

Seashore News



December 2016

Published Monthly by Niguel Shores Community Association

Issue 516



Happy Holidays Niguel Shores!



FROM THE HELM

November was a busy month both in our community of Niguel Shores and in the City of Dana Point.

Regarding our community, the Board of Directors approved the Finance Committee's recommended budget for 2017 and once again I am happy to report that there will be no increases in your annual homeowner's assessment. Your assessment will remain the same as it was in 2016 and in fact as it has been for the past several years. Homeowners will be receiving more information on the community's finances soon. In addition to approving the budget we also were presented with a set of recommendations to revise HOA rules that were proposed by the Ad Hoc Rules Committee. We received several comments and suggestions at a community meeting held in November. We will discuss and review these suggestions with the HOA attorney to determine proper adoption and implementation. It is our hope that the complete set of community regulations will be available to homeowners online soon.

Regarding the City of Dana Point, as most of you know two new council members were elected, Paul Wyatt and Debra Lewis. There is discussion that both newly elected members will come to speak here in Niguel Shores, and we

will keep you updated as more information becomes available. In addition, the present Dana Point City Council members voted to comply with a 4,000 signature referendum and rescind their earlier decision to allow short term rentals in all areas of Dana Point. The council voted to continue with the 2013 ordinance which oversees how properties are regulated.

We currently are working on several maintenance projects in the community. As you have read, we will be re-plastering the pool during the month of December and updating our security camera surveillance system. The new system will add increased monitoring capabilities in our public areas and better security for all residents.

On behalf of myself and the Niguel Shores Board of Directors we would like to acknowledge and thank our entire Niguel Shores Association staff, from our GM Marla Miller to each and every administrative, maintenance and security staff member. We recognize and appreciate everything each of you does to make Niguel Shores the outstanding community it is.

We wish everyone a safe and Happy Christmas and Holiday season.

—Art Staudenbaur

TEN YEARS OF CHANGES

We usually use the December issue to review the yearly activities and events. This year we are looking back at 10 years of Niguel Shores changes. For many of our 960 Niguel Shores Residents the following history of the changes that have enhanced our beautiful community will be a reminder of how a united, community minded homeowners association planned, financed and executed the improving projects that we all see around us today. However, there are many of our residents who have joined this special community over the last 10 years that

may not know of the major and minor changes that have transpired during those years. Therefore, it is my pleasure to review the changes for everyone's enlightenment.

Let me begin this journey of change back in 2006. In December of that year was the kick-off of one of the many projects that had been in process for a long time. This kick-off was the beginning of the construction phase of a new office building. A new remodeled office was required because of the structural deterioration of the then current office over the previous thirty

We have a lot to be **THANKFUL** for.
It has been a **VERY GOOD YEAR.**

2016 home values in Orange County have been good.

2016 home values in Dana Point have been good.

2016 home values in Niguel Shores have been **GREAT** with the median price **increasing 19.1%** over 2015.

I hope you and your family have a wonderful holiday season.

If I can be of assistance for any of your real estate needs, please don't hesitate to contact me.



BOB GINO
Bringing Buyers & Sellers Together in Niguel Shores

☎ 949.584.9070
bgino@surterreproperties.com
BRE#00989291



Surterre Properties®, Inc. does not guarantee accuracy of all data, including all measurements and calculations of area. Information is obtained from various sources and has not been, and will not be, verified by Broker or Agent of MLS. All information should be independently reviewed and verified for accuracy. Surterre Properties® BRE#01778230

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

GM REPORT

2017 BUDGET

The Finance Committee met with the Board of Directors in a special meeting on October 26, 2016 to present the 2017 budget for approval. The Finance Committee, the Association Controller Ivy Hsia and Board liaison Jeannie Sticher have been working on the 2017 budget since July. As part of the budget preparation, they met with each Committee chairman and staff members to discuss the need for funds and the feasibility of their requests. After many hours of working with the numbers, they were able to propose a budget to fulfill the needs of the community and keep the assessments at the current level. The Board approved the budget at this meeting. Thank you to all members of the Finance Committee, the Board of Directors and especially to Ivy Hsia for all of the hard work. It is appreciated by all.

As required by the Governing Documents, the Budget Mailing, which includes many important disclosures, was mailed to all NSCA members the end of November. Please review this information, keep it with your important documents and let us know if you have any questions.

PICNIC TABLES

The newly purchased picnic tables have been showing some signs of damage where it appears that someone is standing on the very edge of the seat and jumping off. Remember that these are to be sat on only. They are made for durability, but are not intended to be used as a spring board. Thank you for your consideration of the tables, so we can enjoy them for years to come.

POOL LIFT — NOT A TOY!!!

If you have used the pool recently, you may have noticed the very nice chair lift that is at one end. This lift, required to accommodate people with disabilities, was installed at the request of a homeowner. Within a few days, we had some young adults using it to springboard into the pool. They caused severe damage at a price of approximately \$3,000. In an effort to control the damage to this equipment, please remind your children that this is not a toy and should be used appropriately. If you need assistance in and out of the pool this is for you, if you are able to get in and out on your own, please understand that this is not a toy! This is a very expensive piece of equipment and should only be used if you truly need the assistance of the lift. The battery has not been installed to deter inappropriate use, however, if you need the lift we will be happy to install the battery any time, just ask.

REMOTE GATE SYSTEM:

A remote entry system is located at the Mariner entrance for guests that enter the community between the hours of approximately 2:00 to 5:00 a.m. The gate attendant will be out on patrol throughout the community during these hours.

