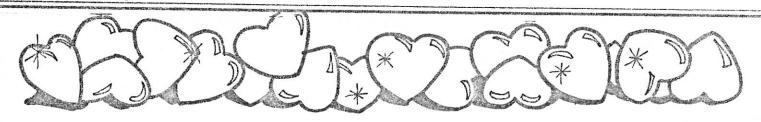


Published monthly by the Niguel Shores Community Association

Editor:
Editorial Staff: .

Grace Okamoto Communications Committee

FEBRUARY 1980



FROM THE HELM

Dear Resident:

The Board of Directors want to thank the residents for the in-put given to the Board at the January 8th meeting. Frank Taylor, our new Chairman of the Board, did an excellent job.

The following members of the Architectural Review Committee were appointed by the Board:

Don Kay - Chairman, Dick Harman, Aikman Armstrong, J. Harold Mitchell.

John Wells has resigned and his resignation was accepted with regret. John has served on various committees and on the Board of Directors. Thank you John for many hours dedicated to Nigue Shores the last five years.

The Board approved the following:

Landscape and Maintenance Committee General Re-landscaping procedure.

Volunteers are needed for the Recreation and Communication Committees. Please contact the office.

The next monthly Board Meeting will be held on Tuesday, February 12, 1980 at 8 P.M. in the Multi-Purpose Room of the Community Center.

Phyllis Luengen President, N.S.C.A.

Our recycler now accepts all paper, except cardboard and carbon paper. The in bundles or put in paper bags or cartons. Read RECYCLING PROGRAM article on page 7.

NON-PAYMENT OF ASSESSMENTS

Under Article VI, Section 3, of the "Master" Declaration of C. & R.'s the Association has the obligation to initiate a foreclosure sale of any property for which assessments have not been paid.

A foreclosure sale is basically as follows:

- 1. A Notice of Default is filed and a time period of three months begins to run. During this time period the default may cured by paying to the Association the delinquent assessment plus accrued interest and all foreclosure costs.
- 2. Any time after three months have elapsed a Notice of Sale is filed and a time period of twenty days begins to run. After the twenty days the property may be sold at auction to the highest bidder for cash.
- 3. The cost of saving property from foreclosure sale after a Notice of Default is filed is not inexpensive:
- A. Interest runs on the unpaid assessment at ten percent per year;
 - B. Lien fees are \$25.00 per quarter;
 - C. Filing fees are \$9.00 or more;
 - D. Title Reports are \$100.00 or more; and
 - E. Trustee fees are \$100.00.

Thus the defaulting homeowner suffers a penalty of \$234.00 or more if quarterly assessments are paid more than ninety days late. All costs and fees must be paid to stop the foreclosure sale. Payment of only the unpaid assessment does not stop the foreclosure sale.

In addition, a foreclosure may harm a homeowner's credit. TRW does not always collect data from the County Recorder's office where the notice is filed, but it does do so in some cases.

In calendar 1979, forty-one homeowners in Niguel Shores were delinquent more than ninety days in the payment of quarterly assessments and as a result foreclosure procedures had to be initiated. Thirty-two of the homeowners paid their assessments after the foreclosure was started and suffered these penalties. One exception was made when a case of financial hardship was presented to the Association. The remaining nine foreclosure sales are either in the three-month period or the twenty-day period.

Manager's Report

- 1. Association Quarterly Maintenance Fees As a reminder to all residents who are either in the process of selling their homes or who anticipate selling in the near future, your Homeowners Quarterly Maintenance fees are still payable on the scheduled date. Even if your property is in escrow, it is still your obligation to make this payment. Recently, a homeowner failed to make his quarterly maintenance payment, simply because he was misinformed by a real estate agent that since he had a firm buyer and that his property was in escrow that he need not bother, and it would all be settled in escrow or when escrow closed. Failure to make this payment, even if your property is in escrow, could result in a lien being placed on your property after 60 days and default proceedings started after 90 days. If, after you make your quarterly maintenance payment your escrow closes, its better for the Association to refund that pro-rated portion rather than to have the Association lien your property simply because you felt the payment could wait. In addition, by failing to make this payment it will result in added, unnecessary expenses such as lien charges and legal fees in the long run.
- 2. Vandalism of Light Fixture Recently a report was received in the office that the street light at the cul-de-sac on Breakers Isle was inoperative. When our maintenance men responded to this request it was found to have no less than four holes in the upper portion of the light fixture. These holes, no doubt, were caused by a firearm, larger than an air-rifle or B-B gun. This is dangerous to residents walking or living in the area, as well as, a case of damaging property. Anyone sighting, hearing or having knowledge of this type of incident is urged to contact the Association office immediately.
- 3. After several months of searching, a new Recreational Coordinator has been found. Our new director is Mrs. Rosada Noland. Rosada attended San Francisco State College with a major in Elementary Education. We all look forward to Rosada joining our staff.
- 4. During the past several weeks, a resident has been disposing of his trash at the intersection of Windward and Halyard. Anyone seeing or knowing who this individual is, should contact the Community Association office so that we can correct this problem.

