- Room Additions
- Kitchens
- 2nd Story Additions
- Complete Home Remodels

[dave@topdogconstructioncorp.com](mailto:dave@topdogconstructioncorp.com)  
[www.topdogconstructioncorp.com](http://www.topdogconstructioncorp.com)

Cell: 949-295-1064  
Fax: 949-489-1063

(949) 661-8985

Lic. No.  
553968



Tracy Bovee, Owner

33132 Acapulco Dr.  
Dana Point, CA 92629

Bonded  
Liability Insurance  
Workman's Comp.

Steve Weiser, MBA

Lic.#01295856

(949) 291-7800

[steveweiser@realtyexecutives.com](mailto:steveweiser@realtyexecutives.com)

*Exceptional Service, Market Knowledge & Results*



Proudly Serving

Dana Point, Palm Springs, Palm Desert, La Quinta

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

## NEIGHBORHOOD ADS

**Rental:** Private Niguel Shores Rental w/ Ocean, mount, lights, g/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.

**Mailing Job:** 50 Hours per Month Mailing Job—Flexible hours, pleasant environment, \$10/hour. Need help for folding and stuffing mailers. Opportunity for light computer work (spread sheet) Call Jack (949) 500-3460.

**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.

**Rental:** Niguel Shores: Looking for long term lease. Fantastic Ocean View! Single level end unit, 2 bedroom/bath and office. Clean, freshly painted with new flooring. \$3,650 monthly (949) 285-1050.

**Wanted:** Used, sturdy bakers rack for use outside. Call (949) 443-2911.

*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)*



BRAD & JUDY BRANDMEIER

**BEACON PRINTING**  
SERVING BEAUTIFUL DANA POINT SINCE 1980

24681 LA PLAZA STE. 125 · DANA POINT, CA 92629  
949-661-3877 · FAX 949-240-3382  
beaconprinting@sbcglobal.net

## IN THIS ISSUE:

Activities .....	8
Board Action Summary .....	3
Calendar .....	(insert)
Carol's Cuisine Corner .....	12
Clubs .....	6
Committee Reports .....	5
Directory .....	(insert)
Helm .....	1
Meet Your Neighbors .....	10
Neighborhood Ads .....	15
Recreation .....	5
Sports News .....	9
Travel Tidbits .....	4
Wellness .....	11

**Michael Wright**

General Contractor  
Lic. B643536

michaelwright1945@cox.net  
oscardagwood@cox.net  
michaelwrightgeneralcontractor.com

P.O. Box 1254  
San Juan Capistrano, CA 92693

T: 949-248-9821  
C: 949-887-1415  
F: 949-248-8942

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



# BEACH CURRENTS

## SEASHORE NEWS REAL ESTATE REPORT BY CONNIE MCKIBBAN



JUST LISTED BY CONNIE



33611 BRIGANTINE DRIVE ~ PANORAMIC OCEAN VIEW BROADMOOR HOME



JUST LISTED BY CONNIE



JUST SOLD BY CONNIE

33711 WINDLASS DRIVE ~ BIG OCEAN VIEW

23792 HOBART BAY ~ BEACHSIDE GARDEN HOME

### \*2012 REAL ESTATE UPDATE FOR NIGUEL SHORES\*

12 HOMES CURRENTLY FOR SALE - PRICED FROM \$629,000 TO \$6,899,000

3 HOMES CURRENTLY IN ESCROW - PRICED FROM \$699,900 TO \$895,000

4 HOMES SOLD IN 2012 - PRICED FROM \$575,000 TO \$1,900,000

\*(PER MULTIPLE LISTING SERVICE AS OF 1/19/2012)\*

## CALL CONNIE - (949) 234-5660

### NIGUEL SHORES SPECIALIST

#1 IN SALES IN NIGUEL SHORES SINCE 1991 - #1 IN SALES FOR MONARCH BEACH & DANA POINT!

TOP 1% IN SALES FOR PRUDENTIAL CALIFORNIA REALTY

[WWW.SELLINGHOMESALONGTHECOAST.COM](http://WWW.SELLINGHOMESALONGTHECOAST.COM)



*Please call Connie for a free market analysis outlining the current value of your home, a tract floorplan for your model, or for information regarding home loans and refinancing, termite companies and any other related real estate information.*

An independently owned and operated member of The Prudential Real Estate Affiliates, Inc.

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