Visitors will use the provided “call box” at the gate to speak directly with a Securitas remote gate access specialist who will gather all of the required information from the visitor such as their name and the address they are visiting. Your guest will need to follow some simple instructions that are posted on the gatehouse window, which clearly state the following:

1. Push the Button on the call box.
2. Give the attendant the requested information, and
3. If you are approved, the attendant will provide access through the gates.
4. If you are not approved, you will be turned away.

Please provide your guests with this information if they are coming to the community during these hours and make sure your guest has been called in prior to their arrival.

HAPPY HOLIDAYS

I cannot believe how fast this past year has gone by and how much fun we have had this year. Niguel Shores is the essence of a community and is a wonderful place to live and work. I am truly grateful to be part of the staff and believe we will continue to grow together. Cheers to all during this holiday season.

OFFICE SCHEDULE FOR THE HOLIDAYS

In observance of the holidays, the office will be closed as follows:

December 16	1:00 to 5:00 p.m.	Staff Holiday Lunch
December 23	12:00 to 5:00 p.m.	Christmas (Observed)
December 26	All Day	Christmas (Observed)
December 30	12:00 to 5:00 p.m.	New Year's (Observed)
January 2	All Day	New Year's (Observed)

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, Your
Families, And Friends
A Safe And Happy
Holiday Season
from the Niguel Shores Staff*

—Marla Miller

PARKING RULES – WHY????

Nobody ever reads the rules for Monopoly—except when an argument breaks out

The same can be said for parking rules and let's face it, when you're sitting there staring at pages of rules at some point you just decided to wing it and hope it all works out. Completely understandable reaction. Until you get the dreaded notice, that is. Parking is an issue and for various reasons. Although some of the rules may seem unnecessary, there is a reason the rule is in place. Rules are for the entire membership and the Association must make sure when adopting a rule that it can be enforced throughout the entire community. If you have questions regarding any of the rules you are always welcome to contact the management office for assistance and direction.

So enough with the rules and what you can't do. Let's discuss what options you have when you need a temporary relief from an existing rule. The Association does have some policies in place that can help alleviate parking issues when needed on a

Ten Years cont. from page 1

years. The new office would meet new structural, earthquake, safety, fire and disability access building codes. Consequently, the office staff was moved into temporary office trailers placed on Tennis Court #1.

Another project, which was quite noticeable, was the removal of dirt mainly from the south end of Cabrillo Isle and temporarily stored on the upper tier of the beach parking lot. This project required the dirt removal to allow the contractor to install the water seepage drainage system to help eliminate most of the unsightly water perpetually flowing in the community street gutters.

The cost of both these projects was funded from our existing reserves.

On to 2007. As reported in the *From the GM* in the December SSN issue: *When I look back, it amazes me how much positive change has taken place.* There were physical changes and also changes in the way the association administered and communicated the Association business in the then new Electronic Age.

Obviously, the first major project was the completion of our new, modern office building, which incidentally was completed on budget and on time.

Another major project was started with the installation of the new Weather Track Irrigation system. This system automatically controls watering (the irrigation valves) by satellite signal and takes into consideration the weather, soil type, plantings, sun exposure and other variables. With the rebate from SCWD and the cost of water soaring in Orange County, the savings produced by this system will pay for itself in 2–4 years as well as reduce the amount of ground water in our slopes. Need I say what foresight that has helped us in today's draught?

temporary basis and your management team is more than happy to help you find the right solution to your problem. We can offer you passes valid for up to 30 days for overnight parking or for a temporary vehicle you may be driving (e.g. rental car). There are provision to safe list a vehicle during a time when you are out of town or have purchased a new car during a time when the office is closed. Whatever your need may be, just give us a call in advance and we will work with you to help you avoid those nasty notices.

Architectural Application Acceptance Change — December Only

The AC only meets once in the month of December and the governing documents place a time limit on application decisions. As such, applications for architectural modifications will not be accepted from December 1 – December 21. Please refer to the December calendar for details on AC meetings and application deadlines.

—Karen Decker

Under Electronic & Communication changes the office began using emails for important homeowner notification but continue to back up that with written letters. A web page was designed and implemented.

Moving on to 2008, the major physical change was the start of demolition of the old MPR building in December (for you newer members of our community this was the Multi-Purpose Room). A real end of an era occurred when the 35-year old MPR building was closed on November 7. That old building saw many activities over years—meetings, classes, movies, bridge games, breakfasts, luncheons, potlucks, parties, wedding receptions, and memorials. Certainly everyone looks forward to starting anew next year with a new Clubhouse to complete the revitalized Community Center. This project required many hours of research, meetings, Homeowner Forums, and approval of a special assessment in order to finally modernize a deteriorating MPR.

A web page was designed and implemented allowing all homeowners a quick and efficient way to keep informed on current events, submit requests, and other business.

Lastly for this year, based upon support during the Homeowner Forum, the first level of the Beach Bluff parking lot was shortened and repaved to allow for an expanded grassy area.

What a great year Niguel Shores had in 2009. The biggest and happiest event was a brand new ClubHouse that is attractive with a spacious meeting room, up-to-date electronics, a lovely lounge beautifully furnished, classy bathrooms, a efficient kitchen with lots of storage AND that magnificent patio with outdoor fireplace with attractive furniture and a backdrop of the pool through the new glass wall.

