

# Seashore News



June 2025

Published Monthly by Niguel Shores Community Association

Issue 618

## FROM THE HELM

### Welcome and Thanks

Please join me in welcoming **Heather Harding** to the Niguel Shores Board of Directors. Heather brings a fresh perspective and a wealth of great ideas. Her thoughtful approach and enthusiasm for community involvement will be a wonderful asset to the Board and to our residents.

I'd also like to thank Board Member **Brian Porter** for meeting recently with representatives from the Orange County Sheriff's Department to address the recent string of residential break-ins. His efforts to ensure clear communication and proactive coordination with law enforcement are greatly appreciated. We'll continue to monitor the situation and keep residents informed.

### Bluff Etiquette Reminder

As we head into what's sure to be a busy summer, a quick reminder about Bluff Etiquette—a few simple courtesies go a long way:

- No reserving tables. Items left unattended will be removed after 30 minutes.
- Dogs must be on a leash at all times.
- No BBQs or open flames on or near the picnic tables.
- Keep music volume low so everyone can enjoy the space.
- Remind guests where to park to avoid unnecessary frustration.

### Dana Point Summer Concert Series

Sundays | 2:30–6:00 p.m. | Sea Terrace Park

Concert Dates: July 13, July 20, July 27, August 3, August 10, and August 17.

Bring a chair, some friends, and your dancing shoes—it's one of the best parts of summer in Dana Point.

### Join Us at the Next Board Meeting

I would love to see more participation and attendance at our monthly Board meetings. It's one of the best opportunities for residents to share their opinions, concerns, and ideas. The **Open Forum** portion is one of my favorite parts of the meeting, and I can assure you that we as Board members truly value your input.

We've even included **coffee and pastries**—so come a little early, grab a cup, and take a few minutes to catch up with your neighbors. **Your voice matters**, and we hope to see you there.

Lastly, I want to say how proud and grateful I am to be serving another year as your President. I truly enjoy the opportunity you've given me to represent our community, and I look forward to the year ahead with appreciation and optimism.

—Mark Russell





# Hello Summer



## DANA POINT SUMMER CONCERTS - SUNDAYS AT SEA TERRACE PARK!

**JULY 13TH** 2:30 - 4:00 - Britain's Finest  
4:30 - 6:00 - Mick Adams and the Stones

**JULY 20TH** 2:30 - 4:00 - Anthony Small/Small World  
4:30 - 6:00 - Family Style

**JULY 27TH** 2:30 - 4:00 - Kelly Boyz  
4:30 - 6:00 - Vegas McGraw

**AUG 3RD** 2:30 - 4:00 - Flock of 80's  
4:30 - 6:00 - Yachty by Nature

**AUG 10TH** 2:30 - 4:00 - Wayward Sons  
4:30 - 6:00 - Queen Nation

**AUG 17TH** 2:30 - 4:00 - Sega Genocide  
4:30 - 6:00 - Tijuana Dogs

## ENTER TO WIN

Text "BACKPACK" with your name and address to:

949-444-1674 by July 10th

Enter to win a custom cooler bag  
with picnic fixins'  
perfect for a concert afternoon.

\*One winner each week  
for concerts only.

**GOOD LUCK!!!**



## LOCAL OC SUMMER CONCERTS - THURSDAYS AT SALT CREEK BEACH!

**AUG 14TH** 6:00-8:00 - No Duh: The Ultimate Tribute to No Doubt

**AUG 21ST** 6:00-8:00 - Boy Band Review

## MOVIES IN THE PARK - FRIDAYS AT A NEW PARK EACH WEEK!

*\*\*Vendors begin at 6:30pm and movie starts at 8:00pm\**

**JUNE 6TH** Moana 2 (PG)- Dana Crest Park - 24451 Josiah Drive

**JUNE 13TH** Mufasa: The Lion King (PG) - Sunset Park - 34345 Calle Naranja

**JUNE 20TH** Inside Out 2(PG) - Sea Terrace Park - PCH & Niguel Rd

**JUNE 20TH** The Wild Robot(PG) - Del Obispo Park Ball Field - 34052 Del Obispo



**Kathy Samuel**

949-444-1674

kathysamuel.com

DRE# 00832012

**FT** First Team

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL  
REAL ESTATE

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

# GENERAL MANAGER'S REPORT

## 2025 Street Repairs

There was some confusion about the work to be completed this year. Due to budget constraints we only made repairs to the worst areas in the community. The Board is currently considering two multi-year, multi-million dollar street replacement options to remove and replace all the streets within the community for over a period of 6 to 8 years. The cost estimates for the work are between \$4.5 and \$5.5 million dollars.

## Drinking and Driving

As summer events begin in the community, please remember that the California Vehicle Code is enforced within Niguel Shores. Drinking and driving, and underage driving of any motorized vehicle, is illegal. The Sheriff makes periodic visits to our community. If they see these types of activities, they will enforce the law.

## Use of Bluff Park

The Bluff Park is not available to rent during the summer season and is designated as a passive park. If you are planning any large events and are considering using the Bluff Park, you may want to consider the lawn at the Community Center instead. It is free to use for all residents.

## Pool Area

When using the pool and spa please follow all posted rules and be courteous to your neighbors also enjoying the facility.

## Connect and Protect

If you have cameras installed at your home, you can share the feed with the Sheriff's office. For more information go to [OCSheriff.gov/Connect](https://ocsheriff.gov/Connect).

