

Seashore News

August 2025 Published Monthly by Niguel Shores Community Association Issue 620



Volunteer Appreciation

Once a year the NSCA Board hosts an **Evening of Appreciation** for the volunteers serving our community. This year, more than a hundred invitations went out for the June 26 event. The clubhouse bloomed with a floral theme and **Blayke Miller** made sure there were appetizers, drinks and gifts for all. The annual award went to **Sandy Homicz**, who commented, "Every volunteer at this event deserves an award for what they do to make Niguel Shores a great place to live. They serve on the Board, work on committees, plan community events, lead our social clubs, run our sports groups, distribute our newsletter—and so much more! It's an inspiring group, all contributing their best and expecting nothing in return except the good of our community." (See pages 8 and 9 to learn about two noteworthy volunteer couples.)





KATHY SAMUEL LUXURY REAL ESTATE

TOP 1%

Real Estate Agents in California

#1

Monarch Beach Homes Sold

345+

Keys Handed Over

\$356+ MILLION

Closed Transactions



5 Marbella \$4,895,000!



23895 Taranto Bay \$2,275,000!



SOLD - 33554 Halyard Drive \$1,900,000!



SOLD - 23811 Dasya Circle \$4,125,000!



SOLD - 33976 Cape Cove \$2,495,000!



SOLD - 33441 Spinnaker Drive \$2,050,000!



SOLD - 33972 Cape Cove \$1,750,000!



SOLD - 8 Dauphin \$1,690,000!



SOLD - 24155 Vista D Onde \$2,540,000!



SOLD - 23293 Pompeii Drive \$2,220,000!



SOLD - 24202 Vista D Oro \$2,505,000!



SOLD - 23841 Marmara Bay \$2,625,000!



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

FROM THE BLUFF

Summer is in full swing here in Niguel Shores, and there's no better place to be. From morning coffee walks to sunset gatherings at the bluff, our community is buzzing with activity, connection, and that unmistakable ocean air that reminds us just how lucky we are to call this place home.

As your Board continues to focus on improving safety, enhancing amenities, and strengthening communication, I want to thank each of you for the role you play in making this such a special neighborhood. Whether you're volunteering on a committee, attending Board meetings, or simply waving to a neighbor, it all matters—and it all adds up.

GoAccess

Don't panic. Yes, GoAccess—our new community security system—is officially rolling out, and with any change comes a few bumps. But rest assured, this transition is designed to be smooth, supportive, and as stress-free as possible. We'll be holding a series of helpful workshops in the coming weeks to walk residents through the new features and answer questions. There will also be a 90-day transition period, so you'll have plenty of time to

get comfortable with the system and adjust at your own pace. This upgrade is all about improving convenience, safety, and the overall experience at our gates—and we're here to help every step of the way.

Parking

In conjunction with the GoAccess rollout, you may also notice updates to our parking rules and their enforcement. Some homes in Niguel Shores were built without driveways, which presents unique challenges—and the Board is working hard to strike a balance that is both fair and practical for all residents. Our goal isn't to make things harder, but to keep our community safe, accessible, and beautiful for everyone.

Say Hello

If you see me around the neighborhood, please don't hesitate to say hello. And if you have a concern or idea you'd like to share, I'm always open to hearing it. I try to be as approachable as possible—because at the end of the day, we're all neighbors, and we're all in this together. See you at the bluff!

—Mark Russell, NSCA President

BOARD ACTION SUMMARY JUNE 2025

(GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited Financials for Period Ending April 30, 2025
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes from May 21, 2025
- Events Committee Resignation – Sean Bittner
- Events Committee Nominee – Yvonne Albert
- Lien: APN 672-223-26
- Rock Solid Selva Wall Investigation
- Rock Solid Mercator Isle Slope
- Amazon Key Access Program

DISAPPROVED/MOTION FAILED:

- Appeal: AC Approval of Remodel at 33525 Sextant Drive

TABLED:

- Appeal: AC Disapproval of Privacy Wall Modification Request
- Vendor Vehicle Registration Program
- Recreation Amenities Oversight Committee Candidates
- Multi-Year Street Replacement Project
- Multi-Year Lamppost Replacement Phase VII

MEETING:

- Harvest Landscape: Updates

REVIEWED/DISCUSSED:

- Legal Analysis
- Management/Committee reports

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, AUGUST 13, 2025, BEGINNING AT 6:00 P.M. THERE WILL BE NO MEETING HELD IN JULY

GENERAL MANAGER'S REPORT

Congratulations—We would like to congratulate Sandy Homicz as Volunteer of the Year. Sandy has served as editor of *Seashore News* for nine years, and we thank her for her continued service.

Strands Beach Fence—After months of research and conversations with OC Parks, the county has accepted its responsibility for the maintenance of the fence that separates the Strands Beach Park and NSCA. They have begun repairs to the fence so people can no longer get through into the community. We've been told a bid to replace the fence is being obtained.

Go Access Update—An email was sent to everyone on July 11 from Go Access providing you with your temporary login information. With this information you can login, review, and update your Go Access online account. As of July 14 last month, 240 members had set up their Go Access counts. Dwelling Live will continue to be used for the next 90 days to allow everyone time to set up their Go Access accounts and get the new RFID decals placed on their cars. If you do not complete this before the 90 days is up, you will need to enter through the Mariner gate until you have the new decals.