Continued on page 15

COMMITTEE REPORTS

RECREATION

It is Holiday Home time for lights to brighten our community. See below or the flyer in last month's SSN for the Holiday Home Lighting information.



Holiday Tree Lighting – December 4 – 4:30-6:30 p.m. Join in on the holiday spirit and enjoy the Christmas tree lighting. Santa Claus will be there again this year. We will have hot cocoa, coffee and cookies.

Holiday Light Contest—December 15—Judging The Holiday Lights contest begins NOW. The format is an easy, friendly, neighborly contest where Niguel Shores has been divided into 7 groups. The contest will be between the streets in your group and the highest percentage of participation will be awarded *THE YELLOW RIBBON* for most participation in their group. Have fun and let's see Niguel Shores lit up!!

New Year's Eve Party – December 31 – 8:30 p.m.-12:30 a.m. Mark your calendar for the celebration of the New Year with dancing and music by DJ Diane.

This is a BYOB Celebration.

—*Recreation Committee*

EMERGENCY PREPAREDNESS

HAPPY (and SAFE) HOLIDAY WISHES

We hope you enjoyed a WONDERFUL Thanksgiving this last month and have stored up enough energy to get you through Christmas and New Years celebrations. But our wishes also include tips on how to be PREPARED and plan for a SAFE holiday season.

By taking some basic precautions, you can ensure your whole family remains safe and injury-free throughout the days to come.

Holidays and candles go together like children and toys... BUT, pay attention to these cautions.

NEVER leave burning candles unattended; blow them out when you leave a room.

- Keep candles out of reach of children (and pets).
- NEVER sleep in a room with a lit candle and extinguish all candles before going to bed.
- Make sure candles are on stable surfaces, where they can't easily be knocked over.
- DON'T burn candles near trees, curtains, wrapping paper or other flammable items.
- DON'T burn trees, wreaths, or wrapping paper in the fireplace.

AND...when displaying a tree, cut off about two inches of the trunk and put the tree in a sturdy, water-holding stand. Keep the stand filled with water so the tree doesn't dry out.

- Avoid placing breakable tree ornaments or ones with small detachable parts on lower branches where small children or pets can reach them.
- If you use an artificial tree, choose one that is tested and labeled as fire resistant. Artificial trees with built-in electrical systems should have the Underwriters Laboratory (UL) label.
- Only use indoor lights indoors (and outdoor lights only outdoors). Look for the UL label. Check lights for broken or cracked sockets, frayed or bare wires, and loose connections. Replace or repair any damaged light sets.
- Use no more than three light sets on any one extension cord. Extension cords should be placed against the wall to avoid tripping hazards, but do not run cords under rugs, around furniture legs or across doorways.

AND...how about ladder safety....Don't stand on chairs, desks or other furniture. DON'T lean too far or over-reach. Use ladders with slip-resistant feet and wear slip-resistant shoes.

- DO NOT step on that last rung of the ladder to put the angel on the top of the tree. Also, ask one of your Elves to hold the ladder for you.

AND...Drive safely, don't stress at the malls, always keep a hand hold on the little ones, be vigilant, slooow down ... it's not worth the rush, don't wait until the last minute to get everything done....

BUT, ENJOY, GIVE THANKS, REMEMBER why we celebrate Christmas and New Years, family loved ones, friends, smile and laugh. AND be SAFE & PREPARED

—*Kent Wellbrock*

MAINTENANCE COMMITTEE

In Niguel Shores the utility infrastructure is not NSCA property, but the appearance of the utilities' equipment's has a significant effect on the overall community appearance. Within our association boundaries, we have about 100 fire hydrants. Their exposure to the Dana Point environment has resulted in the all too familiar problem of rust. The Maintenance Committee has been looking into just who is responsible and how this situation can be remedied.

A call to the Orange County Fire Authority established that the Fire Authority does have an annual program to inspect and verify that every hydrant functions properly, but the installation and maintenance of these hydrants lies with the South Coast Water District. The Maintenance

COMMITTEE REPORTS

Committee made contact with the support services of SCWD and alerted them to the NSCA situation. Happily, SCWD agreed to begin cleaning and painting all of our hydrants. This activity was completed a few weeks ago. A two-man SCWD crew visited each hydrant and:

- Pressure washed the hydrant;
- Brush scrubbed each with a detergent;
- Rinsed and let dry;
- Applied a rust solvent and cleaned up the residue; and
- Painted the hydrant.

Thanks to SCWD's cooperation, another element of our infrastructure is up to NSCA standards.

—Bob Gregg



Before painting



Newly painted NSCA fire hydrant.

TRAFFIC & SAFETY

Treacherous Gates

Sometimes daily, and certainly weekly, a visitor attempts to enter our community via the controlled Cabrillo or Selva gates and has their tires flattened by the spikes restricting entry. As often as not, these subjects are first time service people whom we have summoned. Not familiar with the area, they follow their GPS that directs them to these gates.

They don't read the signs and become frustrated when the gate doesn't open for them. Again, without reading the warning signs, these anxious folks see residents enter without difficulty, and try to tailgate through. The result is one or more flattened and ruined tire(s).

We have tried getting the GPS and like systems to modify their programs, but have had no success. We have modified our signs again and again, but have only experienced a slight drop in incidents. The one thing that is effective is a clear set of driving instruction to first time visitors and service people. I have found that they do appreciate your concern for their well-being.