—John Muller

Financial Update as of March 31, 2025		
INCOME		
Actual	Budget	Surplus
\$394,081.00	\$387,367.00	\$6,714.00
EXPENSE		
Actual	Budget	Deficit
\$427,661.00	\$387,740.00	-\$39,921.00
RESERVE		
Starting Balance	Contributions	Expense
\$5,828,581.00	\$164,731.00	\$34,515.00

# Congratulations to the New NSCA Board!

## NSCA BOARD POSITIONS FOR 2025-2026

**President**..... Mark Russell  
**1st VP** ..... Brian Porter  
**2nd VP** ..... Heather Harding  
**CFO** ..... Rick Palmer  
**Secretary**..... Bob Berkery

## BOARD LIAISONS TO COMMITTEES

**Architecture**..... Mark Russell  
**Communication**..... Brian Porter  
**Events**..... Heather Harding  
**Finance**..... Rick Palmer  
**Landscape** ..... Bob Berkery  
**View Preservation**..... Bob Berkery  
**Maintenance** ..... Rick Palmer  
**Rules** ..... Brian Porter  
**Recreation** ..... TBD

## INSPECTOR OF ELECTION REPORT NIGUEL SHORES COMMUNITY ASSOCIATION

### May 20, 2025—Annual Meeting

There were 2 candidates running for 2 open seats. Accurate Voting Services Inspectors of Election Report confirmed that quorum had been achieved. There were present by ballot or in person at said meeting 488 ballots, representing 50 percent of the membership in Niguel Shores Community Association. Results of the tabulated voted ballots indicate the following persons were duly elected as directors for the terms provided in the association's governing documents.

**Heather Harding** 347 votes – 2 year term  
**Mark Russell** 425 votes – 2 year term  
**Abstentions** 16

BOARD ACTION SUMMARY See page 14



# COMMITTEE REPORTS

## COMMUNICATION COMMITTEE

### Dads, Grads, I Do's, and a Poem

June is traditionally a time for remembering Dads, honoring graduates, celebrating weddings, and taking off on vacations. Those of us who live on the coast know June can also bring "June Gloom"—the gray skies and fog that come when heat builds up over the land and hits the cold air of the Pacific. Down at our Bluff, the fog that came along one afternoon during Happy Hour inspired Niguel Shores resident **Joan Stoelker** to snap the photo and write the poem included on this page. Thanks to Joan for sharing this.

### Website

Be sure to check the Niguel Shores website at [niguelshores.org](http://niguelshores.org) for announcements, news updates, homeowner forms, online payments, featured activities and events, Board actions, and photo galleries. You'll even find access to copies of *Seashore News* going all the way back to 1973!



### Photos

Thanks to everyone for sending your photos of scenes around Niguel Shores. Keep them coming! We are building a wonderful collection to feature in a future issue of *Seashore News*. If you have something to contribute, send as JPG or JPEG to [seashorennews@hotmail.com](mailto:seashorennews@hotmail.com).

—Sandy Homicz

## EVENTS COMMITTEE

### Events This Month:

**Ice Cream at the Bluff – Friday, June 6, 2:00 to 4:00 p.m.** This event will be a monthly regular through the summer so make sure you watch for announcements of the date and time in the *Seashore News*. Pay the vendor directly.

**In N Out Night – Saturday, June 21, 6:00 to 8:00 p.m.** Tickets are \$15 each and limited to the first 300 at the Beach Bluff. Get your choice of a burger, cheeseburger or grilled cheese with chips and a drink. We will also have a DJ at this event. Purchase a table with your ticket to have preferred seating at the event. Tickets go on sale June 2.

### Upcoming Events:

**Ice Cream at the Bluff – Friday, July 11, 2:00 to 4:00 p.m.**

**July 4th Celebration – All Day.** Come and enjoy the activities on Independence Day. One of our most fun and best attended events of the year. Be sure to sign up in the NSCA office between June 16 – July 3 to participate in the decorating contest for Golf Carts, Bikes, Trikes and Wagons. The decorating will be judged before the parade starts and all participants will line up on Niguel Shores Drive.

**Food Truck Night – Saturday, July 19, 5:00 to 8:00 p.m.** Enjoy the selection of food trucks this year with The Viking Truck, Zydeco Snow and more to come. Music provided by DJ George Graham. Pay trucks directly at the event. Cash and credit accepted.

—The Events Committee

### THE FOG

Sunbeams shoot  
high above a dense curtain of clouds  
far from shore.

The smoky wall slowly encroaches  
covering the north guard stand  
encompassing the Ritz  
sliding down the hill  
engulfing homes  
creeping to the bluff  
surrounding sunset seekers.

Damp, cold air  
shrouds mystified bystanders.

The spell is broken.  
A quiet group files home.

—Joan Stoelker





# COMMITTEE REPORTS

## MAINTENANCE COMMITTEE

Volunteerism is alive and well in Niguel Shores!



Recently, the Maintenance Committee chairwoman challenged members to step up and help our Facilities Manager with tasks that volunteers could accomplish.

So far ... **Suzanne Enis** is painting wooden posts and the dolphins for our street sign replacements. Like a true artist, she's re-doing the colors to match our universal signage. **Al Glatt, Art Staudenbauer,** and **Gary Wall** have taken on the backbreaking job of re-painting our red curbs, of which there are many!

We have also heard from other residents offering to help. Many thanks to **Paula Clark, Emily Beck and her kids** for showing the Niguel Shores volunteer spirit!

—Maintenance Committee



**GET READY FOR THE 4<sup>TH</sup>**

**BOLD STRIPES! BRIGHT STARS!**

**BRING OUT YOUR  
RED, WHITE, AND BLUE!**

***Decorate for the Neighborhood  
Grand Parade!***

Sign up in the NSCA office **June 16 – July 3** to participate in the 4th of July Decorating Contest for Golf Carts, Bikes, Trikes and Wagons.

***Volunteer to Run Games in the Park!***

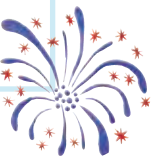
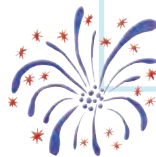
Your help is needed with kids' games. It's lots of fun for our kids and for you too! Contact Blayke Miller in the office or email [bmiller@niguelshores.org](mailto:bmiller@niguelshores.org).

***Help with the Bake Sale or Cake Walk!***

Sign up with Marietta Hannigan at [mariettahannigan@yahoo.com](mailto:mariettahannigan@yahoo.com) or Patti Staudenbauer at [umass21@cox.net](mailto:umass21@cox.net).