We would like to express our thanks and appreciation to all residents residing on Taranto, Danzig, Amundsen and Tasman Bay for their patience and cooperation with the dirt, sand and rock situation on their streets while construction work is in progress correcting the water drainage problem. Also, thanks to the residents on Windjammer who look out over this construction. Work should be completed shortly on this project and the area will be cleaned up.

Bill Bierman Manager

NOMINATIONS FOR SEA TERRACE II TOWNEHOMES BOARD

The Nominating Committee, chaired by Betty Pease, submits the following candidates for election to the Board of Directors of Sea Terrace II:

Edmund B. Adams - 33875 Manta Court

Ed retired from the Los Angeles city schools after thirty-two years as a teacher and administrator. Currently, he is involved in real estate sales in this area. He and his wife Doris have two sons, both married, as well as two grandchildren. Ed's educational background includes degrees from Santa Barbara State and U.S.C. as well as additional study at Cal State, Northridge and the University of Mexico. He has served on the Sea Terrace II Legal Committee, as a member of the Niquel Shores Security Committee, and is active in the Men's Club.

Mal Powrie - 33935 Faeroe Bay

Mal became a refugee from Minnesota thirty-eight years ago when he was assigned to California during World War II and decided to remain here. He and his wife Rosemary have a daughter, three sons, and two grandchildren. Mal's career includes the practice of law, which a degree from the University of Minnesota, F.B.I. agent, manufacturer of fiberglass, and real estate developer, in which he presently is active. Currently, Mal is serving Sea Terrace II as Chairman of the Maintenance Committee, responsible for the repainting of homes in this area.

There are two vacancies on the Board of Directors to be filled during the Annual Meeting of Homeowners. Anyone desiring to place his or her name in nomination may contact the Chairman, Betty Pease, at 496-7664. Nominations also may be made from the floor the night of the meeting.

Details of election procedures and date of the Annual Meeting will be mailed to all Sea Terrace II homeowners late in January.

Don Lutz
President
Board of Directors

LOST & FOUND

Over the last several weeks the Community Association Office has accumulated quite a bit of clothing articles left at the Recreation Center. Owners are requested to pick these articles up before they are disgarded.

Available in multi-purpose room of our Community Center

FEBRUARY 2nd 10 AM to 4 PM FERRUARY 9th & 10 AM to 4 PM

Read about the \$15 late charge under Security on page 6.

OWNERS BRING: 1. MOTOR VEHICLES

RENTERS & LEASERS BRING:

2. DRIVER'S LICENSE 3. MOTOR VEHICLE REGISTRATIONS

4. KEY CARDS

5. CLOSING ESCROW PAPERS, IF NEW OWNERS

1. MOTOR VEHICLES

2 DRIVER'S LICENSE

3. MOTOR VEHICLE REGISTRATIONS

4. KEY CARDS

5. COPY OF RENTAL OR LEASE AGREEMENT

committee meetings

Board of Directors

Architectural

Communications

Legal

Landscape & Maintenance

Recreation

Security

12th, Tuesday, 8 P.M.

6th & 20th, Wednesday, 4 P.M.

21st, Thursday, 7:30 P.M.

13th, Wednesday, 7:30 P.M.

4th, Tuesday, 4 P.M.

13th, Wednesday, 8 P.M.

7th, Thursday, 7:30 P.M.



REMINDER - There are only two weekends left in which to obtain your new decals. Please do not wait until the very last moment!!!

