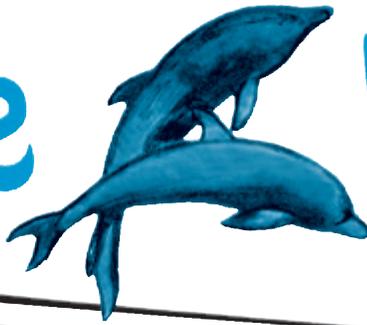


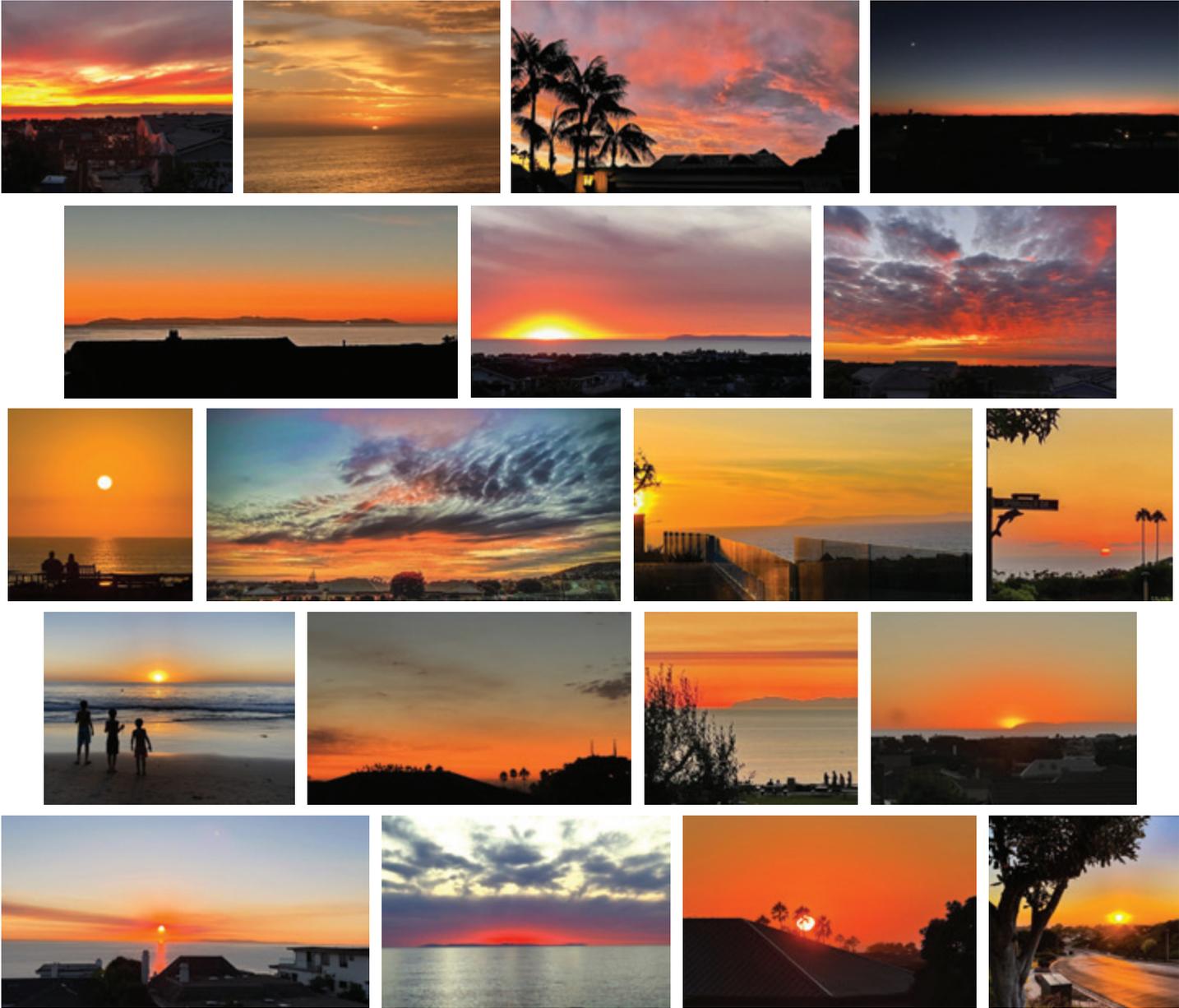
# Seashore News



October 2025 Published Monthly by Niguel Shores Community Association Issue 622

## *Autumn Inspiration!*

It's that golden time of year when sunsets are spectacular in Niguel Shores. Thanks to our residents Cathy Burgner, Rhonda Dunlevie, Mike Gillespie, Sandy Homicz, Steve Michaud, Michelle Ralph, Mark Russell, Joan Stoelker, Gary Tinnis, Meg Wilson, and Laurel Yocca for sending these beautiful sunset photos.





KATHY SAMUEL LUXURY REAL ESTATE

**TOP 1%**

Real Estate Agents in California

**#1**

Monarch Beach Homes Sold

**349+**

Keys Handed Over

**\$360+ MILLION**

Closed Transactions

# Together we CAN make a Difference

## Niguel Shores Canned Food Drive

Over the years we have donated **50,000+** meals, lets continue the great work!

**Virtual Donation:** Now - November 23, 2025

**Physical Pick Up:** November 17-23, 2025

AS ALWAYS I WILL MATCH YOUR CONTRIBUTION AND PROVIDE A CASH DONATION OF \$500.

**EASY TO DONATE**

USE THE QR CODE BELOW OR  
TEXT KATHY 949.444.1674



USING YOUR SMART DEVICE CAMERA  
CLICK THE QR ABOVE.



### Special Event

Donations accepted at the Niguel Shores Movie Night  
Friday October 17<sup>th</sup>.



**KATHY SAMUEL**  
949-444-1674  
Kathy@KathySamuel.com  
www.kathysamuel.com

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

# FROM THE HELM

As I write this month's column, the big change on everyone's mind is the rollout of our new GoAccess system at the front gates. This upgrade has been a long time coming, and while the transition hasn't been without a few hiccups, the end result will be worth it: smoother entry at the main gate and a stronger layer of security for our community.

By the time you're reading this, the old bar codes will have expired. If you haven't already done so, please stop by the office and pick up your new RFID sticker. This is an important step in making sure the system works as designed and keeps traffic moving.

