

Published monthly by the Niguel Shores Community Association

Editor:

Grace Okamoto

Collating Chief: Roy Songer

Editorial Staff:

Communications

Editorial Staff: Communications Committee

September 1979

Dear Residents.

The two newly elected Board members are Jim Paul and Frank Taylor.

It was a big disappointment that we did not receive a quorum (50% of lots) on August 15th at the Ninth Annual Board meeting. The meeting was very informative with John Bulleit giving a visual presentation of Converse Ward Davis Dixon's findings on the geological formation and water problems of the community, John Densmore explained plans of Avco's development between Monarch Bay & Niguel Shores which the Regional Coastal Commission approved. Frank Taylor talked about ocurity problems and vandalism. Phyllis Luengen asked for community support for the Association's employees.

Awards were presented to these dedicated people:

Betty Rolapp - Chairman Architecture Committee - Albert Johnson - Chairman Communications Committee Dale Baltimore - Co-Chairman Landscape & Maintenance Gene Chapman - Co-Chairman Landscape & Maintenance Dorothy Dudley - Co Chairman Recreation Committee Ellen Hanna - Co-Chairman Recreation Committee Norm Williams - Chairman Security Committee Sy Feiner - Treasurer Lois Songer - Recording Secretary

John Densmore presented a plaque to John Bulleit and Carol Sue Mullen presented a plaque to Phyllis Luengen in gratitude for their work on the Board.

The adjourned 9th Annual Board meeting was held on August 18, 1979, at 9 A.M. The required quorum (25% of homes) was met. The Nominating Committee was comprised of Bob Alexander and Chairman Phyllis Luengen and the appointed Inspectors of Election were Chairman Dorothy Dudley, Ellen Hanna, Betty Rolapp, and Judge Walter Smith. The candidates were Dale Baltimore, John Densmore, Jim Paul and Frank Taylor.

- At this time we want to thank Dale Baltimore and John Densmore for the time and levotion that they have given this community. They are still going to work with their conmittees. Thank you again.

We wish to thank Bertha and Al Johnson for being editor and Communications Committee chairman for two years. They did an outstanding job! We are looking for a replacement for these positions, so if you are interested or can recommend anyone, call me or the office. Norm Williams resigned as Security Committee chairman. Norm has given a lot to this community and we thank him for his time and effort. Harrie Whitney has taken that position.

If anyone is interested in joining any of the following committees, please

contact the office: Communications, Recreation, Security and Finance.

The next monthly Board meeting will be held on Tuesday Sept. 11, 1979 at 8:00 P.M. in the multi-purpose room of the Community Center. Come and give your input and what you like or dislike!

Phyllis Luengen President

MANAGER'S REPORT

During the past month I have had the pleasure of being invited to the Men's Club Breakfast and the Women's Club Luncheon and it was a sincere pleasure. I would like to thank both of these fine organizations for their invitations and I look forward to meeting and working with these groups in the future.

In addition to the above, I have also met with your Security, Landscaping and Finance Committees and residents of the various tracts to discuss the problems at hand and help in seeking ways for improvement, if possible.

The first month has gone by since I came on board as your General Manager. I have attempted to communicate with you on items which have been sent to the office, either in person or by phone. I realize it may seem to be a slow process to you who are awaiting answers, but before communicating with you we would like to research our answers. One way of improving our communication gap will be to start logging in all Homeowner Request and Landscape Maintenance forms. With this procedure we will be able to let you know just where and what action is being taken, plus it gives us the inside track on what items are outstanding. This logging will commence on Sept. 1st.

On the maintenance end, we are endeavoring to get our lighting throughout several sections of the community repaired, installing a handicap rail at the Community Center, keeping our security gates operating and so forth. As for the Community Center office, we are seeking ways to improve our techniques on both meeting your needs and establishing a better relationship.

We hope that as time goes by you will stop by the office to meet us, and if we can be of service, just let us know.

