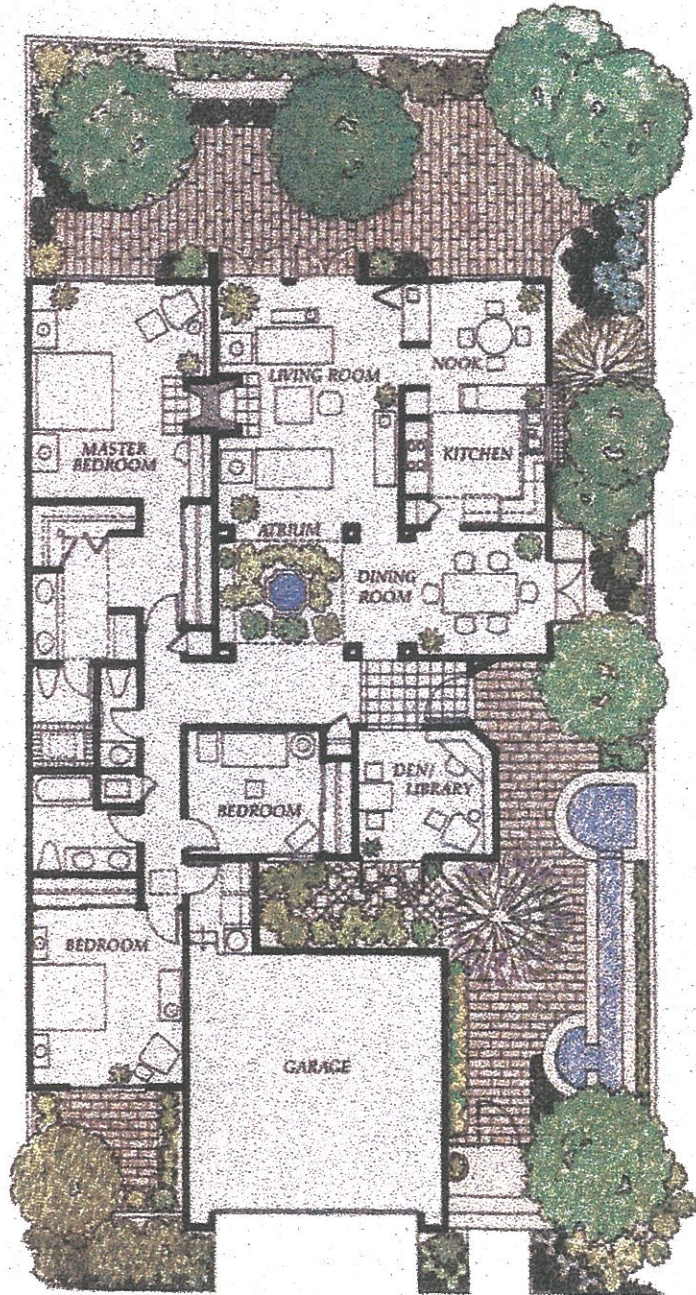
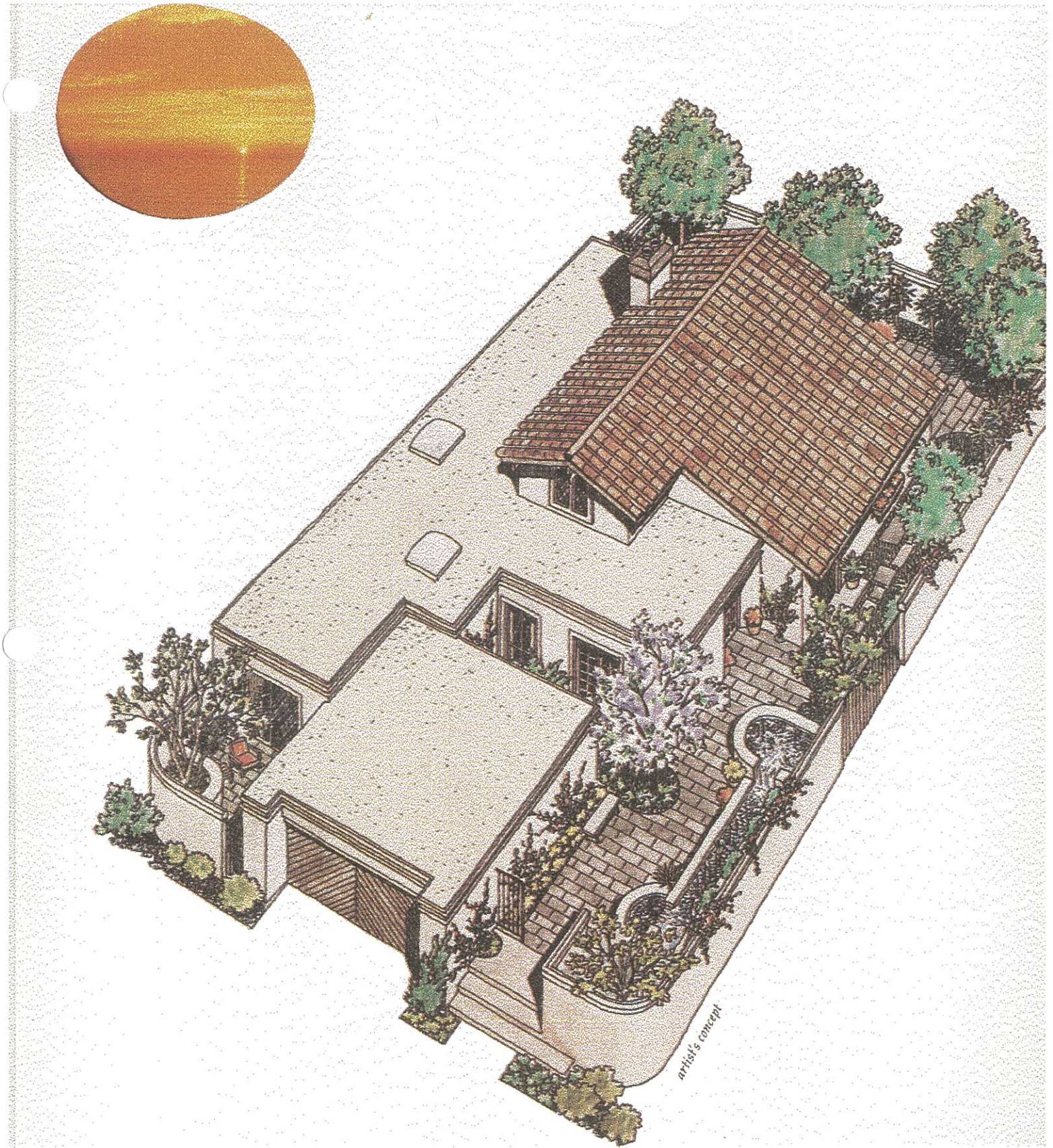