Holiday Visitors (Guest Lists)

Thanksgiving and the month following it, is the time of year that we collectively celebrate more festive days than any other time. It only ends January 6th when the Three Kings return home or La Befana flies off. During this period there will be a significant number of folks entering our community to visit or to be entertained. Every year, security personnel experience frustrated people at the gate who have to be delayed or denied entrance because they are not on a guest list.

To best accommodate invited visitors all residents are asked to review and update their permanent Guest Lists. Should you anticipate hosting a gathering of more than *ten* outside visitors the host of the party should submit a Party

List to the *Office* at least three business days prior to the event. This ensures for the control we all appreciate, and minimize frustrations and delays.

Seasonal

Thefts from vehicles typically skyrocket during December. To best avoid being a victim do not leave valuables inside your car or truck. More importantly, lock it!

As some old timers used to say this time of year, Nollaig Shona Duit!

—God Bless.....Tim Murphy

SEASHORE NEWS

When I started to write this article for the December *SSN* my intention was to express my sincere thanks and gratitude to all the members of my Communication Committee who provide me, as editor, such outstanding service and support to bring to you an interesting newsletter. I still wish to convey that message to my committee members. THANK YOU.

But it is my sad duty that I inform *SSN* readers that the *Carol's Cuisine* section will no longer be there for all of us to enjoy and use to find interesting and delightful places to dine. Carol Yocom, after a short struggle with cancer, passed away last month. Carol Yocom started contributing her excellent *Carol's Cuisine* to the *Seashore News* in August 2009. For the last 7 years she has never missed an issue.

—Karl Kuhn

WWW.NIGUELSHORES.ORG

December??? *Seriously!!* I know, I know I've said that before, but honestly are we really flipping our calendars to the last month of 2016. I guess it is December, and as you read this you have probably already noticed the beautiful lighting at the Mariner Gate entrance. Our community getting ready

COMMITTEE REPORTS

to celebrate the holiday season. Niguel Shores will be hosting several holiday celebrations this December, the Men's and Women's Club will be having their annual celebrations, our Recreation Committee is planning some fun events, a ***Tree Decorating Party, a New Year's Eve Celebration and once again they are sponsoring a Holiday Lighting Contest.*** We don't want you to miss out on any of those events, so..... the best way to stay in the loop is by visiting our website, www.niguelshores.org. You will find all the details on our home page.

If the social activities are not enough of a reason to get you to visit, you can also get all the important community

information and updates, such as dates for the pool closure, street cleaning, tennis court maintenance and our office holiday hours.

One thing December likely means for many residents is that you may be calling in friends and family and even additional service providers during the holidays. Just a reminder to review the parking and traffic regulations and to log your guests in at www.niguelshores.org.

Best wishes to you and your loved ones this Christmas and holiday season.

—Patti Staudenbaur

CLUBS

WOMEN'S CLUB

A vibrant sea of red, white, and blue filled the Clubhouse at our November meeting as we marked Veteran's Day by wearing patriotic colors, pledging the flag, singing our national anthem, and sharing heartfelt stories of family or friends who bravely served our country in the Armed Forces. The energetic vibe continued with a bountiful luncheon of salads and desserts followed by a presentation from Addison Bruley and the Laguna Design Center on the latest trends in home décor and remodeling.

Our new members were hosted later in the month at the home of Carol Daly, New Member Committee Chairperson. Attending were (*standing left to right*) Adrienne Ruben, Martha Burns, Lydia Reese, Kathy Zoch, Mary Ann Theisen, Carla Perin, Buzz Halliday and (*seated left to right*) Jennifer Hochstadter, Christy Manetta, Carole Daly.



Now we are busy "making spirits bright" during the bustle of the holiday season. Our elves have transformed the Clubhouse into a "Winter Wonderland" complete with a glittering tree, snowy garlands, and frosty snowmen to create the perfect setting for our annual Holiday Party on December 15. All

Women's Club members and their guests are invited, so come join the fun. You'll be treated to great holiday music, delicious hearty appetizers, plentiful wine and beverages, and a delightful performance of traditional holiday songs by the Dana Hills Carolers. It's a grand way to get together with our wonderful Niguel Shores friends during the holiday season! ***"Sleigh bells ring, are you listening? In the Clubhouse, things are glistening. A beautiful sight, we're happy tonight . . ."*** Add a lively spark to your holidays and plan to attend:

Women's Club "Winter Wonderland" Holiday Party

When: Thursday, December 15, from 5 to 7 PM

Where: Niguel Shores Clubhouse

Cost: Free for members and guests

RSVP: Watch your e-mail for the invitation and RSVP information

Looking ahead, we'll be visited in January by Natalie Hudgens of the Monarch Beach Resort who will be giving away dinner at the hotel's Aveo Restaurant, an indulgent treatment at their Miraval Spa. We will be also raffle a generous Miraval gift bag of delights. And take note of this: Monarch Beach Resort is offering a 30% discount on room reservations from now through February for all Niguel Shores residents. A great way to house holiday guests or start the New Year!

The Women's Club wishes everyone all the joys of the season. Happy Holidays!

—Sandy Homicz

MEN'S CLUB

This month the Men's Club was treated to superb breakfasts, listened to a speaker who encouraged us to create a *vision* and reminisced about Gene Autry and the Los Angeles Angels.

Our Nov 1 speaker was Rob Swineford, President of The R.D. Swineford Group, keynote speaker and corporate

CLUBS

coach. Rob had an exciting message about vision for today's youth (but it is applicable to all). Rob uses the acronym **D R E A M** as a foundation to this message.

