

Seashore News



February 2016

Published Monthly by Niguel Shores Community Association

Issue 506

FROM THE HELM

In an effort to keep all informed concerning the ongoing lawsuit regarding the Breakers Isle revetment, I updated the community in the November SSN on the settlement that was reached between Orange County, Niguel Shores Community Association and the Breakers Isle owners. We are currently waiting for approval on the proposed rehabilitation of the revetment; hopefully a decision by the Coastal Commission will come within the next few months.

Update on the Community Vote in December 2013

As many of you remember, in December 2013 the community proposed and voted to approve an amendment to the Breakers Isle documents that would eliminate the Association's responsibility for maintenance of the slope from Breaker's Isle homes to the rock shore revetment, often referred to as the *Breakers Isle Slope*. But in January 2014, the court issued an injunction prohibiting the Association from recording or implementing the amendment. The court found that the amendment, that had been voted on and approved, was seen as unreasonable and arbitrary. So as the lawsuit progressed, the Board decided to retain a geotechnical engineer with extensive experience in "shore protection" for expert advice regarding the current revetment situation.

What did the expert find out?

Completing extensive research for the areas encompassing Breakers Isle, Custom Homes and the Shores Garden Homes, the expert obtained grading plans from the early 1960's that indicated prehistoric landslides lie within these

areas. Prior to any grading or homes being built in these areas, a buttress was placed over the landslide areas, stabilizing them to prevent future landslides. According to the obtained plans, the Breakers Isle Slope is near the end of the buttress that holds the prehistoric landslides in place. This information was NOT KNOWN prior to the Association vote.

Based on this important information, the expert recommended the importance of maintaining these areas in a uniform manner to prevent any potential problems in the future. It became clear to the Board that it would not be in the BEST INTEREST of the Association to turn over responsibility for the Breakers Isle Slope for individual lot owners to maintain.

Next Steps

On January 8, the Judge was asked to make a judicial determination about enforcing the voted/approved amendment to the Breakers Isle documents. Our legal team explained the new findings and expert's opinion to the Judge. The Judge issued a permanent prohibition (injunction) against recording and enforcing the proposed amendment to the Breakers Isle documents.

Summary

Finally, the Association will continue to maintain the slope. The plan to rehabilitate the revetment will proceed and we all hope to have approval of that plan in early 2016. As mentioned in the November SSN, the Board will keep all informed of the approval and plan status, which may include an Association meeting to view the approved Coastal Commission plans.

—Jeannie Sticher

A NEW ASSOCIATION BOARD

Congratulations are in order for the election of Al Glatt, Jeff Paige and Chip Stuckmeyer. Wait, you say? We were not aware of an election. Yes, there was an election this month for homeowners in the Sea Terrace Townhomes Association I. The above three Niguel Shores (N.S.) resi-

dents have volunteered to serve on this N.S. sub-Association which provides guidance for maintaining the beauty of those townhouses. So again, I say thank you for stepping forward to spend your valuable time to serve your townhouse owners.

Continued on page 12



Surterre Properties® IS EXCITED TO HAVE A FRESH NEW WEBSITE

Besides the new look and feel of the site, one of the key upgrades is the ability to do property **SEARCHES BY LIFESTYLE**. There are five lifestyle options to choose from: "AT THE BEACH", "ISLAND ESCAPES", "LUXURY LIVING", "EQUESTRIAN ESTATES" and "LIFE ON THE LINKS".

The "AT THE BEACH" lifestyle search consists of properties that are situated within Newport Beach, Laguna Beach and San Clemente. The close proximity to the beach provides beautiful scenery and endless activities, with many of these homes offering stunning ocean views.

The "ISLAND ESCAPES" option covers Newport Beach's exclusive islands while "LUXURY LIVING" represents premier properties with coveted amenities throughout Newport Beach, Irvine, Ladera Ranch, Laguna Beach and Newport Coast.

For the equestrians, expansive homes made for enjoying your favorite pastime are searchable within the "EQUESTRIAN ESTATES" lifestyle. Similarly, avid golfers can find their dream homes within close proximity to breathtaking golf courses by utilizing the "LIFE ON THE LINKS" feature.

BOB GINO IS EFFICIENT & DRIVEN

HE SOLD **7 out of 9** NIGUEL SHORES PROPERTIES BEFORE THEY WERE ON THE MARKET

STATUS	ADDRESS	BED/BATH	APPROX. SQ. FT.	LIST PRICE
Sold	33391 Cockleshell Drive*	4/3	2,267	\$1,700,000
Sold	33581 Marlinspike Drive*	3/2.5	2,674	\$1,499,000
Sold	33675 Flying Jib Drive*	3/2.25	1,510	\$1,327,500
Sold	23621 Verrazanno Bay*	3/2	1,930	\$1,259,000
Sold	23811 Cassandra Bay*	3/2	1,700	\$1,425,000
Sold	33512 Spinnaker Drive*	3/2.5	1,594	\$999,000
Sold	23672 Sidney Bay	3/2	1,528	\$940,000

*Represented Buyer

For more information on active and pending listings, please contact Bob Gino. This representation is based in whole or in part on data supplied by the Multiple Listing Service (MLS). The MLS does not guarantee and is not in any way responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activity in the market.

BOB GINO
Bringing Buyers & Sellers Together in Niguel Shores
C 949.584.9070
bgino@surterreproperties.com



PARKING THE WRONG DIRECTION

If you are driving down a street and decide to park in front of a home the wrong way you could get a citation with a fee attached, not a warning. The streets inside Niguel Shores are no different. In 2015, we began issuing “warnings” for parking the wrong way on our streets. We will now be issuing citations which could get you called in for a Board hearing and ultimately a fine. Please remember to follow the same rules of the streets inside Niguel Shores as outside of the community gates.