Bill Bierman General Manager

REPORT FROM YOUR BOARD OF DIRECTORS

ANNUAL ELECTION OF DIRECTORS

Highlighting August activities was the annual election of new directors. At the annual Members Meeting on Aug. 15, the necessary quorum (50% of the 960 lots) was not present or represented. As authorized in the By-Laws (Article VI, Section 5), the meeting was duly adjourned until 9 A.M. on August 18, at which meeting the quorum requirement was only 25% of the total lots. James Paul and Frank Taylor were elected.

ASSOCIATION OFFICERS

The Association will continue with a President, who is chief executive and administrative officer, and a Chairman, who is chief policy officer. Phyllis Luengen remains as President, and John Bulleit as Chairman. Carol Sue Mullen, James Paul and Frank Taylor were elected Vice-Presidents. Lois Songer is Secretary, and Bill Bierman is Assistant Secretary. Frank Taylor will serve as Treasurer and Carol Sue Mullen Asst. Treasurer. Directors will serve in liason capacity with the standing Committees as follows:

ARCHITECT Phyllis Luengen & Jim Paul COMMUNICATIONS Carol Sue Mullen FINANCE Frank Taylor LANDSCAPING & MAINTENANCE John Bulleit

LEGAL & CC&R Frank Taylor RECREATION Phyllis Luengen SECURITY Jim Paul

AUGUST BOARD ACTIONS

<u>Liens and Foreclosures:</u> Properties will be subject to liening when assessment payments become 60 days deliquent, and to foreclosure when 90 days delinquent. This more restrictive policy is necessary to protect the community against loss. Adequate notices are provided delinquent members.

Gate Damage Information Reward: Accepting the Mens' Club offer of \$100 for the purpose, a reward will be offered for information leading to the arrest of anyone convicted of vandalizing and/or wilfully damaging any of the NSCA vehicle gates.

Geotechnical: Converse, our geotechnical consultant, has been authorized to develop remedial recommendations for drainage problems (a) above and below Naticus Isle (b) above Breakers Isle, (c) below the Windjammer slope, at an estimated design cost of \$3,800. No construction authorization has yet been made.

Community Center Improvements: New neon light fixtures were approved for the pool area. The diving board will not be put back in service because of the stress it imparts to the concrete deck. A handrail will be placed on the handicap ramp at the entrance.

County Beach: Effort continues to get the county to repair the slope, fence and lighting alongside the ramp leading to the beach; and to replace the sunken boulders protecting the slope below the Breakers Isle homes. Any indivduals wishing to add to this emphasis may write to Kurt Brittain, Supt. of Recreational Facilities and/or Supervisor Thomas Riley.

NSCA BOARD OF DIRECTORS John Bulleit, Chairman



During the past several months, a young, blonde headed male, has been racing up and down the streets, pathways and common green belt areas with his motorcycle. This individual is endangering both residents walking throughout the area, drivers of vehicles and doing damage to the common areas. Anyone witnessing this individual doing these acts or who knows the individual is requested to contact the General Manager, Bill Bierman so that prompt measures can be taken to resolve and correct the problem.

ALL HOMEOWNERS: MAY YOU PLEASE BE REMINDED THAT YOUR QUARTERLY ASSESSMENT BECOMES DELINQUENT 30 DAYS AFTER IT BECOMES DUE.

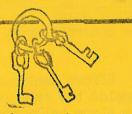
The above is true whether you received your statement or not. We all know there are times the mail simply does not function as efficiently as we would like. However, we ALL know the assessment is due on the 1st day of each calendar quarter Just like taxes, it's time to pay!

Remember - there is a 10% per annum charge added to your account on the 31st day and will be compounded if not paid, retroactive to the day payment was due.

Please help to keep the Association expenses down by following these simple regulations. By doing so, you will eliminate unnecessary letter writing and telephone calling. GET YOUR CHECKS IN THE MAIL IN TIME - TO AVOID UNNECESSARY PAPERWORK & EXPENSE.



