

Seashore News



July 2017

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Issue 523



Fourth of July Celebration Schedule

- 8:30 - 10:30 am** **MEN'S CLUB PANCAKE BREAKFAST**
at the Clubhouse —\$5.00 per person
- 10:30 am** **FLAG RAISING CEREMONY**
at the Flagpole with the Young Marines under the leadership of Sgt. Major Jim Harkins (Ret.)
- 10:50 am** **NEIGHBORHOOD GRAND PARADE**
led by our local Dana Point Fire Authority Engine #30
- 11:00 am** **GAMES IN THE PARK**
- 12:00 Noon** **WOMEN'S CLUB HOT DOG LUNCH**
in the Poolside Courtyard—\$3.00 per person
- All Day** **SPLASH AND RELAX AT THE POOL**
- 4:00 pm** **DJ JOHN SYMES AT THE BEACH BLUFF**
- 5:00 pm** **BBQ GRILLS READY AT THE BEACH BLUFF**
- 6:00 pm** **PARADE DECORATING CONTEST AWARDS**
at the Beach Bluff (Sign up in the NSCA Office by July 3 for the contest.)

Fourth of July Neighborhood Parade



Display your Independence Day Spirit



Decorate your Golf Carts, Bikes, Trikes, Scooters, and Wagons for our BIG PARADE on the Fourth of July

Sign up in the NSCA Office June 26 through July 3
to enter the Parade Decorating Contest

Contest Winners announced 6:00 p.m. at the Beach Bluff on July 4

HAPPY BIRTHDAY — USA —

What could be better than **CELEBRATING** with friends & family?

Who do you know that should be enjoying the ultimate beach living experience? Contact **BOB GINO** today.



BOB GINO
C 949.584.9070
bgino@surterreproperties.com
BRE#00989291



Surterre Properties BRE#01778230

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

It is that time of year again and as always the Fourth of July at Niguel Shores is an amazing celebration thanks to the combined efforts of the Recreation Committee, the Men's Club and the Women's Club. On behalf of everyone, a huge thank you goes out to those outstanding volunteers for their time, energy and efforts dedicated to making their community a wonderful place to live! Without each and every one of you, this would not be the huge success it is every year!

Golf Carts:

There is a common occurrence among beach communities that grows considerably during the summer months – golf carts! They're everywhere. And why not? The weather is beautiful, the beach is the place to be, it's easy to just throw everything into the golf cart and cruise through the neighborhood. This community has embraced the golf cart as a way of life but, as with everything in a planned community, there are rules that go along with the operation of golf carts, and with good reason. Although we would like to think that everyone will exercise good judgment while behind the wheel, the truth is . . . well, we all know what the truth is. So, here's a little help for those who find it tedious to flip through the many pages of the Niguel Shores 'do this, don't do that' (a.k.a. *The Rules*):

- Who can drive a golf cart in Niguel Shores? = A person with a valid driver's license.
- Can I drive my cart on the wrong side of the road? = No, a golf cart must follow the same rules as a car.
- Can I enter the parking lot through the exit only, because it is closer to my home? = It is extremely dangerous in a golf cart to enter through the exit. Carts are small and difficult to see if a car is leaving the parking lot.
- Where can you drive a golf cart in Niguel Shores? = On the street only (not the sidewalk, landscaping, half on the curb, etc.).
- Where can you park a golf cart in Niguel Shores? = In a marked parking space, a driveway or a garage (not on the sidewalk, landscaping – you get the idea).
- Can I load up my golf cart with 15 of my closest friends and tow 4 other people behind me on the way to the beach? = No and NO!

If you have any questions about the Niguel Shores 'do this, don't do that' of golf cart operation, your friendly management staff is always happy to help. Just give us a call any time.

Beach Bluff:

It's summer...finally! What better place to celebrate the best season ever, but the beach bluff. Over the past

few years the desire to hang out at the bluff has definitely increased. In order to keep the easy-going vibe there, here are a few things to keep in mind before making the trek down:

- Guests must be accompanied by a resident at all times. Unfortunately, if you are not down at the bluff with your guest(s) they will be politely asked to leave. And as the signs state, guest parking is restricted to the upper parking tier only.
- Parties are limited to less than 20 people (including you, other residents, guests, caterers, etc.—everyone that is down there to see you counts). If you would like to have a party that exceeds 20 (but not more than 36) then contact the NSCA Management Office for assistance. Reservations are not allowed for the months of July and August.
- Skateboards/go carts/scooters cannot be operated in the parking lots or on the sidewalks. It's just not safe. We don't want to see anyone get hurt and ruin their summer. Unfortunately if we see this type of activity we have to make it stop immediately so we are asking parents to please help us out.
- No charcoal can be used at the bluff.
- The City of Dana Point has promised us that the public restrooms will be open until sunset. The Association will provide temporary restrooms at the bluff for July 4th, the Summer Bluff Concert and other bluff events. If you find that the public restrooms are closed prior to sunset, please feel free to contact the Management office or the City of Dana Point.

Police Presence in Niguel Shores:

A police officer will be driving throughout the community watching for underage drivers of golf carts and those of you that may prefer not to stop at those stop signs. Remember that even though we are a gated and private community you must still obey traffic laws. The police may issue citations and that could come with some serious consequences, so remember to stop at the stop signs, drive 25 mph or less and, if you don't have a driver's license, don't drive a golf cart. If those simple laws are followed it should be a very safe and happy summer.

