

# Seashore News



August 2016

Published Monthly by Niguel Shores Community Association

Issue 512

## FROM THE HELM

It was great seeing so many neighbors, families and friends enjoying our annual 4th of July celebration here in Niguel Shores. I hope you will join me as I thank the countless number of volunteers and staff who made that celebration possible. Starting with the Men's Club Pancake Breakfast, which was organized again this year by Roy Dohner, the breakfast served over 500 people, proceeds going to support the Men's Club Scholarship Fund. Now moving on to Nancy Tinnes, who once again took charge of the Flag Raising Ceremony, Golf Cart Parade and Games in the park. Finally, thanks to Kathy Samuel, from the Women's Club who hosted the very popular hotdog lunch at the clubhouse. I am certain, that Nancy, Kathy and Roy will tell you that they were not alone on July 4, organizing all of those events takes people, lots of people, who are willing to step up and volunteer. Fortunately, there was no shortage of residents who were willing to participate. In addition to thanking our neighbors, I would also like to acknowledge our Niguel Shores Staff, who worked

especially hard on the 4th to insure that things ran smoothly. Special thanks to Jesus Lopez and his Securitas staff and George Cooley's maintenance team for consistently helping make this such a special community.

As a brief update, plans for the beach walk revetment are moving forward. The engineers for the County of Orange are working on plans to submit to the Coastal Commission for their review and approval. If you have been down to the beach this summer and wondered, *What happened to our beach?* I am sure you will agree this will be a very timely improvement.

Just as a reminder, with summer time here, there has been an obvious increase in traffic in our very popular community. Please watch your *speed* whether driving your cars, golf carts, bikes or skateboards; those are *our children, grandchildren and pets out there!!*

Enjoy our beautiful community.

—Art Staudenbaur

## INDEPENDENCE DAY 2016

Niguel Shores' July 4th celebration was a huge success! To start things off, our Men's Club prepared and served, with utmost teamwork, their traditional pancake breakfast accompanied by sausages, fresh fruit, juice and hot coffee to 520 famished folks. The nominal price goes toward the cost of the food, and more importantly contributes to an annual NS Men's Club scholarship fund honoring Dana Hills High School graduating seniors. In recent years, several Niguel Shores seniors have benefitted from these funds. Thanks gentlemen, for all your efforts and a great way to begin the festive day! A special shout-out to the Men's Club volunteers managing traffic control ... you're the best!



Continued on page 4

# NIGUEL SHORES | MARKET UPDATE JULY 2015 – JUNE 2016

## NEIGHBORHOOD STATISTICS

THERE ARE CURRENTLY

**four**

AVAILABLE LISTINGS

AVERAGE SOLD PRICE

**\$1,569,743**

**80**

AVERAGE DAYS ON MARKET

AVERAGE SQUARE FOOTAGE

**1,901**

### SOLD PROPERTIES

ADDRESS	BED/BATH	APPROX. SQ. FT.	SOLD PRICE
33902 Faeroe Bay	2/2	1,032	\$817,000
33972 Manta Court	3/3	1,607	\$845,000
33554 Halyard Drive	2/2	1,268	\$890,000
33616 Halyard Drive	2/2	1,044	\$895,000
33642 Halyard Drive	3/3	1,500	\$900,000
33632 Halyard Drive	3/2	1,262	\$917,000
24242 Porto Verde	2/2	1,620	\$1,005,000
23891 Danzig Bay	3/2	1,596	\$1,020,000
24125 Gourami Bay	3/3	1,764	\$1,030,000
24121 Gourami Bay	3/3	2,120	\$1,095,000
23781 Timor Bay	2/2	1,492	\$1,100,000
23822 Ionian Bay	3/2	1,596	\$1,130,000
23812 Ionian Bay	3/2	1,680	\$1,205,000
33841 Via Capri Avenue	3/2	1,963	\$1,225,000
23921 Danzig Bay	3/2	1,684	\$1,245,000
24172 Vista D Oro	3/2	1,963	\$1,250,000
23835 Bluehill Bay	3/2	1,700	\$1,280,000
33392 Padina Circle	3/2	1,556	\$1,295,000
23822 Bluehill Bay	3/2	1,760	\$1,300,000
23722 Colima Bay	3/2	1,415	\$1,320,000
33531 Binnacle Drive	3/3	1,853	\$1,375,000
23942 Amundsen Bay	3/2	1,583	\$1,425,000
33671 Crossjack Drive	3/2	1,500	\$1,465,000
33741 Windjammer Drive	4/3	2,232	\$1,475,000
33811 Via Capri Avenue	2/2	2,369	\$1,600,000
24172 Vista D Onde	2/3	2,104	\$1,650,000
24166 Vista D Oro	3/3	2,200	\$1,792,000
33485 Dosinia Drive	3/3	2,425	\$1,900,000
33651 Windlass Drive	3/4	2,376	\$1,915,000
23831 Salvador Bay	3/3	2,577	\$1,955,000
23712 Colima Bay	3/3	1,800	\$2,036,000
23742 Perth Bay	3/2	1,800	\$2,390,000
23561 Verrazanno Bay	3/2	2,300	\$3,375,000
33801 Mercator Isle	4/4	4,243	\$3,775,000
33811 Shackleton Isle	3/3	3,550	\$5,049,000