Decide—*what you want to do* is his first instruction – Decisions are the seed of desire and desire renders obstacles inconsequential.

Respond *is the second message. How do you respond to circumstance and failure?* He reminds us that circumstances have no claim to our future.

Expand *our abilities* is his call to improve communication and listening skills. An example of doing this step poorly is the practice of playing with an **iPhone** during an interview! (Apparently, this frequently happens in today's interviews!)

Assist *others* is Rob's call for teamwork. His first recommendation for becoming a leader is learning to make your teammates better.

Move is Rob's final reminder. He points out that movement toward success is a powerful ally. He recalled how one *cold call* to a customer eventually brought his business more than a million dollars in revenue. He points out that successes start by making a move toward a DREAM in the future. *To dare is to do, to fear is to fail.*

On Nov 15, Jack Sweeney shared memories of the 33 years that he worked for Gene Autry as advertising manager for KMPC radio, and told us the intriguing story of the formation of the Los Angeles Angels baseball team. Jack first recalled that Autry started as a telegraph operator in Oklahoma; however, during slow times at the telegraph office he strummed guitar and sang. A customer, the famous Will Rogers, overheard him and encouraged him to sing professionally. His music career blossomed first in Chicago, and then he moved to Hollywood as the **Singing Cowboy** in the

1930s and 1940s. Jack's vignettes portray Gene Autry as an easy-going good guy who fell into many great opportunities that continued to make him a financial success. For example **Rudolph the Red-Nosed Reindeer** was a filler song on a record, but it ended up selling 25 million and was the bestselling record of all time until the 1980s.

In 1959 Jack joined the advertising team for KMPC, one of several radio stations on the west coast owned by Autry. Tension between Autry and Walter O'Malley, the owner of the Dodgers, began when O'Malley's advertising agency moved the broadcasting rights for Dodgers games from KMPC to KFI radio. This loss caused Autry seek the broadcast rights for a new expansion team in Los Angeles, but when the smoke settled he was the new owner of the Los Angeles Angels. Despite O'Malley's efforts to prevent another baseball team from entering the Los Angeles area, he, as a National League owner, had little power over the American League. Autry's team was able to play the first year at Wrigley Field. As part of an agreement with O'Malley, the Angels moved to Dodger Stadium in 1962 but suffered from O'Malley's lack of cooperation. Autry arranged for the Angels to move to Anaheim in 1966, which doubled attendance and became the home of several Nolan Ryan no-hitters.

—Jerry Allen

GARDEN CLUB

On Monday, November 21, we met for our annual *Forget-Me-Not* project, where we put together holiday gift bags that were delivered to senior citizens who are home bound. Each of our members brought a new coffee mug, booklet of stamps, lotions, and other treats. Included is always a garden theme item. Twenty-four gift bags were assembled and delivered to the Dana Point Senior Center and the San Juan Capistrano Senior Center.



Gift bags for the annual *Forget-Me-Not* project.

Our Holiday Party is schedule for December 19. Bring a \$10.00 garden related wrapped gift for Gift Exchange.

—Karl Kuhn

IN MEMORIAM

Carol Yocom

November 2016



A resident of Bothnia Bay for 16 years

Past President of the Women's Club

Member of the Garden Club

Member of the Recreation Committee for 10 years

ACTIVITIES

BRIDGE NEWS

Helen Campbell who has been overseeing the Niguel Shores Wednesday Bridge Group for over ten years will be stepping down from her leadership role this month and we want to thank her for all of her years of volunteer service. We appreciate everything that she has done over the years to keep our group going and growing.

Mary Ann Theisen is the new contact for the Niguel Shores Bridge Group. For anyone who is interested in joining, please telephone Mary Ann at 489-9999 and she will add you to the list.

Winners are:

Oct. 19 ... Mary Ann Theisen, Karen Oerele, Lee Farrell

Oct. 26 ... Ruth Ay, Helen Campbell, George Hartmann

Nov. 2 Karen Oerele, Frieda Baskin, Sandy Youdbulis

Nov. 9 Judy Bates, Ceacy Johns, Ruth Ay

Nov. 16 .. Helen Campbell, Frieda Baskin, Mary Ann Theisen

—Mary Ann Theisen

AFTERNOON PAGETURNERS

The Afternoon PageTurners' groups will both meet on Thursday, December 8 at 1:00. We will have refreshments and a book exchange.

Members might want to begin reading the January book, *The Sea, The Sea* by Iris Murdoch as it is longer than most of our selections.

For more information about PageTurners contact:

Monday afternoons: Diane Hearne: dhearn476@gmail.com

Thursday afternoons: Lisa Buchner: lisabuchner@cox.net

—Diane Hearne

OREO BOOK CLUB

The Oreo Book Club met at the home of Lakshman Sehgal on Wednesday, November 16, to review *The Imperial Cruise* by

SPORTS

WOMEN'S GOLF

The Niguel Shores ladies held their golf outing on Monday, November 14th at The Ranch (formerly known as Ben Brown's 9-hole course). We had a great turn out for both golf and the luncheon afterwards at the newly refurbished restaurant overlooking the first fairway. The captain for the match was Val Mitchell who created beautiful autumn-colored paper flowers for each golfer as part of the game-of-the-day fun, which prompted the need for a *team photo*. (See page 10). The winning team consisted of Judy Boitano, Irene McDonald, Pam Strayer and Julie Patton. Pam had just returned from spending



Bridge Club

James Brady. The book covered a period of Teddy Roosevelt's Gun Boat diplomacy in the Pacific with the Philippines, Japan and Korea. His thesis was that Teddy was responsible for Japan Bombing Pearl Harbor and everything else that went wrong in the Pacific area of nations. It was the consensus of the group that this was all pure nonsense and that the author had his own agenda for trashing Teddy. A comparison was drawn between the ideal of the white man as a figure to lord over everybody else and what the author accused Teddy of espousing and the current positions of Donald Trump of Trump Towers fame.