—Marla Miller

**HAVE A VERY SAFE AND
HAPPY FOURTH
OF JULY!!**



BOARD ACTION SUMMARY

JUNE 14, 2017 BOARD MEETING: (General Session)

ACCEPTED AND FILED:

- Financial Reports
- Delinquency Report
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes from May 10, 2017
- General Session Organizational Minutes from May 16, 2017
- Resignation of Jerry Allen from the Maintenance Committee
- Appointment of Lynn Bushnell to the View Preservation Committee
- Disposition of Assets – Surveillance Cameras
- Emeritus Fall 2017 Class
- Remove Tree in Front of 23701 Brisbane Bay
- Remove Tree in Front Yard of 33851 Manta Court
- Remove Dead Tree at Bottom of Slope below 33601 Brigantine Drive
- Smith Architect Contract Renewal
- Amendment to SCWD Agreement for Dry Weather Diversion
- Mariner Vehicle Entrance Gate Bar Code Reader Replacement
- Sea Terrace II Stairway Painting and Stair Paint
- Street Asphalt Repair in Various Locations
- Mariner Exit Lane Street Crack Fill Repair

DISAPPROVED: none

HEARINGS / MEETINGS / PRESENTATIONS:

- Appeal of Architectural Committee issued Violation for Unauthorized Modifications to Remodel Project
- Appeal of Architectural Committee Roof Height Restriction

REVIEWED/DISCUSSED:

- Correspondence to Board
- Manager's Report

TABLED/CONTINUED: none

JUNE 14, 2017 BOARD MEETING: (Executive Session)

ACCEPTED AND FILED:

- Executive Session Committee Minutes

APPROVED:

- Executive Session Meeting Minutes from May 10, 2017
- Appointment of Board Representatives during IDR

DISAPPROVED: none

HEARINGS/MEETINGS:

- One (1) hearing resolved prior to meeting – drainage maintenance
- One (1) hearing held for failure to maintain the property and planting maintenance
- One (1) hearing held for overnight parking
- One (1) hearing held for failure to maintain the property
- One (1) hearing corrected – pad level planting and planting maintenance

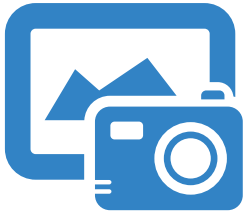
REVIEWED/DISCUSSED:

- Legal correspondence
- Delinquency reports
- Personnel matter

TABLED/CONTINUED: none

NOTE: The NSCA Board of Directors meets the **2nd Wednesday** of each month unless otherwise posted. The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA Office entrance. In addition, the General Session and Executive Session agendas for the next Board Meeting will also be posted on the Friday prior to the next meeting.

REMINDERS: THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON WEDNESDAY, JULY 12, 2017



Dana Point — City Photo Contest

City of Dana Point is holding a contest for photos to grace the pages of the annual Dana Point Calendar, from now through Labor Day (September 4, 2017) the City will collect images of our town to be considered for next year's calendar. Post your photos on instagram or Facebook and use the hashtag **@cityofdanapoint**.

Those who do not use social media can email your submission to picture@cityofdanapoint.org. If your image is selected for the calendar you will be contacted for an original high resolution version.

FROM THE HELM

Summer has arrived at the Shores and in a few days we will be celebrating the Fourth of July. The Shores throws a great party starting at 8:30 with our traditional pancake breakfast, followed with a flag raising at 10:30. The parade and “best looking contest” of golf carts, bikes wagons, and scooters is a community favorite. An afternoon of great activities at the Community Center makes its way to the Beach Bluff for the Fourth of July barbecue. The many residents who volunteer their time are what makes this a special day at Niguel Shores.

As with any community that is 45 years old, we are always having projects to keep our community looking great. This year we are re-landscaping the slopes along Niguel Shores Drive west of PCH. This is part of our master landscape

plan to redo all of the major slopes in The Shores in order to upgrade our irrigation and to plant landscape that reinforces the slopes for years to come.

As we make our budget plans we will be looking at projects to budget for 2018. We are always open to community feedback as to ideas for these projects.

In September (date to be determined) we are planning a community town hall where homeowners can get together with our NSCA Staff and Board to discuss issues that affect our community. We can discuss ideas for 2018 projects, as well as any questions about the rules and regulations, or any subjects you may have.

—Bob Russell

COMMITTEE REPORTS

EMERGENCY PREPAREDNESS

Wishing you a wonderful and SAFE Fourth of July celebration. Enjoy the day with family and friends—food, games, beach, sun and, yes, fireworks displays (run by the pros, without you ever lighting a match).

Did you hear the one about the good neighbor/bad neighbor nearby? We are so fortunate to have a beautiful expanse of OCEAN literally at our footsteps, with a fabulous beach, swimming, surfing, and tons of water fun. However, the ocean has another side that can present a nasty element if we aren't vigilant.

RIP CURRENTS are a serious and frequent hazard in our waters. They can pull swimmers out to sea and prevent them from swimming back to the beach. Pay attention to warning flags and check with Lifeguards when hitting the beach. Rip currents are often seen as a channel of choppy water, an area of water of a different color, a line of seaweed or foam moving seaward, or a break in the wave pattern coming into shore. The best way to get away from rip currents is to swim in a parallel direction to the beach until you find yourself out of the pulling current.

You must have seen or read about the **SHARK** visitors along our coast, with some sightings as close as 25 yards off shore. While actual shark attacks are rare, they have occurred and shouldn't be ignored. Pay heed to the posted shark warnings on the beach!!!!

How about **JELLY FISH**? They swim underneath the surface and aren't present on a routine basis BUT, if you get stung by one, take action: Remove any pieces of the jellyfish tentacle by rinsing the wound with seawater. DON'T rub the area with a towel but try scraping with

a sharp edge of a credit card or a stiff edge. Rinse with vinegar or apply baking soda paste. Take a hot shower and apply ice packs, and then apply lotions.

STINGRAYS also can be encountered under the surface on the sandy bottom. They have a barbed spine with sharp points that produce venom and can be very painful. To get relief, soak in very hot water for more than an hour and then seek medical help. Watch for signs of infection such as redness. Best way to avoid stingrays when entering the water is to SHUFFLE your feet to alert them to swim away.

What about more common beach and water hazards?

SUNBURN: Always wear a 30SPF or greater and re-apply, lips and ears too. Wear a hat, sunglasses, protective clothing. Every year, over 34,000 people go to the ER for sunburns that are severe. Children don't pay attention to being protected, so it's up to you to make sure they don't get too much sun.

DROWNING: Use a beach with lifeguards. Don't dive into the water, but walk in feet first to avoid spinal injuries. Have a “water watcher” to keep track at all times where kids and buddies are. Needless to say, booze and water don't mix at the beach. Be smart and be safe.

THUNDERSTORMS: They don't happen too often on our beaches but they can come up fast. If you see dark clouds coming close or hear thunder, then also look for lightning and get to cover quickly, even if its not raining. DON'T get under an umbrella but seek shelter in a building or get to the car. Don't wait until the storm is on top of the area.

Going to the beach and enjoying the ocean should be fun, but be smart and aware of some of the hazards and surprises that can happen while you're there.