SECURITY COMMITTEE



Residents are again reminded that they are responsible for seeing to it that all service personnel (gardeners, maids, T.V. repairmen, plumbers, etc.) are provided with proper passes. The guards have been instructed to insist on valid and proper identification for all drivers of vehicles seeking entry.

TO: ALL MEMBERS OF SEA TERRACE TOWNEHOMES ASSOCIATION I

At the August 13th meeting of your Board of Directors, it was resolved that, due to the departure of Ben Young from the area and his resignation from the Board, your Board of Directors would realign itself as follows:

President
Vice President
Secretary
Treasurer
Director

Ken Strang
Jim Corcoran
Jean Chandler
Harrie Whitney
Shirley Smith

We will certainly miss Ben Young as he has done an outstanding job for the Association. We feel sure, however, that Shirley Smith, who has just been appointed to the Board, will give a fine account of herself.

There are a few members of our Association who are in arrears of their annual dues and it was therefore resolved by the Board to charge a \$50.00 processing fee to any Sea Terrace Townehomes Association I owner who has not paid these dues and thereby necessitates the Association to file a Claim of Lien on the property.

As many of you are aware, we have again started the repainting of our towne-homes and, by and large, the work is proceeding very well. However, please remember that it is the responsibility of each homeowner to assist our painter. Any planting that cannot be pulled away with a drop cloth from surfaces to be painted must be pruned or trimmed in order to give the painter appropriate access. With your good cooperation, our Association can remain financially sound and, as projected, we will not have to increase our assessments.

Ken Strang President

STATE COASTAL COMMISSION HEARING ON AVCO-COAST PROJECT

September 18th

Transportation will be provided by AVCO from the Niguel Theatre for anyone wishing to attend the meeting in Los Angeles.

Please contact Lee Stewarts' office, 496-4040, Ext. 60 by <u>September 13</u> if you wish to go by bus or for additional information.

For those planning to drive, the Hearing will be at the Airport Marina Hotel-Manchester & Sepulveda.

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WANDALISM-AN UNNECESSARY EXPENS

In order to keep all homeowners aware of the mounting expense caused by vandalism, we have begun compiling facts and figures which we will publish in future issues of the SEASHORE NEWS on items which the Association has spent money on due to vandalism, malicious mischief, thoughtlessness or carelessness during the previous month. Right now our biggest expense is repair of the various gates which are the biggest victims. Call it what you like - the fact is that all of this is costing money - your money!-and the sooner we solve this problem, the better it will be.

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REPORT

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NEWSPAPER AND ALUMINUM RECYCLING PROGRAM

Newspaper pickup days in September will be the 10th and 24th, (second and fourth Mondays). Watch your Seashore News Calendar.

Aluminum is picked up at the container next to the Community Center once each month.

We know that a number of households save their newspapers for their church, school, or even for the bottom of their canary cages, BUT THERE IS NO GOOD REASON FOR PUTTING THEM IN THE TRASH CONTAINERS ON TUESDAYS. Please set your papers aside for the second and fourth Mondays each month. Our recycler truck will pick them up before two P.M. in front of your home if you place them at the curb. Do not tie your papers, simply stack them with a weight on top, or place them in a carton.

Please don't feel offended if your slick paper magazines or telephone books are left. There is simply no way that our recycler can take them as the paper can't be used by the recycle mill. The telephone book pages are fine, but the glued-back binding will not dissolve in the recycling process.

Occasionally the pickup man misses a home, or even a street. We are not all perfect. If this should happen to you, please be assured that they will be welcome on the next pickup day. Don't TRASH them.

Thanks to all our supporters, we are doing great things for the community with these extra funds, and we are supporting our government in its quest for conservation of natural and other resources.

> K. RUSSELL PASLAQUA Niguel Shores Men's Club

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GCOD-ÉYE, LIFEGUARDS!

No lifeguard will be on duty after Labor Day! Please use caution when using the pool and refrain from sending the children to the pool unaccompanied.