***Get Tickets in Advance for  
the Pancake Breakfast!***

Go to [pancakes.niguelshoresmensclub.org](http://pancakes.niguelshoresmensclub.org).



## LEGACY PATHWAY

We are thrilled to acknowledge the community's backing of the **Legacy Path Project**. This initiative was born from the profound impact Heather experienced meeting individuals who enriched her life upon arriving in Niguel Shores two years ago. Hearing their stories and seeing their involvement in Niguel Shores nurtured the concept of creating a lasting recognition of those who have contributed to this community's growth over fifty-plus years and those who will propel it forward for generations to come. The Legacy Path's design incorporates ample space for future expansion, underscoring the community's optimistic spirit.

We have submitted all orders for engraving, and we anticipate receiving the full delivery of bricks by mid-July. We aspire to complete the pathway prior to Labor Day. We eagerly look forward to sharing the celebratory ribbon-cutting with you during Labor Day Weekend, with several engaging events to commemorate the Legacy Path Project's inauguration into the Niguel Shores Community. We truly appreciate the support everyone has shown.

—Heather Harding and Art Staudenbauer



# CLUBS

## WOMEN'S CLUB

Last month we were honored to welcome three guest speakers: **Austine Duru** and **Racheal McCabe**, representing Providence Mission Hospital; and our Niguel Shores resident **Leslie Moore**. Duru, Chief Mission Integration Officer, shared insights into the history of Providence Mission Hospital. Founded in 1971 by a group of physicians committed to providing accessible, high-quality medical care to a growing community, the hospital has grown to include two campuses—Mission Viejo and Laguna Beach. It has expanded its services through partnerships, including CHOC Children's Hospital, the St. Joseph Health system, and the Providence Health family. McCabe, Executive Director of Philanthropy, highlighted the exceptional caregivers, advanced technology, and specialized departments that contribute to Mission Hospital's status as a nationally ranked healthcare institution. She also shared exciting news about a major \$712 million expansion project, which will include the addition of a third tower featuring 100 private patient rooms, a complete reconstruction of the Emergency Department, and the development of a beautiful central courtyard on the campus. The campaign was launched with a \$50 million transformational gift from



Women's Club officers Laurel Yocca and Carole Daly with luncheon speakers Leslie Moore and Providence Mission Hospital representatives Rachel McCabe and Austine Duru.

Rancho Mission Viejo. In addition, Ms. McCabe spoke about two new health centers set to open later this year in San Clemente and Rancho Mission Viejo, further extending the hospital's reach into our greater community.

Members were greatly moved by the personal story shared by Leslie Moore, telling how Providence Mission Hospital saved her life when she required an aortic heart valve replacement, and Mission's renowned structural heart team successfully performed a minimally invasive TAVR (Transcatheter Aortic Valve Replacement)

## *Niguel Shores Women's Club June Celebration*

Get your derby bonnets ready! **RESERVE YOUR PLACE NOW!**

### **2025 DANA DERBY**

**Thursday, June 12**

**Niguel Shores Clubhouse**

**Gates Open 11:45 a.m.**

Be ready for Kentucky cuisine, spirited refreshments, and some race horsing around fun. Lots of raffle prizes and horses to bet on, so bring your pocketbooks.

**RSVP by JUNE 2:** Fill out this "Racing Form," along with \$30.00 check per member, made payable to Niguel Shores Women's Club. *Deliver to Blayke in the Niguel Shores office by June 2.*



**NSWC Member Name:** \_\_\_\_\_

**Check Number:** \_\_\_\_\_ **Check Date:** \_\_\_\_\_ (Office Only: Date Received \_\_\_\_\_)



## CLUBS

procedure to replace her damaged valve. Thanks to the expert care she received, Leslie serves as a patient advocate with Edwards Lifesciences—the manufacturer of her valve—sharing her experience to inspire and inform others. Leslie delivered a vital message: **Advocate for yourself.** If something doesn't feel right, trust your instincts, speak up, and seek out physicians who truly listen.



Players and Winners in May's "Left, Right, Center" social event.

About twenty-five women gathered at the club's social event in May for a lively afternoon of **Left Right Center**. The afternoon was filled with laughter, friendly competition, and plenty of dice-rolling fun. It was a wonderful opportunity for friends and neighbors to connect and enjoy each other's company in a relaxed and cheerful setting.

We're looking forward to the club's closing event, the **Dana Derby Celebration** on **Wednesday, June 12!** Don't miss out on the fun — be sure to turn in your forms and \$30 to the clubhouse by June 2 to join in the *horsing around*.

We'll also wrap up the season with an **End-of-Year Happy Hour** at the **Bluff** on **Wednesday, June 25**. Come raise a glass and celebrate a great club year together!

And finally, remember to **renew your membership or join for next year**. Membership forms are available **online or in the office**. Please return your completed form and \$25 to stay in the loop and be part of all the fun.

—Karey Palmer



### *Join the Fun!*

Contribute your baked goods and volunteer for our hugely popular

## **WOMEN'S CLUB BAKE SALE & CAKE WALK**

**Bake Sale: 9:00 a.m. – 12:30 p.m. on the Clubhouse Patio**

Contribute to the event by baking some of your "award winning" cakes, pies and cookies.

**Cake Walk: Immediately after Parade 11:30 a.m. – 1:00 p.m. on the Sport Court**

Bring the family, relive your youth, win a cake, and enjoy a DJ and some old-fashioned Americana at the court!

*Sign up for a shift to sell the yummy goods and work the Cake Walk.*

Volunteers are needed for the following shifts:

- **July 3** — 2 p.m. to 5:00 p.m. — Prep Day: Receiving & wrapping baked goods
- **July 4** — 9:00 a.m. to 12:30 p.m. — Bake Sale (Excluding parade)
- **July 4** — 11:30 a.m. to 1 p.m. — Cake Walk

Donated goodies will be accepted on Thursday, July 3 from 2 p.m. to 5 p.m. on patio behind the office.