SMILE! YOU'RE ON OUR VIDEO CAMERAS

All residents and guests should be aware that there are cameras in many locations around Niguel Shores. They are generally located around the pool and spa area, office parking lot, gate entrances, beach bluff and along the bridge. These have helped protect our community in many situations and, if needed, can be turned over to local law enforcement.

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 17, 2016 at 7:00 p.m. This year the terms of Directors Steve Leonard, Bob Russell and Jeannie Sticher are concluding, so there are three (3) positions open for election. The term of office is two years and meetings are currently held once per month. If you, or someone you know, are 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 5:00 p.m. Tuesday, March 1, 2016.

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

WHAT MAKES A GOOD BOARD MEMBER?

Board members must pay attention and be willing to make hard, and often times unpopular, decisions. When owners agree to serve on the Board they accept the responsibilities that go along with the position. There is a serious commitment to time and to being accountable to the Association. Board members act on behalf of the whole

Continued on page 5

SEA TERRACE TOWNHOME ASSOCIATION II ANNOUNCEMENT

The **Sea Terrace II Annual Meeting** has been set for **February 23, 2016, at 7:00 p.m.** at the Niguel Shores Clubhouse. In addition to regular business, at this meeting we will elect officers to the Board of Directors of the Sea Terrace II Townhomes. Three positions are open for the 2016-2018 calendar years. A term is for 2 years. To be eligible for the Board, a nominee must be a Townhome owner.

The Board has formed a Nominating Committee to accept nominations. The members are: Joe Ross, Frieda Baskin and Joe D'Antony. If you wish to have your name placed on the ballot please call Joe Ross, at 949/248-1629 no later than 5:00 p.m., January 15, 2016.

We hope you will attend the meeting. This is a chance to meet current and potential Board Members, neighbors, review the budget, offer recommendations, and ask questions about living in Sea Terrace II.

If you have any questions please call 949/248-1629.

—Joe Ross – President of the Board of Directors

BOARD ACTION SUMMARY

JANUARY 13, 2016 BOARD MEETING:

(General Session)

ACCEPTED AND FILED:

- Financial Reports
- Delinquency Report
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes
from December 2, 2015
- 2016 Committee Member list
- Committee Chair for AC, Communications,
Finance, Landscape, Maintenance,
Recreation and Rules Committee
 - Annual Meeting Timeline
 - 2015 Disposition of Assets
- AVS proposal for election services/
serve as Inspector of Election
- Replacement of pool heater
- Replacement of picnic tables at beach bluff
 - 2015 Street Project change order
- Move to take immediate action regard-
ing update to litigation disclosure
- Update to litigation disclosure statement

DISAPPROVED:

- Appeal of View Preservation – palm tree removal

APPEAL / MEETINGS / PRESENTATIONS:

- Removal of palm trees

REVIEWED/DISCUSSED:

- Cabrillo slope rendering
- Custom Homes tract architectural guidelines
- Resident correspondence
- Manager's Report

TABLED/CONTINUED: none

JANUARY 13, 2016 BOARD MEETING:

(Executive Session)

ACCEPTED AND FILED:

- Executive Session Committee Minutes

APPROVED:

- Executive Session Meeting Minutes
from December 2, 2015
- Signed IDR agreement
- Authorization to file ADR
- Authorization for legal to file complaint
against delinquent account

DISAPPROVED: none

HEARINGS / MEETINGS:

- (11) Overnight Parking: Rule 6405
- (1) Operating motorcycle in an unsafe
manner: Rule 6213 and 6430

REVIEWED/DISCUSSED:

- Legal correspondence
- Delinquency reports

TABLED/CONTINUED: none

NOTE: *The NSCA Board of Directors meets the **2nd 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 and Executive Session agendas for the next Board Meeting will also be posted on the Friday prior to the next meeting.

REMINDERS: THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON WEDNESDAY, FEBRUARY 10, 2016

community and members who do not have that vision can end up being the Association's worst nightmare. Boards, in order to be successful, have to be able to step back and see the "big picture". They have to be ready to make the tough decisions and to support the decisions of the majority of the board after the votes are taken. Some of the key traits of successful, productive boards are:

- Good Board Members have read their governing documents.
- Good Board Members are prepared for the board meetings.
- Good Board Members are professional in their dealings at all times.
- Good Board Members act in good faith and do not promote personal agendas.
- Good Board Members keep confidential information confidential.
- Good Board Members welcome and participate in education and training.
- Good Board Members think before they act.
- Good Board Members set overall policy and let management and staff implement those policies.
- Good Board Members constantly seek ways to improve effectiveness.
- Good Board Members are fair and consistent and don't selectively enforce.

- Good Board Members understand the value of professionals and listen to them.

Being a board member can be frustrating at times, but it may also be one of the most rewarding ways you will find to volunteer your time. If you are interested in running for the board or would like more details about the responsibilities of a board member, please contact me at mmiller@niguelshores.org or a current board member.

OFFICE CLOSED

The management office will be closed on Monday, February 15 in observance of President's Day. In the event that you need immediate assistance during the time when the office is closed, please contact the patrol service at the gatehouse for direction.



*Wishing All of You a Very
Happy Valentines Day
from the Niguel Shores Staff.*

—Marla Miller

In my many years I have come to the conclusion that one useless man is a shame,
two is a Law Firm and three or more is a Congress.

— John Adams

A NOTE FROM THE EDITOR

Many Niguel Shores residents mentioned to me that the article in the January *SSN* on the history of Dana Point was very informative and gave them a better understanding of the area we live in. I would like to direct you to another site on N.S. history that is easily accessible to all residents. I am referring to the history of Niguel Shores which can be found on the N.S. website.

This excellent history, written by the previous editor of the *SSN*, Mary Cowl, can be retrieved by clicking on the link at the top of the N.S. web page entitled: Niguel Shores Development. You will enjoy reading how this exceptional Niguel Shores came to be.