FINANCIAL SUMMARY AS OF MAY 31, 2025	
INCOME	
\$1,951,246.00	
EXPENSE	
Maintenance	\$315,840.00, under budget \$29,624.00
Landscape	\$565,281.00, over budget \$22,613.00
Traffic & Safety	\$249,988.00, under budget \$3,204.00
Administration	\$859,487.00, over budget \$34,180.00
The Association is \$35,722, over budget as of May 31, 2025.	

Many homeowners have already come by the office to get their new RFID decals for their cars. Currently both the barcode readers and the RFID readers are working at the gates. To reduce to possibility of tailgaters entering the property, the new RFID readers are set to a short distance so that requires you to pull closer to the gate to open it.

The Go Access user's manual has been emailed to everyone. Please feel free to contact the office with questions or assistance.

Fourth of July Celebration—The day was a big success and there was a great turnout. This is the biggest day of the year for Niguel Shores, and I want to thank all the volunteers and our staff that worked hard to ensure it was a special day for everyone.

Summer Is in Full Swing—We are well into the 2025 summer season with family and friends visiting. Please remember all guests must be accompanied by you to use any of the community amenities. You cannot give them your fob and let them go alone. If they are approached by patrol and cannot show proof of residency they will be asked to leave the recreation areas.

—John Muller

COMMITTEE REPORTS

EVENTS COMMITTEE

As the fireworks fade we'd like to give a heartfelt thanks to all who made the 4th of July Festivities a success. Thank you to the below volunteers and organizers who contributed their time, energy and spirit to celebrate the nation's independence together.

- Jennifer Hochstadter
- Kathy Samuel
- Shelley Brown
- Suzanne Enis
- Blake Heal and the Heal kids
- Angela Voggenthaler
- Heather Harding
- Cathy Sherline
- Seanna Harding and friends
- Sheryl Cooper

August Events:

Ice Cream at the Bluff—Friday, August 1, 2:00 to 4:00 p.m. This month's ice cream event is sponsored by Harvest Landscape. Harvest will provide one free ice

cream coupon at the event. So come on down and enjoy an ice cream from Harvest.

Band by the Sea—Saturday, August 16, 5:00 to 8:00 p.m. Enjoy great music from Those Guys Band and dance the night away with neighbors, family and friends. Ticket sales start August 1 at a cost of \$20 each. Table reservations available. Complimentary food from Hot Dog on a Stick. Limited to 200 orders only.

Labor Day BBQ—Sunday, August 31, 5:00 to 8:00 p.m. Mark your calendars for our famous barbeque celebration. This is a free event in which we provide the hot coals, and you bring whatever you would like to BBQ!

Upcoming Events:

Ice Cream at the Bluff—Friday, September 5, 2:00 to 4:00 p.m. Last time for the summer—come and enjoy as you have in the past.

—The Events Committee

COMMITTEE REPORTS

LEGACY PATH

We are ecstatic to share that the Legacy Path Pavers are en route to Niguel Shores! Installation is slated to commence mid-August and we are eager to witness the transformation!

Thank you for your unwavering patience as this monumental project comes to fruition, replete with intricate details.

We look forward to celebrating the path's unveiling at the **Ribbon Cutting Ceremony on Labor Day Weekend.**



ACCOLADES



Thanks to **Brian Porter** for this tip: If anyone bought a new flag for the 4th and was wondering what to do with your old one, don't just throw it away. Give it a proper send-off. Dana Point Hardware will take for you. They have replacement flags there too. In addition, the VFW and scouting groups are other sources for retiring a flag.



CLUBS

WOMEN'S CLUB

Sweet Treats and Big Smiles

The Niguel Shores Women's Club pulled off another 4th of July hit with their beloved **Bake Sale & Cake Walk**—and this year's event was bigger, sweeter, and more fun than ever!

With 200 delicious baked goods (a 30% jump from last year!), the bake sale sold out by 10:15 a.m. From cupcakes and cookies to homemade bread and show-stopping "doll cakes" auctioned off in style, the creativity and generosity of our community bakers truly wowed the crowd.

The fun kept going on the sport court where over 350 cake-walkers—kids, parents, grandparents, and guests—danced their way toward dessert. DJ George kept the tunes rolling, adding a party vibe that took the Cake Walk to the next level.

Thanks to **Marietta Hannigan, Patti Staudenbaur**, and their "Sweet Team" of over **30 volunteers**, who made the magic happen—baking, wrapping, selling, organizing, cheering, and cleaning up. True teamwork at its finest!

All proceeds will go toward future Women's Club charitable efforts, including support for Laura's House. Thanks

to everyone who baked, walked, cheered, and helped. What a way to celebrate!

Club Dues Are Due August 1!

\$100 covers your 2025–2026 membership and seven catered lunches (no more bringing salads!). Drop your **form + payment** at the Niguel Shores Office or mail to: Women's Club, 33654 Niguel Shores Drive, Dana Point, CA 92629. Questions? Email jsbrodie12@gmail.com.

—Karey Palmer

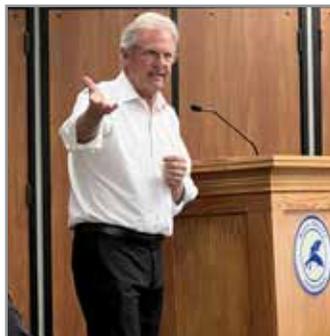


Some "Sweet Team" members ready for the Cakewalk.

CLUBS

MEN'S CLUB

We kicked off July with our biggest event of the year — the **4th of July Pancake Breakfast**. Chaired once again by **Tim Williams** and with kitchen operations led by **John Chis Sr. and Jr.**, this year marked the **40th Anniversary** of the tradition. We served approximately 450 breakfasts, and every volunteer did a fantastic job keeping things running smoothly. Thank you to all who participated and helped make it a success!