**For more information and to donate or volunteer:**

Send an email to Marietta Hannigan at [mariettahannigan@yahoo.com](mailto:mariettahannigan@yahoo.com) and Patti Staudenbaur at [umass21@cox.net](mailto:umass21@cox.net)



# CLUBS

## MEN'S CLUB

The Niguel Shores Men's Club continues to provide a welcoming space for men in our community to connect, share ideas, and enjoy engaging programs. We meet on the first and third Tuesday of each month in the Niguel Shores Clubhouse. Join us for some great food, camaraderie, and informative speakers.

Our May 6 meeting was a special Mother's Day celebration breakfast featuring **Mark Russell**, President of the Niguel Shores Community Association. Mark addressed various community concerns with candid responses and closed with a heartfelt statement about the wonderful community we are fortunate to call home. The Men's Club did not hold a second meeting in May due to a scheduling conflict with the Niguel Shores Community Association's Annual Meeting.



Mark Russell, NSCA President, speaks at Men's Club.

We are proud to announce the recipients of the **Men's Club \$1,000 Scholarships: Brooke Barber and Corinne Vartanian**. Both young women are Niguel Shores residents and recent graduates of Santa Margarita Catholic High School. Congratulations to Brooke and Corinne on this well-deserved recognition! You can read more about them on pages 10-11 of this issue.

## Upcoming Meetings

- **June 3 (Breakfast, 8 a.m.):** Sharon Stewart will join us to discuss guidelines for healthy living.
- **June 17 (Evening, 6 p.m.):** Congressman Mike Levin returns to update us on federal and local matters. Spouses and guests are welcome.
- **July 1 (Breakfast, 8:00 AM):** Pancake Breakfast Planning Meeting.
- **July 15: (Evening Meeting, 6:00 PM):** Republican Congressional Candidate Jim Desmond will introduce himself to the community. Spouses and guests are welcome.

**Annual Pancake Breakfast**—We're excited about our **40th Annual Pancake Breakfast** on the **4th of July**, led once again by Men's Club member **Tim Williams**. This cherished tradition unites our community in celebration and camaraderie. All profits from the breakfast are donated to support scholarships for graduating Niguel Shores seniors. Tickets are available at [pancakes.niguelshoresmensclub.org](http://pancakes.niguelshoresmensclub.org).

**Interested in Joining?**—New members are always welcome. For more information about the Men's Club, including upcoming speakers and events, please join us at one of our meetings or contact **John Yocca** at [john@johnyocca.com](mailto:john@johnyocca.com).

—John Yocca

## GARDEN CLUB

Our May speaker, **Master Gardener Adam Armit**, spoke to us about getting ahead managing pests in the garden (white flies, slugs, caterpillars, aphids) using proper prevention and responsible pest control.

Our annual **End of Year BBQ** will be **Monday, June 16, 11:00 a.m.** at the **Bluff** (members only).

We always **welcome new members** to the Garden Club. Membership is open to all residents of Niguel Shores. You do not need to be a gardening expert to join. Garden Club dues of \$25 for the Sept 2025 to June 2026 club year are **due by June 16**, to insure inclusion in the yearbook. Sign-up forms are in the Niguel Shores office, where you can submit cash or check payable to Niguel Shores Garden Club.

Please contact Sandi Stauffer at [sandistauffer@comcast.net](mailto:sandistauffer@comcast.net) with any questions. We hope that you will join us this fall.

—Judi Palladino



Marietta Hannigan, Janice Stauffer, Martha Burns and Paula Maier attend San Clemente's annual Garden Tour

**MEN'S CLUB 4<sup>TH</sup> OF JULY PANCAKE BREAKFAST**

**DATE:** Friday, July 4 from 8:00 to 10:15 a.m.

**PRICE:** \$8 per person in advance or \$10 at the door

**TICKETS:** [pancakes.niguelshoresmensclub.org](http://pancakes.niguelshoresmensclub.org)

*This year marks the 40th Anniversary of the Men's Club Pancake Breakfast.*

Proceeds go toward scholarships for Niguel Shores graduating students.

**Everyone is invited!** The Breakfast Team, under the direction of Chairman Tim Williams, is ready to take your advance orders at [pancakes.niguelshoresmensclub.org](http://pancakes.niguelshoresmensclub.org).

Pancake Breakfast

A photograph of a stack of pancakes with syrup, labeled "Pancake Breakfast".





# Congrats

## to Niguel Shores

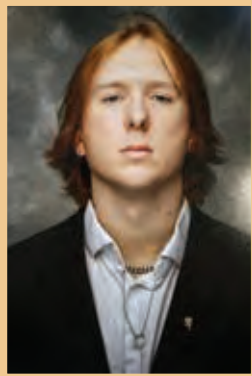
## 2025 College Graduates!

**Emily Carlson** has earned an MBA from USC's Marshall School of Business. Emily will continue her career at Edwards Life Sciences in cardiac valve device research. Emily enjoys surfing, skateboarding, and fitness activities.



She is the daughter of Cynthia and Keith Carlson. Congratulations, Emily, and good wishes for all your future endeavors!

**Paden Cook**, son of Patty and Ron Cook, graduated from the University of Arizona with a Bachelor of Arts, focusing on Pre-law with a minor in Psychology. At U of A, Paden was on the Dean's List and served as Social Chair and Vice President of



Delta Kappa Epsilon. He looks forward to attending law school in the future. Congratulations to Paden, and good wishes for much success ahead!

**Brianna Props**, graduating Magna Cum Laude from the University of Arizona, she plans to spend the coming year in Valencia, Spain as an English language teaching assistant. At U of A, Brianna majored in Psychology with a minor in Public Relations and was a member of Gamma Phi Beta sorority. She is the daughter of Heather and Michael Props. Congratulations, Brianna, and good wishes for an enjoyable, productive year teaching in Spain!



**Claire Hanley**, daughter of Karen and Ed Hanley, has graduated from Texas Christian University with a major in Marketing and Finance. At TCU, she participated in Delta Gamma sorority, and she looks forward to a career in marketing. We send congratulations to Claire and best wishes for a bright future.