—Karl Kuhn

IN MEMORIAM

Miguel (Mike) Pla

January 2016

Resident on Bothnia Bay

A member of the Men's Club

COMMITTEE REPORTS

LANDSCAPE

January/February To-Do List:

1. Plant Bulbs you've stored or bought.
2. Continue to plant cool-season color—pansy, snapdragon, viola, cyclamen, and sweet pea.
3. Plant spring-summer perennials: delphinium, foxglove, dianthus.
4. Prune roses now. Seal cuts on branches thicker than your thumb. Redefine watering basins. Apply organic fertilizer, then cover with ½-2" layer of compost or mulch.

—Bill Walkup, Landscape Committee



Foxglove

RECREATION

Thank you to Kathy Samuel for starting our contest of Holiday Lights. It added to the brightness of our community. I am sure more lighted homes will be added in the coming years. Congratulations to all the winners who had the highest percentage of lights in their perspective group; **Windward Dr...Abalone Dr...Spinnaker Dr...Colima Bay...Breakers Isle...Brisbane Bay/Montego Bay...Gourami Bay/Faeroe Bay.** Look for the GOLD BOW on the end of your street next year for the winners.

Saturday, February 6, 1 to 3 p.m. Chili Cook Off. beside being a judge and tasting, you can enjoy watching a movie (Little Giants) in the clubhouse. Check out the flyer and website for all the details. Come, enjoy the tasting or have the fun of making an entry.

Saturday, February 27, join us at 6 p.m. to watch Star Wars IV A New Hope in the park. (If the weather is bad it will be in the clubhouse.) Popcorn and water will be provided.

Look forward to the St Patrick's celebration next month. The Recreation Committee hopes to see you at all the events.

—Carol Yocom

POTLUCK

WHEN: Sunday, February 21

WHERE: Niguel Shores Clubhouse

TIME: 6:00 p.m. Social; 6:30 p.m. Dinner

Many old friends got together for potluck in January and we all had a good time. We hope some old and some new Potluck Lovers can join us and spread the love on Sunday, February 21.

Please bring \$1, your table service and a beverage of your choice. You are also asked to contribute a main dish, salad or dessert to share for our delicious buffet. Former attendees will receive an email invitation and we would like to have your reply by Wednesday, February 17.

If you are new to Potluck, we would love to have you join us. Please call Ann Christiansen at 248-1962 or Irene McDonald at 481-3035. We would be happy to take your reservation and answer any questions you may have.

—Irene McDonald

TRAFFIC & SAFETY

I would like to start by briefly reminding everyone to ensure that they shouldn't leave valuables inside their cars when they are parked and left for even a minute. The general trend of car clouts, in the last few years, is to not force entry into a vehicle that is locked. So taking valuables with us, and then locking our cars is a smart precaution. The reason I mention this is that for the past several months we have received reports of at least a couple of vehicles a month being ransacked and property taken. There is no identified pattern or description of any suspects at this time. However, should anyone see people, seemingly without rhyme or reason, trying door handles on parked cars call our deputy sheriffs and alert them.

Hoverboards:

For many of us we first saw a *hoverboard* in the movie *Back to the Future* and it was operated by Michael J. Fox who used the levitating skateboard device as a mode of transportation similar to a *Segway* human transporter. This idea seemed like a great opportunity, and since that time, enterprising manufactures have been developing a host of self-balancing

COMMITTEE REPORTS



Hoverboard

platforms with two wheels that are electronically propelled. This could facilitate transportation from one location to another nearby location without the operators having to exert themselves. These devices initially proved to be popular in England and with students primarily attending east coast colleges. However, their safety has continued to be questioned. Since their introduction in England they have been temporarily banned, and their use has been stopped or curtailed at many of the universities on the east coast. It seems that stability in close quarters and uneven surfaces are major safety concerns. Just recently, the coach of the Carolina Panthers issued an order forbidding his players from using these devices.

I recently spoke with an old time surfer who described this platformed device as a skateboard that travels sideways. Without doing much research he bought his teenage son one as a gift. Of course the young man was thrilled, but only momentarily. The family soon learned that the son was too young according to the new law to operate the device in a public place. It seems that for the next two years he is going to have to be content operating his *hoverboard* inside his house or go to a private property.

Effective January 1, Assembly Bill #604, went into effect and technically legalized Electrically Motorized Boards (EMBs). They aren't *hoverboards* as they don't levitate. Briefly, the new law set standards for the EMBs and operators: It is quite clear now that all operators of these boards must be at least 16 years old and wear a bicycle helmet (Section 21291 Cal V.C.); The speed limit while operating EMBs is 15 MPH; They may not be operated on a roadway where the speed limit is greater than 35 MPH; if they are to be operated during hours of darkness the operator must have or wear a white light in front that is visible 300' and a red light visible 500' feet to the rear, in addition to two white or yellow lights visible 200' to either side.

Note: our rules and regulations prohibit the use of devices such as EMBs from being operated on our sidewalks, common areas and walkways.

The state Fire Marshal's office has issued warnings regarding EMBs or Self Balancing Scooters, and their potential to burst into a fire. It appears that the prime time of concern is during the period when the batteries are being charged. They suggest that the charging phase be monitored during its entirety.

I suggest that the entire warning by the marshal be reviewed before storing the device.

Drones:

Drone activity is expected to pick up in the next few months and several folks have asked about restrictions on this activity that has the potential to pose a safety issue and become an annoyance. Contact with a flying drone can well cause a serious injury to a person or damage to a property. Some laws reflect that a property owner has a right to airspace a certain height immediately above his property but other decisions counter that. The final authority on the topic, for the time being, is the Federal Aviation Administration (FAA). To ensure for the best possible control of drones all must be registered with the FAA by February 16, 2016. The FAA requires commercial drone users actually have a pilot's license, and places careful restrictions over them. However, for the recreational drone users they require that they must use common sense and follow safety guidelines which restrict flights to below 400 feet, keeps the device within line of sight of the operator and not fly it over unprotected people or cars.