- 1. A \$15.00 late charge per vehicle for issuance of decals will be assessed unless prior written arrangements are made through the Niguel Shores Community Association office at 33654 Niguel Shores Road and approved by the General Manager before the last "issuance" weekend (Feb. 9th and 10th) has ended.
- 2. All renters will be charged \$25 per set for each decal or decal and key card, refundable upon return of each item.
- 3. Non-resident property owners, whose property is rented to others, will be limited to no more than 2 decals total.

The current green decal must be returned at the time the new decal is obtained. However, in order to expedite the decal issuing process, we are asking that you remove your own decal and bring it along with the other required documents.

We would like to ask that all people planning on using the Community Center parking facilities during the first and second weekends of February kindly park their vehicles on the street so as to leave the parking lot open for vehicles needing new decals. This would help tremendously in expediting the decaling process. Your cooperation would be very much appreciated.

GET INVOLVED

GOOD NEIGHBORS ARE ONE OF THE BEST DETERRENTS TO CRIME. KNOW YOUR NEIGHBORS AND JOIN TOGETHER TO KEEP WATCH ON YOUR NEIGHBORHOOD. KEEP YOUR EYES OPEN, WRITE DOWN DESCRIPTIONS OF SUSPICIOUS PERSONS AND LICENSE NUMBERS OF SUSPICIOUS VEHICLES, THEN CALL THE POLICE. THAT'S WHAT WE ARE HERE FOR.

kecycling Program

Next Newspaper pickups: FEBRUARY 11th and 25th.

Last month's recycled newspapers were:

	Weight	Rate	1	INCOME TO
DATE	(Pounds)	Per Ton		NIGUEL SHORES
12/24	9,440	\$ 16.00		\$ 72.48
.1/14	16,879	26.00		219.43
	26,319 (13.16 7	ons)		\$291.91

Our recycler, D & J Recycling Company, has made a change in paper mills, and has requested a change in our preparation of paper for pickup. Heretofore, he has asked that the papers not be packaged by tying, but remain loose with a weight on top.

NOW, IT IS JUST THE OPPOSITE. He must have the recycled material packaged, either in paper bags, cartons, or tied with string. Any containers, such as cartons will not be returned as they are needed to contain the materials for rehandling. Please do not use plastic trash bags.

However: There are a number of benefits to us that will more than make up for the slight inconvenience in changing our past habits.

Effective immediately, all types of paper are acceptable. This means that all your glossy magazines, brochures, and paper of this type can be disposed of through our recycling program. Thousands of pounds of magazine paper that formerly went into the trash can now be recycled. Telephone books need not have the covers removed, or pages torn out. The only restriction made by the mill is, NO CARBOARD AND NO CARBON PAPER.

Take a look at the "Rate per ton" shown for January 14, above. You will note that we are now receiving \$26.00 per ton instead of \$16.00. The additional tonnage from magazines, brochures, etc., plus the increase in rate per ton should result in a sizeable increase in our income from this source, and will make possible additional improvements to our community facilities, using these funds.

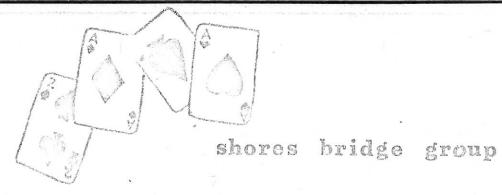
Now, more than ever, it behooves us to set aside our waste paper, newspapers, magazines, brochures, and even the Real Estate publications put out by the Real Estate Board for the benefit of its members. In the past we have had to reject these books because of the glued bindings, but now, we welcome them -- the more the better.

Our recycling program has taken on a whole new look, and with the help and cooperation of our residents, our tonnage should grow considerably.

One sour note has appeared in our recycling program. Someone is stealing, (Yes, I said stealing) the papers placed by our residents at their curb for our recycler. Last January 14, Mr. Leensvaart encountered a half-ton light colored pickup truck with a camper body, leaving our community loaded with papers intended for our program. The truck was driven by a blonde young woman, accompanied by a small child. A man with her picked up the papers and threw them into the back of the truck. It was after dark, about 6 P.M. and we couldn't obtain a good description of the occupants. All the papers on the first three cul-de-sacs in the Berkus Homes area, Abalone, Dosinia and Cockleshell Drives were taken before our man reached that area. He estimates that we lost about 1½ tons, a matter of about \$39.00. The authorized trucks have "D & J Recyclers" or "Newspaper Recyclers" painted on the side of the trucks, and no one else has authority to remove your papers. Please help us police this area on pickup days, and if you see anyone picking up papers in a camper, or any unmarked vehicle, please call the Community Center Office at 493-0122 and above all, get the license number.