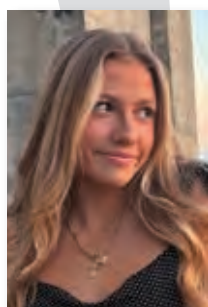
**Ella Spieker**, daughter of Michelle and Tom Spieker, is graduating from Colorado State University with a Bachelor of Science degree in Psychology. She will be taking a gap year to travel, work, and volunteer before obtaining her Master's in Occupational Therapy. At CSU, Ella participated in Campus Connections mentoring at-risk youth, volunteered as an Occupational Therapy Assistant, was a Teaching Assistant in Psychology, and studied abroad for a semester in Ireland. We wish you much success, Ella, as you continue your studies toward a Master's.



# Congratulations

## NIGUEL SHORES MEN'S CLUB SCHOLARSHIP WINNER!

**Brooke Barber**, daughter of Amy and Bill Barber, is graduating from Santa Margarita Catholic High School and looking forward to college studies in Business and Sports Management. At Santa Margarita, she received awards in Cross Country and



Track, was a member of National Honor Society, Spanish National Honor Society, earned the Heart-to-Heart volunteer service award, and is a California Scholarship Federation Sealbearer. Through the school's broadcast journalism program and her volunteer work with Pacific Coast Shockwaves running club, Brooke developed an interest in sports media production and enjoys filming sporting events. She's worked as a lifeguard with Laguna Beach, volunteered with the OC Junior Lifeguard program, and will spend this summer before college as an Orange County Lifeguard. Compliments to you, Brooke, and best wishes for the future!

**Ava Colaco**, daughter of Shilpa and Jason Colaco, is graduating from Dana Hills High School this month and plans to major in Business Administration at Cal Poly San Luis Obispo in the fall. Ava made the most of her high school years



playing volleyball, helping produce the yearbook, and challenging herself with a tough course load. She was honored with a Senior Award, recognizing her hard work and high GPA. Outside of school, Ava worked at Wind & Sea, and has travel plans lined up after graduation—including trips to Costa Rica, Dominican Republic and Japan. Her family is incredibly proud of all she's accomplished and excited to see what's ahead on her journey. Best wishes, Ava!

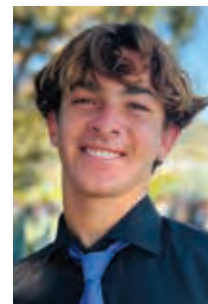


**Isla Burdi**, daughter of Lynne McCrum and Michael Burdi, is graduating from Santa Margarita Catholic High School and will attend Texas Christian University in the John V. Roach Honors College. With a dual major in Political Science and Business, she hopes to attend law school and become a corporate attorney focusing on sustainability. Isla is looking forward to her internship this summer with NexaYouth, working to establish environmental sustainability policies in collaboration with other college students.



At Santa Margarita, Isla played Varsity Tennis and participated in Model United Nations as a Delegate and Board Member. She was recognized academically by National Honor Society and First Honor Roll, served as a Peer Minister and Student Ambassador, and received the Model UN Scholarship and the Eagles Scholarship. In addition, she received the NCL Scholarship, served on the Pretend City Youth Board, volunteered at the Ecology Center, worked at GritCycle, and enjoyed public speaking competitions. We send congratulations to you, Isla, for your community service and academic accomplishments, plus our good wishes for your future success!

**Reef Chitamun** is graduating from Dana Hills High School this month. He is the son of Astrid Chitamun, who grew up in Niguel Shores and is an alumna of Dana Hills. Reef is employed at Glasspar in Dana Point Harbor, works out at gym



with friends, and enjoys surfing Strands and Salt Creek. He is looking forward to college in Santa Barbara to pursue his interest in the fields of economics, statistics, and government. Reef, we send good wishes for future success in all you do!

**David Michael Javier** is graduating from Dana Hills High School this month. He plans to attend Saddleback College and work as a Laguna Beach Life Guard. David is the son of Michael and Kimberly Javier, and the grandson of Donald and Julie Borsack. At Dana



Hills, David was on the Honor Roll, Surf Team, and Swim Team. He is also involved in Rock Climbing, RiverBank Non-Profit, volunteers as a Junior Life Guard (Encinitas), and attends Calvary Chapel OC. Best wishes in the years ahead, David!

**Alexander Lunde** is graduating with highest honors from Dana Hills High and is heading to Northeastern University to study Business. Alexander plays soccer and loves the beach. He is the son of John and Tiffany Lunde. Wishing you much



success in the future, Alexander!



# to Niguel Shores 2025 High School Graduates!

**Sienna Marr** is graduating from San Juan Hills High School where she was a Varsity Cheerleader. She will attend the College of Charleston in South Carolina in the fall to study Business. Sienna is the daughter of Chris and Jennifer Marr. All the best to you for future success, Sienna.



**Max Stadlbauer**, son of Julie and Tom Stadlbauer, is graduating from JSerra High School and will be attending Southern Methodist University in Dallas to study Economics with a minor in Business Finance. At JSerra, Max participated in the Business Magnet program and was a Thousand Smiles volunteer. He loves skiing, golfing, traveling and has visited Japan as well as spots in the UK and Europe. Max, we wish you all the best in college and the future!



**Mia Wright**, daughter of Jessica and Chris Wright, is graduating from high school this year after being homeschooled since seventh grade. She plans to attend Lipscomb University in Nashville to major in Musical Theater and minor in Dance. Lipscomb has awarded Mia top merit and Musical Theater scholarships. Her biggest dream is a future on Broadway, as well as writing and singing her own music, and she already has a depth of theater and musical experience through her performances at the Laguna Playhouse and Southern California Children's Chorus. In addition, Mia teaches Voice and a variety of instruments to young students at Danman's Music School. We send best wishes to Mia for a star-filled future!