—Tim Murphy

WWW.NIGUELSHORES.ORG

Lots of information about what's happening in our ever busy community can be found on our website this month. Curious to know which streets won the *1st Annual Niguel Shores Holiday Lighting* contest, check out our website. Want to know what the NSCA Board will be discussing in February, check out our website. Did the New Year bring any changes to your guest list as far as service providers?? Check out our website at www.niguelshores.org to make those changes.

You can also find a schedule of events that are happening at our Dana Point Library directly across the street. The Children/Teen Librarian, Maggie has a wonderful variety of programs for children, tweens and teens. All the details can be found on our website and in this SSN.

As usual, you will also find out about events happening right here in the Shores. I am excited about the *Chili Cook-Off taking place on Saturday, February 6th from 1 to 3pm*. Details on how you can participate are posted on the web. Also, if you are interested in attending one of the monthly Sunday evening potlucks in the clubhouse, information can be found on our website as well as right here in the SSN. There are so many ways for you to get involved, so please check us out at www.niguelshores.org.

Thanks for reading!!!

—Patti Staudenbaur

CLUBS

WOMEN'S CLUB

As we all know, we are in the midst of a five-year drought. Therefore, our speaker on February 11 will be the excellent speaker, Wayne Rayfield, President and one of the Board of Directors of the South Coast Water District. He will address the problems with the five-year drought, the outlook for our area and the state, what we have done to combat the results of this and what we still can do to alleviate our problems. This is a must see program.

In addition, Tina Fornadley is planning our going to *S.W. Barbeque*, in Irvine, for the *Chinese New Year Luncheon*, either the third or fourth Thursday of February. Details will follow.

Look for your e-mail invitation on Thursday, February 4. Please answer by noon on Sunday, February 7. You will be notified by email if it is your turn to bring a salad for 10-12 people. The luncheon fee is \$3 for members and \$5 for guests.

For information on joining the Women' Club, please contact Marian Kennedy at rgkmek@yahoo.com or Gloria Weintraub at rdabook@cox.net.

—Ginny Nevitt



Christopher McCarthy & Berenika, D.P. Symphony



New Member
Sigrid August
with Lisa
Buckner

COASTAL SPRING

Niguel Shores Women's Club Home Tour

April 26, 2016 – 9:30-1:00 o'clock

Details to follow
Save the Date!!

MEN'S CLUB

Every discussion of our Men's Club must start with accolades for all who work together to make the club such a pleasure. Everyone takes turns cooking great breakfasts and organizing fun and exciting programs. Thank you to all.

We started 2016 by learning about the potential changes coming to our beloved Dana Point with a presentation by Ursula Luna-Reynosa, the Director of Community Development and a native of Dana Point. She gave a very informative presentation on the development projects that *are in the pipeline*. The list included many that we have watched unfold such as the Blue Lantern Café and the Craft House Restaurant that are on opposite sides of PCH near the north intersection of PCH and Del Prado. Of course, there is the more controversial Majestic Project, a Mixed Use Project of 109 residential units and 32,500 sq. ft. of commercial space. This project seems to be an item of intense focus in the petition titled, *The 2015 Town Center Initiative* (aka *Save Dana Point*), which we get to vote on in the June 7, 2016 election. When asked about this controversy, Ms. Luna-Reynosa recommended that we all become informed and avoid decisions based on hearsay. There is so much information that I am forced to give a web site references for those who wish to dig deeper. (<https://www.danapoint.org/modules/showdocument.aspx?documentid=16790>)

Parking spaces are another area of disagreement. Ms. Luna-Reynosa pointed out that some development possibilities are not financially viable due to the cost of parking (\$40K per space and \$60K underground). She advocated a shared parking (*Park Once*) approach to relieve these constraints and referred to a recent DP parking study. (see <http://www.danapoint.org/index.aspx?page=695>).

Concerning the Harbor renovations, she reminded us that this project is being addressed by Orange County and is in the process of finding finances. Many more were projects listed in the *pipeline*. (See <https://www.danapoint.org/Modules/ShowDocument.aspx?documentid=16502>)

CLUBS

On January 19, CW Gruenig introduced our guest speaker, Robert Ming, who gave us a fascinating insight into the political world of Orange County Development. Robert is the former Mayor and Councilman of Laguna Niguel and was a candidate for Orange County Supervisor and is now a partner with Quadrant Law Group.

He grabbed our attention immediately by promising to share what goes on behind-the-bulldozer between the developer and politician in the world of Orange County developments. He categorizes developers, based on how long they are committed to a community, as either *transactional* or *relational*. The first is in a community for one project and *has actually budgeted for political support for the project*, while the *relational* developer lives in the community, has multiple projects over a long time, and *tries to gain political support for the projects with each election*.

Then, Robert gave us insight into campaign contribution limits. In practice, *They do not matter*. He points out that the big guys get around campaign contribution limits by *moving money*, a practice of having influence-money that they have stored with their subcontractors (*moved* to a candidate's campaign or political support group). A public announcement like, *I never took one dollar from XYZ*, by a politician is a strong indicator that dollars have been *moved*. We should check for both direct money and influence money.

Fortunately, he gave us a quick way to analyze politicians. Instead of being made of *snips, snails, and puppy dog tails*, he uses POWER, PROFIT, and PRINCIPLES—that's what politicians are made of. He recommends that we use *these three P's* to try to understand the motivation of all politicians. Of course, most will be eager to claim that they are driven by principles.