The next meeting will be in January 18, 2017 and will discuss the book *The Fix—How Nations Survive in a World in Decline* by Jonathan Tepperman, managing editor of Foreign Affairs magazine.

If you would like to attend our book review group contact Norton Schwartz at norlynne@cox.net.

—Norton Schwartz

LIBRARY NEWS

Unfortunately, because of space limitations this month, we are not able to give you the Library News. However, we will post the Library calendar on the Niguel Shores website.

—Karl Kuhn

the summer in Maine where she must've been practicing her golf game because she and Julie Patton tied for low gross! Also earning prizes were Terri Matrisch for low net and Val Mitchell for longest drive and low putts. Social members Chris Beaver, Ruthie Stahl, Joan Beyer, Lee Sweeney and Linda Ross joined the lady golfers for lunch where our November birthday ladies were recognized and celebrated—happy birthday to Brenda Tuckley and Marge Foster! Ruthie Stahl distributed flyers for the Christmas Luncheon to be held December 12th at The Fountains, 25432 Sea Bluffs Drive in Dana Point, starting with a 12 o'clock social gathering followed by the luncheon at 12:30.

SPORTS

The cost is \$25 payable to Lee Sweeney. The next golf outing will be Monday, December 12th at 9am—all levels of golfers welcome! Please call Judy Boitano at (949) 661-9495 for questions and to confirm your attendance.

—Julie Patton



Lunch Meeting Left to Right: Julie Patton, Ruthie Stahl, Joan Beyer, Linda Ross, Pam Strayer, Terri Matrisch, Val Mitchell, Judy Boitano, Brenda Tuckley, India Rouse, Chris Beaver, Lee Sweeney, Irene McDonald



Golfers Left to Right: Val Mitchell, Pam Strayer, Brenda Tuckley, Irene McDonald, India Rouse, Terri Matrisch, Julie Patton, Judy Boitano

Slow Holidays . . .

I don't know about you, but I feel like we were just celebrating the birth of our nation with a beautiful summer day at the beach, delicious barbeque, and a showstopper of a fireworks display to cap off a wonderful day with family and friends! How can it be that Thanksgiving is already past, and that the remainder of the Holiday Season is tugging and pulling at us to join in the festivities. . .and all the commercial trappings? The time goes so quickly, and the older I get, the more I feel that way. I remember being a kid, and listening to my older relatives, and neighbors talk about how the time was just flying by. From my perspective, as a school age child, the time couldn't go fast enough! Birthdays took forever to arrive, and waiting for Santa Claus was a combination of excited anticipation and torture!

You might be wondering where this is going. . .I mean, this is supposed to be about health and wellness, right? What am I doing talking about time passing too quickly and a holiday season that is chasing after us with all its "hustle and bustle", and seasonal angst? Seasonal angst? You mean like, holiday cards, hosting a party, kids, grandkids, traveling, holiday food, making eggnog, baking cookies, decorations, going to a party (don't forget the "hostess gift"), lights, trees, musical events, church, in-laws, aunts and

uncles, nieces and nephews, cousins (gifts for all of them), even gifts for the pets, and more. . .what did I leave out? Yikes! It's enough to make one's blood pressure go through the roof, if you're not careful.



Health & Happiness! Questions or comments? Sharon@TakeShapeWithSharon.com
Sharon Stewart RN, Certified Health Coach

If you're not *careful*. . .hmmm. . .there it is. . .being careful, paying attention, staying aware of what we're doing, what we're volunteering to do, what we're engaging in and more, because our physical and emotional health is at stake. To be watching out for when our calendars get too full, and stepping back. To make sure that what we're focusing on is what we truly *want* to focus on, like the relationships in our lives that we cherish. . .what we truly want to do during this very special time of the year. . .like spending time with those who matter most to us. Coming together in gratitude for all the blessings in our lives, and when we do, we discover that there are way too many to count.

So, this holiday season, while you are enjoying the festivities, stay aware. Stay aware of rising stress and check it. . .just "breathe". Eat and drink alcohol mindfully, drink plenty of water, get a good night's sleep, keep on exercising. . .and if you're not, start now and give yourself a life enhancing gift. Slow down time, by keeping things "small" and meaningful for you, and your family. Say "no thanks" when you know you don't have the time. Most of all, please don't give into the temptation of throwing all caution to the wind and write off December as a month of abandon. This only leads to that stress factor we talked about. It will divert your attention from what is truly important, while wreaking havoc with your health, and your relationships. Instead, let's *treasure* our relationships, new and old. . .they make like rich. Enjoy them and let them lovingly nurture us, and our health, mind and body, this holiday season!

MEN'S GOLF

On October 18 we had our monthly tournament at Oak Creek Golf Club in Irvine. We had 22 competitive golfers signed up and the game played was *Two Best Net of 4 Balls*. This is a great format where a team of 4 players count the two best Net scores for each hole. This format makes all teams evenly match regardless of the layers handicap.