## NIGUEL SHORES MEN'S CLUB SCHOLARSHIP WINNER!

**Brody Robert Martinez** is graduating from JSerra High School where he played Varsity Soccer and his team won All Trinity League, CIF, and State this season. Brody plans to attend the University of Alabama as a Business major with a minor in Real Estate. His passion for soccer will continue as he joins Alabama's Men's Soccer Club, consistently ranked as Region II Mountain West Champions. Brody is the son of Alicia and Michael Martinez, longtime Shores residents. He loves to surf, play soccer, hang out with his brothers, family, and friends. This summer he is working at Rita's before heading off to university life in the fall. Roll Tide!



**Corinne Vartanian**, daughter of Marco and Jolene Vartanian, is graduating from Santa Margarita Catholic High School this month as a full International Baccalaureate Diploma student. She served four years on the Dance Team, is a member of National Honor Society and California Scholarship Federation, and has volunteered 250 hours at the Ecology Center. Corinne will attend the University of Michigan in the fall, majoring in Urban Technology. Congratulations on your accomplishments, Corinne, and good wishes going forward!

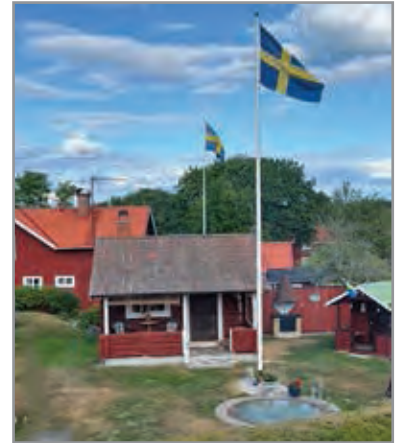


# MIDSUMMER CELEBRATION IN SWEDEN

After endless days of a Scandinavian winter of ice and snow, with the sun setting each day by three o'clock in the afternoon, summer arrives in Sweden with the **Summer Solstice** or **Midsummer**.

Midsummer is celebrated in every village of red houses, all bordered by tall forests, far to the north. Generations of family return to their native village to begin the day-long celebration.

Early in the morning children gather for a truck ride to pick wild flowers. The men of each village take down last midsummer's flag pole to begin the celebration that will last all day into the late twilight. They lay the pole on saw horses, while the women who are not baking for a later raffle join villagers of all ages to decorate the flag pole with greenery and the children's flowers.



Against the bluest sky, flagpoles in every village fly the Swedish flag for this national holiday.



By four in the afternoon, raffle tickets are being sold for prizes, including a wide variety of baked goods. The men, ranging from small boys to grandfathers, fathers and sons, carry the 40-foot-long flag pole over to the village center.



In traditional dress, others from the village make up a local band to accompany the men along their journey to the village center. There, the pole is carefully placed upright in a socket on a stone pedestal, where it will remain for another year until the next midsummer.

With the pole and flag in place, villagers join hands and dance around the pole.



Waiting on bordering lawns are long tables laden with traditional Scandinavian drink and food. Meals include baked salmon, new potatoes, and prized strawberries freshly picked from local fields. A favorite is pickled herring and new potatoes toasted with SNAPS, a strong alcoholic drink.



At the end of the day, another winter is gone as families share the joy of the long twilight and return home.

—Susan Courtney



## BRIDGE

The month of June is an exciting time. The weather is good, the air is crisp and clear, and love is in the air with many June weddings. Niguel Shores has been celebrating a Bridge Club for over 30 years—that's 30 Junes! In the past it might have played like a senior women's club, but nowadays the members are younger and almost equal in numbers of men and women.



Here's a salute to our recent winners:

**4/16:** Freyd Rad surprised himself coming in 1st; Stuart Monroe had excellent hands that propelled him into 2nd; Sandy Nelson, a favorite guest, came in 3rd.

**4/23:** Muriel Kraszewski, a frequent guest and a great baker, came in 1st; our own Hal Allan came in 2nd; another favorite guest, Patty Hollis, with skillful form stormed into 3rd.

**4/30:** Our Fearless Leader, Bob French (under the direction of Betty), came in 1st; another consistent player in our group, Jim Pinola, came in 2nd; Muriel Kraszewski graciously accepted 3rd.

**5/7:** Terry Liebman, husband of our famous unnamed Girl Scout cookie provider, came in 1st; Sandy Nelson, whose game was unwavering, came in 2nd; Bob Ruben, just a scad below Sandy, came in 3rd.

**5/14:** Jim Pinola finally stepped up to 1st after having a dry spell; Maria Girard surprised everyone by coming in 2nd; Muriel Kraszewski was right on Maria's heels by 30 points for 3rd.

Join us, if you are interested in playing. Please give a call to **Bob or Betty French** at (949) 312-2556 or visit us on Wednesdays after 2:00 p.m.

—Mike Oliva

## PAGE TURNERS

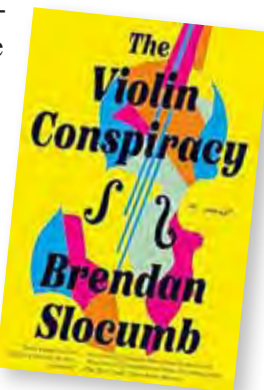
The joint meeting of all three Page Turners groups is **Thursday, June 26 at 1:00 p.m.** in the **Clubhouse**.

A classical musician tries to find his stolen violin in this month's book club selection, *The Violin Conspiracy* by

Brandan Slocumb. Kirkus Reviews suggests, "While the whodunit element of Slocumb's novel is unlikely to stump mystery fans, his writing is strong, if a little unpolished in parts. Still, it's a gripping novel, and Slocumb, himself a violinist, does an excellent job explaining the world of classical music to those who might be unfamiliar with it."

This is the final selection in the list of books our club has read this year. All members are currently reviewing the 24 books suggested by members for next year. Each member will vote for their nine favorite books, and the nine with the most votes will be our reading choices for next year. Look for the final nine titles in next month's article here.

For more information on Page Turners book club, please contact one of the three coordinators at their email address: **Steve and Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net); **Lisa Buchner** at [lisabuchner47@gmail.com](mailto:lisabuchner47@gmail.com); **Frances Ozimec** at [fozimec@cox.net](mailto:fozimec@cox.net).