I might be speaking too soon, but the consensus from the neighborhood is to keep the resident gates at Selva and Cabrillo for residents only. By streamlining the process for service vehicles at the main gate, I'm confident we can eliminate the early morning traffic issues while preserving the resident-only access at Selva and Cabrillo.

Another important part of this transition is communication. I encourage you to stay plugged into what's happening in Niguel Shores by reading Matt's weekly emails and

checking the Niguel Shores Facebook page. Both are excellent resources for timely updates on projects, events, and reminders that affect daily life in our neighborhood.

Looking ahead, I'm committed before the end of my term to working closely with our Landscape team at Harvest to finally eliminate the asparagus fern and pepper trees that have overtaken all of our slopes. We are putting together an outline to quietly beautify these areas, because the money spent on their upkeep has gotten out of control. By making a few minor but strategic changes, we can substantially reduce costs while enhancing the look and health of our community landscape.

Lastly, we will have three Board positions opening up in the upcoming election. Please think about running for a position. Heather Harding and I will be staying on for another year, but you can make a difference. My feeling is that the Board is always in need of new, fresh ideas balanced with keeping the Shores the exclusive little hidden gem that it is. If you're interested, please talk to me and we can discuss what the commitment entails.

—Mark Russell, NSCA President

## GENERAL MANAGER'S REPORT

**BOARD ACTION SUMMARY** See [niguelshores.org](http://niguelshores.org)

**Go Access**—Members continue to set up accounts on the new platform. The cut-off for Dwelling Live is October 8, 2025. Two more Saturday sessions have been scheduled for September 27 and October 4 in the beach bluff parking lot between 10 a.m. and Noon to swap out the vehicle barcode tag for the new RFID tag. If you do not replace the tags by October 8, you will need to enter the main area of the community via the Mariner Gate.