# Palermo

2103 square feet  
3-bedroom, 2½-bath, library, atrium



*Auco Community Developers, Inc. reserves the right to change specifications, plans, prices, or terms without obligation.*





Malaga



Capri



# COMMUNITY CENTER



## SEA TERRACE REC CENTER IS ON THE WAY UP!

Culminating months of joint planning by ACD and community residents, hard construction has begun on the Sea Terrace Recreation Center following final grading last month.

With the \$360,000 club serving Sea Terrace and Shores homes scheduled for completion in early 1973, residents are already enthusiastically planning for its use.

Construction was slightly delayed by the recent State Supreme Court decision requiring environmental impact statements, but all plans are now "go" for the major facility that will include swimming pool, volleyball and handball courts, indoor and outdoor meeting areas, playground and playfield, picnic area, firepit and additional tennis courts.

Plans for the center at Niguel Road and Stonehill Drive were drawn with assistance of the recreation committee of the Niguel Shores Community Association. Extensive landscaping throughout the four-acre facility will enhance the park atmosphere. Three pedestrian accesses will make the center easily reachable from all member communities.

**"HAD A GOOD TIME;  
HOPE YOU WERE THERE!"**

The message is obvious from these happy tots enjoying Laguna Niguel's recent Indian Summer Day. More candid reactions to the annual event appear on pages 2 and 3.