HOLLYWOOD BOWL

Reservations have been made for those of you who have already contacted the office to attend the Fireworks Pops Finale. The bus loads at the Community parking lot Sept. 15th at 5:15 P.M. sharp! Don't forget your picnic supper and blankets. No host bar on the bus - BYOB.



SCHOOL WILL BE STARTING SHORTLY. EXTREME CAUTION TO MAKE THE STREETS AND SIDEWALKS SAFE FOR OUR YOUNGSTERS.

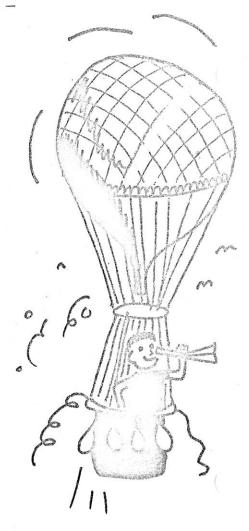
September Potluck at the Community Center AROUND THE WORLD ON FOREIGN FARE Balloon takes off Sunday, Sept. 16th Inflight cocktails at 6 PM (bring your own)

Foreign Fare at 7 PM (you're the Chef!)

Pilots and Stewardesses Jack & Valerie Fellows 496-9759

Dave & Finnie Parrett 493-0314

Glorge & Ginnie Kenney 493-1334 Foreign costumes or native dress Reservations are required before Sat., Sept 15th BON APPÉTIT!





NIGUEL SHORES WOMEN'S CLUB

The salad luncheon in August was one of the highlights of the year under the excellent management of Elizabeth Bossert and her committee of Ginnie Rusty Klitten and Loutse Pretzinger, AND the fact that Catherine McDonald's daughter, Susann, brought her gifted and talented master harpists from her workshop in Dana Point to present a concert. The Center was full, the way we would like to see it each month.



In September, the Women's Club will meet on Thursday, September 6th at 11 A.M. in the Community room for a COFFEE CHATTER. And chatter it will be, for this will be the entertainment. We are coming up to the end of our "Getting to Know You" year, and this will be another chance to get acquainted. Coffee cake and fruit will be served. If you can bring either, please call Ginnie Parrett (493-0314) who is the Social Chairman for the month. All women are welcome.

Although it's only September, we are working on Christmas objects and crnaments at the Craft Group who meet on the second Thursday of each month at the Center from 10 A.M. to 2 P.M. The date is Sept. 13th. Bring a sack lunch and join the fun.

The BAYSHORE HOUSE in Lake Forest is the restaurant chosen by Rosemary Velarde (493-0676) for the Thursday lunch-out on September 20th. It is a new continental restaurant with a lakeside atmosphere which has made it a popular eating place. So plan to meet at 11:15 A.M. at the parking lot for car pooling.

Lois Songer (493-8172) President, Women's Club

NIGUEL SHORES MEN'S CLUB

Interesting speakers have highlighted recent breakfast meetings of the Men's Club. Lt. Dennis LaDucer, of the Crown Valley Parkway Substation, Orange County Sheriff-Coroner Dept., spoke on "Burglary Prevention". Jack Fellows, formerly Commanding Officer of the Presidio in San Francisco, gave a very interesting talk about this famous Army post. On August 21st, Barbara Brook, Reference Librarian of our local library, told about the many services available, and their need for book donations and the possibility of starting a "Friends of Library" group.

The theatre party on August 9th at Sebastian's in San Clemente was a success....another is planned in Novemember.

Bowling continues to be popular, and Joe Sholtz invites more bowlers to join the fun.

Golf in September is planned at Green River (Orange course) on the 11th, tee-off time at 10 AM. On September 25th, at Torrey Pines famous south course, tee-off time at 11:16 AM.

Meetings will be held on September 4th and 18th. We invite all Niguel Shores men to join us at 8:30 AM for a fine breakfast and interesting meeting.