**Vehicle Code Violations**—At the September 10 Board meeting, several residents in attendance voiced concerns regarding underage driving golf carts and reckless use of ebikes by minors in the community. They requested that the Association contact the city to request additional patrols by the Sheriff to enforce the vehicle code in Niguel Shores.

**America's 250th Anniversary**—It's never too early to plan a party! The Board approved formation of an ad-hoc committee to help plan and execute a special Fourth of July extravaganza next summer to honor our country's 250th Anniversary. The committee outlined plans for this special event. More information will be provided in the coming months as plans develop.

**Download the "Report to DP" App Today!**—Help keep Dana Point clean and beautiful! With the "Report to DP" app,

you can easily report graffiti, overgrown vegetation, trash, debris, and more. This app is your direct connection to City Hall, allowing their staff to quickly address and resolve issues in our community.

Download today from the Apple App Store or Google Play Store. You can also submit service requests through the online portal: [danapoint.org/residents/service-request](http://danapoint.org/residents/service-request).

**Landscape Maintenance**—A few months ago, members raised concerns to the Board concerning overspraying of pesticides and herbicides by Harvest Landscaping onto grass areas in the community. This caused some dogs to develop rashes when they encountered chemicals.

The Board met with Harvest and has developed a protocol to properly apply these chemicals on slopes and in planters. For a 60-day trial, Harvest will spray the slopes and planters only between the hours of 1 and 3 p.m. They will provide the office with information to send the members two weeks prior to any spraying, and extensive posting will be placed around the areas before spraying. The technicians will be supervised by Harvest management, trained in chemical applications, and the areas will be monitored until the chemicals have fully dried, eliminating the possibility of causing pet irritation.

—John Muller

### SEA TERRACE 1

Anyone interested in being on next year's Sea Terrace 1 Board, there will be an opening. Contact Jeff Paige at [jpaige3149@aol.com](mailto:jpaige3149@aol.com) at if you wish to be on the ballot.

# COMMITTEE REPORTS

## COMMUNICATION COMMITTEE

**A Surprise**—Recently the Communication Committee celebrated our *Seashore News* editor, Sandy Homicz, by dedicating a Legacy Paver in her honor. We wanted to recognize her contributions and dedication to the community and specifically to the *Seashore News* monthly publication.



Surprise Paver Brick

Many residents appreciate and compliment our publication, but it is hard to truly understand the time, energy, commitment and creative spark, along with her editorial expertise, that Sandy personally gives to the *Seashore News*. So on our recent collating day in the clubhouse we surprised her with a heartfelt celebration, cake and Prosecco and flowers included. The Committee together with Matt representing the office, our loyal Collating and Distribution Team, and community members gathered to express our appreciation.

—Patti Staudenbaur and Michelle Ralph

## EVENTS COMMITTEE

It's officially Fall, and the aroma of pumpkin spice is in the air. Get ready for some holiday festivities.

### October Events:

**Halloween Party** – Friday, October 24, 6:00 to 8:00 p.m. Enjoy a movie in the park and watch “The Goonies.” Grab some pizza, beverages or candy from the Clubhouse kitchen window. Pizza slice with beverage (soda or water) for \$5, candy \$3 each. Regular seating available inside the Clubhouse for eating and chatting.

### Upcoming Events:

**Santa at the Bluff**—Saturday, December 6, 11:00 a.m. to 2:00 p.m.

**Holiday Lights Contest Judging**—To Be Announced  
Start decorating the day after Thanksgiving on November 28.

—Events Committee

## HISTORICAL COMMITTEE

The Niguel Shores Historical Committee is well on its way toward collecting, preserving, and publicizing the rich history of our community.

**Mary Crowl** has volunteered as chair of the committee. With her background as a longtime resident, former Seashore News editor, and a historian at Dana Point Historical Society, we are in good hands! Other committee members are **Tarun Anand, Suzanne Enis, Heather Harding, Sandy Homicz,** and **Nancy Tinnis**. In addition, **Kathy Samuel** has offered to scan material so eventually our history will be available in electronic form for anyone interested.

Thanks to those who already offered their stories and memorabilia. For example, take a look at **Page 13** in this issue for the history of one home traced back to its original owner, an author and film maker.