He also urges us to get involved! When we really, strongly believe that a candidate is best for our country, county, or city, help them—form a support group, talk to friends and neighbors. That way, people, not big money, can control our governmental groups. One final, key gem from Robert is *Know the Why*. He urges us to watch the decisions of our politicians, and, when something is out of character, ask WHY? Keeping asking until you get a satisfactory answer.

—Jerry Allen

GARDEN CLUB

The garden Club met on Monday, January 18, the first meeting of the New Year. Members were treated to a wonderful lunch thanks to Carmen Murphy, JoAnn Webb, Grace Glatt, Gunjan Anand and Chris Daley.

Our esteemed President, Jerry Koppang opened the meeting with the treasurer's report, submitted by Karl

Kuhn, who protects every dollar the Club gets and makes sure he pays the taxes; yes, we have to pay taxes!

Jerry informed us of the Orange District Garden Club meeting that would educate us on the private gardens along the coast. The meeting is to be held on February 8, 9:00 AM at the St Gregory Episcopal Church in Long Beach. Interested members can car pool.

Francine Stout and Jerry Koppang (*below*) conducted a creative workshop using air plants.



Air plants belong to the species Tillandsia for those who have forgotten their botany! These plants live mostly symbiotically but can also be grown in shells, inside the cork you can get from your wine bottle and if you glue a magnet to the cork you have the plant on your refrigerator door. The plants grow well indoors and outdoors, require indirect sun outdoors, need to be soaked in water two to three times a week depending on the weather and humidity. Our thanks to Priscilla Agnew for providing the Tillandsia for the workshop.

To see for yourself how beautiful they can look check out the following website: www.airplantman.com. The air plant man happens to be a good friend of our son and is located in Santa Monica. Check it out and ask for Josh Rosen. And finally, with El Nino upon us, it is good to remember that God made rainy days, so gardeners can get some much needed housework done!

Our next meeting is Monday, February 15, where we will hear Monique Rea's talk entitled *Jewels of Nature, Hummingbirds in your garden*.

—Laks Sehgal

BRIDGE NEWS

We are glad to get back to our regular once a week bridge on Wednesdays. We have been enjoying having three tables at 11 o'clock and looking forward to having new people sign up to play each week. If interested, please telephone Helen at 496-4230 and we'll be glad to welcome you.

Our latest winners are:

January 6 . . . Lee Farrell, Jane Olson

January 13 . . . Ruth Ay, Sandy Youdbulis and
Mary Ann Theisen

January 20 . . . Lee Farrell, Sandy Youdbulis and
Doris Deal

—Helen Campbell

AFTERNOON PAGETURNERS

The Monday afternoon PageTurners' group will meet on February 22 and the Thursday group on February 25. Both groups meet at 1:00 p.m.

Our groups will be discussing *Go Set a Watchman* by Harper Lee. The book is a new novel by the author set two decades after *To Kill a Mockingbird*.

For more information about PageTurners contact:

Monday afternoons: Diane Hearne: dhearne476@gmail.com

Thursday afternoons: Lisa Buchner: lisabuchner@cox.net

—Diane Hearne

OREO BOOK CLUB

We met at the home of Norton Schwartz to review the recommendation of Lakshman Sehgal and Francis Ozimec of *Superpower* by Ian Bremer. The thesis of the book was that the United States cease bearing the burden of trying to influence the entire world and selectively cut back on its military and civilian support commitments and concentrate more of its resources on infrastructure. The author believes we should reduce support of NATO and regional trade agreements that, he believes, do not support our interests, but do keep our debt high. Some of the group felt this point of view was somewhat isolationist and not in keeping with our self-interest. Some felt the politics of the country limited our flexibility for change, with the militarism of the Republicans pushing for continued involvement in the affairs of other countries. Afghanistan, Iraq, the Ukraine, Syria and other areas of the world push for our attention and make it difficult to withhold our money and troops and still protect our interests and point of view.

—Norton Schwartz

**TILL ROOFING
COMPANY**
Roof Repairs / Re-Roofing
Residential & Commercial
Waterproof Decking
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



LIBRARY NEWS

The following is a list of programs and events for February 2016. All events held in the Community Room unless otherwise noted. Walk-ins welcome.

Toddler and Preschool:

Toddler Storytime. Tuesday, February 2, 9, 16, 23, 10:00 to 10:30 a.m. This event is for children 18–35 months accompanied by a parent or caregiver.

Preschool Storytime, Tuesday, February 2, 9, 16, 23, 10:30 to 11:00 a.m. This event is for children 3–5 years old accompanied by a parent or caregiver

Children All Ages:

The following events are for children of all ages with a parent or caregiver.

Pancakes and PJs: Saturday, February 20, 10:30 to 12:30 a.m. Wake up and join Ms. Kasey in her PJs as she reads fun stories and has a delicious brunch of pancakes and fruit! Wear your comfiest PJs to the library!

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

ACTIVITES

Special Fairy Tale Storytime. Saturday, February 27, 11:00 a.m. to 12:00 noon. Children and families will enjoy stories, songs and activities about snow.

PJ Storytime with the Sunshine Readers. Monday, February 29, 7:00 to 8:00 p.m. Walk-ins welcome. Your children will love the high energy and antics of the Sunshine Readers! Pre-registration not required.

Children School Age:

Homework Help. Mondays, February 1, 8, 22, 29, 3:30 p.m. and Wednesdays, February 3, 10, 17, 24, 3:30 p.m. This event is for students grades K-8 for free assistances from high school tutors on a first come, first served basis.

Read to a Dog. Wednesday, February 3, 3:00 to 4:00 p.m. This event is for beginning readers and is held in the Children's Area.

Kid's Club. Thursday, February 11, 4:00 to 5:00 p.m. This event is for school age children ages 5 to 8. This month will be an engineering challenge.

Tween, Teen:

Teen Time, Monday, February 8, 6:00 to 7:00 p.m. Ages 12-17.