Men's Club July speaker San Diego County Supervisor Jim Desmond, shown here with John Yocca and John Chis.

Our second meeting featured guest speaker **Jim Desmond**, San Diego County Supervisor and the presumptive Republican nominee for the 49th Congressional District. Jim spoke on a range of timely topics including housing, mental health, immigration reform, public safety, energy policy, and the ongoing sewage crisis at the U.S.–Mexico border.

Looking ahead, here's what's on the calendar:

- **Tuesday, August 5 – 8:00 a.m. (Clubhouse)**
Breakfast meeting featuring Jeff Hallock, Undersheriff to OC Sheriff Don Barnes
- **Tuesday, August 19 – 5:30-7:30 p.m. (Sports Court)**
Men's Club Annual Team Sports Competition (See announcement on this page)
- **Tuesday, September 2 – 8:00 a.m. (Clubhouse)**
Breakfast meeting featuring Isaiah Douglass with an update on Bitcoin and digital currency
- **Tuesday, September 16 – 6:00 p.m. (Clubhouse)**
Evening meeting featuring State Assemblywoman Laurie Davies. Community members are invited to attend.

Shores gentlemen, if you're looking to connect with your neighbors, enjoy great speakers, and get involved in fun community events, we warmly invite you to join the Men's Club!

—John Yocca

GARDEN CLUB

Once again, the Garden Club entered a flower decorated golf cart at the July 4th Parade. **Betty French** supplied the golf cart with **Ginny Gravely, Nancy Tinnes, Margi Eckes, Sandi Stauffer** and **Janice Stauffer** decorating it.

Beginning with our first meeting of the year on **September 8**, the Garden Club will be meeting on the **second Monday of each month**. This is a change from the usual third Monday of each month. The meeting time will remain **11:00 a.m.**

We continue to **welcome new members**.



Garden Club entry in 4th of July Parade

NIGUEL SHORES MEN'S CLUB ANNUAL TEAM SPORTS COMPETITION

Tuesday, August 19, 5:30 to 7:30 PM
Appetizers, Beverages and Prizes
\$5.00 per person

Members, guests and interested men of Niguel Shores, join us at the Sports Court for fun and friendly competition!

Toss some bags and play some Bocce!
No experience necessary—Basic rules will be provided.

Corn Hole — 2 Man Team Competition
Bocce Ball — 2 Man Team Competition

Schedule:

5:45–6:45 — Form teams / practice session
6:15 — Let the games begin!
7:15 — Accolades & Prizes Awarded



Membership is open to all residents of Niguel Shores. Gardening expertise is not required! Our meetings are varied and may comprise a speaker, workshop, garden related projects or a field trip. This year's topics include butterflies, orchids, and bulbs. Refreshments are served at

each meeting. Dues are \$25 per person per year, and \$5 per guest visit. To join, sign-up forms are in the Niguel Shores office. **Please join or renew by August 1 to be included in next year's directory!**

—Judi Palladino

Here's to Health

Vibrio Bacterium in Coastal Waters

Summer's here, beach time! Follow the rules of ocean safety—swim in a lifeguarded area, never swim alone, keep within your fitness and swimming capabilities, heed flag and safety warnings—but also be mindful of water health conditions. In some areas along our coast, the ocean water bacteria levels are exceeding state health standards and may cause illness.

Vibrio bacterium is present in our coastal waters, including our Pacific Ocean and brackish waters both salt and fresh lake/river/drainage run off moving towards the ocean. The warmer the water, and the more sedentary the water flow (lacking tidal agitation), then vibrio can multiply and, within certain conditions, infect people.

This article is not meant to prevent you from entering our wonderful ocean waters but to provide information that may prevent vibriosis. According to the National Institutes of Health (NIH), in 2024 an estimated 80,000 reported cases of vibriosis occurred, with 500 hospitalizations and 100 deaths. *Vibrio* has about a dozen strains, the most common for humans being *Vibrio vulnificus*. The months of May through October show higher counts of vibrio in our waters, and shellfish or other fish can be infected. People having a wound, or accidentally swallowing infected water, or eating undercooked seafood infected with the vibrio bacterium can get very ill.

People who are immunocompromised (do not make enough antibodies to fight infection well) are extremely at risk. Also, those with multiple chronic diseases, kidney or liver failure, chemotherapy treatments, or other conditions lowering immunity are in greater risk for vibrio illness.

Initial symptoms of vibriosis are gastrointestinal if someone has consumed vibrio in undercooked fish or swallowed coastal waters. Those symptoms rapidly onset and include nausea, vomiting, stomach pains, fever and

chills. If someone has contracted vibrio through a wound, they will experience spreading redness, swelling, oozing at the wound site, pain, fever and chills.

The earlier the treatment for vibriosis the more likely the disease can be mitigated. Antibiotics are the primary tool used, plus hydration with fever management. Untreated vibriosis has a very scary outcome with 1 in 5 death occurrence. Unfortunately, if an extremity has a wound that is severely compromised from the bacterium and is not responding to antibiotics, the limb may need to be removed. The gastrointestinal tract can have a necrotizing fasciitis, possibly fatal. When vibrio enters the blood stream, a condition of sepsis can occur and also be fatal if not recognized. Therefore, it is important to avoid situations where vibrio infection may occur.