Again, thanks for your help and cooperation in this wonderfully worthwhile program.

REMEMBER - STASH THEM - DON'T TRASH THEM.



A little rain didn't discourage the Bridge enthusiasts, as 34 people turned out on January 4th for our regular session of Party Bridge. We did greet two new couples, Lois and Roy Songer. They just completed a series of lessons from the expert McDonalds, and Dorothy and Lowell Eubanks, who are fairly new arrivals from Wilmington, Delaware. Maybe word is getting around that we are "such a wonderful group of people" and that we don't play cutthroat bridge. We also welcomed Betty Rolapp who is "back on her feet" after breaking an ankle in a horseriding mishap. Winners on the 4th were D.D. and J.S. (they win so often I told them I wouldn't print their names again!) and Catherine and Aubrey Holmes; and on the 18th, Dolores Gauvain and Jean Freeman in first place with Catherine and George McDonald a close second.

The first meeting of a possible Duplicate Bridge group showed promise. Despite a few problems, we hope a few more of you will want to participate.

Remember these February dates:

1st and 15th Regular Couples Bridge
8th Duplicate Bridge
7:30 P.M. at the Community Center

TALLY. TALLY

_AFTERNOON PROGRESSIVE BRIDGE

Each Wednesday from 1 to 4 P.M. the Community Center is the place to have fun playing progressive bridge. Everyone is welcome, but in order to come out with multiples of four, it is necessary to notify Kay Mormino at 493-6094 by Monday evening. There is no commitment to play every Wednesday; you may play as often or as seldom as you wish. And if you find, after having said you would like to play on a certain Wednesday, that you cannot play on that day, you simply get a substitute to play in your place.

January 16, Margaret Costello won first prize and Louise Pretzinger, second. Picking up the "set pennies" was Martha Ray.

January 9, first prize was taken by Jane Hurlburt and second, Louise Pretzinger.

See you there!



FLASH - Second monthly pre-teen and teen social to be held Sunday, February 10, from 7 P.M. to 8:30 P.M. for 6th, 7th and 8th grade guys and gals. Please come for:

Games Records Refreshments

NOVICE JR. SWIM TEAM

Paul Milosch, a member of our Recreation Staff, is looking for new class members for the Novice Jr. Swim Team. All Niguel Shores youngsters between the ages of 5 and 10 are invited. Classes are held on Mondays and Wednesdays from 4:30-5:30 P.M. and 5:30-6:30 PM. starting February 11th. These classes are tailored for young swimmers with team aspirations and its a sure-fire way to improve on swimming technicques and endurance. The monthly fee per child is \$8.00.

SIGN UP AT THE COMMUNITY CENTER OFFICE SOON!

NEIGHBORHOOD UPDATE

This column will include bits of information about residents. We need your help in gathering the news. If you'd like to report something about yourself, family or a neighbor, please leave the news item in the office or call the office and tell them that you have a "Neighborhood Update". The Communications Committee will contact the "newsmakers" for their approval to publish the item. It's fun to know about our neighbors, so please contribute.

Doris Adams of Manta Court will be displaying her watercolor paintings for the whole month of February at the Laguna Federal Savings & Loan in Monarch Bay Plaza. Doris' watercolor students will be inspired to see her beautiful artwork.

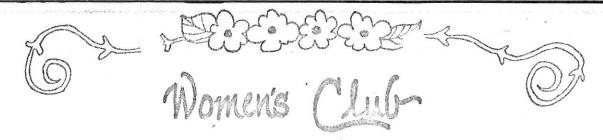
Congratulations to Nick Basakis of Seaward Isle for passing the Bar in November. He's now a lawyer commuting to Culver City.

Hilary Mc Grath is excitedly looking forward to going on a "Living Stone Safari" in Africa for 18 days in June. Wonder if Jane Pendergast is joining her??

What's the wide grin on Jerry and Quinlin's face? Could it be that they've just become grandparents! Their daughter, Kathy Mc Millan presented them with their first grandchild, Andrea.