Teen Advisory Board. Monday, February 1, 6:00 to 7:00 p.m. Teens, tell the library what you want. From books to programs, we want to know.

Teen Fandom Party: Saturday, February 13, 2:00 to 4:00 p.m. Teens ages 12-17, get your geek on and celebrate what you love. From Dr. Who to Fruits's Basket, we'll have activities for everyone.

Tween Scene, Thursday February 18, 4:00 to 5:00 p.m. Tweens ages 9-12, make your hearts dance in this hands-on science and candy activity.

Adults

Tea Time Book Club, Monday, February 22, 10:30 to 11:30 a.m. for tea and book chats. Bring your favorite cup for tea.

American Red Cross, Friday, February 19, 10:00 a.m. to 4:15 p.m. in the parking lot. Sign up at RedCrossBlood.org. Use sponsor code DFL. Identification is required.

Meet the Author, Saturday, February 20, 1:00-2:00 p.m. Meet local author Sharyn Jaeger. Her debut crime novel *Deadly Climax* is a mystery, thriller, and romance.

—Karl Kuhn

SPORTS

WOMEN'S GOLF

It was another perfect golf day with bright sunshine and cold air, just what we asked for in January of our brand new year of 2016. The game of the day was scramble. All would tee off, then the best ball would be chosen. The second shot was played from there and so on until the ball was holed out. All the holes were played in this fashion. There were two teams.

Winners:

Team 1 (Irene McDonald, Val Mitchell,
Marlene Lynch) 38
Team 2 (Pam Strayer, Liz Kelsch, Judy Boitano) 39
Closest to the pin on hole #6. Marlene Lynch
Closest to the pin on hole #8. Judy Boitano
Longest drive on hole #9. Marlene Lynch

Our day was complete when on hole #5 three deer gamboled across the course between the two teams. Then five more deer followed sedately. It looked like the adults were keeping an eye on the kids.

Next FunDay is Monday, February 11.

Please call Pam Strayer (499-4737) or Val Mitchell (582-8311) to be included or to cancel) Dues of \$15. are payable to Lee Sweeney (661-5924)

Joke time: *What are the four worst words you could hear during a golf game? "It's still your turn."*

Two women were put together as partners. One asked the other, "What is your handicap?" The second said 'Oh, I'm a scratch golfer. I write all of my scores down and scratch out the bad ones."

—Liz Kelsch 661-5802

FITNESS CLASS

Want a good workout in our own backyard?

At the Community Center, instructor Leslie Davis gives a complete low-impact routine, according to your specific needs. This class is ongoing for over 20 years.

Join us for stretching, good exercise and fun.

Monday, Wednesday, and Friday, 8:30-9:00 a.m. \$60 per month. Call Joan Beyer 496-1428.

While homeowners in these townhouses are knowledgeable about their sub-association many in the greater Niguel Shores community may be unfamiliar with this sub-Association.

This feature article is intended to bring everyone up-to-date. By the way, there is another sub-Association in Niguel Shores that will be pointed out later in this article.

Let's step back a little and throw a little N.S. history at you.

In the original plans for the Niguel Shores development there were specific areas designated for single, stand alone homes (Custom, Berkus, Broadmoor, and Breakers Isle), homes that were built on what are called zero lot lines (Shores, Atlantic Garden homes and the Villas). Then there were attached townhomes; homes from Capstan Drive to Marlinspike and down Windward (sub-Association I). and homes on the other side of Selva Road (Manta Court, Gourami and Faeroe Bay) part of sub-Association II.

As stated in the NSCA Rules and Regulation: Sea Terrace I and II were designed to have a mix of one- and two- story homes. These homes were designed and located as attached townhouses in sections of two and three houses per unit. The location and number of the

two-story homes with respect to the one-story homes was planned to optimize the views of all the townhomes. As the last sentence indicates view preservation is paramount to many homes in N.S.

In the two sub-Associations the number of townhouse owners is significantly different. There are 239 townhouse owners in sub-Association I and 77 owners in sub-Association II. As you know, in all elections within our community election results are official when a quorum of homeowners submit ballots for an election. Therefore, it is important for all homeowners to take a few minutes out of their lives to vote. (Does that sound familiar in this election year). The above election was for homeowners in sub-Association I. Sub-Association II is conducting it's election THIS month. See their election announcement on page 3.

There are other aspects of the townhouses that are different from the rest of the homes in N.S. For instances, since the townhouses are connected the front yards, many that are very small areas, are recorded under an easement to the Niguel Shores Community Association (NSCA) and therefore the landscape is maintained by NSCA. For Sea Terrace I there is no extra fee but the sub-Association II has a quarterly assessment charged for landscape maintenance.

The other major difference of these sub-Associations has to do with exterior painting. There are rules pertaining to the selection of colors that are allowed. As stated in the Rules—Homes in a two or three townhome unit must be painted the same base and trim color. Trim includes any decorative architectural elements. It is sub-Association policy to maintain an overall pattern of clusters of homes with approved colors to enhance the complete community. There is a fairly compatible variety of colors to choose from. Understandably, there is an additional assessment required by each sub-Association to cover the cost of painting. Homes are painted every 5 years on a rotating schedule, according to the street.

Each of these sub-Associations must abide by, as all Niguel Shores homeowners must, the Niguel Shores Community Association's Covenants, Conditions and Restrictions (CC&Rs) and rules and regulations enacted by the Niguel Shores Board of Directors, but they have their own By-laws.

I believe the variety of home designs within N.S., including the townhouses, has added to the attractiveness and desirability of living in our beautiful community. We have a great community.