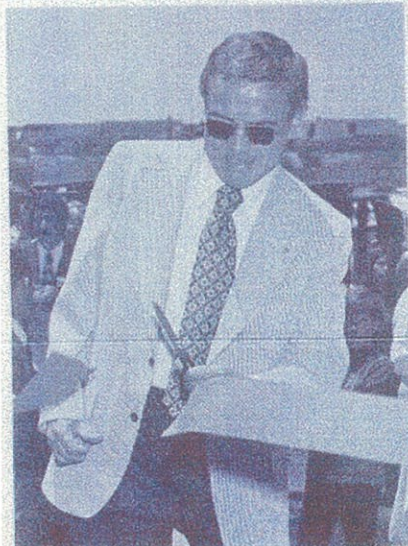
**"MANNING" A SHOVEL --** Turning the first spade of earth symbolizing groundbreaking for the Sea Terrace Recreation Center is Jan Oas, chairman of the recreation committee of the Niguel Shores Com-

munity Association. Ready to pitch in are Bob Baugh, association president (center) and Bill Stewart, ACD recreation and parks administrator.

## Shores Center Dedicated; Summer Programs in Swing



**GRAND OPENING CROWD** — Frank Mead, a chairman of the Niguel Shores Community Association serving as master of ceremonies for the opening, addresses residents who gathered for their first look at the new recreational facility.



**RIBBON CUTTING** — The community center was officially open for use when ex-POW Lt. Col. John Pitchford of Niguel Shores cut the traditional ribbon.

### NATIONAL AWARD

Issues of LAGUNA NIGUEL NEWS edited by Doris Walker during 1972 were named fourth best in the nation in the category "Best Special Interest Publication Edited by a Woman." The awards were announced by the National Federation of Press Women at its annual convention in Dearborn, Michigan, last month.

Ms. Walker had placed first in the California Press Women's contest, with each state's top winner going on to the national competition. Publications were judged on "overall journalistic standards, including writing, editing, makeup and typography."

With opening of the new Niguel Shores Community Center, a variety of summer activities have unfolded for the 1,000 families of the Shores and Sea Terrace. The club was dedicated last month during a residents' luncheon-open house with Lt. Col. John Pitchford, former Vietnam prisoner of war, handling ribbon-cutting chores. Frank Mead served as master of ceremonies.

The summer adventures offered by the club include a Treasure Island Summer Camp for 6 to 13-year-olds, with games, arts and crafts, hikes, "Olympics" competition, swimming and special trips combined in each of four two-week sessions. Youngsters are also being offered swimming lessons in the club pool and special Saturday activities.

A scuba course for those 14 and up will include pool instruction and a four-day diving adventure to Cabo San Lucas in Baja California. Another water trip scheduled for September is a 50-mile cargo trek into the wildlife refuge of the Colorado River.

Ten-week bridge sessions, group tennis clinics and slim 'n trim exercise classes have been arranged and a "for adults only" game night is offered each Tuesday evening.

The center also provides volleyball, handball and tennis courts, therapy pool and meeting and kitchen accommodations. "We feel the residents of these communities now have available to them some of the finest recreational facilities in the south Orange County area," Bill Stewart, recreation and parks administrator for Laguna Niguel, commented.



Dedication ceremony at the opening of the Niguel Shores Community Center (originally named the Sea Terrace Recreation Center) on June 13, 1973. The speaker is Bill Stewart, Recreation and Parks Administrator for Avco Development Company. The center was built by Avco.



# COMMUNITY CENTER

---



Niguel Shores Community Association  
Cordially Invites You  
to Join Us in the Celebration  
Of Our New Office

The "Unopen House"  
Will Be Held in the  
Community Center  
on  
Friday, June 29, 2007

Refreshments beginning at 3:00 pm  
Entertainment provided by the Camarata Strings