The CDC recommends the following to prevent *Vibrio vulnificus* infections:

- During ocean sports, try not to swallow sea water.
- Do not eat raw oysters or other raw shellfish. Cook thoroughly and eat promptly.
- Avoid exposing open wounds or broken skin to warm salt or brackish water, or to raw shellfish harvested from such waters.
- Wear gloves and protective clothing when handling raw shellfish.
- Use beach shoes to avoid cuts and scrapes when walking in coastal waters.

In summary, please be advised to take precautions in the coastal waters and avoid undercooked seafoods. As our California water seems to be warmer each year, the vibrio counts and shellfish (oysters specifically) contamination rates are gradually climbing. The goal of this article is to provide knowledge in order to prevent or rapidly get treatment for any vibriosis symptoms following a coastal water vibrio exposure.

—Margaret Wilson RN, MSN, EdD

Spotlight—Longtime Volunteers

Many names come to mind when thinking of Niguel Shores volunteers, but at the top of the list are a few whose longtime dedication to the community is outstanding. This month we spotlight two couples: **Nancy and Gary Tinnes** and **Grace and Al Glatt**.

Nancy and Gary Tinnes met in 1972 on a rainy night in Manhattan, where Gary was temporarily driving a taxi after completing college and serving in Thailand during the Vietnam War. At the corner of 2nd and 85th a young woman seemed in need of a cab, so he pulled over. Nancy slid into the back seat, smiled with a big California “Hi,” and the rest is a great story of love, shared interests, faith, and family. From New York they moved to the San Francisco Bay area, and eventually settled in San Juan Capistrano in 1975, where they raised their three children: Christopher, who manages a hydroponics distribution business in San Juan Capistrano; Stacy, the Missions Director at Shoreline Church; and Matthew, a manager at Trevor’s in Capistrano’s historic area.

Living in Capistrano nearly 30 years, they developed a deep fondness for the area and volunteered in many activities. Nancy and daughter Stacy received an award from the National Charity League South Orange County for Most Community Service Hours. Gary took the photos for Capistrano Mission’s book documenting the Grand Retablo installation at the Basilica, and a leather-bound volume of these full-frame images is kept among the archives of the 21 California Missions. Nancy and Gary also continue their longtime volunteer work at the Mission Basilica’s **Serra Food Bank** and the **Camino Health Center** serving uninsured and under-insured medical needs of patients in South Orange County.

When Nancy had completed 30 years with TWA and American Airlines, and Gary had retired from a national sales career with Panasonic, they decided to look for a home where they could enjoy retirement close to the beach. They

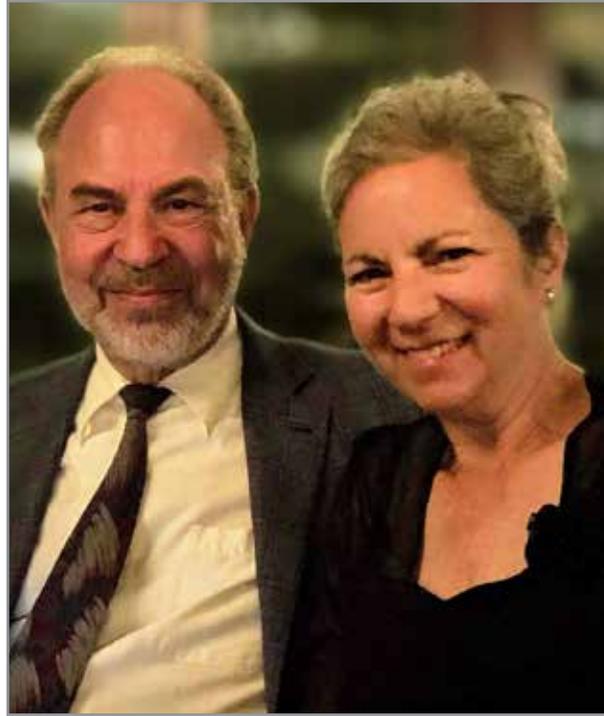
say they found “a little piece of Heaven” in Niguel Shores with its neighborly, small town feel.

In 2003, they purchased their home on Colima Bay and lost no time making friends and participating in activities. Nancy was invited to join the **Recreation Events Committee**, and for two decades she helped plan and run countless numbers of community events for residents to enjoy. During that time, she also stepped up to serve as **President of the Women’s Club** for three terms. Not only that, Nancy has been the heart and soul behind our **Fourth of July Celebration** for the past 21 years, making it grow into the high-spirited celebration we all enjoy today. Although she’s retired from those positions, Nancy is still the one you’ll see offering a helping hand and hospitality at Women’s Club, Garden Club, and our Shores events. Nancy was voted **Niguel Shores Volunteer of the Year** in 2013, an honor well deserved!

Gary is a longtime **Men’s Club** member and breakfast team leader, as well as a loyal part of the men’s card group. His photography appears in publications, and he regularly provides photos of Niguel Shore events for our community website and issues of the *Seashore News*. In addition, Gary contributes a **Cuisine** column to the newsletter when he finds a place foodies would enjoy. He has served on the **Architecture Committee** and was a Director on the **NSCA Board** from 2009 to 2011.

Today, Nancy and Gary are proud grandparents of five active grandsons (Boden 14, Fitch 11, Jones 9, Dalton 8, and Gray almost 5) who live nearby and come to visit often. Both Nancy and Gary remain highly active in Niguel Shores, where they can be found helping out and thoroughly enjoying our community events. Both feel fortunate to have time and energy to participate and give back when so much good fortune has blessed their lives.