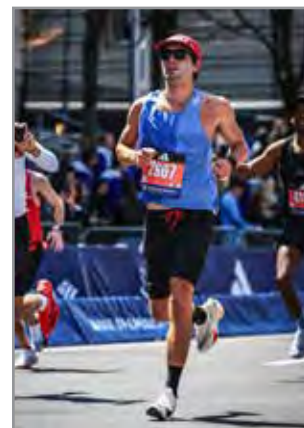


—Frances Ozimec

## ACCOLADES

At the 129th Boston Marathon on Patriots Day, April 21, **Slone Smith** ran his second Boston and finished in the top ten percent of all runners with a three-minute personal record over his time in 2024. He finished in under three hours, with a time of 2:55:45 (a mile split average of 6 minutes 43 seconds for the 26.2 miles).

Slone, age 25, has a goal to complete all six major world marathons. He's accepted to Berlin in September and Chicago in October 2025, leaving London, New York and Tokyo in the future.



## Wellness – Menopause

“It’s awfully warm in here!” proclaimed my mother as she barreled the car down the freeway. We were headed to see the LA Philharmonic perform at Santa Ana High School, years before Segerstrom Center was a reality.

“I hadn’t noticed,” I chimed-in a little sarcastically from the backseat of the 1967 Pontiac Catalina. It was a Saturday night and, unfortunately, I had absolutely *nothing* going on. I could either do this or stay home and watch *The Love Boat* on TV. A tough choice. After considering my many options (which would be two), I decided to go along and use the extra ticket.

With my maternal grandmother also along riding shotgun, it became a Girls’ Night Out that I hadn’t planned on. Grandma had her own issues with the ambient air temperature in the car, and she let them be known. Anyway, the next thing I knew, I heard a whooshing sound, my hair flew wildly, and I felt the pressure of air forcing its way into the car at 70 miles per hour as my mom rolled down the window. Despite all this lunacy, there was an upside. My 52 year old mom had found temporary relief from her relentless hot flashes. Ahhhh, menopause.

If you’re a male member of the human race you may be tempted to quit reading right now, but I encourage you to allow your endurance and curiosity to take the lead and stay with us! With women making up approximately half of the US population, men’s awareness of this time in a woman’s life becomes critical to the continuation of certain relationships (like marriage, for example!).



I have to say, after reading several textbook explanations, the bottom line is basically that menopause is when menstruation has been absent for at least 12 consecutive months due to the decrease in the hormones estrogen and progesterone.

At that time, a woman is no longer able to become pregnant and bear children. (And you know, sometimes I can’t bear children either so on those days, this is a plus.) Most importantly, please know that menopause is a *normal* part of the aging process in women. In the US, it begins around age 51.

The decreased level of estrogen in a woman’s body is credited as the cause of many symptoms women experience during menopause, such as hot flashes, night sweats, insomnia, mood swings, osteoporosis, joint stiffness/pain, and weight gain to mention just a few. It’s a lot to deal with and the internet is filled with unproven treatments, so beware.

The first step in managing menopause would be to talk with your doctor about how you’re feeling. Doctors may offer hormone replacement therapy and, if so, be sure to ask questions to make sure it’s right for you. Eating healthily, exercising, getting enough rest, and reducing stress are also helpful. Keeping your bedroom cool at night, not smoking, and limiting alcohol consumption are highly recommended. Osteoporosis can become a major issue after menopause, so consuming adequate calcium and participating in weight bearing activities like walking, running, dancing, or weightlifting will help with maintaining bone density. Also, joint pain and stiffness, particularly frozen shoulder and hip discomfort, may be present and confused by doctors to be arthritis when in fact it can be due to the cascade of changes that take place during menopause.

It’s very important to keep asking questions and seek second or third opinions about your situation during menopause. Consider finding a community of “sisters” to share stories and proven treatments with each other. It’ll give you a lot of peace and also reduce the odds that you’ll have to open the car window at 70 mph on the freeway to keep cool. Ladies and gentlemen, we’re in this together!

*To Your Health! Sharon Stewart RN, Wellness Coach, [Sharon@SharonStewartRN.com](mailto:Sharon@SharonStewartRN.com)*

### BOARD ACTION SUMMARY MAY 2025

#### (GENERAL SESSION)

##### ACCEPTED AND FILED:

- Unaudited Financials for Period Ending March 31, 2025
- General Session Committee Minutes

##### APPROVED:

- General Session Meeting Minutes from April 9, 2025
- Ratification of Fund Transfers
- 2024 Audit
- Foreclosure: APN 672-142-20
- Lien: APN 672-144-05; APN 672-214-51; APN 672-143-37; APN 672-012-06; APN 672-222-18
- Tree Removal Proposal: Tree at platform deck between Sextant Drive and Flying Jib Drive (no replacement)

- Electrical Equipment Storage Container
- Appeal: 24181 Vista D’Onde
- Appeal: 33865 Cabrillo Isle
- Appeal: 33411 Cockleshell Drive
- Entry Gate Video Kiosk
- Breakers Isle Slope Landscape Architect
- Street Parking Waiver Rule Change/ Election rule Changes to be Mailed for Membership Review

##### DISAPPROVED/MOTION FAILED:

- Disapproved - Tree Removal Proposal: Tree across from 33651 Capstan Drive
- Disapproved - Tree Removal Proposal: Tree in Cassandra Bay Median
- Motion Failed – Pool and Spa Heater Preventative Maintenance; Pool and Spa Bi-Annual Preventative Maintenance

- Bluff Park Variance Request

##### TABLED:

- Pool and Spa Heater Preventative Maintenance; Pool and Spa Bi-Annual Preventative Maintenance
- French Drain Hydro Jetting
- Multi-Year Street Replacement Project
- Vendor Vehicle Registration Program

##### REVIEWED/DISCUSSED:

- Legal Analysis
- Management/Committee reports
- Villas Stair Replacement
- Accessibility Evaluation
- Volunteer of the Year

**NOTE:** The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA Office entrance and on the website. In addition, the General Session and Executive Session agendas for the next Board Meeting will also be posted on Friday prior to the next meeting.