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

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## Rule Updates:

Last month I wrote about the fact that when you purchase in an Association you automatically are part of a community and have rules that must be followed. In addition to those rules, there are other documents that govern an Association; these documents are the CC&Rs, Articles of Incorporation and the Bylaws. The Rules are written and adopted by the Board and must not be in conflict with the governing law or any of these governing documents. We are currently updating the rules, however, the CC&Rs, Articles and Bylaws will not be revised.

You will soon receive an updated set of rules, which can be sent via US First Class mail or email. Requests for email documents must be submitted to the Association in writing. The updated revisions to the rules will be provided with redlines and strikeouts throughout the document. The Rules Committee has spent several hours going through the entire set of rules to determine which ones are actually rules, which rules may be unenforceable, what is an operating policy and what is an administrative procedure. The reason for this is that the Association Rules and Regulations should actually contain rules that must be followed by the members and can be enforced. Anything else should not be in the Rules document. The Board and legal counsel will have already reviewed the document. You will have an opportunity to review these changes and make comments. Once comments are received, they will again be reviewed by the Board prior to acceptance.

## Cheers to 30 Years of Dedication:

In the February Seashore News an article was written about Ivy Hsia, the controller here at Niguel Shores. Well it is now time to celebrate her!!! Ivy has been working at this community for 30 years and we would like to honor her with an Open House Celebration. The event will take

place on August 18 from 5:00 to 6:30 p.m. We would like to have anyone interested in attending, stop by and congratulate Ivy on this wonderful accomplishment. Cheers to 30 Years, Ivy!!!

## Fabulous 4th of July Celebration:

Wow!! Another terrific celebration and probably the most fantastic event of the year. The success of this event is due mostly to Nancy Tinnes. Let's all thank her so much as she organized and planned another wonderful 4th of July celebration for the entire community to enjoy. An event like this takes a lot of work and this wonderful lady makes it look so easy. Thank you again Nancy, everyone greatly appreciates your hard work.

While Nancy is the leader and organizer, this event would not be successful without many outstanding volunteers working hard to make this happen, so a special thank you should be extended to our volunteers including the Recreation Committee, Traffic Control Volunteers, Men's and Women's Clubs and any others I may have forgotten. They all had a part in making this another memorable 4th of July Celebration. In addition, I would like to express a special thank you to Securitas, maintenance and office staff for the excellent job in providing services and support for this event.

Last, but definitely not least, we should all thank Suzanne Enis (and her volunteers Judges) for organizing and judging the Parade Decorating Contest and Gary Tinnes who volunteered his time and talents to take pictures of all of the activities throughout the 4th of July celebration. The photos are posted on the website for your enjoyment.

If you have any questions, do not hesitate to contact me at the Management Office (949) 493-0122 or via email at [mmiller@niguelshores.org](mailto:mmiller@niguelshores.org).

—Marla Miller

### Pool Rules:

- Bathing suits required
- No food inside pool fence
- No animals inside pool fence
- Guests under the age of 18 must be with a resident over the age of 18
- FOB required for entry (no jumping the fence or using another object to open)

### Beach Bluff Rules:

- No charcoal or tabletop BBQ's
- No skateboarding/scooters
- Guests must be attended by a resident at all times
- Guest parking in top tier only, towing enforced
- Do not leave unattended items on tables

While the Men's Club cleaned up after the breakfast inside, outside the community center the venerable USMC Sergeant Major (ret.) James Harkins directed the Young Marines Color Guard to hoist **Old Glory** and our California Golden Bear State Flag. The flag raisings were accompanied by M.E. Banks singing our national anthem, and followed by a group recital of the Pledge of Allegiance. Our ol' faithful Uncle Sam and Aunt Samantha were once again in attendance for lots of photo ops, handshakes and passing out treats to all.

Once again we salute our local O.C. Fire Authority Engine Co. 30, who are always there for us to lead our Niguel Shores Patriots' parade. Over 600 residents and guests drove, rode, skated, biked, strolled and marched through our streets to throngs of flag waving spectators lining the parade route. Following Engine #30, 71 color-laden electric carts were competing in a *best-decorated* contest that was held this year, instead of our sand-sculpting competition, due to lack of sufficient sand on Strands Beach.

After the throngs of paraders returned to the community center, the activities continued throughout the park with fun and games for kids of all ages. There were hotly contested sack races, gruesome tug-a-war testing the mettle of many, ring toss for preschoolers, basketball, volleyball and swimming all day and patriotic tattoos for everyone! Be sure to check out our [niguelshores.org](http://niguelshores.org) community website for hundreds of candid and action photos from our resident G.T. Photography. Next up was our Women's



Sgt. Major (ret.) James Harkins

Club preparing and serving tasty hot dog lunches and all the fixing's at the poolside patio. My thanks to these lovely ladies for another job well done.