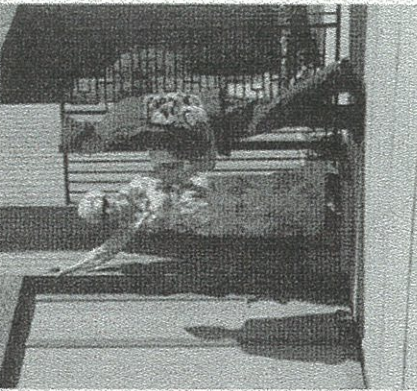
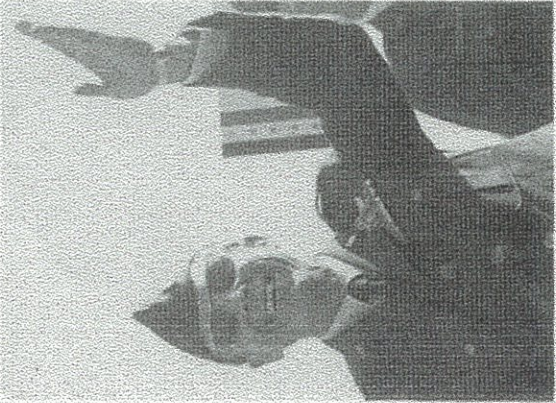
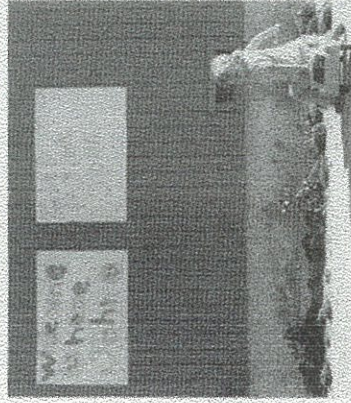
Please R.S.V.P. to [msr2@niguelshores.org](mailto:msr2@niguelshores.org)





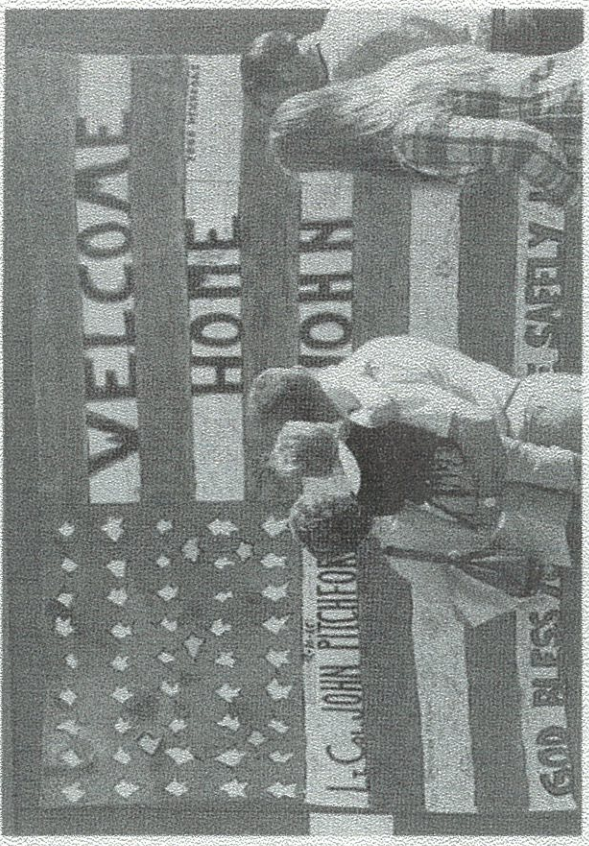


JOHN PITCHFORD  
WELCOME HOME  
LAGUNA MIGUEL



No longer just a shadow on the wall, John Pitchford is again a reality to wife Shirley, who had the joy of a bride greeting him and showing him his new oceanview home (above and left). He had never seen a picture of it.

While Shirley Pitchford wrote regularly to him during the seven last years, her first letter reached him only after five years. Four years of silence, then 14 short letters, since 1969 were all the communications she had from him until the phone call from the Philippines. Then, the excitement was



flag (above), which they affixed to the front of the Pitchfords' home. It was ceremoniously folded and presented to him later (left). The entire street bore hand-lettered banners and even the tubs sensed it was a special occasion for a special man.

Seth Potter expressed the residents' feelings at the official greeting. "We offer the most loving welcome we can give to a man who has returned after seven years of imprisonment." He shook Pitchford's left hand; the right arm, now being treated, was injured when he bailed out of his bullet-ridden F-100 aircraft on December 20, 1965 and became one of the first prisoners taken by the North Vietnamese.

The grateful veteran of 22 Air Force years told the 200 excited welcomers: "I don't really need all your kind words. Just seeing your smiling faces is enough. Thank you so much!" When he first touched down at March Air Force Base, he had surmised up seven years of his life in a five-word sentiment: "Freedom is a precious thing!"

**Photo-story by Doris Walker**

He had never seen his new home in Laguna Shores, and his neighbors had never seen him. But for returning prisoner of war Lt. Col. John J. Pitchford, it was the warm homecoming of a long lost hero.