We would be honored if **YOU** shared some of your knowledge, experiences, or saved items about Niguel Shores. We are especially interested in any material or photos you may have from the early days of our community in the 1970s. Get in touch with us at [NSHistoricalCommittee@hotmail.com](mailto:NSHistoricalCommittee@hotmail.com) to let us know what you have. We can write what you tell us, or scan and return what you give us, or save items in our storage area.

The committee will meet this month on **October 7** at **11:00 a.m.** in the **Conference Room**.

—NS Historical Committee



# COMMITTEE REPORTS

## MAINTENANCE COMMITTEE

Great news! The past few weeks have seen significant progress on several key community projects, and more exciting developments are on the horizon.

### Courts

Our much-anticipated pickleball courts are taking shape! The concrete has been successfully poured, and the vital 30-day curing period is now underway. We know our enthusiastic “Picklers” are chomping at the bit to get back on the courts, and once the curing is complete, we’ll move swiftly to coating and striping. Following this, a new sidewalk will be installed along the side of the court behind the bullpen. It will connect to the existing path by the Community Office. This will also necessitate repouring the path that runs from Court 3 to the gate to the park by Court 1.



Pickleball court repairs in progress.

### Breakers Fence

Looking towards the coastline, approval has been granted for the replacement of the failing fence below Breakers Isle overlooking the beach. This crucial project will commence soon, enhancing both safety and aesthetics in that area.

### Spa

Inside the community, our spa is slated for a refresh. This includes the installation of new plaster, jets and tile, promising a more enjoyable and relaxing experience for all. Alongside these upgrades, enhanced security cameras will be installed around the spa area within the next month, further improving oversight.

### GoAccess

Finally, a crucial reminder about the GoAccess system transfer on October 8. To ensure uninterrupted access, please stop by the NSCA Management offices between 8:30 a.m. and 4:30 p.m., Monday through Friday, to pick up your new stickers. The process is quick, taking only a few seconds. For those with conflicting work schedules, mark your calendars for one more Drive-thru Decal Day on Saturday, October 4, at the Beach Bluff on the second tier resident parking lot.

We appreciate your patience and cooperation as we continue to improve our beautiful community.

—Geoff Dunlevie

**AMERICA 250:**  
**OUR NEW JULY 4<sup>TH</sup> CELEBRATION COMMITTEE**

A resident-based **July 4th Celebration Committee** was recently approved by the NSCA Board and will be led by **John Chis** and **Marietta Hannigan**. **Rick Palmer** has agreed to serve as Board liaison for this newly formed committee.

**July 4, 2026** marks our nation’s **250<sup>th</sup> Birthday**—a once in a generation opportunity to come together as a community and recognize the wonderful country that we live in, on an incredibly important milestone birthday.

Building on past traditions, we’re upping the ante for next year’s July 4th party, challenging ourselves to identify how to make it better than ever. Moving forward there will be **MANY** opportunities for residents to become involved. The committee’s goal is to leverage the community volunteer spirit that is so prevalent in Niguel Shores.

More information will be available in the coming months in the *Seashore News* and on our community website, [niguelshores.org](http://niguelshores.org).

—Patti Staudenbaur

# CLUBS

## WOMEN'S CLUB

### September Meeting

At our September meeting, we had the pleasure of welcoming **Susan Meredith**, a Niguel Shores neighbor with a deep love for all things Japan. Her passion began in college and grew even stronger during the three years she spent teaching English there. Since then, she has returned many times, immersing herself in Jaapan's cities, culture, and traditions. She shared highlights of her adventures along with her website, *sakewithsusan.com*—a treasure trove for anyone planning a trip or simply curious about Japanese life.

As **Cathy Burgner** observed, it was inspiring to witness “how a trip to Japan sparked a lifelong passion” that now enriches not only Susan's family and friends, but also our greater community.

Susan also passed along a clever traveler's hack: The iPhone calculator could be used to quickly convert currency. **Carey Smith** embraced the tip and was already sharing it with her fellow globetrotter friends.

It was a delightful presentation filled with stories, tips, and inspiration—a journey to Japan without ever leaving Niguel Shores!