D.J. John was down at our beach bluff park by 3:30 p.m. playing a great music mix for all ages to enjoy ... kept them dancing until 9:30! The BBQ's were lit at 4:30 p.m. for more than 350 resident chefs and guests to show off their grilling skills. Fireworks were visible from several local venues surrounding our neighborhood, and a fantastic time was had by all!

I want to thank every single one of so many Niguel Shores volunteers, whose time and talents made for another fabulous all-day-and-night event in our great American neighborhood, creating these wonderful memories year after year. And as always, my sincere thanks to our maintenance staff, Securitas staff, office staff and recreation committee. We are truly very blessed to have their support to make this day an overwhelming success!

Party on!

—In celebration, Nancy Tinnés



# COMMITTEE REPORTS

## MAINTENANCE

There are many maintenance projects in process or under investigation. The Committee is investigating, at the request of the Board of Directors, installing a similar street sign made of high-density polyethylene. It will have the appearance of wood and produced at a much lower cost. A light will be attached. Speaking of street signs, there was another act of vandalism on Port-O-Call *No Parking* signs. The metal post was broken off from one sign and a second sign was pulled out of the ground. Repairs have been made but this senseless act means extra cost for our Association. Another act of vandalism occurred on Mercator Isle when chalk graffiti was discovered and subsequently removed by pressure washing. Please report any such act that you observe.

Repairs were recently made on the Cabrillo Isle Pedestrian Gate that would not close, on the malfunctioning Club House Ice Machine, and on a potable water leak at the Beach Bluff.

Ongoing jobs and investigations involve replacing the outside granite counters by the kitchen and office windows, determining the cause of the water drainage from Montego Bay, and installing a new flag pole by the Gatehouse.

Phase one of the Coach Light Project has been completed and phase two, which will install the new energy efficient lights into the entrances to the Garden Homes, will be started as soon as the new fixtures are delivered. Another completed project, which will result in significant savings, was the replacement of two light fixtures on Seaward Isle/Cabrillo Overhead street lights with LED light fixtures. The wattage with these new fixtures was reduced from 150 watt metal halide to 38 watts LED.

—Karl Kuhn

## RECREATION

Enjoy our Beach Bluff during August before kids go back to school. We have an event for an evening you don't want to miss.

**Band By The Sea – August 20 – 6:00-9:00pm**

“Last Call Crush” will be here again

Tickets are on sale in the office for \$10

15 Tables available with purchase of 10 tickets

This fall the Recreation Committee has plans for more events. See you there!

—Carol Yocom

**LABOR DAY BBQ - SEPTEMBER 4 - 5:00-8:00PM**

Bring your food to BBQ with friends

## EMERGENCY PREPAREDNESS

For those of you interested in how to learn how to respond to a natural disaster and aid those in need in Niguel Shores and Dana Point, there is a joint CERT (Community Emergency Response Team) program with Dana Point and Aliso Viejo starting August 11 at the Aliso Viejo City Hall, and then rotating around three cities. If interested, please contact: Aaron Rosen, Emergency Services Coordinator, and City of Dana Point. Tel: 949 248-3579. This is not only an excellent opportunity to learn (at no cost) a variety of life saving measures (CPR, AED, FIRST AID, fire prevention, etc.) but to also serve our community and YOUR OWN FAMILY, friends and neighbors should a variety of emergency situations occur.

### ARE YOU PREPARED FOR THE NEXT EARTHQUAKE?

This will serve as the 1st edition of ways to plan for and survive a major earthquake. *IT'S NOT IF* one will happen in Southern California, *BUT WHEN*.

By taking action to be prepared you can lessen the impact of an earthquake on your family. Set aside some emergency supplies and teach what to do at home, before during and after a disaster. You could be without help for at least 72 hours (or longer): self-sufficiency during this time is KEY.

Movement of the ground is seldom the actual cause of death or injury. Most casualties result from the partial building collapse and falling bricks, ceiling plaster, and light fixtures. Many of these conditions are easily preventable.

Because you don't know where you will be when an earthquake will occur, prepare a Disaster Supplies Kit for your home, workplace, and car.

**FOOD:** It's always a practical idea to keep a supply of non-perishable food on hand that can be rotated into your diet and replenished on a regular basis. Have a sufficient supply of canned or dehydrated food, powdered milk, and canned juices and fruits and non-salted nuts are good sources of nutrition. Also, look into the latest freeze-dried selections you can find at COSCO and online. Keep the following points in mind: Avoid foods that will make you thirsty. Choose salt-free crackers, whole grain cereals, and canned goods with high liquid content.

Stock foods that do not require refrigeration, cooking, water, or special preparation. You may already have many of these on hand. Remember to include foods for infants and those with special dietary needs. AND, don't forget your pets. You should also have kitchen accessories and cooking utensils; especially a manual can opener.