Members of the community had handcrafted and autographed a large











# Niguel Shores celebrates center

Recreation facility that fostered 30 years of friendships and activities is Saturday's festivity focus

By DENNIS KAISER  
The Dana Point News

**B**ob Borland says that although the first Niguel Shores homes were occupied in 1970, the community wasn't born until its recreation center opened in 1973.



Bob Borland and Mary Crowl

"It's the hub," Borland said. Mary Crowl says the center has been the focal point for the neighborhood's residents to

come together in a way that makes it feel more like a small town than its gated streets and manicured lawns would suggest.

That's why, she says, Niguel Shores will celebrate the center's 30th anniversary on Saturday.

"And because we'll always find a reason to get together and celebrate in Niguel Shores," Borland said.

Although not open to the general public, motorists along

See CENTER, page 27

DANA POINT SINCE 1972, ONLY FROM THE ORANGE COUNTY

## CENTER:

From page 1

8/1/03

Pacific Coast Highway and Niguel Road will probably notice the 3 p.m. ceremonies on the lawn surrounding the recreation center.

At 4 p.m., passersby will hear the Santa Ana Winds Youth Band and at 5 p.m., Dana Point Library patrons may catch a whiff of the In-and-Out burgers that will be served.

Borland is head of the event's recreation committee. On Monday, he and Crowl, the community historian, talked about the role the recreation center has had in fostering the atmosphere in Niguel Shores, a place where, residents like Borland will tell you, neighbors are friends.

Borland and Crowl said there wasn't much of an atmosphere in Niguel Shores though until its developer, Avco Corp., built the recreation center.

"As soon it opened the Niguel Shores Woman's Club started meeting," Crowl said.

In a short time, a men's club was started as its counterpart. Golf and lunches were its first

activities and it has since hosted a variety of speakers and activities. Both clubs are still going strong, as are number of other groups that have flowered over the years.

The center has also served as the place where people go to pay bills, collect mail, pick up the local newspaper and engage in conversation.

"It is like our general store but without the merchandise," Borland said.

It is where the kid's parade has followed the neighborhood's many Fourth of July pancake breakfasts and flag raisings.

It's where a score of birthday, wedding and anniversary parties have been held. And it is where residents have watched each other's children grow up over the seasons of swimming in the pool or playing games on the adjacent grassy field.

"Our multi-purpose room has been used for just that, many purposes," Borland said.

However, the facility has apparently accomplished one key goal. It helped create an atmosphere in which a community could flourish and memories made.

While the center is credited for setting the stage, Borland said that ultimately, it has been the people of Niguel Shores that are responsible for its overall character. The residents, he said, have put in the time over the years to maintain their friendships and neighborly manners.

Crowl said positive atmosphere may have even helped Niguel Shores homes to not only maintain their value, but increase significantly over the years.

On Monday, Crowl displayed some documents stating home prices from the 1970s in Niguel Shores in the range of \$55,000. Then she said that a home on her block recently sold for well over \$1 million.

Crowl said thought that houses don't seem to go up for sale in the Shores as often as in other areas of the city. People who settle there, she said, don't want to leave.

Borland said he thinks it's because the relationships people have with each other in Niguel Shores are worth more to them than the money they might get from selling their homes.

NIGUEL SHORES 30 YEAR  
**CELEBRATION**  
IN-N-OUT BURGER  
AUG. 9, 2003  
Starts 3:00 PM  
**BIG BAND BURGER BASH**  
Tickets available in office

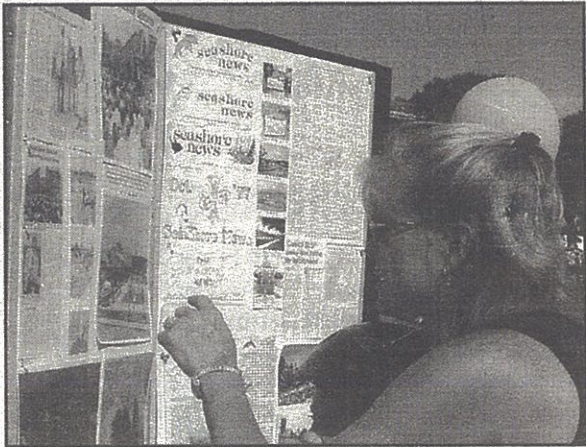
# Niguel Shores celebrates 30th

The Orange County Regi.