—Sandy Homicz



Gary and Nancy Tinnes

Spotlight—Longtime Volunteers

Grace and **Al Glatt** are well known in Niguel Shores for their generosity and helpfulness. When asked about volunteering in the community, Al replied, “When somebody needs help, you go and pitch in.” This brief statement sums up Al’s code of living. He has served as one of the Directors on the **NSCA Board** and taken a hands-on part in the **Maintenance Committee**. In his neighborhood Al has served on the **Sea Terrace I Board** as president, vice president and treasurer in the past ten-plus years. In the **Men’s Club** he has been treasurer and currently heads one of the cooking teams.

Both Al and Grace are active in the **Garden Club**, where he is counted on to grill the lobsters for the popular lobster dinners or to pick up plant sale contributions. He is quick to point out that his hours volunteering in the club are supported by Grace, who for many years acted as a **Garden Club Co-Hostess** at meetings, was instrumental in preparing the member’s luncheons, and setting beautiful themed tables.

Outside Niguel Shores, the Glatts are active at **St. Edward the Confessor Church**, where Al has been serving as Usher and as a Minister of the Eucharist to the Sick and Homebound for many years. He also has volunteered for over ten years with the **Dana Point Police Services VIPS** (Volunteers in Police Service). This trained group of volunteers are “eyes and ears” in helping the police serve the community. For example, they assist at the station desk, help with traffic and crowd control at events, ride along in police cars, cite illegally parked cars in handicapped spaces, and help check homes of citizens on vacation. Al notes that one of his favorite duties in this work was patrolling on bicycle at the Harbor, a great way to meet and help visitors.

For “fun” Al likes to ride his bicycle 20 to 30 miles, or participate in long distance running races. He admits that he is a man who “likes to stay busy,” even if it is

“just tinkering around the house.” As a hard-working member of the **NSCA Maintenance Committee**, Al definitely “stays busy.” He is known for painting curbs, refinishing those beautiful wood benches and picnic tables at the Bluff, assisting Harvest and the maintenance group in cleaning the French drains hydraulically to assure that everything flows in the drains and not in the streets, and dozens of other tasks.

Look around Niguel Shores and you will see the Bluebird Boxes Al has made that hang in neighborhood trees. On the home front, Grace is well known for her outstanding cooking and beautiful garden, in addition to her gracious smile and kindness.

How did this inspiring couple come to Niguel Shores? Their story begins when Al completed high school and decided to join the U.S. Navy, serving in the states and in Turkey. At completion of duty, he

enrolled at Woodbury University in Los Angeles, where he majored in business management with an emphasis in finance. Joining a fraternity at Woodbury, he soon met Grace, who was a member of their sister sorority. Grace and Al were married a year after he completed college and are the parents of two daughters.

For a time, the family lived on Coronado Island as the girls grew. Al worked for North American Van Lines and Public Warehouse in finance before joining the state of California’s sales tax division. During this time, a friend who was in real estate investment suggested the purchase of an income property in south Orange County, at a place called Niguel Shores. The home remained as their rental income property until Al’s retirement. Then, the Glatts took a year to completely remodel and expand the home on Windward before moving in. Married 62 years, they agree that they have had a “good life” and they are happy to do what they can to share this with others.

—Susan Courtney



Al and Grace Glatt



A Fabulous Fourth of July

PANCAKES-R-US

Hooray for the red, white and blue—and for all those who worked to make our Fourth of July a fantastic day. Thanks to everyone who sent photos to *Seashore News*. We received hundreds! You can view them on the Niguel Shores website at niguelshores.org. Special thanks to photographers Elena Monroe, Gary Tinnes, and Meg Wilson for covering so many of the events.



PATRIOTIC FLAG RAISING



ROUSING NEIGHBORHOOD PARADE



FUN GAMES



SENSATIONAL BAKE SALE AND CAKE WALK



FIREWORKS FINALE



GRILLING AND MUSIC AT THE BLUFF



FRIENDSHIP

Sometimes, the word *friendship* is used casually when we speak about having a friend or being a friend. But a true friendship is a relationship with a person whom one knows and with whom one has a special, personal bond. This bond, or *friendship*, includes enjoying time together, wanting good for each other, and sharing life's ups and downs.

Such a friendship is the case with two Niguel Shores men, **Tim Murphy** and **Rich Mancino**, and their families, the **Murphys** and **Mancinos**. Tim and Rich have shared lives together since birth. Both were born at Queen of Angels Hospital in Los Angeles, just five days apart. Their friendship has continued throughout the years . . . Catholic elementary school, Catholic high school, college days, career choices, married life. And wouldn't you know, they married girls who were also friends in high school.

Both the Murphys and Mancinos purchased homes in Niguel Shores and continued sharing good times together with their own happy hours at the bluff and in service to the community. Tim served for many years on the Traffic and Safety Committee and is a familiar face at the Men's Club. Tim's wife Carmen encouraged Rich's wife Yollie to join the Women's Club where Carmen chaired the Hospitality Committee and Yollie acted as Board Secretary. In addition, Yollie used her printing and newsletter experience to serve as Co-Editor of *Seashore News*.

Rich's wife Yollie was diagnosed with Parkinson's Disease in 2009, and Tim's wife Carmen was diagnosed with Parkinson's in 2019. So, Rich and Tim shared the responsibility of caring for their wives together. Yollie and Carmen



Tim and Rich strolling Strands Beach.

became actively involved with the Parkinson's Foundation at the YMCA facility in Laguna Niguel. Tim and Rich also encouraged activity with that group. Yollie, a certified Spiritual Director, became a support group facilitator and Carmen joined in. Unfortunately, Carmen succumbed to the disease and passed away. It was on Yollie's birthday in 2023.