**FLASHLIGHTS** and spare batteries. Keep a flashlight beside your bed, at your place of work, and in your car. Do

## COMMITTEE REPORTS

not use matches or candles after an earthquake until you are sure certain that no gas leaks exist. Use a wind-up powered generator to have unlimited emergency power.

**WATER:** Store at least 1 gallon of water per person per day and be prepared for at least a 72-period. A normally active person needs at least ½ gallon of water daily just for drinking. In determining adequate quantities, take the following into account:

Individual needs vary depending on age, physical condition, activity, diet, and climate.

Children, nursing mothers, and ill people need more water. Very hot temperatures can double the amount of water needed.

A medical emergency might require more water. It is recommended that you buy commercially bottled water. Keep bottled water in its original container and DO NOT open it until you need to use it. Also, pay attention to the expiration or “use by” date. Store water in plastic containers, and avoid using containers that may break, such as glass bottles.

If you choose to prepare your own containers of water, you should buy airtight, food-grade water storage containers from surplus or camping supply stores. Before filling the containers, clean them with dish washing soap and water, and rinse them completely so that there is no residual soap. Keep all water in a cool dark place. Water stored in your own containers should be replaced about every 6 months.

If you have questions about the quality of the water, purify it before drinking. You can heat water to a rolling boil for 1 minute or use commercial purification tablets to purify the water. You can also use household liquid chlorine bleach if it is pure, unscented, 5 to 6 percent sodium hydrochloride.

MORE TO COME IN THE NEXT EDITIONS: But, do your own research on the internet to find tips, resources on products you can buy, measures you should take to make your home and family safe, and BE PREPARED!

—Kent Wellbrock

## TRAFFIC & SAFETY

I would like to briefly discuss Guest Passes. Of course the importance of updating our guest lists in a timely manner cannot be over emphasized. However, we all get those last minute notifications that someone is dropping by to visit. The best method of updating our list is to do it electronically via our computers. This however, isn't instantaneous as it may take up to half hour for

the message to reach the gatehouse computer. Seemingly, the easiest way is to phone the gate and verbally update our list. Unfortunately, this approach has flaws. Securitas personnel at the gate, as often as not, are too busy during peak times to answer the phone. Should this be the case, unlisted guests will be turned away to call their host and or wait until the system can be updated.

As hosts, please be sure to remind our guests to place their guest passes, right side up, on the dash in a fashion that it can be read by someone verifying that it is valid. Violators are subject to being cited, and on a second offense, to be towed away.

## Stop Signs

Failing to stop at a stop sign is clearly an indication that we are becoming a bit lax in our driving habits. This bit of carelessness could also result in a traffic collision.

Depending upon whom you speak with in our community, the intersection with the highest frequency of stop sign violations is on Periwinkle at Niguel Shores Dr. Others, contend that the stop signs on Atlantic at Niguel Shores Dr. has most close calls as the result of violations. I personally feel that it is the two on Niguel Shores Rd. at Mariner that causes more violations, as they have too many near misses. In addition to failing to stop, drivers on Niguel Shores Rd. often forget that incoming cars and trucks have the right of way.

Hopefully, we all drive defensively and are just a bit more alert. By the way the last time I looked, the cost, in our courts, for a stop sign violation was well over \$400.

God Bless.....

—Tim Murphy



## WWW.NIGUELSHORES.ORG

If you are wondering who won the Golf Cart decorating contest (thank you Suzanne Enis!) or you want to see if Gary Tinnes got a photo of you while you were enjoying those delicious pancakes at the 4th of July breakfast, log on to [www.niguelshores.org](http://www.niguelshores.org). On our community website you will find lots of wonderful photos (thanks to Gary!!) of the 4th of July festivities.

Of course the website is also the place you can go to log in your guests and service providers as well.

You will also find important announcements from our administrative staff, as well as updates on recreational

# COMMITTEE REPORTS

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activities here in Niguel Shores and in the Dana Point community as well. Summer is certainly in full swing here in the community, with concerts at the Bluff, at the neighboring parks and special programs at our local library. Lots of fun

activities to keep you and your family busy you can even find the tide schedule and the ocean water temperature, so log on and enjoy!

—Patti Staudenbaur

## CLUBS

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### WOMEN'S CLUB

Niguel Shores Women's Club hosted a very busy hot dog stand at the Fourth of July Celebration. The BBQ hot dogs and fixings were delicious, bringing many people back for seconds and even thirds! Thanks to Kathy Samuel for organizing the event and to all who helped make this a fun and successful activity.

- The Hot Dog Team: Ann Dreyer, Nadine Allen, Diane Hearne, Patti Staudenbaur, Martha Burns, Barbara Goffman, Lisa Buchner, Bunny Mahoney, Gloria Weintraub, Ana Ryan, Kathy Newport, Lynne Sontag, Joan Ingle, Alyssa Samuel.