—Kent Wellbrock

COMMITTEE REPORTS

LANDSCAPE COMMITTEE

According to South Coast Water District (SCWD), watering days have increased. Our area of the District has listed Tuesday, Thursday, and Saturday between 5 p.m. and 9 a.m. as the time for watering. For full regulations, visit scwd.org/regulations <http://scwd.org/regulations>.

Harvest Landscaping is in the process of removing all plant material off the slope on Niguel Shores Drive from Ports-O-Call to Nauticus Isle, and installing new irrigation. The next step, before installing new plants, will be to irrigate the existing soil for two weeks to bring up any weeds that might grow. This process is called “Grow and Kill.” By this method we hope to eliminate our weed problem before new planting. Upon completion, the same process will follow on the other side of Niguel Shores Drive from Ports-O-Call to Shackleton Isle.

—Bill Walkup

MAINTENANCE COMMITTEE

Some maintenance activities result in the generation of recyclable material not needed by NSCA. For example, the renovation of the Mariner Gatehouse replaced a copper roof and copper rain gutters. Both are recyclable. As a second example, we are replacing the coach lights throughout NSCA, and the old fixtures are candidates for recycling.

Recently, the maintenance staff has begun taking these materials to a recycle center in Orange County which pays NSCA for the material. The first two visits resulted in \$1,500 payment to NSCA. To realize the maximum benefit, maintenance staff must separate the various materials (copper, brass, steel, aluminum, etc.) so, in each case, an “is it worth the effort” judgement must be made to justify the associated staff labor.

Our recycling activity helps the environment, preserves natural resources and avoids filling up Orange County landfills while establishing a new revenue source. We expect to continue this effort through the coming months in this doubly satisfactory activity.

—Bob Gregg



TRAFFIC AND SAFETY COMMITTEE

I assume by now a lot of us have seen the uniformed deputy sheriff that has been assigned, along with other collateral responsibilities, to focus on our community. He will

provide visible patrol and take appropriate enforcement action. I suspect the first offenses he will notice are the folks that don't completely stop for stop signs. However, another easy one will be the unlicensed and underaged children operating golf carts (NEV'S). An unlicensed juvenile driver is subject to have his/her vehicle impounded for up to 30 days and receive a citation that could possibly jeopardize their ability eventually get a driver's license in a timely manner.

A quick reminder to tell your July Fourth guests: This is the one day of the year that *only* resident vehicles can be parked at the Bluff.

A New Responsibility:

Owners are responsible for citations and fines accumulated by guests. This is a good incentive to explain our rules to our visitors.

Backup at Mariner Gate:

Construction workers are not allowed admission to our community until 7:30 a.m. The workers, anxious to begin, start lining up just before that time, and there is a bit of a traffic jam. Most of the time this is very manageable and not many folks are significantly inconvenienced. However, through the years it has been noted that there is a definite correlation between the number of projects in the neighborhood and the size of the 7:30 rush. Recently the number of construction projects in our community has spiked, and so has the backup. Presently, we have 17 projects going, and we have 7 more about ready to go. This new construction is healthy for all of us, but we might expect a bit more delay during the early rush hour and again near noon time. Our staff and securitas personnel will be carefully monitoring the situation. In the meantime, we encourage residents to be patient with the situation and be a bit proactive by using another gate, or starting a little earlier or leaving later.

Pets and Fireworks

Depending on our vantage point in the Shores we have as many as eight official and legal fireworks displays visible starting at 9:00 p.m. on July Fourth. Most folks appreciate and enjoy the spectacular displays. Unfortunately, it is terrifying for some of our pets. A quick reminder to secure and, where appropriate, sedate your pet.

—God Bless . . . Tim Murphy



COMMITTEE REPORTS

RECREATION COMMITTEE

Summer has officially arrived at the Shores, beginning with our fun **Memorial Day BBQ**. The tables were filled with families and friends, the sunset was glowing, and it was a great party for all! Thank you, Art Staudenbaur, for stepping up and helping us with the lighting of our BBQ. So much appreciated.

We hope everyone enjoyed our **In N Out Night** with music from DJ Diane Studer. The crowd loved her choice of music and would not let her go, with some people still dancing well past dark.

Thanks to Patti Staudenbaur and Gary Tinnes for capturing these special moments at the Beach Bluff.



July 4th Celebration – All Day

Come and enjoy our full schedule of activities on Independence Day, one of our most popular events of the year. It's great to see how the Community gathers together in celebration on this day. Be sure to sign up in the NSCA office by July 3 to participate in the decorating contest for Golf Carts, Bikes, Trikes and Wagons. The decorating will be judged during the parade with awards at the Bluff later in the day.

Food Truck Night – July 22, 5:00 to 8:00 p.m.

Enjoy the new selection of food trucks this year with Dogzilla Food Truck, Seriously Smashed, and

Waffleicious. Music provided by DJ Symes. Cash and credit accepted at the event.

UPCOMING EVENTS FOR AUGUST:

Movie Night – August 5, 6:00 to 8:00 p.m.

Details to follow soon.

Summer Bluff Concert – August 26, 6:00 to 9:00 p.m.

Last Call Crush will be playing the Bluff Concert again so bring your dance moves and boogie down with friends and neighbors.

See you around our wonderful Niguel Shores Community!

—Maria Elena Banks

CLUBS

WOMEN'S CLUB

Bouquets of fresh flowers and tables graciously set with crystal, silver, and white linen filled the Clubhouse June 8 at the Women's Club Tea and Installation of Officers. As members and guests arrived (many in fancy hats and some with white gloves and pearls as a nod to more formal times) our Welcome Committee of Jennifer Hochstadter, Tina Fornadley, Carol Kuhn, and Ardis Ghobrial greeted them at the door, and Membership Chairs Marian Kennedy and Gloria Weintraub passed out name tags and place cards.

Once seated at their individual tables, members shared the special meaning or history of the decorative teacups they had brought with them, while at the elegant center table Past Presidents Suzanne Enis and Lisa Buchner poured tea from silver urns. Everyone enjoyed an array of refreshments including delicious scones, savory sandwiches, bite-sized tea cakes, skewered fruit, and assorted desserts. As a special surprise, Terry Link presented a picture-perfect slide show of the year's events.