Rich and Yollie still continue their friendship with Tim and enjoy a new pastime of weekly Taco Tuesday nights out. Carmen is deeply missed yet remains with them in spirit, and the friendship goes on.

This longtime friendship brings up a thought about keeping old friends close but making new friends as well. The Shores has an excellent reputation as a very friendly place to live with lots of activities available to residents. How-

ever, if illness or advancing age finds some residents unable to fully participate in these activities, it might be a great idea if some of the newer members could extend a friendly gesture by visiting them, or offering to accompany them to a Shores function. An extension of friendship would mean a lot to some neighbors, and an invitation once in a while would be a friendly gesture of caring.

With the unrest in recent worldwide events, hope has waned and waxed like the cycles

of the moon. But hope is resilient in the human spirit and is encouraged when we offer or accept gestures of friendship.

We cherish our longtime friendships, but it's never too late to make new friends too! As the familiar Girl Scout chant goes . . . "Make new friends but keep the old. One is silver and the other is gold."

—Yollie Mancino

ON AUGUST 3, 2025
OUR NATION CELEBRATES

National Friendship Day

"Many people will walk in and out of your life, but only true friends will leave footprints in your heart." *Eleanor Roosevelt*

"A good friend is like a four-leaf clover: hard to find and lucky to have." *Irish Proverb*

"A sweet friendship refreshes the soul." *Proverbs 27:9*

"True friends are always together in spirit." *L.M. Montgomery*

"Friends are like islands in the sea, separate on the surface but connected in the deep." *William James*

"Friendship improves happiness and abates misery by doubling our joys and dividing our grief." *Marcus Tullius Cicero*

MEET YOUR “NEW” NEIGHBOR

A “New Neighbor” and a Farewell

If you have been to the Niguel Shores Community Center lately, you have likely noticed a “new neighbor” gracefully residing in front of our Association Office. The beautiful marble dolphin sculpture, weighing well over 250 pounds, is a wonderful gift donated to the community by longtime residents Hansa and Laks Sehgal.

Laks was born in Hyderabad, India and Hansa in Mumbai (Bombay) India. Both were raised and studied in Pondicherry, India in a unique environment where their education provided a special spiritual upbringing throughout high school and college. They came to the U.S. to attend graduate school in Chicago, earning advanced degrees in Biology and Bio-Chemistry for Lakshman and Clinical Pathology for Hansa. They married and established successful careers in medical and clinical research in Chicago, which was their home for 39 years—the place where they raised their two sons, volunteered in their community, and served on several non-profit organizations.

As much as they loved their lives in Chicago, California always beckoned. So, in 1993, they purchased a second home in the Tennis Villas on Niguel Road. Once they retired from their busy lives in Chicago, the ocean views and tennis amenities in Niguel Shores sealed the deal for the Sehgals. They purchased and completely rebuilt their Broadmoor home in



Hansa and Laks with their dolphin sculpture.

2005, and they have treasured every day in Niguel Shores since then, taking active roles in our clubs, sports, and social events. However, they recently decided it was time to begin the next chapter of their lives at Reata Glen in Rancho Mission Viejo.

As a way of expressing their appreciation to the Niguel Shores Community, Hansa and Laks have donated the beautiful marble dolphin sculpture that now sits outside our Association Office near the Community Center entrance gate.

This art piece has an interesting history. While traveling in Vietnam, Laks and Hansa visited a “Statue Farm,” where many of the

beautiful pieces were created by artists with physical disabilities. Hansa spotted the marble dolphin sculpture and knew it belonged here in their Niguel Shores home. They arranged to have the piece shipped, and it has graced their patio, looking out over the ocean for the past 18 years. In the process of moving, they had the opportunity to sell the magnificent dolphin, but they declined. The statue has brought Hansa and Laks “so much joy” they wanted to share it with the community that they loved so much.



The sculpture graced their patio for 18 years.

The Sehgals will miss Niguel Shores and the wonderful friendships they developed here. They have both been involved in numerous clubs and activities, from Men’s and Women’s Clubs, Book Clubs, the Garden and Bridge Clubs to (of course) Tennis and Pickleball. Hansa and Laks sincerely hope that the new owners of their home will enjoy the Niguel Shores Community as much as they have. In the meantime, the Sehgals are “thrilled that we are able to donate the Dolphin as an expression of our love and gratitude to the Community.”

Hansa and Laks will be missed on the courts and in the many places where their warmth and friendship touched the community. We wish them continued happiness in this next chapter of their lives, and we express sincere gratitude for their meaningful gift to Niguel Shores.

—Patti Staudenbaur



The Sehgal Family at an Indian Wedding Ceremony.

BRIDGE

I was sitting on our driveway with my family as we watched the 4th of July Parade. Our neighbors on one side were having a blowout 4th of July party! Several of the little girls from the party were slowing down the parade as they ventured out on the street to pick up candy thrown from the colorful, decorated golf carts. Our neighbors on the other side had a giant bubble maker. With every other golf cart having a hand bubble machine it was bubbly delicious event.

Then I realized I had promised myself to get started on our Bridge article to have it ready by deadline. Our editor Sandy Homicz was voted Volunteer of the Year for *Seashore News*, and I rely on Sandy to correct my spelling when I submit my articles. I am blessed to have Patti Staudenbauer as a backup. So, folks, here is my article:

The Bridge group has been fielding between five to six tables each week and we are pleased with the enthusiasm of our players. Here are the recent winners:

June 18: Jim Pinola with disbelief, came in 1st; Elizabeth Miller with no surprise to me came in 2nd; Byron Nelson captured 3rd.