- The Hot Dog Cooks: Dana Samuel and Don Samuel

- The Ticket Sellers: Karla Sanders, Barbara Boyd

New Women's Club officers for 2016-2017 are Lydia Reese, president; Hansa Sehgal, vice-president; Yollie Mancino, Secretary; Kathy Tyson, treasurer. The officers were installed during our June meeting where members enjoyed a lovely formal tea as well as a presentation by Jessina Peterson on the bluebird nesting boxes placed throughout the Shores.

All women homeowners and residents are welcomed to join the Women's Club. Our purpose is to promote friendship, fun, and service throughout the community. From our beginnings as a neighborhood *Koffee Klatch* in 1973, the Women's Club has grown today to an active membership of over 100 – the largest organization within the Shores!

We meet in the Clubhouse on the second Thursday of each month for social time at 12:00 noon, followed by a luncheon at 12:30, and a special program or speaker. Outside activities are often planned for other weeks and are announced at the monthly meetings, via e-mail, or in the *Seashore News*.

Membership dues are \$10 per year. Those interested in joining as new members should contact Marian Kennedy (949) 489-3328 or Gloria Weintraub (949) 388-8433. Our next meeting will be Thursday, September 8.

—Sandra Homicz

### MEN'S CLUB

Our traditional Men's Club July 4 Breakfast was a great success serving a delightful breakfast to more than 500 Niguel Shores residents and guests. Roy Dohner (the breakfast mastermind) praised the more than 50 volunteers who made the entire event a joy for the community. Roy gave special thanks to Bob Borland who ordered all of the supplies, and provided help to keep several of the committees working at high efficiency. Our treasurer, Al Glatt, reported that while we were having a great time and working hard, we earned enough funds for more than two scholarships. Thanks to all who came to the breakfast and to every volunteer who continues to make our Niguel Shores community so wonderful.

On July 19 our guest speaker, Lee Pound, The Write Coach, gave a touching and inspiring account of how he has become dedicated to coaching others in writing their experiences. Mr. Pound started as a newspaper writer, and then worked as a chief financial officer for 25 years, before trying his first novel which he said was a disappointing failure but the start of his passion to write. After studying for four years under Sol Stein, a noted author, editor, and publisher, Lee completed his first successful book and decided that his calling was to teach others to write.

Meanwhile, his wife had become a successful business consultant focusing on teaching communications techniques for companies with English speaking management who hire employees who speak only Spanish. To further her career, his wife became one of his first students and completed an initial book on how to manage a Spanish speaking workforce.

His story of harmony and success was shattered when his wife was taken ill with pancreatic cancer and he found himself in the role of caregiver for the last months of her life. As a therapeutic coping mechanism he turned to writing "The Care Giver's Dilemma", a book to help others who face this kind of life-changing problem.

Lee continues to coach others to share their life experiences, and is writing his next book that reveals his

## CLUBS

spiritual experience during his wife's last nine days. He says this book details lessons that they learned about forgiveness, putting problems in the past, and just living.

Our August 2, speaker will be our Club VP, Dick Sargent, telling about his experiences arranging for the 1984 LA Olympics.

—Jerry Allen

## GARDEN CLUB

The Garden Club Board met on Tuesday July 19 to plan out the coming year. The agenda for the year will be presented

to the members at our September meeting (September 19). There will be an exciting mix of field trips and lectures, something old, something new but all great fun. I hope that, by the time you read this, you have responded to Chris Daley's email and updated your information in time to be included in the membership book. Hope all of you been busy tending to your garden and talking to your plants, while enjoying the southern California summer.

And finally, why did the man bury his winning lottery money in his garden? To make the soil rich!

—Lakshman Sehgal

## ACTIVITIES

### BRIDGE NEWS

We like to keep our bridge tables down to three with a total of twelve player, however, recently we are filling four tables with a total of sixteen players; apparently, we are developing a reputation as being an easy-going and friendly group. We do welcome players who would like to be put on our substitute list and called on when needed. The telephone number to call is 949 496-4230 regrettably, it was listed incorrectly in the last issue.

#### *Winners for last few weeks are:*

June 22 ... Sandy Youdbulis, Jane Olson, Freida Baskin

June 29 ... Margaret Brugger, Trudy Buck, Jane Olson

July 6..... Ruth Ay, Jane Olson, Jeanne Bookai

July 13.... Jim Pinola, Jane Olson and Freida Baskin

July 20.... Sandy Youdbulis, Mary Ann Theisen, Ruth Ay

—Helen Campbell

### AFTERNOON PAGETURNERS

Both the Monday and Thursday Afternoon PageTurners will be reading Helen Simonson's book, *The Summer Before the War* in September. If you would like information about PageTurners contact: Diane Hearne: dhearne476@gmail.com (Monday afternoons) Lisa Buchner: lisabuchner@cox.net (Thursday afternoons).