Acting Parliamentarian Lisa Buchner conducted the installation of the new 2017-2018 Board: President Lydia Reese, Vice-Presidents Maria Elena Banks and Terry Link, Secretaries Yollie Mancino and Irene Fascher, and Treasurer Cathy Tyson. President Lydia gave heartwarming thanks to all members for their generous service on committees and their spirit of friendship at every gathering. The program concluded with laughter provided by comedienne Pamela Flesner taking us on a humorous journey through "Bumps in the Road of Marriage."

Members of the Hospitality Committee, headed by Carmen Murphy, outdid themselves as hostesses by setting up the room early in the morning, replenishing the refreshments and teas throughout the event, and putting everything in order afterward. Those attending all agreed the Tea was a lovely way to end an exceptional year of fun and friendship for the ladies of our community.



Committee Members (l to r) Hospitality Martha Burns, Communication Sandy Homicz, Care and Concern Bunny Mahoney, June Tea Chair Suzanne Enis



Hospitality Chair Carmen Murphy with VP Maria Elena Banks



President Lydia Reese, Speaker Flesner, VP Hansa Sehgal

To start off our new season of activities, the Women's Club is sponsoring the popular Hot Dog Lunch this month at the Fourth of July Celebration. Chairperson Kathy Samuel and her busy team of volunteers will once again be grilling and selling dogs with all the fixings for hungry revelers and patriots following the Neighborhood Parade.

Niguel Shores residents looking for friendship, good fun, and community involvement are invited to join the Women's Club. Members enjoy all the fellowship activities of the club, including monthly luncheons with informative speakers and a variety of outside activities. We also give back to the community through our donations to local organizations and causes. Membership dues of \$15 for the fiscal year June 1, 2017 through May 31, 2018 can be paid by check in the NSCA Office. Payment by July 15 insures that you will be included in the new Membership Directory.

—Sandy Homicz



Past Presidents (l to r) Mary Crowl, Suzanne Enis, Lisa Buchner



Teacup Tales

CLUBS

MEN'S CLUB

Mike Roberts and his team put out an amazing blueberry pancake and sausage breakfast on June 6. Yes, amazing, with the same excellent recipe we will use for the coming 4th of July breakfast! The Men's Club encourages everyone in the community to join us from 8:30 to 10:30 a.m. on Independence Day for our terrific pancakes, eggs, meats, and all the accompaniments with proceeds going toward our annual scholarships.

At the June 6 meeting we heard from Michael Rosenthal and Jazi Jon, this year's outstanding scholarship winners whom we awarded \$1,000 each for college. Our scholarship committee head Bob Borland said they had considered 14 applicants, all of them remarkable in their achievements. Thank you, Bob, for filling in so beautifully for Jerry Pearl who headed this committee for many years.

Our speaker that day was William (Bill) Cunningham, the creator and President of BERT (Business and Family Emergency Recovery Training). Bill explained how BERT works by invitation in the U.S. and abroad to assure that businesses, cities or families develop a plan for what to do in the case of natural disaster or terrorism *before* professional first responders arrive on the scene. He indicated that timing in these instances is crucial, and BERT teaches how to plan and assign roles right on the spot for safety and recovery during the critical first minutes. For practice, he had club members come up with a common sense plan for rescuing passengers in a bus crash, surviving an earthquake while in the club house, and dealing with a shooting terrorist if one were to enter the room during our meeting. In the case of a physical attack or act of terrorism, according to Homeland Security, three choices of action would be run, hide or fight in order of what makes sense at the moment. The presentation was reinforced with an excellent short film produced by Homeland Security to reinforce Bill's message. Club members participated readily and the information was spot-on.

Our June 20 meeting featured Bill Green, Vice-President of the South Coast Water District Governing Board. He



Men's Club Scholarship Winner Jazi Jon of Laguna Niguel with his Father



Men's Club Scholarship Winner Michael Rosenthal of Niguel Shores with his Parents

brought us up to date on the new water situation and the progress of desalination plants, including our local one. Bill Tally officiated in President Bob Oakley's planned absence.

All men living within Niguel Shores, and beyond, are welcome at our friendly and entertaining Men's Club breakfasts on the first and third Tuesdays of the month from 8:00 to 9:00 a.m.

—C.W. Gruenig

GARDEN CLUB

Before I report on the Garden Club's activity for June, I need to offer an apology to Barbara Berez and Robbie Wollin for my mistake in last month's SSN where I listed the gardens of club members that were on the tour. In my haste to submit my article, I incorrectly reported that the garden of Al and Carolyn Brase was on the tour when it really was Barbara and Robbie's home that we had the opportunity to tour. Very sorry for my mistake.

The Garden Club held its year end party on the Bluff, Monday, June 19. Members brought a variety of foods from salads to dessert. Let me tell you, all the food was delicious and plentiful.

The BBQ grill was again manned expertly by Bob Borland and Al Glatt and the beverages by Jack Sweeney. Thanks you guys. The members who set up the event and cleaned up afterwards also deserve thanks. Round of applause for all!!

The current board will continue for the coming year: Gunjan Anand, President; Nadine Allen, Vice President; Francine Stout, Secretary; Karl Kuhn, Treasurer and SSN reporter. Christine Daley is in charge of membership. This board will be

planning the schedule for the coming chapter year, with the first club meeting set for September. As always, any and all suggestions are welcomed and can be sent to any of the officers. Enjoy your summer and your garden!

—Karl Kuhn



May Garden Tour—Barbara Berez Explains her Potted Garden



May Garden Tour—Nadine shows Nancy and Peggy her clever downspout irrigation system

ACTIVITIES

PAGE TURNERS

The Afternoon PageTurners' groups will not meet in July or August. Our list of books for the 2017-2018 reading year beginning in September is as follows:

A Gentleman in Moscow – Amor Towles
A Sense of an Ending – Julian Barnes
News of the World – Paulette Jiles
The American – Henry James
The Wright Brothers – David McCullough
The Sympathizer – Viet Thanh Nguyen
Captains and Kings – Taylor Caldwell
The Boy Who Harnessed the Wind – William Kamkwamba
Any Human Heart – William Boyd

Waiting lists are forming for both groups. For information contact:

Monday afternoons: Diane Hearne - dhearne476@gmail.com

Thursday afternoons: Lisa Buchner - lisabuchner@cox.net

—Diane Hearne

REALLY SERIOUS OREO BOOK CLUB

John Hall hosted the June meeting of the Really Serious Oreo Book Club and led us in a discussion of his recommendation, *The King and Queen of Malibu*, the social and property history of early settlers in Los Angeles County, especially in the Malibu area. Those of us who lived in the western part of Los Angeles over the years had watched the development of many of these areas. Our discussion centered on property rights and zoning regulations and who has the right to decide what can be built and where. Where do individual rights stop and community rights begin? We discussed moral and legal aspects of the issue, along with Dana Point contemporary examples that have been in contention.