**REMINDERS:** THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD IN THE CLUBHOUSE ON THE  
2nd WEDNESDAY, June 11, 2025, BEGINNING AT 6:00 P.M.



# SPORTS

## PICKLEBALL

Pickleball is quickly becoming one of the most popular sports in the country—and for good reason. With its easy-to-learn rules and compact court size, players of all ages and skill levels can jump in and enjoy the game right away. It's a low-impact activity that still delivers a great workout, making it especially appealing to those looking for a fun and friendly way to stay active. But what really sets pickleball apart is its social

Pickleball Happy Hour in May at the Bluff

spirit. Most games are played in a doubles format, creating a natural atmosphere for camaraderie, laughter, and community connection. Whether you're in it for the exercise, healthy competition, the strategy, or the friends you meet along the way, it's easy to see why pickleball has become a favorite in neighborhoods like Niguel Shores.

As our community's love for pickleball grows, so does our awareness of its impact. Out of consideration for our neighbors, many players have taken thoughtful steps to keep the game enjoyable for everyone. Some have been experimenting with quieter paddles and balls, while others are being more mindful about reducing loud celebrations during play. These small efforts reflect our shared

commitment to keeping the spirit of pickleball both lively and neighborly.

—Susan Whittlesley



## DANA POINT THIS MONTH



**CAPTAIN FRANK GONZALEZ IS THE NEW CHIEF OF DANA POINT POLICE SERVICES,** previously having served with the Sheriff's Department in the areas of custody, patrol and training, crisis negotiation, behavioral health, homelessness, and court operations.

### 2025 SUMMER TROLLEY SERVICE THROUGH SEPTEMBER 1

**Mondays–Thursdays:** 12 noon to 9 p.m.

**Fridays:** 12 noon to 10 p.m.

**Saturdays:** 10 a.m. to 10 p.m.

**Sundays:** 11 a.m. to 8 p.m.

**Holidays (5/26, 7/4, 9/1):**

10 a.m. to 8:30 p.m.

Trolleys arrive at stops every 15 minutes.



### YOUTH CAMPS

The City of Dana Point offers a variety of summer youth camps. For a list of camps and to register, visit [danapoint.org/recreation](http://danapoint.org/recreation).

### FARMERS MARKET AND CRAFTS

**Saturdays, 9 a.m. to 1 p.m.**

**June 7, 14, 21, 28**

La Plaza Park

### SEA COAST SYMPHONY ALL AMERICAN CONCERT

**June 20 at 7:30 p.m.**

St. Edward Church

[seacoastsymphony.com](http://seacoastsymphony.com)

### REDO VINYL MARKET

Vinyl Records, Live Band, Beer Garden

**Saturday, June 29, 4 to 8 p.m.**

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22112 Shadyvale Ln, Lake Forest  
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\$1,175,000 | Represented Buyer



27192 Paseo Lomita, San Juan Capistrano  
3 Bedrooms, 2 Baths, Approx 1,523 Sq Ft  
\$1,252,800 | Represented Buyer

### COMING SOON:

- Kite Hill Turn-Key With Bonus Room and View
- Lake Forest 4-Bedroom
- Kite Hill 4-Bedroom With View
- Mission Viejo 3-Bedroom With Lake View



We're celebrating all the incredible dads out there with a special **"\$100 Gift Card" giveaway** at **Hammer and Nails** in Laguna Niguel for some well-deserved dad-pampering! **Enter now for a chance to win a fantastic grooming experience in a stylish setting.**

To enter: Scan the QR code. The winner will be announced before Father's Day—just in time to treat someone special!



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<sup>1</sup>By total volume and units per CRMIS cross property search defined by: Status is 'Closed' 12/05/2024 to 12/31/2023. Property Type is one of 'Residential', 'Residential Income', 'Land', 'Manufactured In Park', 'Commercial Sale', 'Commercial Lease', 'Business Opportunity'. City is 'Laguna Niguel'. MLS Area is 'LNLAK - Lake Area'. Subdivision Name is 'Kite Hill III (KH3)', 'Kite Hill North (KHNV)', 'Kite Hill South (KHS)'. Not intended as a solicitation if your property is already listed by another broker. The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted, and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker, Coldwell Banker logos, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Not intended as a solicitation if your property is already listed by another broker. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. (39493387)

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# MARKET UPDATE



## ACTIVE LISTINGS

The active listing inventory in the past couple of weeks increased by 282 homes, up 7%, and now sits at 4,468, its highest level since July 2020. Last year, there were 2,470 homes on the market, 1,998 fewer homes, or 45% less.



## DEMAND

Buyer demand, the number of pending sales over the prior month, remained unchanged at 1,546, its lowest May reading since tracking began in 2004. Last year, there were 1,759 pending sales, 14% more.



## EXPECTED MARKET TIME

With supply surging higher and demand unchanged, the Expected Market Time, the number of days to sell all O.C. listings at the current buying pace, climbed from 81 to 87 days in the past couple of weeks, its slowest pace since November 2022. Last year, it was 42 days, more than twice as fast as today.



## CLOSED SALES

There were 1,863 closed residential resales in April, down 5% compared to April 2024's 1,968 and up 3% from March 2025. The sales-to-list price ratio was 99.1% for O.C.. Foreclosures accounted for 0.1% of all closed sales, and there were no short sales. That means that 99.9% of all sales were sellers with equity.



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REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

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**IN ESCROW**

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★ **2025 REAL ESTATE UPDATE FOR NIGUEL SHORES** ★

**5**

HOMES CURRENTLY FOR SALE

PRICED FROM \$1,999,800 - \$12,500,000

**2**

HOMES CURRENTLY IN ESCROW

PRICED FROM \$2,949,000 - \$5,000,000

**8**

HOMES SOLD IN 2025

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