—Diane Hearne

### LIBRARY NEWS

#### **The Dana Point Library is has a New Look**

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

#### **Toddler and Preschool:**

**Bouncing Babies.** Thursday, August 4, 11, 10:00 to 10:30 a.m. This event is for babies 18 months or younger accompanied by a parent or caregiver.

**Children All Ages:** The following events are for children of all ages with a parent or caregiver.

**Sunshine Readers Storytime.** Tuesdays, August 2, 9, 11:30 a.m. to 12:30 p.m. Join the Sunshine Readers of the National Charity League for energetic and entertaining stories for all ages at this family storytime. A cookie and water is provided at the end.

**Family Gaming.** Thursday, August 4, 11, 18, 25, 2:00 to 3:00 p.m. Compete in traditional board games, and learn new video games

**Donuts with Grownups:** Saturday, August 20, 10:30 to 11:30 a.m. Bring your favorite grownups and join Ms. Kasey for a fun storytime and yummy donuts.

**PJ Storytime:** Monday, July 22, 7:00 to 8:00 p.m. Children of all ages with a parent. Wearing PJs is encouraged. A cookie and water is provided at the end.

#### **Children School Age:**

**Read to a Dog.** Wednesday, August 3, 3:00 to 4:00 p.m. and Tuesday, August 16, 2:30 to 3:30 p.m. This event is for beginning readers and is held in the Children's Area.





# ACTIVITIES

## Tween, Teen:

**Teen Time**, Monday, August 8, 3:00 to 4:00 p.m., August 15, 5:30 to 6:30 p.m. Teens 12-17. Participate in a different workshop every week.

**Practice PSAT**, Saturday, August 6, 9:00 a.m. to 1:00 p.m. Teens 12-17. Take a full length mock test under realistic conditions. Online registration required at <http://bit.ly/29GMeth>

**Teen Advisory Board**, Monday, August 1, 3:00 to 4:00 p.m. Teens 12-17, tell us what you want from the library.

## Adults

**Tea Time Book Club**, Monday, August 29, 10:30 to 11:30 a.m. for tea and book chats. Bring your favorite cup for tea.

**American Red Cross Blood Drive**: Friday, August 19, 10:00 a.m. to 4:15 p.m. Sign-up at RedCrossBlood.org. Use sponsor code DPL. Identification required.

**Zumba**, Wednesday, August 3, 17, 6:30 to 7:30 p.m. So. Coast Conservatory instructors will lead you in a class that started the dance-fitness revolution.

—Karl Kuhn

# SPORTS

## MEN'S GOLF

On July 12 we had our monthly tournament at Oak Creek Golf Club in Irvine. This is our 1st tournament at Oak Creek and the course is beautiful and in great shape. We had 16 competitive golfers signed up and the game played was *Tin Whistle*. This is a great format where each player is award 1 point for a plus 1 over net par, 2 points for net par, 3 points for a net birdie, and 4 points for a net eagle.

**First Place:** Roy Dohner, Bob Russell, Chris Dolkas, and John Lawton with a total of 149 points

**Second Place:** Dennis Rosene, Mike Roberts, John Shaw, and Ron Foster with a total of 148 points

**Third Place:** Kent Wellbrock, Bill Verbrugge, Pat Zahner, and John Torok with a total of 144 points

**Fourth Place:** Rick Palmer, Dick Grabham, Don Duffer, and Morry Dohner with a total of 140 points

**Closest to the pin on hole #3** Dennis Rosene and on hole #17 Morry Dohner

The next tournament will be August 9.

### Trevino On Getting Older

The older I get, the better I used to be. The three things an aging golfer loses ...his nerve, his memory and I can't remember the third thing. A nice thing about the Senior Tour is that we can take a cart and a cooler. If your game is not going well, you can always have a picnic.

—Bob Russell

## WOMEN'S GOLF

Niguel Shores Women's Golf celebrated its 24th annual memorial tournament on Monday July 11 at Ben Brown's followed by luncheon at the Fountains. Pictures were shared

and some stories were told about members who are now playing on a heavenly golf course. Sadly, Jo Jackson's name has been added to that list. A memorial service was held for her at St. Edward's church on July 21.

### Results of the day's tournament:

Longest drive . . . . . Val Mitchell  
Closest to the pin on #8 . . . . . Judy Boitano  
Low putts with 16 . . . . . Marlene Lynch and India Rouse  
Low Net with a 31 . . . . . India Rouse  
Our new 2016 champion with a 43. . . . . Judy Boitano

Next month's Fun Day, August 8.

Captains: Barbara Brabeck (493-9399) or Liz Kelsch (661-5802). Call one of them to be included or to cancel.

—Liz Kelsch

### IN MEMORIAM

*Rhea Gutknecht*

July 2016

20-Year Resident on Windjammer

Wife of Men's Club Golfer and Member, Bob Gutknecht

A compassionate Hospice volunteer

A very special lady, she will be missed

## MEET YOUR NEIGHBOR

### Cynthia Carlson

Cynthia and Keith Carlson moved to Niguel Shores in 1994 from Laguna Beach with their children Mitchel and Emily. The Carlsons chose Niguel Shores as the perfect place to raise their young family. The beauty and location of the community, its open spaces and access to the ocean, are a slice of paradise!