Thursday, Aug. 14, 2003

ANA POINT NEWS

10



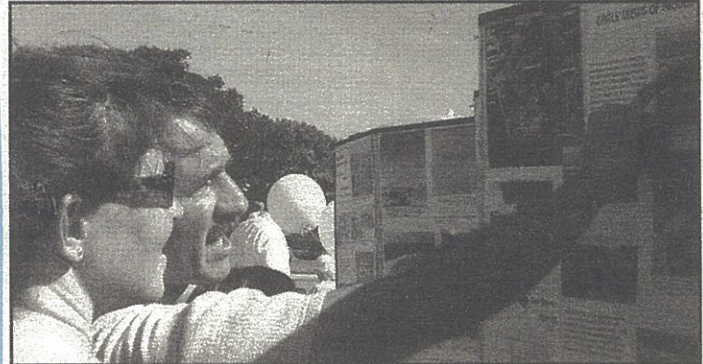
Photos by DENNIS KAISER/Dana Point News



Niguel Shores' earliest residents Pat and Jack Elder.



There were 500 In-and-Out burger lunches served from an 18-wheel kitchen on wheels.

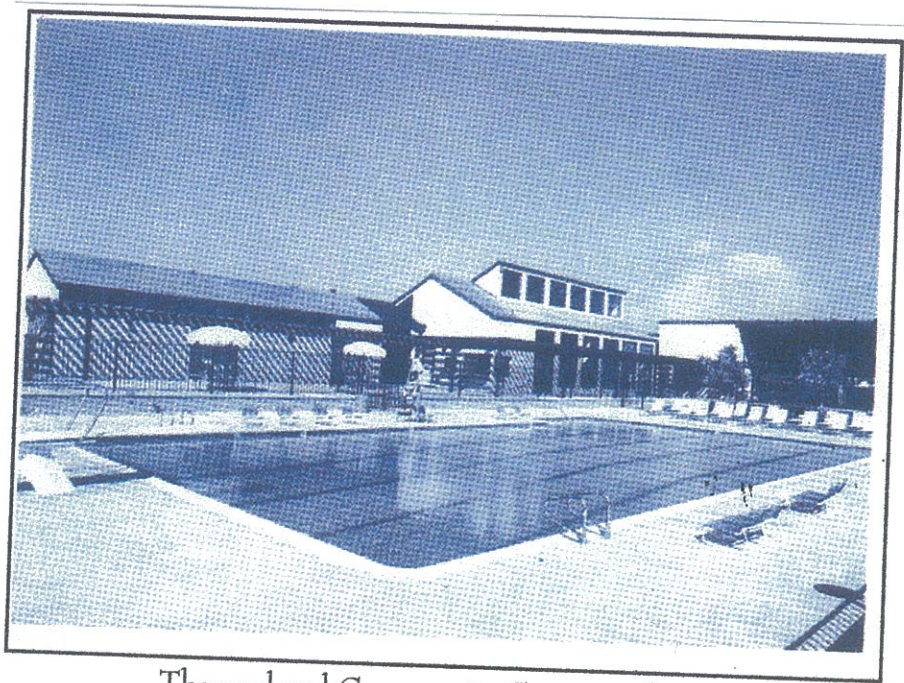


Mary Crowl's displays on Niguel Shores history draw crowds throughout the day.



Professor Fun Bob Borland speaks, above and one of the Rodgers twins swims with her family.

Niguel Shores residents turned out by the hundreds on Saturday for a celebration. The occasion was the 30th anniversary of its recreation center's dedication in July of 1973. The facility has acted as the focal point of the neighborhood that has earned a reputation for being a tight-knit community where neighbors are friends. The event featured ceremonies, live band music with the Santa Ana Winds Youth Band and a visit by the IN-N-Out Burger Wagon. There was also a program on the history of Niguel Shores.