Doris and Ed Adams went on a 15 day trip to Central America in December. One exciting episode occurred when they couldn't land at an airport near the ruins of Tikal and had to be driven through 42 miles of thick mud and the journey took 4 hours!





February 7, Thursday, exciting plans are in progress for a delightful Membership Tea. It will be held from 2:00 to 4:00 P.M., preceded at 1:30 by a short business meeting. The officers and committee chairman are providing the refreshments. Anna Jo Phares has again graciously agreed to play background music. We look forward to seeing you. If you wish to bring a prospective member as a guest, please call for reservations: Chairman, Helen Baltimore - 493-8209, or Marquerite Printz - 493-2040.

February 14, Thursday, Crafts Day. We had a good attendance last month. It was fun to share each other's projects. Do join us with your sack lunch on Valentine's Day. Maralee Davis, Chairman - 496-1049.

February 21, The Third Thursday Group. A whale watching boat tour will leave from the Dana Point Marina promptly at 10 A.M. Luncheon will follow at a Marina restaurant. For reservations call Louise Wasson - 496-9602.

24 ladies enjoyed the Historical Walking Tour, conducted by guides (including resident Diane Olander) of the San Juan Capistrano Historical Society...a delightful luncheon followed at the El Adobe Restaurant.

MEMBERSHIP ROSTER. We will distribute the list of Women's Club members at the March luncheon. We want to include the names of all paid up members (\$1.00 a year dues). If you haven't already taken care of this matter, please do so at your earliest convenience. Membership Chairman: Lois Songer - 493-8172..Louise Whitney - 496-8559...Elizabeth Bossert - 496-1994.

Lost Umbrella: There was an unintentional mixup of a couple of similar umbrellas. Will the lady who ended up with a yellow trimmed, plastic crook handle umbrella please call Ruth Gardner - 496-0244?

Thanks, Norm Pomeroy, for an informative, humorous "fixit" talk.

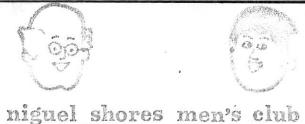
Virginia Parrett, President Women's Club - 493-0314

LOVE O LOVE O LOVE O LOVE O LOVE O

LADIES DAY TENNIS

Every Thursday morning from 9:15 to 12:00 the courts are reserved for Niguel Shores ladies. Everyone is welcome and play is "round robin". Bring 50¢, which is applied toward tennis balls and an occasional party.

Thursday, January 17, everyone enjoyed a bingo luncheon in the Community Center hosted by Doris Adams and Freida Baskin. Co-charing the next two months will be Lorraine Polik and Ginny Jester.



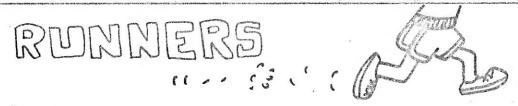
Fifty-eight hungry men enjoyed our breakfast and meeting on January 15th... establishing an attendance record.

Our speaker that day was Victor P. Whitney, a Vice President and Trust Officer at United California Bank, and author of a new book "How to Beat the Money Grabbers". His interesting and informative talk about estate planning and various types of trusts was masterfully presented. Thank you Vic! (Mrs. Whitney is Niguel Shores' very attractive bookkeeper.)

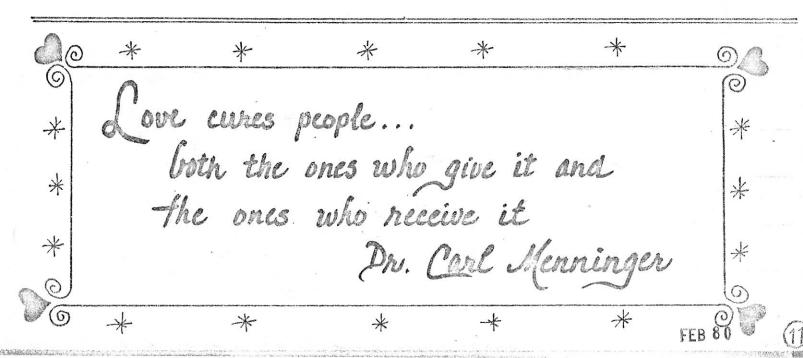
We invite all men golfers in Niguel Shores to join our golf outings on the 2nd and 4th Tuesday each month. On February 12th, San Clemente, tee-off 11 A.M. and February 26th at "Mile-Square" tee off at 11A.M. Lew Peck is our golf chairman.