Cynthia Carlson is our resident aquatic exercise instructor here in Niguel Shores. Every Monday, Wednesday and Friday at 9 a.m., Cynthia can be found leading water aerobics at our community center pool for the *Dippy Dolphins*. The group is described by Dippy devotees as *fun-ercise*, where we laugh, splash and converse our way through an hour of exercise in the water. The class is a place where Niguel Shores' wonderful sense of community really shines! Cynthia has been the instructor for the last 10 years of the group's 21 years with an average of 20 regular Dippys attending each class. Water is a low impact environment in which to exercise and the class provides a great opportunity to connect with other residents while having a lot of fun.



Cynthia Carlson

Cynthia is also the head coach of the girls swim and dive team at Dana Hills High School. *The best part of coaching the team*, says Carlson, *is uncovering every girl's strength and helping them to attain their best swimming. The most challenging part is putting each strength to use for the benefit of the team.* Cynthia is passionate about training and makes athletic conditioning a team priority. By the finish of the season, each girl is a stronger, more fit person, something Carlson considers very important, not only in the pool, but for living a successful life in high school and beyond.

Cynthia's physical fitness philosophy carries over to her children. Mitchel is a strength and fitness athlete while Emily played Division 1 water polo for UC Irvine. Both the Carlson children are attending college and miss Niguel Shores while they are away at school.

In addition to her coaching duties, Cynthia also teaches swim lessons to Niguel Shores' residents of all ages. If interested, you can contact her at 949 230-4455.

—Kathryn Fitzmaurice

HELPFUL TIPS... Should you ever need them

### ALZHEIMER'S COMMUNICATIONS

1. Never argue, instead agree
2. Never reason, instead divert
3. Never shame, instead distract
4. Never lecture, instead reassure
5. Never say *remember*, instead reminisce
6. Never say *I told you*, instead repeat/regroup
7. Never say *You can't*, instead do what they can
8. Never command/demand, instead ask/model
9. Never condescend, instead encourage
10. Never force, instead reinforce

# Your Neighbor... your REALTOR®

"There are no strangers here, only friends you have not met." WB Yates



## The Art of the Appraisal

The value an appraiser gives to a home is based on his or her *opinion* as to what it is currently worth. For residential property, the Sales Comparison Approach is used which entails scrutinizing the sales price of 3-5 similar properties (comparables) ideally sold within the last six months in the same neighborhood. Adjustments are made for differences.

Analyzing the data.

A competent appraiser understands the parameters that give value in your neighborhood; Ocean view, square footage, bedrooms/bathrooms, lot size, pool etc.

To simplify, if a comparable property has an ocean view and the subject property does not, the appraiser may subtract the value of an ocean view from the subject property.

Similarly, if subject property's kitchen has been upgraded and the comparable property's kitchen has not, appraiser may add the value of an upgraded kitchen to the subject property.

In addition, value may be adjusted to account for market trend and time.

Example – if comparable is 6 months old, and the trend is +2% a quarter, the appraiser may raise the appraised value to current market listing price.

The process of adjustments is continued to adequately portray the value of the subject property.

**If you're interested in a free market analysis of Your home, please don't hesitate to call me.**



Marie Hassett Smith  
REALTOR®  
CalBRE# 01929187  
Coldwell Banker Residential Brokerage  
**949-874-7093**  
[mariehassettsmith@cox.net](mailto:mariehassettsmith@cox.net)  
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**Serving Niguel Shores, California**

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## NIGUEL SHORES MARKET UPDATE\*

### Current Inventory –

- 2 properties from \$1,225,000 to \$1,840,000 – Average Days on Market 25
- One off market property also available (Call me for information)

**Six Pending Sales** – Prices ranging from \$1,459,000 to \$1,559,000

**Two Recent Sales** – Via Capri \$1,225,000

Via Capri \$1,600,000

**Market Averages** - List Price \$1,532,500

Sales Price \$1,412,500

\*Most recent 30 days from press time



**GEOFF DUNLEVIE**

Realtor\*

949.359.1804

GDunlevie@gmail.com

CalBRE 01992989

LagunaDanaProperties.com

Facebook.com/GeoffDunlevieProperties

Niguel Shores Resident

Committee Volunteer

Men's Club Member

Men's Golf Club Member

## AUGUST CONCERTS IN THE PARK!

**Dana Point Summer Concert Schedule**

**Sea Terrace Park - 2:30 to 6:00 pm**

**August 7<sup>th</sup> – Casino Allstars (Elvis, Tom Jones, Englebert) & Hot August Night (Neil Diamond)**

**August 14<sup>th</sup> – Brent Payne & Craig Wayne Boyd (Season 7 Winner of the Voice)**

**\*\*Venue moves to Heritage Park\*\***

**August 21<sup>st</sup> – Savor the Band (Santana Tribute) & The Fabulous Ultra Tones**

"I have buyers actively looking in Niguel Shores if you or someone you know is interested in selling please give me a call"

**LAGUNA BEACH**  
PROPERTIES

Laguna Beach Properties does not guarantee the accuracy of all data including measurements, conditions and features of property. Information is obtained from various sources and will not be verified by Broker or MLS. If your home is listed this is not a solicitation for your listing.