—Karl Kuhn



**Unhappy with your
Stone, Tile or Grout's
Appearance?**

Resurface Your:

- Marble • Granite • Slate
- Terrazzo • Limestone
- Fireplaces • Floors
- Showers • Countertops

Residential & Commercial

(949) 582-3277

www.marblelife.com/orange

**Let Marblelife Bring
Your Stone Back to Life!**

Restoration: Re-Polish • Chip & Crack Repair • Scratch
& Stain Removal • Sanded Grout Restoration

Maintenance: Polish • Seal • Education
Maintenance Programs

*"Restoring & Maintaining the Natural Beauty
of Your Stone, Tile & Grout."*



BROKEN TILE
BEFORE AFTER

WAXES & CHEMICAL COATINGS
BEFORE AFTER

HOLES & CHIPS
BEFORE AFTER

STAINS
BEFORE AFTER

SCRATCHES
BEFORE AFTER

GROUT PROBLEMS
BEFORE AFTER

UNEVEN FLOOR
BEFORE AFTER

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

NEIGHBORHOOD ADS

Tennis Players Wanted: I am looking for some ladies to play doubles tennis. Mid-level player. Can be substitute player. I am available most Mondays/Tuesdays & Thursday. If interested call or text (949) 533-9854.

For Rent: 2 level, 3 bedroom townhome with partial oceanview for \$3,500/month. If interested please contact Becky (949) 290-8442.

Cole's Carts: Golf cart repair, service, additions, street legal registration, and more. Contact (949) 735-2969 or email at coleschamber@gmail.com .

Donations Wanted: Thank you Niguel Shores for the previous donations to Mother Teresa's Missionaries of Charity in Granada, Nicaragua. They work with abused girls & families in need. Donations, especially of warm weather clothing, in small adult & children's sizes are welcomed. Our community has already contributed computers & lots of clothes from our families. (Grandkids are a great source!) We'd be happy to pick up donations. Noreen Kukkonen (949) 248-2711.

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)

MONARCH VETERINARY HOSPITAL



*Merging Veterinary Excellence
With Compassion*
Glenn S. Craft, DVM

31271 Niguel Road
 Laguna Niguel, CA 92677
www.monarchvet.com
949-443-1466



TOP DOG CONSTRUCTION CORP

Specializing in Residential Remodeling & New Construction

David Bunevith
Owner

dave@topdogconstructioncorp.com
www.topdogconstructioncorp.com



TOP DOG

CONSTRUCTION CORP.

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

dave@topdogconstructioncorp.com
www.topdogconstructioncorp.com

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



Adorable

PET SITTING

Loving Care You Can Trust!

Janet Park

Phone: (949) 232-7479

- Dog Walking & Cat Care
- Overnight & Vacation Care
- Playtime, Pet Taxi, TLC
- Meals, Medication & More!
- 30 Min to 24 Hour Pet Care

Insured & Bonded

Member of National Association of Professional Pet Sitters

Your Pets Will Love Us!

Woof! Woof! Meow!

IN THIS ISSUE:

Activities	10
Board Action Summary	4
Calendar	(insert)
Carol's Cuisine Corner	14
Clubs	8
Committee Reports	6
Directory	(insert)
From the Helm	1
GM Report	3
Meet Your Neighbor	15
Neighborhood Ads	13
Sports	11

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



Carol's Cuisine Corner

February is Valentine date for romance, candlelight dinners, in other words, spending time enjoying a special dinner with that special person in your life. Here are some restaurants you may want to consider. Remember you must call for reservations in advance.

Anaheim White House (special Romeo and Juliet Menu)
887 S. Anaheim, Anaheim;
(714) 772-1381, Hours for this are different call to confirm.

Five Crowns (Romance meals)
3801 S. Coast Hwy.,
Corona Del Mar 760-0331,
Hours 5 p.m. – 9 p.m.

Raya (Seafood, traditional),
1 Ritz Carlton, 240-2000, D.P.
Hours 12 p.m. – 11:30 p.m.

Lucianas Ristorante (Italian)
24312 Del Prado D.P. 661-6500,
Hours 5:30 p.m. – 9 p.m.

Cannons Seafood Grill (Seafood, American) 34344 Golden Lantern;
D.P. 496-6146 Hours 4:30 p.m. – 9 p.m.

Stonehill Tavern St Regis
(American–new)
1 Monarch Beach Resort, D.P.
234-3378 Hours 5:30 p.m. – 10 p.m.

Brio Tuscany Grill (Italian)
24050 Camino Del Avion, D.P.
443-1476 Hours 4 p.m. – 11 p.m.

Casanova Ristorante (Italian)
33585 Del Obispo, D.P. 496-992
Hours 3:30 p.m. – 10 p.m.

Jacks Restaurant (American)
24462 Del Prado, D.P., 489-1903
Hours 5 p.m. – 9:30 p.m.

Savannah Chop House (Steakhouse)
32441 Golden Lantern L.N.
495-7107 Hours 4 p.m. – 10 p.m.

Iva Lees (Southern Cajon)
555 N. El Camino, S.C. 361-2855,
Hours 5 p.m. – 12 p.m.

Make that reservation and enjoy the romantic meal.

Bon Appetite! — Carol Yocom

NIGUEL SHUTTLE

Non - Stop Transportation Service
Guaranteed lowest prices

(Prices for one or two Passengers)

J.W. \$65 • L.A.X. \$120 • San Diego \$120

Phone # 949 - 249 - 1751

T.C.P. # 9354 - P

All fees included



Lantern Bay

INTERIORS & FLOORING

CA. LIC 787662

CARPETS VINYL WOOD FLOORING BLINDS WALLPAPER DRAPERIES UPHOLSTERY RUGS

Mike DeCollibus
STORE MANAGER
o: (949) 240-1545
c: (949) 633-3860

24662 Del Prado, Ste. 1A
Dana Point, CA 92629
www.lanternbayinteriors.com
mike@lanternbayinteriors.com

Serving Niguel Shores Since 1996



GENERAL CONTRACTING
LIC. #B512687

P.O. Box 38
San Clemente, CA 92674

Bruce Young
(949) 492-1409



Sage Systems & Services
DON DOBRENSKI

Computer Systems ∞ Software ∞ Networking ∞ Wireless
IT Troubleshooting ∞ Setups & Guidance ∞ Training

Microsoft Windows & Apple OS X

Microsoft Office (Word, Excel, Powerpoint, ...)