MOMS' CLUB

CRAFT MEETING Friday - September 14, 9:30 A.M. Bonnie Maxey's - 33472 Cockleshell

RSVP to Bonnie at 496-8342 or Marilynn Gingrich at 831-6356

Moms — The Christmas Faire for our children will be here in THREE short months. It's time to start WORK. We're asking you to make 15-20 items and attend a monthly craft meeting. The Faire is one of our most successful projects but, also, the most work. We need your help NOW.

Due to Candy's business commitments, she finds it impossible to continue to co-chair the Club. We send her off with our best wishes. We'll miss her. THANKS, CANDY.

VACANCY - If you feel the urge to get involved in your community through your children's activities, I'm in need of help. Give me a call.

Marilynn Gingrich 831–6356

THE TREASURE CHEST SALE

The Treasure Chest Sale, sponsored by the Moms' Club on Aug. 21st, turned out the real bargain hunters of Niguel Shores. The kids came to sell everything from brownies to bicycles, and they were all their own best customers! Thanks to Linda Theel, Camille Drey, Leslie Quinton, and Marilyn Gingrich for vol nteering to help out at the last minute!

BIKE RALLY

Our first Bike Rally, held on Aug. 16th, was an educational & exciting event scheduled for kids of all ages. The C.C. Sheriff started with a safety movie before the actual ride began. The route took the bikers around the Recreational Center area, and volunteer residents served lemonade at designated check points. Prizes were sponsered by Mission Cyclery, and winners were Nancy & Lorraine Hanna, Matt & Trevor Durham, Merydith Goldsmith, Rick Erkeneff, Andy Polik, and Wendy Neubauer. Thanks to the following for volunteering their time and support: Stephanie Erkeneff, Dorothy Dudley, Marilyn Gingrich, Ellen Hanna, and Darry Neubauer.

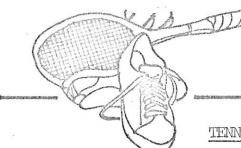
Lacres Day Jenus

New to our shores? Tired of unpacking and hanging wall paper? Want to play tennis but don't know anyone to play with? Put on your visor....grab your tennis racquet and come to Ladies' Day Tennis. Ladies' Day is open to all women living in Niguel Shores. It is an excellent way of meeting other ladies in our community who share an interest in tennis.

We meet at 9:15 A.M. each Thursday morning on Court #1. Play begins promptly at 9:30. We have room for 16 players. (The racking court is open if we do not have a full complement of players.) Fifty cents is collected to purchase new balls and to help defray the cost of an occasional get-together.

We have just such an occasion planned for Thursday, September the 13th. Come celebrate back to school, quiet beaches, and hopefully some of that Indian summer sun with an after-tennis beach party. We plan to meet at our Niguel Shores Beach immediately after tennis. Bring a sack lunch. Beverages & desert will be provided.

So..... if you finally have that little one in school or are new to town, come join us on Thursday mornings. For further information call.....



Carla McNair 496-3735 or Shirley Smith 496-7448

TENNIS LESSONS

Tennis lessons will not be offered during the month of Sept. Private lessons can be arranged with Alex Ott at 495-5281. Sign-ups will be taken at the office for October groups.

"NO HOST TENNIS TOURNAMENT" July 28th

Thanks go to Jeanne Webb and friends who helped organize the "No Host Tennis Tournament" on July 28th. This fun filled, casual tourney brought out a few new faces in the neighborhood, as well as, the regular enthusiastic tennis fans.

TIME TO PUT EXERCISE IN YOUR SCHEDULE

As we approach the fall season, it is time to insure that excerise is a part of your weekly routine. Just a couple hours each week takes so little effort and rewards you so well.

Each class meeting emphasizes toning, strenthening and flexibility. All exercises are done to music. Please wear comfortable clothing and bring some sort of mat for the hard floor.

Class times are Monday and Thursday mornings from 9-10 A.M. and Monday and Thursday evenings from 7-8 P.M. This next session begins September 10th and continues to the holiday season. A 14 week session for only \$35.00 per person. Sign up at the office.