If you would like to attend our book review group, email Norton Schwartz at Nortlynne@Cox.net.

—Norton Schwartz

BRIDGE

Each week we have at least three, and sometimes four, tables of players. We plan to continue our weekly bridge games throughout the summer. Anyone who is interested in playing bridge and joining our group, may contact Mary Ann at (949) 489-9999 and she will add you to our list of players. Here are the latest weekly winners:

May 24 - Trudy Buck, Margaret Brugger, Judy Bates

May 31 - Jim Pinola, Jane Olson, Judy Bates

June 7 - Jane Olson, Jim Pinola, Frieda Baskin

June 14 - Jane Olson, Jim Pinola, Frieda Baskin

—Mary Ann Theisen

LIBRARY

The following are Dana Point Library programs for July 2017. Walk-ins are welcome.

CHILDREN:

Dino Encounters – Wednesday, July 5, 11:00 a.m. Go back in time to the age of dinosaurs! A fun, interactive show with moving dinosaurs.

Read to a Dog – Wednesday, July 5, 3:00 p.m. Special therapy dogs love listening to stories. Held in the children's area.

Excavate Fossils – Thursday, July 6, 1:00 p.m. Learn about the layers of the earth and have a small excavation of your own to uncover a special fossil.

Sunshine Readers Storytime – Tuesday, July 11, 18, and 25, 11:30 a.m. Children of all ages with parent or guardian. This will be our summer story time hour.

Balloon Twisting Workshop – Wednesday, July 12, 11:00 a.m.

Lego Club – Wednesday, July 12, 3:00 p.m. All ages welcome! Monthly challenges. Enjoy building new creations with our Legos.

Planting Seeds – Thursday, July 13, 1:00 p.m. Design a pot and plant seeds to create a better world.

One World Rhythm – Wednesday, July 19, 11:00 a.m. Make music with One World Rhythm.

Legos and Playdoh Free Design – Thursday, July 20. All ages can design new creations. Legos and Playdoh provided.

Abbit the Average – Wednesday, July 26, 11:00 a.m. Enjoy comedy, magic, and juggling.

Design a Beach Fairy or Dinosaur Garden – Thursday, July 27, 1:00 p.m. Design your own garden.

PJ Storytime – Monday, July 31, 5:30 p.m. Children of all ages with parent or guardian. Wearing pajamas is encouraged. Cookie and water served.

ADULTS:

Adult Coloring Club – Each Friday in July, 10:00 a.m. to 12:00 noon. Bring out your inner artist while surrounded by books and good company. Walk in. All materials provided free.

ESL Classes – Each Monday, 1:00 p.m. and Friday, 11:00 a.m. and 1:00 p.m. Learn to read, write, and speak. Free. Provided by South Coast Literacy Council.

Tell Your Story – Saturday, July 8, 2:00 p.m. Explore how stories document our values, teach us important lessons, and may be the greatest treasure we pass on to others.

Travel Club – Sunday, July 16, 2:00 p.m.

Foreign Film – Sunday, July 23, 3:00 p.m.

Seaside Book Club – Monday, July 24, 10:30 a.m. Copies of current book selection available at the service desk.

—Karla Sanders



San Clemente – Casa Romantica

415 Avenida Granada, San Clemente

July 2, 2017 – 10:00 a.m. - 3:00 p.m.

D. Yoder Family Sundays. This month learn about ocean conservation with lecture and hands-on oceanography stations.

Dana Point - 4th of July Extravaganza

Dana Point Harbor • July 4, 2017 – Show starts at 9:00 p.m. Gather your family and friends, bring your lawn chairs and blankets and look to the skies as the City of Dana Point once again hosts one of the best fireworks shows in Southern California. There are no bad seats when you're watching the Fireworks Extravaganza over Doheny State Beach and the Dana Point Harbor.

Free shuttle service from Dana Hills High School to the Dana Point Harbor from 8:00 a.m.-11:00 p.m.

Fireworks Cruise

Boat departs from Dana Wharf Sport Fishing.
July 4, 2017

See the fireworks and beautiful harbor lights from the ocean on the sport fishing boat Sun Fun! Refreshments are provided; bring a folding chair if you want to sit. Adults: \$29.00 Seniors and Children under 18: \$19.00. Boards at 7:00 p.m. and returns at 10:00 p.m. Call (949) 248-3530 for more information.

Festival of Arts & Pageant of the Masters

650 Laguna Canyon Rd., Laguna Beach

July 5 – Festival Art Show Opening Day

8:00 a.m. - 11:30 p.m.

July 7 – Pageant of the Masters - Opens 8:30 p.m.

Admission - Weekdays - \$8 • Students & Seniors \$5

Weekends - \$12 • Students & Seniors \$8

Free admission for Children 12 and under,
Military & Festival of Arts Members

Unlimited 2017 admission Passport for only \$24.00.

Salt Creek Beach - Movie Night

33333 S. Pacific Coast Hwy., Dana Point

July 8, 2017 – Starts at dusk.

Watch Steven Spielberg's classic "JAWS" on the beach, as real sharks could be swimming not far from shore. Free Parking.

OC Fair

OC Fairgrounds

July 14, 2017 – August 13, 2017

Wednesday-Friday: Noon - Midnight

Saturday-Sunday: 11:00 a.m. - Midnight

Admission (single day tickets):

General (13-59): \$12.00 weekday - \$14.00 weekend

Senior: (60+): \$7.00 Youth: (6-12): \$7.00

Children 5 and under: Free

Dana Point Summer Concerts

Sea Terrace Park - 33501 Niguel Road, Dana Point

Enjoy this Dana Point tradition featuring two bands each Sunday from 2:30 - 6:00 p.m.

Food and beverages available for purchase – Free shuttle service from Dana Hills High School 1:00 – 7:00 p.m.