- 1st place:** Wayne Giesler, Mike Roberts, Geoff Dunlevie with a score of 126
- 2nd place:** Bob Hochstadter, Don Duffer, Bill Verbrugge, and John Torok with a score of 127
- 3rd place:** Dick Grabham, Nick Werneche, Rick Plamer, and John Chis with a score of 128
- 4th place:** Bill Johnson, Pat O'Brien, and Stuart Monroe with a score of 131
- 5th place:** Roy Dohner, Morry Dohner, Chris Dolkas, and Larry Wellikson with a score of 136
- 5th place:** Matt Kelliher, Curt Bartsch, Larry Jordan, and Bob Russell with a score of 136



Closest to the pin on #7 Nick Werneche
Closest to the pin on #17 Morry Dohner

In 2016 we added several great course to our schedule. Oak Creek in Irvine, San Juan Hills in San Juan Capistrano and Monarch Links right here in Dana Point. These along with Talega, Arroyo Trabuco and Tijeras Creek gives us 6 great course all less than and hour away.

Our schedule for the remainder of 2016 is: On December 6 our club will play at Tijeras Creek in Rancho Santa Margarita. On December 13 we will be having our annual end of season putting contest at Talega Golf Club followed by a great breakfast. This has become a great tradition where a challenging 9 hole putting course is set up complete with sand and tree hazards. Great time for all with surprise prizes for the wining team. We also announce our coveted *Player of the Year* award and presentation of the White Jacket by last years winner Pat O'Brien.

—Bob Russell

NIGUEL SHORES MARKET UPDATE

Current Trends –

- **Six Properties Available**- from \$1,650,000 to \$5,499,000
- Average Days on Market 45
- **Three Properties under contract** – from \$1,050,000 to \$1,995,000
- Average days on market 57

Recent Sales –

- 23825 Bluehill Bay \$1,225,000 • 24172 Vista D Oro \$2,050,000
- 24125 Gourami Bay \$1,505,000

* Historical data from Oct. 1 to Nov. 20, 2016



GEOFF DUNLEVIE

REALTOR®

949.359.1804

GDunlevie@gmail.com

CalBRE 01992989

[Facebook.com/GeoffDunlevieProperties](https://www.facebook.com/GeoffDunlevieProperties)
LagunaBeachProperties.com

*Niguel Shores Resident
 Committee Volunteer
 Men's Club Member
 Real Estate Professional*

Thinking of Selling Your Home?

Now is an excellent time to take advantage of the of the current real estate market – I have well qualified clients waiting to purchase a home in our beautiful neighborhood.

**Call me today so I can
 Make their Niguel Shores
 dreams come true!**

**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.

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

Your Neighbor... your REALTOR®



2017 Housing Forecast

The 2017 C.A.R housing forecast sees a modest increase in existing home sales of 1.4% next year to reach 413,000 units, up slightly from the projected sales figure of 407,300 homes sold. The forecast also suggests that the average for 30 year fixed mortgage interest rates will rise only slightly to 4.0% in 2017.

The California medium home price is forecast to increase 4.3% to \$525,600 in 2017, following a projected 6.2% increase in 2016 to \$503,900.

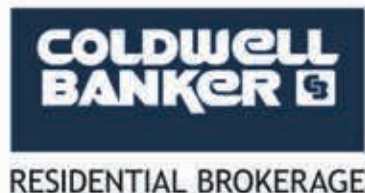
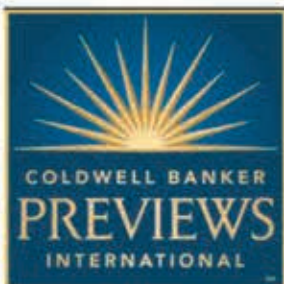
Location, Location, Location..

Dana Point homes in 2016 appreciated at **8.8%**

Niguel Shores homes in 2016 appreciated at **19.1%**



"We don't stop playing because we grow old; We grow old because we stop playing."
George Bernard



Marie Hassett Smith
REALTOR®
CalBRE# 01929187
Coldwell Banker Residential Brokerage
949-874-7093
mariehassettsmith@cox.net
MarieHassettSmith.com

Serving Niguel Shores, California

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

IN THIS ISSUE:

Activities	9
Calendar	(insert)
Clubs.....	7
Committee Reports.....	5
Directory.....	(insert)
From the Helm.....	1
GM Report.....	3
Meet Your Neighbor.....	11
Sports.....	9
Wellness.....	10



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!



PRESTIGE OFFERS ITS CLIENTS UNDIVIDED ATTENTION ON AN INDIVIDUAL BASIS. We're a full service real estate and property management company protecting your investments, both today and in the future.

- 24-hour emergency service
- Extensive knowledge in construction and restoration
- Trusted real estate advisors
- Providing proprietary market analysis
- Assist in the acquisition or exchange of investment properties

CALL US TODAY!