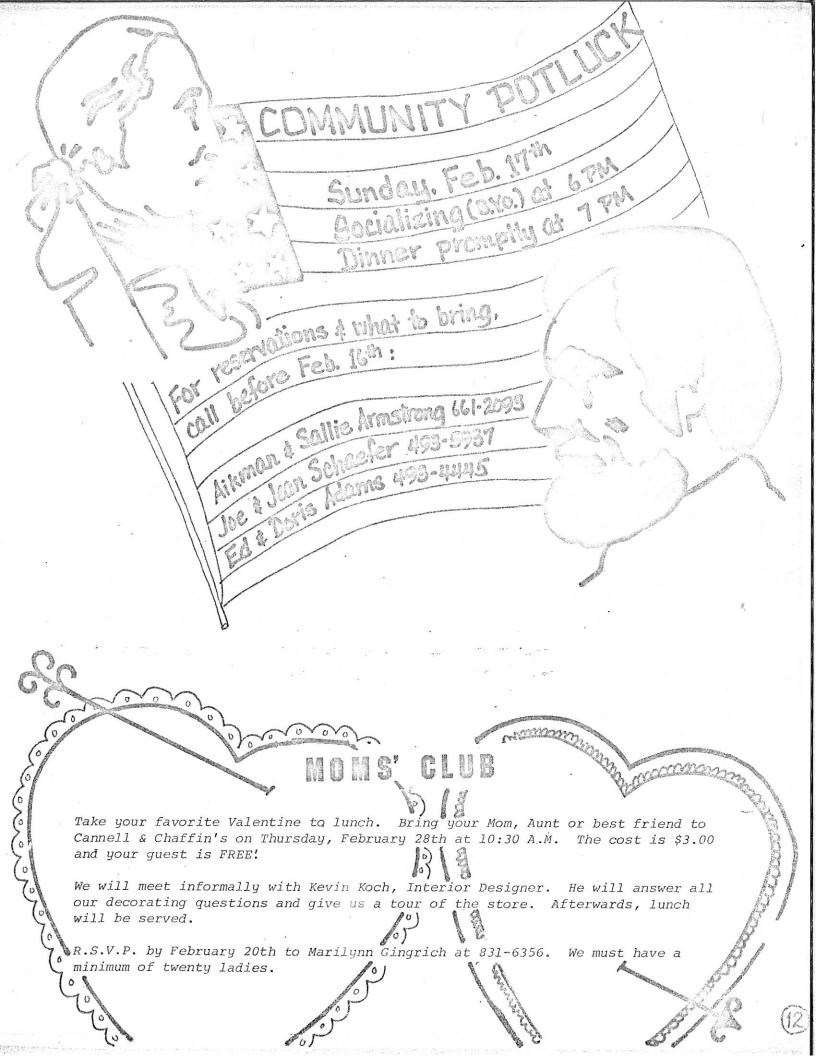
Our wonderful breakfasts are prepared by members. February we change crews. Thank you Messrs. Kay, Klitten, Kenney, Lachel, Meyer, Mayer and Minasian for a great job. For the next three months, the cooking crew will be: Gamble, Lawrence, Lowe and Sholtz. Cleanup crew: Alexander, Armstrong and Pence.

Barclay Ewing President

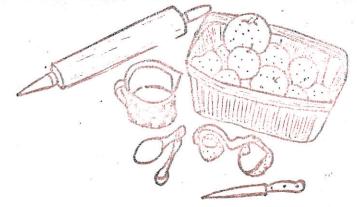


CHANGE NOTICE: Instead of meeting at the bridge at 6 AM on weekends, we will meet at the <u>new time</u> of 6:30 AM.





Shores Cuisine



Regardless of the time of year, ice cream seems to be a favorite of young and old alike. The following recipe, so easy to prepare, is a fancy way to serve an all-time favorite.

Dessert

"LEMON TORTONI PIE"

from the kitchen of LANA OJENDYK of
Vista D'Onde

1 9 inch baked graham cracker pie shell 1 qt. vanilla ice cream, softened

1 4 oz. can frozen lemonade concentrate, thawed

Beat the lemonade into the softened ice cream and pour into the pie shell. Freeze for four hours or two weeks! Soften slightly before cutting. Garnish with mint and thin lemon slices. Serves 6.