Schedule of bands as follows:

July 9 – The Neil Deal:

The best of Neil Young & Crosby, Stills & Nash

The Sam Morrison Band:

Tribute to Bob Seger & Southern Rock

July 16 – A Tribute to Duran Duran

Crimes of Passion: Pat Benatar Tribute

July 23 – Saturday Night Fever: A Tribute to the BeeGees

ABBAFAB: A Tribute to ABBA

July 30 – Small World Band (Rock)

Dead or Alive: The Bon Jovi Experience

San Clemente - Ocean Festival

San Clemente Pier

July 15-16, 2017

41st Annual Festival billed as "The Greatest Show on Surf." Features scores of activities including a sand sculpturing contest, live music, kids' fishing derby and kids' body surfing lessons. oceanfestival.org

Crystal Cove State Park

8471 Pacific Coast Highway, Laguna Beach

Crystal Cove State Park is one of Orange County's largest remaining examples of open space and natural seashore. It features 3.2 miles of beach, 2,400 acres of backcountry wilderness and an offshore underwater area.

\$15.00 Day Use Parking.

MEN'S GOLF

Our monthly tournament was held at Tijeras Creek on May 31. The course was in great shape and the weather was perfect. The tournament format involved of teams of four players from which three scores were counted. For each team the two lowest scores and the highest scores were totaled. This format made each team very competitive, as the worst score had an impact on team's final score.

First place: Dick Grabham, John Torok, Pat Zahner, and Morry Dohner with a score of 214

Second place: John Monson, Rock Valenti, Chris Dolkas, and Bob Russell with a score of 224

Third place: Kent Wellbrock, Pat O'Brien, Larry Jordan, and Curt Bartsch with a score of 228

In June we also played at Talega in San Clemente, Oak Creek in Irvine, and San Juan Hills. Coming up in July is Tijeras Creek on July 11, Talega July 18, and San Juan Hills on July 25.

NEW GOLF RULES

The Veterans Golf Association has negotiated with The Royal and Ancient Golf Club based in St Andrews, Scotland to modify the Rules of Golf for Seniors:

RULE 1.a.5—A ball sliced or hooked into the rough shall be lifted and placed on the fairway at a point equal to the distance it carried or rolled into the rough with no penalty. The senior should not be penalized for tall grass which groundskeepers failed to mow.

RULE 2.d.6 (b)—A ball hitting a tree shall be deemed not to have hit the tree. This is simply bad luck and luck has no place in a scientific game. The senior player must estimate the distance the ball would have travelled if it had not hit the tree and play the ball from there.

RULE 3.b.3(g)—There shall be no such thing as a lost ball. The missing ball is on or near the course and will eventually be found and pocketed by someone else, making it a stolen ball. The player is not to compound the felony by charging himself or herself with a penalty.

—Bob Russell

WOMEN'S GOLF

The Niguel Shores ladies held their golf outing on Monday, June 12 at The Ranch at Laguna Beach (formerly Ben Brown's 9-hole course). Our lady golfers formed two teams and enjoyed the scramble format under sunny blue skies and perfect temps! After the game, Vice President Irene McDonald thanked the ladies who gathered for the luncheon including social members Joan Beyer, Ceacy Johns and Ruthie Stahl.

June turned out to be a big birthday month for the group with Ruthie on the 15th, Joan on the 25th, Julie on the 27th, and India on the 30th!

After lunch the golf winners of the day were announced with Team 1 members Val Mitchell, India Rouse and Julie Patton earning a score of 36 over Team 2 members Irene McDonald, Terri Matrish, and Catriona Sigsby with a score of 43. Sweeping the individual contests was Catriona with closest to the pin on #6 and #8, and longest drive on #9! Well done, ladies!

Val Mitchell will captain the July match and can be reached at (949) 582-8311. All interested in joining are



Women Golfers lunching at The Ranch Golf Course in Laguna Beach

enthusiastically encouraged to come to the next outing on Monday, July 11, 9 a.m. at The Ranch at Laguna Beach, 31106 S. Coast Highway.

—Julie Patton



Our Dolphins Are Twenty!

The Dolphins who greet us at the entrance gates are celebrating their twentieth birthday this month. They were dedicated on the Fourth of July, 1997. We remember with gratitude the late Frank Turner, who was responsible for bringing the Dolphins sculpture to Niguel Shores by conceiving the design and then overseeing its execution and installation as an enduring legacy for all Niguel Shores residents.

MEET YOUR NEIGHBOR

Before moving into their Manta Court home in 2011, Kathy and Dan Samuel would often drive down from Stockton in Northern California to visit Kathy's sister in San Diego. Even though her sister suggested many times that they stop along the way and take a look at the beautiful coastal community of South Orange County, they just never seemed to get around to it—until one day they did, and of course, fell in love with the area. Kathy told herself, “We need to be here!!”

Obviously, Kathy and Dan also fell in love with the charm of Niguel Shores and felt it was a perfect fit for them. Like so many of us, they wanted to be here as soon as possible, but that just was not practical. Both Kathy and Dan were fully entrenched in their Stockton community, so a permanent move had to wait a little while. After a short stint as a rental, the Manta Court home eventually became their family vacation spot. Before long, they found themselves spending more and more time in Niguel Shores, so the permanent move was imminent and they happily joined our community.

Kathy and Dan met and dated in high school in Stockton. They both went on to college, Dan to UC Davis and Kathy to University of Nevada in Reno for her BA, then on to UC Davis for a doctorate in School Psychology. They married after college and settled into their home and careers in the Stockton area where they raised their two daughters. Alyssa attended University of San Francisco and then went on to the University of Denver for her law degree. She now practices law in Denver. Dana graduated from UC Berkeley and lives in Los Angeles where she works for the Air Force as a civilian consulting engineer. The Samuel family also included Kathy's Dad, Manuel, who lived here with them for four years, but recently moved to an assisted living home close to Kathy's brother in Northern California.

Dan's position as a Superintendent for an engineering construction firm, gave him the flexibility to live almost anywhere, so he was able to continue his career after they relocated. Kathy loved her job as a School Psychologist in Stockton for over 20 years; however, once they moved, she

decided to use the opportunity to transition into a career in real estate, a field where she had worked part time for many years. Soon after moving to Orange County, she joined the Ocean Ranch office of First Team-Christie Real Estate, and this transition turned out to be a very positive one for her. She loves meeting new people and helping them find just the right property. According to Kathy, most real estate transactions are very positive and exciting times in people's lives and she loves being part of that experience.