## Carol's Cuisine Corner

*August is casual month, and moms have children back in school. What is she going to do with her time? Oh I know, go to lunch. We do have places for you to enjoy.*

**Ramos House**, (American) 31752  
Los Rios, SJC 443-1342 - Hours  
8:30 a.m. – 3 p.m. Weekend Brunch

**Souplantation** (Buffett Soups and  
Salads) 23870 Aliso Creek, LN,  
831-6055, Hours 11 a.m. – 9 p.m.

**Panera Bread** (Casual variety)  
31882 Del Obispo (Others in area)  
SJC, 325-6446, Hours 6 a.m. – 9 p.m.

**Coastal Kitchen** (American/Variety)  
34901 PCH DP. 449-2822, Hours  
11:30 a.m. – 9:30 p.m.

**Stillwater – spirits** (Variety)  
24701 Del Prado, DP, 661-6003,  
Hours, 12:00 p.m. – 11 p.m.

**Club 19** (former St. Regis)  
(American/variety)  
1 Monarch Beach Resort, DP.  
234-3200, Hours 11 a.m. – 5 p.m.

**Aveo Table-Bar** (former Motif)  
1 Monarch Beach Resort, DP  
(former St. Regis) 234-3200,  
Hours 11:30 a.m. – 2:30 p.m.,  
Dinner 5 p.m.

**Marche Moderne** (French bistro)  
3333 Bristol (by Nordstrom), Costa  
Mesa (714) 434-7900, Hours 11:30  
a.m. – 2:30 p.m. Dinner 5 p.m.

**Cannery** (seafood/Variety) 3010  
Lafayette Rd, NB, 566-0060 Hours  
11:30 a.m. – 9:30 p.m.

**Tommy Bahamas** (American/  
variety) 854 Avocado, Costa Mesa,  
760-8686 Hours 11 a.m. – 10 p.m.

**Rutabegorz** (casual/health inspired)  
264 N Glassell, Orange, (714) 633-3260  
Hours 10:30 a.m. – 9 p.m.

*Sorry that some Restaurants, that have been here a long time, are closing — Savannah and Chaparossa  
Enjoy salads this August with friends. — Bon Appetite, Carol Yocom*

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## NEIGHBORHOOD ADS

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

**House/Pet Sitter:** Experienced reliable house/pet sitter. Available August/September. References available. Kris (949) 310-1295 or kriskrieger4316@gmail.com .

**Child Care:** Experienced, reliable and CPR certified. Available days/evenings. References available. Kaleigh (949) 310-9175.

**Vacation Rental:** Historic District Park City Utah. 2+2 condo sleeps 6. Niguel Shores Special! 30% savings. Travel before 11/1/16 weekly rate \$1,000 (+fees). Shorter stays @ winter rates. Call for details (949) 770-0115.

*Ads for the Seashore News must be submitted by the 15th of the month. Include a check payable to NSCA, \$5 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability for quality of goods advertised. See Rule 5525 (Non-Commercial Ads Only)*



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## IN THIS ISSUE:

Activities .....	8
Calendar .....	(insert)
Carol's Cuisine Corner .....	12
Clubs .....	7
Committee Reports .....	5
Directory .....	(insert)
From the Helm .....	1
GM Report .....	3
Meet Your Neighbor .....	10
Neighborhood Ads .....	13
Sports .....	9

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# Independence Day Memories



Photos courtesy of Gary Tinnes

# BEACH CURRENTS

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

JUST LISTED BY CONNIE



23682 SIDNEY BAY ~ BEACHSIDE PLAN D GARDEN HOME ~ \$1,459,000

JUST SOLD BY CONNIE  
(Representing Buyer)



33841 VIA CAPRI

JUST LISTED BY CONNIE  
(In Escrow)



23821 BLUEHILL BAY

JUST SOLD BY CONNIE  
(Representing Seller)



33811 VIA CAPRI

## \*2016 REAL ESTATE UPDATE FOR NIGUEL SHORES\*

4 HOMES CURRENTLY FOR SALE - PRICED FROM \$1,225,000 TO \$2,800,000

5 HOMES IN ESCROW - LIST PRICE FROM \$1,540,000 TO \$1,995,000

23 HOMES SOLD IN 2016 - PRICED FROM \$817,000 TO \$5,250,000

\*PER MULTIPLE LISTING SERVICE AS OF 7/20/16\*

# CALL CONNIE - (949) 234-5660

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