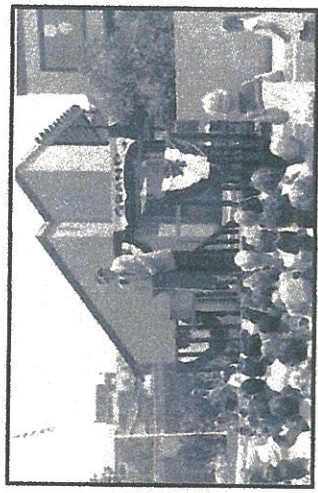


The pool and Community Center as shown  
on an Avco brochure in 1973



2003

**Niguel Shores Community Association  
30th Anniversary Celebration**

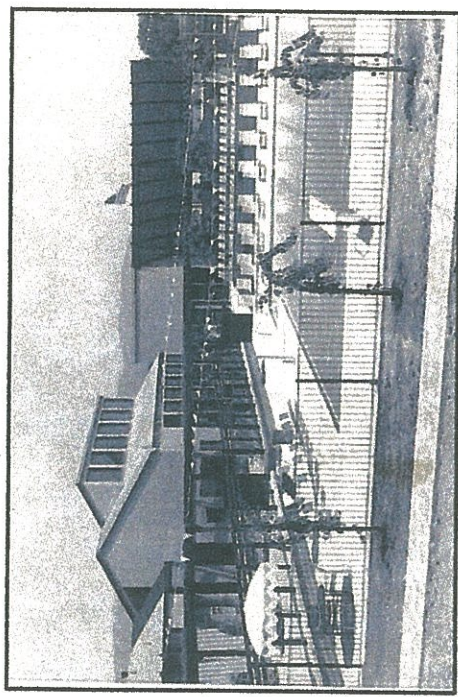


1973

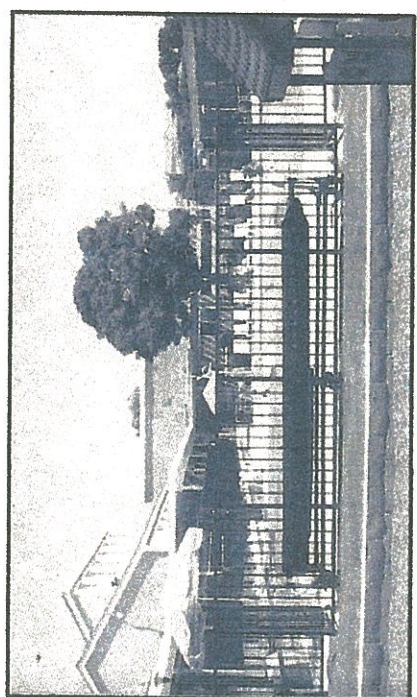


2003

**August 9, 2003  
3:00 p.m. Community Center Park**



1973



2003

### Brief History of Niguel Shores

The Laguna Niguel Corporation bought the 7200 acre Rancho Niguel and began developing Monarch Bay in the early 1960s. It was part of the master planned community named Laguna Niguel. In 1965 the Corporation purchased an 856 acre strip at the mouth of Salt Creek for \$10.5 million. The proposed development of our part of this area was named Niguel Shores. In 1970 AVCO bought controlling interest in the Laguna Niguel Corporation and continued developing Laguna Niguel until 1982 when most of its remaining holdings were sold to various developers.

The first part of Niguel Shores consisted of the 67 homes on the three streets just above the Community Center that were built by Richard B. Smith and called the Broadmoor Homes. These homes were available for sale in 1970. Shortly thereafter Shores Garden homes became available as did the newly graded lots in the custom homes area and on Breakers Isle.

The Berkus Homes, Sea Terrace I and Atlantic Garden Homes were being built during 1972, Sea Terrace II in 1974 and the Villas in 1976.

Articles of incorporation were filed on November 6, 1969. The first meeting of the first board was on March 6, 1970 at No. 3 Monarch Bay Plaza, headquarters of the Laguna Niguel Corporation. The first established annual assessment was \$402 (\$33.50 per month).

In November 1987, Niguel Shores voters were given a choice to join Laguna Niguel or Dana Point as an incorporated city. They voted to become a part Dana Point that was incorporated as a city in 1989.

The pool and office building in Niguel Shores were built early on but the Recreation Center was not built until 1973 and dedicated in July of that year. We celebrate the 30th anniversary of that event today...

### Program

Introduction - Bob Borland  
Chairman, Recreation Committee

Historical Notes - Mary Crowl

Early Days of Niguel Shores - Burr & Sue McKeenan

Present & Future of Niguel Shores  
Arnold Cordova - NSCA President

Special Presentation to  
Niguel Shores Earliest Resident Family

Display of Niguel Shores Historical Materials

Band Concert  
Santa Ana Winds Youth Band  
Bob Ward, Director

IN-N-OUT Burger Wagon  
Refreshments