Once Kathy became established in both her new home



Dan, Alyssa, Kathy, and Dana Samuel

and new career, she began to look for ways to become involved in Niguel Shores, and as you all know, there are ample opportunities for that. Kathy first joined the Women's Club, then volunteered to serve on the Landscape Committee, and eventually became a member of the Recreation Committee, where she is presently serving as Co-Chair. This year Kathy has again agreed to be in charge of the very popular Fourth of July Hot Dog Sale for the Women's Club. This is the third year Kathy has

chaired the event and it continues to grow. Last year Kathy recruited Dan and both her daughters to help, and they all enjoyed being part of such a great community activity.

Both Dan and Kathy feel Niguel Shores has been a wonderful move for them and their adult daughters who love to visit. When I asked what they liked about living here, they said “What's not to like?” They have met so many wonderful, friendly people who are obviously very happy living here. They also recognize the community spirit that is such an integral part of our neighborhood. As a member of the Recreation Committee, Kathy is aware and appreciates the wide cross-section of ages we have here. When planning events, she says, the committee tries to sponsor activities that will meet the needs of all residents. Lastly, Kathy and Dan commented on how beautifully the community is maintained. “When people come in the gates of Niguel Shores, it is clear that there is a genuine sense of pride in the community.” Kathy and Dan are happy to be part of that experience.

—Patti Staudenbaur



CUISINE CORNER

Stacks Pancake House

Aside from the trade winds and balmy climate, one of the best things about the Hawaiian Islands is the blending of cultures.

Native Hawaiians, Pacific Islanders, Asians, Europeans and even Mainlanders have all contributed to the local flavors of this tropical paradise. But you don't have to travel across the Pacific to enjoy this blending of aloha. You can savor these flavors for breakfast or lunch at three Stacks locations in South County, the closest being only a mile from Niguel Shores.

Founders Nixon and Olvita returned from Hawaii to South County bringing back their concept of down-home, hang-loose aloha ambience and taste treats from the islands. An indication of their success is the line of customers you will see on the busiest mornings snaking its way through their front door. But not to worry. The line moves smoothly and very efficiently. It's well worth a short wait for the excellent meal you are sure to enjoy from 6:30 a.m. to 2:00 p.m.

The Stacks name refers to the light fluffy pancakes which accompany so many of their unique breakfast items. There are a dozen kinds of specialty pancakes, but also nearly two dozen offerings of light French crepes, thick Belgian waffles or French toast made with King's Hawaiian bread. And there's coconut syrup! Italian Lavazza coffee is the premium blend served.

The favorite menu items of Stacks' many regulars are what you would find in any typical local neighborhood

throughout the islands. One best seller is a Spicy Chicken and Bacon Waffle, which combines chicken katsu, Applewood smoked bacon, cheddar cheese and spicy mayo, topped with maple syrup and powdered sugar. Their Loco Moco, a Hawaiian dish enjoyed any time of day, is a lean hamburger patty, Portuguese sausage or Spam on steamed rice, topped by two eggs and smothered in brown gravy. Indonesian fried rice is an upgrade worth considering.

Stacks also offers more than half-a-dozen tempting three-egg omelettes. My favorite is Kalua pork. Or you can design your own, accompanied by a choice of three pancakes, rice, home fries, fresh fruit or toast. In addition, there are four different Stacks Scrambles, each including home fries and two pancakes. Florentine Scramble is Nancy's favorite, with spinach, onions, bacon and melted swiss cheese. Santa Fe Scramble combines Ortega chilies, avocado, swiss cheese and Pico de Gallo. Mexican Scramble or Spicy Chorizo Scramble are other good choices. With these last two you can have corn tortillas if you prefer those to the pancakes. And where else will you find Kalbi and eggs, Korean barbecued short ribs?

You can dine at indoor tables or al-fresco under a newly-built overhang or umbrella tables. The Dana Point location in The Row on PCH just north of Del Obispo is ably managed by Catalina and a staff of busy food runners. The wait for your meal is never long—and well worth your time!

—Gary Tinnes

SPOTLIGHT

Please Don't Feed the Ducks

It seems that migrating ducks are using their world-wide "webs" to promote Niguel Shores as a coastal resort where they can stop for fun and refreshments on their flights south or north. Lately the ducks can be found swimming in our pools and waddling across our yards—looking cute but doing damage that is costly and unsanitary.

One resident described the situation this way: "The ducks cause a big problem for those of us with pools because even though we take extraordinary measures to keep the ducks away, they nevertheless land in the pool—often in the very early hours when we are not there to see them. As soon as they land in the pool they defecate. They apparently prefer to do this in the water versus when they fly. We have had to increase our pool cleanings to two or three times per week to deal with this duck problem so it is costing us a lot of money, as it is others in Niguel Shores."

According to the Center for Disease Control, germs found in bird droppings can infect humans. Duck and goose

droppings, in particular, might contain E.Coli, Salmonella, Campylobacter, or Cryptosporidium. One way to keep our pools clean and discourage the ducks from frolicking there is not to feed them. They know how to forage on their own for insects, grains, seeds, and plants that make up their natural diet. Our scraps of bread or stale potato chips will do them no good and may even harm their instincts to find proper food. Beyond that, the ducks need to follow their migration patterns without lazing here in "La La Land" where they ingest pool chlorine harmful to their kidneys and pose a health hazard by fouling the water where our families swim.

Pool service people suggest controlling the problem by using a solar pool cover, installing an automated pool sweeper, putting inflatable pool toys in the water, or as a last resort adding a chemical called Duck Off that reduces water surface tension making it difficult for the birds to land. Above all, it would help our entire community if we refrain from attracting the ducks to the pools in our "resort" by not feeding them.

—Sandy Homicz

As you read this issue, the community is preparing for our annual **Fourth of July Celebration**. Those of you who have lived in Niguel Shores for a while know what a wonderful day this is in our neighborhood. To those of you who are new residents, this is a great opportunity to see how a very dedicated and united group of volunteers come together to make Niguel Shores the dynamic community it is—starting with a pancake breakfast, followed by a flag raising ceremony, on to a golf cart/bicycle parade, then lunch at the clubhouse and games in the park, and finally topped off by a BBQ and DJ at the Bluff! This is a day residents and guests anticipate to come together and celebrate our great country. All the details are posted on our website, www.niguelshores.org, so please use this site as a resource for joining the celebration.

In addition to those details, you will also find Board and

Club updates, plus information on the summer programs our Dana Point Library has planned to keep you and your kids and grandkids busy and reading all summer long.