E-Mail (Outlook, Yahoo!, Google, ...)

Desktops ∞ Laptops ∞ Servers ∞ Routers

Anti-Virus ∞ Anti-Spam ∞ Firewalls ∞ Backup & Recovery

949-370-5871

Sage@Computer.org

~ Niguel Shores resident for over 17 years ~



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

MEET YOUR NEIGHBOR

Meet Your Controller Ivy Hsia

You probably don't recognize her from the photo and you may or may not even recognize her name, that's because Ivy Hsia, our Niguel Shores Controller, likes to keep a low profile. However, for the past 30 years, Ivy has overseen all the financial aspects of our community. Back in 1986, Ivy started her career here in the Shores, as a Junior Accountant. Obviously, things were very different in our community in those days. The facilities and the amenities were not nearly as well appointed, the office space was almost primitive compared to what we have now (who remembers the trailer??) The staff, both administrative and maintenance were far fewer in number. The difference in the way our finances were handled, also very different. In 1986, there were no computers, all of the accounting and financial tasks were done manually. Ivy has seen her role change from doing everything manually, with the help of an adding machine now and then, to using a PC, to today, where most of the financial and accounting tasks are done on line.

Ivy's job as controller is a huge one. She is responsible for all the financial and accounting aspects of our 900+ home community. Those responsibilities include all departmental budgets, all cash management, including investing and analyzing cash flow as well as predicting and forecasting for the needs of Niguel Shores. As the finances of our community have become more complex, so has Ivy's position. She went from, as stated earlier, Junior Accountant to her present role as Community Controller.

Ivy most certainly did not come to this position by chance, but rather by lots and lots of very hard work. That work began back in 1977 when she immigrated to the United States from Taiwan. Ivy was born and raised in Taiwan and when she was 22, the immigration laws and her sense of adventure, opened the door for her to leave Taiwan and follow her older sister to the United States. At first her trip was just a chance to see the world, however, shortly after arriving in Los Angeles, Ivy decided she needed to learn English and to fulfill her dream of obtaining a college degree. The opportunities to attend college in Taiwan were very limited and very competitive, especially for women. Shortly after arriving in Los Angeles, Ivy enrolled in an ESL (English as a Second Language) program at



Ivy, Cindy and Vincent Hsia

a college in Los Angeles. She worked hard and took advantage of every opportunity to learn English. She considers learning English the real turning point in her life in the United States. Once she gained some confidence in English she decided to take another shot at that college degree she always dreamed of, and in 1981 Ivy graduated from California State University Long Beach with a degree in accounting. Wasting no time, Ivy began her career in the accounting field, working at a variety of companies in both Long Beach and Los Angeles.

While Ivy was working on her education and her career, Ivy's husband Vincent, followed her to the United States where they were married and decided to purchase a home. Their search began in the Los Angeles area; however, they found the housing market way too expensive. They continued searching and eventually began to look in Orange County where they discovered the newly developing community of Irvine. They loved Irvine and the many housing options available there and decided to purchase their first home in Irvine. Eventually, they added a beautiful baby girl, to the family and they sold the home in Irvine and purchased a larger home in Laguna Niguel.

Ivy and her husband love to travel and as we spoke, she was preparing to embark on a trip to Costa Rica. They have been to South American, Japan, and back to China (30 years after she left). They look forward to seeing Europe, New Zealand and the Panama Canal. Ivy and Vincent are involved in the Chinese Cultural School in Irvine, where she volunteers teaching children about the Chinese culture and traditions. They also enjoy table tennis and spending time with their daughter Cindy, now 28. Cindy lives in San Diego and is studying for a career in Special Education.

Ivy thoroughly enjoys her position as Controller, she has wonderful co-workers, likes working with the Board and committee members and enjoys her interactions with the community. She is extremely grateful for all the opportunities she has had since coming to the United States. In the meantime, Ivy is usually at her desk in the Controller's office by about 8 a.m. and stays most evenings, well past 5 p.m. Very lucky for all of us, Ivy has no immediate plans for retirement!!

—Patti Staudenbaur

BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES BY **CONNIE MCKIBBAN**

JUST LISTED ~ IN ESCROW BY CONNIE



24172 VISTA D' ONDE ~ \$1,675,000

RECENTLY SOLD BY CONNIE



**23722 COLIMA BAY
(REPRESENTED SELLER)**



**33651 WINDLASS DRIVE
(REPRESENTED BUYER)**



**33485 DOSINIA DRIVE
(REPRESENTED SELLER)**

2016 REAL ESTATE UPDATE FOR NIGUEL SHORES

8 HOMES CURRENTLY FOR SALE - PRICED FROM \$829,000 TO \$6,100,000

2 HOMES IN ESCROW - LIST PRICE FROM \$1,348,000 TO \$1,675,000

4 HOMES SOLD IN 2016 - PRICED FROM \$895,000 TO \$4,100,000

PER MULTIPLE LISTING SERVICE AS OF 1/20/16

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 BERKSHIRE HATHAWAY HOME SERVICES CALIFORNIA PROPERTIES

WWW.SELLINGHOMESALONGTHECOAST.COM

CONNIE.MCKIBBAN@BHHSCAL.COM



**BERKSHIRE
HATHAWAY**
Home Services

California Properties

*Thinking of selling? I have buyers waiting for specific locations and types of properties in Niguel Shores.
Please call me if you might consider selling now or in the near future.*

An Independently owned and operated franchisee of BHHS Affiliates, LLC. CalBRE#00461898

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