June 25: Judy Pellerin batted down the hatches and came in 1st; Terry Liebman after a small dry spell came in 2nd; Byron Nelson secured 3rd place for a 2nd week in a row.

July 2: Mary Biegel captured 1st; Terry Liebman claimed 2nd for a 2nd time; close on his heels, Glenda Wilson surprised everyone, including herself, by replacing Byron for 3rd.

July 9: Sue Duesler commandeered 1st place; Frank Feher slid into 2nd; Glenda Wilson upheld her 3rd position for the 2nd week in a row.

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 pm.

—Mike Oliva

PAGE TURNERS

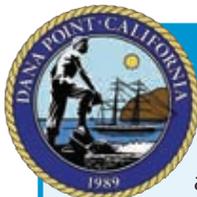
Page Turners book club resumes its regular monthly meetings in September. In the meantime here is the list of 24 books suggested by the members from which they voted for the nine books that we will read over the coming year. There are some great reads in this list beyond the nine that were the winners. Perhaps you will find some that catch your interest and give you some interesting reading for the rest of the summer.

If you would like more information on the book club you can email any one of coordinators: **Steve and Ann Morris** at samwrsi@cox.net, **Lisa Buchner** at lisabuchner47@gmail.com or me at fozimec/2cox.net.

1776 McCullough
Absolution Mcdermott,
Beautiful Country Wang
Broken Country Hall
Cloud Atlas Mitchell
Deep Cuts Brickley
Happiness Falls Kim
Isola Goodman
James Everet
Lincoln In The Bardo Sanders
Old God's Time Barry
Pride And Prejudice Austen
Shadowplay O'Connor

Tell Me Everything Strout
Theo Of Golden Levi
The Armor Of Light Follett
The Borrowed Life Of Frederick Fife Johnston
The Covenant Of Water Verghese
The Daughters Of Yalta Katz
The Instrumentalist Constable
The Overstory Powers
The Weekend Wood
The Whalebone Theatre Quinn
Winterdance Paulsen

—Frances Ozimec



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LOOK UP! PERSEIDS METEOR SHOWER

According to NASA, the **Perseids Meteor Shower** is considered the best meteor shower of the year. Under dark-sky conditions, stargazers can see meteors traveling about 37 miles per second, frequently leaving long wakes of light and color behind them.

The Perseids shower is active through August 23, but it will peak overnight on **August 12 to 13**, with about 50 to 100 meteors visible per hour. So, if the night is clear, look to the skies above Dana Point for the show! To learn more, see solarsystem.nasa.gov/asteroids-comets-and-meteors/meteors-and-meteorites/perseids/in-depth.amp

TENNIS

We hope you are enjoying the beautiful summer weather for tennis. In July we enjoyed golf and tennis at the Westin Mission Hills Resort Villas in Rancho Mirage.

Yes, as you know, the days in the desert start at 6:30 a.m. on the links or the courts with temperatures starting at about 89 degrees and finishing the course or court at 11:30, often over 110 degrees. We are no strangers to the desert temperatures over the years, and when friends invited us to visit, we decided it would be fun to enjoy their company and hospitality.



During our week in the desert, it reminded us how lucky we are to have a community like Niguel Shores, which is not as seasonal as the desert communities. As

we floated in the shaded pool during the 114 degrees, our thoughts turned to the Pacific wind and the cool breezes of the coastal summer. But no matter where you live, you can make it a home and enjoy the best that the area offers.

Please contact us at pacific92629@yahoo.com or (949) 422-9140 if you would like to share tennis life with us for the *Seashore News*. We would be happy to incorporate any tennis news for our community. Remember, keep your racquets moving and “Live Life Happy, Wild and Free.”

—Don Baer and Penni Buff-Baer

PICKLEBALL

Popularity Grows

Over the July Fourth weekend our Pickleball courts were teeming with enthusiasts, young and not-so-young. Some were probably trying this sport for the first time and enjoying it. That’s the appeal of Pickleball—its inclusivity, accessibility and, above all, its low “barrier to entry.”

It seems cliché but Pickleball has rapidly become the United States’ fastestgrowing sport, with participation surging nationwide. As of 2024, nearly 19.8 million Americans were active players—a staggering 45.8 % increase from 2023, fueled by a 311 % growth over three years. Courts are struggling to keep pace: 68,000 to 70,000 dedicated venues now exist, but demand outstrips the number of available courts. Once the pastime of retirees in socks-and-sandals, Pickleball has exploded into a national obsession faster than you can say “double bounce rule.”

In Niguel Shores, we are fortunate to have four excellent courts with almost 100% utilization during prime time

between 8 and 11a.m. Monday through Saturday. Most Saturdays, though, we wish we had more courts. (Saturday, July 5 had more than 40 players vying for court time!)



Many Thanks

Did you know it was the selfless efforts of three women in our community that made Pickleball a reality here? We want to acknowledge **JoAnne Web**, **Kathy Jones** and **Jeannie Sticher** for bringing Pickleball to the Shores. In the fall of 2018, both **JoAnne** and **Kathy** attended NSCA Board meetings and began planting seeds about opening Pickleball courts for our residents. One Saturday



Pickleball combines skills and fun.

when **JoAnne** was participating in a Pickleball clinic in Dana Point, **Jeannie Sticher** was there, and happened to be a Board member in favor of Pickleball. Soon they were joined by **Barb Barrett** and **Anthony Lord** at the Board meetings in their quest to get one tennis court converted to four Pickleball courts. **Patti** and **Art Staudenbaur** pitched in with a signature campaign to muster support for the game.