So many residents are now taking part in the Bridge Nights that we feel a monthly report is in order. Attendance is holding steady at right around 24 players. Whether regular, frequent, or occasional participants, there are about forty nice people who are better acquainted now than they were a year ago, and many of whom get together in smaller groups, between our sessions, in their homes.

Big prize winners at our August 3rd meeting were Dolores Gauvain and Jean Freeman, first place, and Ginnie and David Parrett, runners-up; on August 17th Juanita Schneider and Dennis Dangberg won top honors, followed by Mil and Bob Short. Scores were so high that evening that two couples who tied for third place - Jean and Joe Schaefer and Mary and Nick Martin - had over 4000 points!

We're considering having a wine tasting/hearty hors d'oeuvres type party to celebrate our first anniversary, November 2nd. Those members polled seemed to think that would be a good way to use the small treasury we have accumulated and benefit the people who have made the "donations". More on that next month.

We miss seeing a lot of you. Please join us September 7th and 21st or in October on the 5th and 19th.

Jackie Maier

RUN FOR YOUR LIFE

Niguel Shores Long Distance Runners are off and running every Saturday and Sunday at 6:30 A.M. The only active female, Cathy Egan, informs us that they start at the bridge and run 11-20 miles a day. Newcomers are encouraged to join this casual group any Saturday or Sunday or call Cathy at 493-5885.

Low Tide Foot Races are being planned by Dr. Burr McKeehan for October. Watch for date and time for this no-host event.

FINE ARTS CREATORS DO YOUR THING!

Our community has many outstanding, talented artists and the rest of us would like to see your works. Come and display your art work on October 20th at the wine and cheese tasting event. This will be a fundraiser organized by Phyllis Luengen and the Recreation Committee to remodel the kitchen. Oil, watercolor and other fine art artists, this is your chance to earn some money, show your talent and help our community so contact the office for a reserved space. Craft items will not be shown at this time. Additional details will be given next month.

INTERESTED IN CLASSES FOR.....

Calligraphy? Yoga? Disco? Jazz Exercise? If there's enough interest, these classes can be offerred at our Community Center. Let us know and give us a call, at 493-0122.

THE RECREATION CENTER IS IN THE PROCESS OF COMPILING A NEW BABYSITTING AND HELPING HANDS LIST: THOSE INTERESTED IN HAVING THEIR NAMES ON THE LIST SHOULD CONTACT DIXIE DIXON AT 493-0122 OR SIGN UP AT THE OFFICE.



SHORES CUISINE

COCA COLA CAKE

By Glenna Whitney, Bookkeeper

2 cups flour

2 cups sugar

2 sticks margarine

3 tbsp. cocoa

1 cup Coca Cola

1/2 cup buttermilk

2 beaten eggs

1 tsp. soda

1 tsp. vanilla

1 1/2 cup miniature marshmallows

Combine flour, sugar in large mixing bow. Heat margarine, cocoa and Coca Cola to boiling point and pour over flour and sugar mixture. Mix thoroughly. Add buttermilk, eggs, soda, vanilla and marshmallows. Mix well. This will be a thin batter with marshmallows floating on top. Bake in 13x9x2 pan at 350degrees for about 35 mins.

ICING

1/2 cup margarine 3 tbsp. cocoa

1 lb. box powdered sugar

1 cup nuts, chopped

Combine margarine, cocoa and cola and heat to boiling. Pour in powdered sugar. After beating well, add nuts. Spread over hot cake.

*****VEGETABLE DIP****

By Darry Neubauer

1 cup sour cream 1/2 cup mayonnaise

1 pkg. Original Hidden Valley Ranch Dressing

Mix together and chill. Serve in dip dish with raw cut-up vegetables, such as cauliflower, fresh broccoli, carrot and celery sticks, mushrooms and zucchini.

DO YOU HAVE A SPECIAL RECIPE YOU'D LIKE TO SHARE WITH THE COMMUNITY? BRING IT BY THE OFFICE FOR THE COMMUNICATIONS COMMITTEE FOLDER.

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