949.933.1518

Brad Clark | Broker

CalBRE # 01841321

brad@prestige-pm.com

prestige-pm.com



*"The Place Where your LOVED
Ones will get the best CARE"*

Phone: (949)371-7425

(760)221-5875

E-mail:info@gloriainhomeservices.com

www.gloriainhomeservices.com



Joel Emery Construction Services

Room Additions • Remodeling Interior & Exterior
License # 480708

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



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

MARBLELIFE

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

Resurface Your:

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

Residential & Commercial

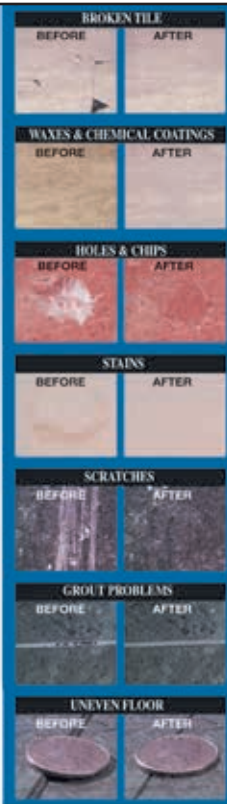
(949) 582-3277

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."



Jeddy's
INTERIORS



UPHOLSTERY • CUSTOM FURNITURE • CARPET • WINDOW COVERINGS • BLINDS • OUTDOOR • YACHT INTERIORS

34118 PACIFIC COAST HWY, SUITE 2
DANA POINT, CA 92629

PHONE: (949) 240-9569
EMAIL: INFO@JEDDYS.COM

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



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

YB YOUNG BUILDERS

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

Another beautification project was the completion of the expanded, newly furnished and newly landscaped Beach Bluff Park and including a long awaited shower. It really is something special to have that enticing place for all of us to gather and enjoy the surf and the view and fun and food and drink and music at special events. The park was not the only improvement at the Beach Bluff. The parking areas were resurfaced and re-landscaped with sturdy retaining walls.

With all the major improvements as noted above the activities in 2010 involved using all these improvements to the maximum enjoyment of everyone. To add to their activity choices was the completion, anticipated by many, of a new spa and a tot lot with a tile wall decorated by many Niguel Shores families.

Sundown on 2011 saw only a few physical changes in Niguel Shores but many upgrades in procedures, office computers and systems and web design. Three slopes were

re-landscaped to a new modern water and maintenance efficient design. One of those slopes failed and required re-grading and reinforcement before landscape work began. Each slope was finished under budget. A Master Landscape design plan was finalized with a four to five year schedule for re-landscaping most of the 39 slopes, the Mariner and other entrances.

The Year 2012 did not see any major projects untaken but there was a change that many of you may not be aware of. Let me explain. Have you stopped to investigate the cast iron bell located near the tennis courts? There is a fascinating story behind that bell. Briefly, because I haven't space to do justice to the history, that bell was one of the original bells installed, up and down the California's first highway, the El Camino Real (Royal Highway), in the early 1900s. It was donated to Niguel Shores by Dale Baltimore, founder and first President of the Men's Club.

The major story of 2013 is the upgrading of our 30-year old irrigations system to install low-flow nozzles and a drip irrigation watering system where possible in our community landscapes. Additionally, 113,00 square feet of turf was removed and replaced with low water-use shrubs. That project saved the community \$17,000 a year. In addition to those changes, there was a newly landscaped entrance on Mariner Drive with olive trees, lighted at night, and colorful shrubs.

In the year 2014 the remodel of the Mariner Gate House started and was completed in 2015. This long overdue change was required to bring the Gate House up to building code, especially ADA requirements, and to facilitate new electronic equipment.

Also started was removal and replacement of a new pool deck. Street resurfacing and more landscape improvement were more visual improvements in both 2014 and 2015.

Hasn't all these changes really enhanced the attractiveness of N.S.? You bet.

—Karl Kuhn



Holiday Tree Lighting
Sunday, December 4
4:30-6:30 p.m. outside the ClubHouse

*Santa will be there to hear your wishes
Hot cocoa, spiced cider and cookies...mmm delicious*



New Year's Eve Party
December 31
8:30 pm – 12:30 am
at the ClubHouse

BYOB – Light Snacks Provided

New Year Toast at 9:00 pm (Midnight New York Time) and at Midnight PST

Professional DJ – Come dance the night away with all of your classic favorites



BEACH CURRENTS

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

HELP! I HAVE BUYERS WAITING FOR THE "RIGHT" PROPERTY IN NIGUEL SHORES... "THE BEST-KEPT SECRET ALONG THE COAST"

PLEASE CALL ME IF YOU ARE INTERESTED IN SELLING YOUR HOME OR TO LEARN MORE ABOUT THE CURRENT REAL ESTATE VALUE OF YOUR PROPERTY. PRICES ARE UP AND DEMAND IS HIGH FOR NIGUEL SHORES.

HOMES SOLD BY CONNIE MCKIBBAN IN NIGUEL SHORES IN 2016

(REPRESENTING SELLER, BUYER, OR BOTH)



23821 BLUEHILL BAY



33831 CABRILLO ISLE



33381 COCKLESHELL DR



33441 COCKLESHELL DR



23921 DANZIG BAY



33902 FAEROE BAY



33632 HALYARD DR



33392 PADINA CR



33811 SHACKLETON ISLE



23682 SIDNEY BAY



23781 TIMOR BAY



33811 VIA CAPRI



33841 VIA CAPRI



24172 VISTA D'ONDE

2016 REAL ESTATE UPDATE FOR NIGUEL SHORES

6 HOMES CURRENTLY FOR SALE - PRICED AT \$1,650,000 TO \$5,499,000

3 HOMES IN ESCROW - LIST PRICE FROM \$1,050,000 TO \$1,995,000

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

PER MULTIPLE LISTING SERVICE AS OF 11/21/16

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@BHSCAL.COM



**BERKSHIRE
HATHAWAY**
Home Services

California Properties

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