In April 2019, dreams of these unflappable community members came true when two temporary Pickleball courts were striped and netted on tennis court #1. Incredible but true, 30 people showed up to play Pickleball on Opening Day; Friday of that week there were 46; and more than 50 showed up for the social hour at the Bluff. Soon **Bob Hochstadter** and **Steve Barrett** started giving free clinics to whoever wanted to learn to play. The game of Pickleball had taken root in Niguel Shores. And folks, as they say, the rest is history!

Stay out of the Kitchen, keep dinking, remember the “two bounce rule,” and—most of all—have fun!

—Tarun Anand

SPORTS continued on page 16

WATER AEROBICS

The Water Aerobics group, affectionately known as the **Dippy Dolphins**, meets Monday, Wednesday, Friday at the pool from 9 to 10 a.m. This is a group of very friendly individuals, men and women, who gather for exercise, stretching, camaraderie and fun. Not only are

there water exercises, but there is often sharing of travel experiences, the latest streaming show recommendations, restaurant critiques, and book reviews interspersed with lots of laughter. Join the group for exercise or friendship or both. Try it ... you might like it!

—Michelle Ralph

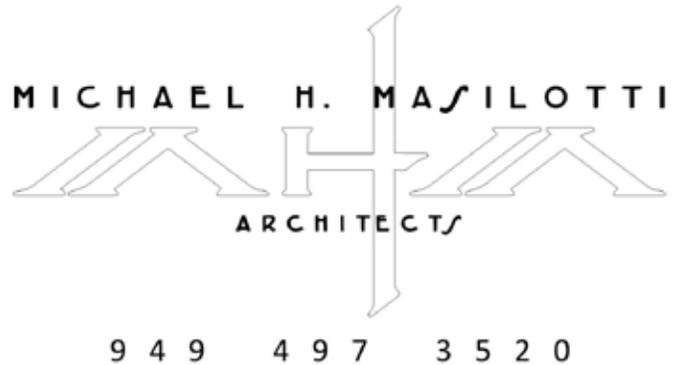
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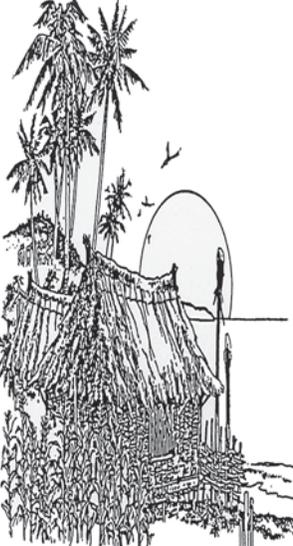
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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks decreased by 77 homes, down 2%, and now sits at 4,817. Last year, there were 3,052 homes on the market, 1,765 fewer homes, or 37% less.



DEMAND

Buyer demand, the number of pending sales over the prior month, decreased from 1,614 to 1,565. Last year, there were 1,624 pending sales, 4% higher than today.



EXPECTED MARKET TIME

With demand falling faster than supply, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased slightly from 91 to 92 days in the past couple of weeks, its highest July level since 2019. Last year, it was 56 days, substantially faster than today.



CLOSED SALES

There were 1,819 closed residential resales in May, down 14% compared to May 2024's 2,127 and down 2% from April 2025. The sales-to-list price ratio was 98.7% for Orange County. Foreclosures accounted for 0.2% of all closed sales, and short sales accounted for 0.1%. That means that 99.7% of all sales were sellers with equity.



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By **CONNIE MCKIBBAN**

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*ACTIVE LISTINGS

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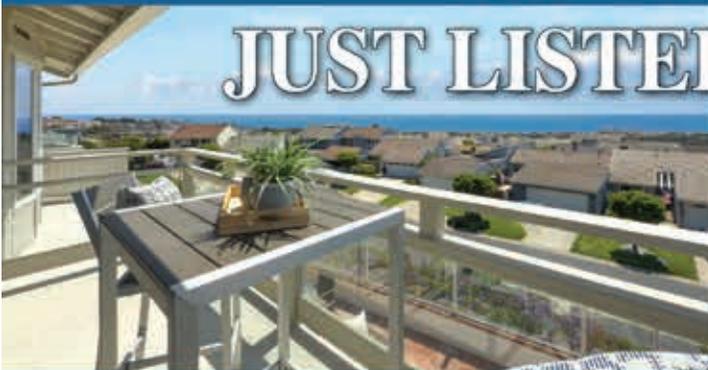
2 HOMES IN ESCROW
PRICED FROM \$1,900,000
TO \$2,750,000

Per Multiple Listing Service 7/21/2025

SOLD & CLOSED IN 2025*

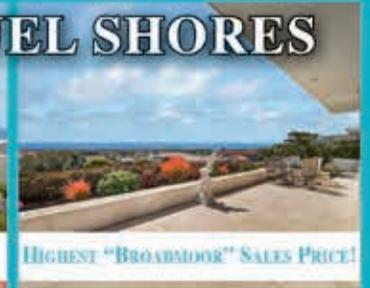
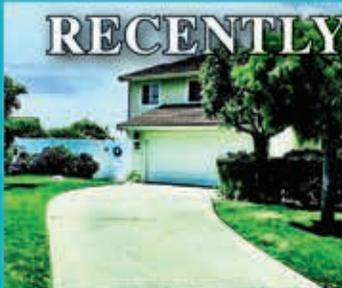
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