You will also want to view the great photos posted on the website. We invite you to take a look at the inspiring **Taps** video from **Memorial Day** at the Bluff. Orchestrated by friend and neighbor **Cindy Leeches**, everyone took a moment as the sun was setting to remember the true meaning of Memorial Day. Hearing **Taps** at sunset followed by **Proud to Be an American** made Memorial Day at the Bluff very special for lots of residents. **Thank you Cindy!**

Lastly, please use our website to log in your guests and to find information on parking regulations for the 4th. **Enjoy the festivities with your family and friends!**

—Patti Staudenbaur

Wellness . . . Healthy Carbs

It's a beautiful summer day. You know the kind, with the sun high in the bright blue sky, gentle breezes, flip flops on your feet, and a hat on your head. You're going to the beach, or the park, or on a drive with your family or friends, or heck, maybe just by yourself! You've got the sunscreen, towels or blankets, and a few chairs. You've decided that instead of grabbing fast food on your way, you're going to bring your own healthy choices. That's right, your own lunch and your own snacks.

You make some sandwiches and pack enough water, and as you reach for the potato chips, you stop short. You've been wanting to make some changes in how you eat so that you'll feel your best and enhance the quality of your life. Maybe even drop a few pounds! Potato chips? They don't really fit the bill for healthy eating. Then you realize exactly what you should bring. A little of summer's bounty. Like, fruit! Or vegetables! Or both! Exactly!

When summer arrives, so do summer fruits and vegetables, especially here in California. They're readily available and so good for us. They provide us with vitamins, minerals, fiber, and healthy carbohydrates. In varying amounts, fruit also provides us with water that counts towards our daily intake of eight, eight-ounce glasses of the cool, clear, rejuvenating liquid that we need to live. Fruits and veggies are a great source of healthy carbohydrates that we need for energy. Our brains, our nervous system, and our red blood cells depend on a steady source of carbs. We can't leave out



the fact that muscles also rely on a steady supply of carbohydrates for those times when we have to kick it into high gear for some intense physical activity.

Unfortunately, the top five carbohydrate sources for U.S. adults in recent years have not been fruits and vegetables, but instead have been white bread, soft drinks, cookies, and cakes (including doughnuts), sugars, syrups, jams, and potatoes. These may all be tasty, but they are examples of foods that are energy dense (lots of calories) rather than nutrient dense (ones that are packed with nutrition). Of these choices, the top five give us only calories, no nutrition. Their popularity matches the increasing numbers of Americans who are overweight or obese—a national epidemic we must address.

So, instead of filling your picnic basket or cooler with cakes, potato chips, and goodies full of added sugar, grab some beautiful, nutritious fruit or crunchy veggies.

Just picture it: the beach, the sun, the warm sand, the breaking waves. Voices of delight at the beauty of the day are all around you while sea gulls in flight add their comments. There you are, enjoying delicious watermelon, seasonal Bing cherries, ripe cantaloupe, or juicy grapes. Add some carrot sticks, red bell pepper, and a little celery, and you've got the best summer snack your body could ask for.

This summer, dig in to the nutritional bounty that is growing all around us. Make fruits and veggies your "go to" snacks and see your life change! Oh, and don't forget your sunscreen and drink plenty of water while you're enjoying the summer. Feed your body well, and experience the transformation!

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

NIGUEL SHORES MARKET UPDATE

Eleven Properties For Sale

• Garden Home (Ocean Side) 3 bed/2 bath, 1404 SF	\$1.290M
• Garden Home 4 bed/ 2 bath, 1867 SF	\$1.449M
• Garden Home 4 bed/ 2 bath, 1867 SF	\$1.450M
• SeaTerrace Home 3 bed/2 bath, 1552 SF	\$1.499M
• Villas Home 3 bed/2 bath, 1963 SF	\$1.569M
• Garden Home (Ocean Side) 3 bed/2 bath, 1627 SF	\$1.599M
• Garden Home (Ocean Side) 3 bed/2 bath, 2517 SF	\$1.749M
• Garden Home (Ocean Side) 3 bed/2 bath, 1800 SF	\$1.885M
• Garden Home (Ocean Side) 3 bed/2 bath, 2488 SF	\$1.899M
• Custom Home (Ocean Side) 3 bed/3 bath, 3947 SF	\$5.299M

Recent Sales

23812 Cassandra Bay 3 bed/2 bath 1344 SF	\$1,395M
33545 Sextant Drive 3 bed/ 2 Bath 1262 SF	\$1,400M
33651 Marlinspike 3 bed/3 bath 2147 SF	\$1,600M
23811 Salvador Bay 3 bed/3 bath 2147 SF	\$1,610M

*MLS Data May 1 to June 20, 2017

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NEIGHBORHOOD ADS

For Sale: Petrof Grand Piano in mint condition. Walnut finish. Model IV. 5' wide x 5'8" long. Call (949) 378-5572 for details.

For Sale: Spinnet Piano – good condition, comes with bench and piano lamp. Pamela Concar (949) 661-0131. Photos available. \$300.

Personal Assistant Needed for home office, Niguel Shores. 2-3 days/week. 12-15 hours. \$15-18 based on experience. Apple computer user, knows word & excel. Email work experience and/or resume to mgoldsmith@cox.net.

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.



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FOURTH OF JULY IN NIGUEL SHORES

For more than three decades our community has enjoyed wonderful Independence Day celebrations thanks to the many volunteers who've helped make the day so memorable. Ever since the late '70s we've joined together on the Fourth of July decked in bright patriotic colors for a day of friendship and fun.

This year we extend thanks and applause to Nancy Tinnes for heading the Fourth of July event for the fourteenth time! Our appreciation also goes to Roy Dohner for heading the Men's Club Pancake Breakfast and Kathy Samuel for organizing the Women's Club Hot Dog Sale. Thanks, too, to Ann Christiansen for sharing her pictures and memories of past celebrations, and to Gary Tinnes for contributing so many of his photographs here (with even more on view at www.niguelshores.org).

Cheers to all our Independence Day volunteers whose great enthusiasm and tireless effort through the years have made this a very special holiday for the residents of Niguel Shores.



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7 HOMES IN ESCROW - PRICED FROM \$1,150,000 TO \$3,250,000

12 HOMES SOLD 2017 - PRICED FROM \$887,500 TO \$3,000,000

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