A big thank you to our Hospitality Chairs, **Randa Memo** and **Dot Wall**, for planning and serving a delicious lunch catered by **Pacific Pearl Café**. We are also grateful to **Carey Smith** for the beautiful centerpieces, to Treasurer **Cathy Tyson** for her hard work on the budget over the summer, and to **Jeff Goldfarb** for volunteering to audit our books. We appreciate you all!



Hospitality Chairs Randa Memo and Dot Wall

### October Social Event "Pumpkins and Prosecco"

Tuesday, October 14 at 5:00 p.m.  
at the Niguel Shores Clubhouse



Please bring a pumpkin (or two) and a drink of choice.  
RSVP to Karey Palmer [kareypalmer@mac.com](mailto:kareypalmer@mac.com) or Gigi McDonnell [gigimcd3@gmail.com](mailto:gigimcd3@gmail.com)

### October Meeting

This month, we're excited to welcome **Danielle Desimone**, founder of **HÖM Dana Point**, as our next luncheon speaker on October 9. A Dana Point native with over 20 years of retail experience, Danielle launched HÖM in 2023 as more than just an interiors and lifestyle boutique—it's a true community hub. Through events like cocktail classes and design workshops, she brings people together while also supporting local makers and small businesses. Danielle's passion for design and her love for her hometown shine through in everything she does at HÖM.



HÖM founder Danielle Desimone

### Membership

It's not too late to join the Women's Club! For just **\$100**, your membership covers the entire 2025–2026 season—including **seven deliciously catered lunches** (no more bringing salads!). Simply drop your form and payment at the Niguel Shores Office, and you're in. Questions? Email [jsbrodie12@gmail.com](mailto:jsbrodie12@gmail.com).

—Karey Palmer

## MEN'S CLUB

The Men's Club hosted two outstanding programs during September. On September 2, **Isaiah Douglass** returned for his second visit with our club, this time providing an update on **Bitcoin** and the evolving world of digital finance. His presentation offered timely insights and sparked lively discussion among members.

On **September 16**, we welcomed **Assemblywoman Laurie Davies**, who shared an informative update on her work in Sacramento and the issues currently affecting South Orange County.

Looking ahead, we have two excellent programs planned for October. Both meetings will be **breakfast gatherings** at the **Clubhouse**, beginning at **8:00 a.m.**



John Chis and Art Staudenbaur with Laurie Davies.

# CLUBS

- **Tuesday, October 7**—Dana Point Mayor, **Matthew Pagano** will speak about city initiatives and provide updates on projects that impact our community.
- **Tuesday, October 21**—Men’s Club Member, **Gary Edkins**, will present highlights from his **Nautical Art Collection**, offering a unique blend of maritime history and artistic expression.

The Men’s Club warmly invites all men of the community to join us for these upcoming meetings—an opportunity to enjoy a great breakfast, hear from outstanding speakers, and share in fellowship with neighbors.

—John Yocca

## GARDEN CLUB

We had a great turnout of Garden Club members at our September meeting! Our president, **Marietta Hannigan**, gave a wonderful and informative presentation kicking off a new year of varied and exciting programs, workshops and special events. She shared the important contributions we’ve made to non-profits that align with our mission: **Saddleback College Sustainable Horticulture & Landscape Design Program**, **The Ecology Center** and **Abraxas High School Orchard** for at-risk youth and adults.

Garden Club members gather for the first meeting of the new season.



Board members Paula Maier and Wendy Fortunato with President Marietta Hannigan

Our September special event was a visit to **Harvest Farm at The Ranch** in Laguna for a free private tour followed by lunch at the award-winning restaurant. The ‘sold-out’ event was so popular that we’re arranging additional visits to enable all interested members to attend.

Our next meeting is **October 13**, at **11:00 a.m.** in the **Clubhouse**. **Audrey Irene**, founder of **Heirloom Potager** and **Culinary Garden Designer**, will talk about creating edible gardens that will delight the senses, welcome visitors, and taste good too. Edible plants include both cultivated herbs, vegetables, and fruits like basil, dandelion, and berries, as well as wild plants such as lambs quarters, chicory, purslane, and cattails. Surprisingly, many flowers are edible including citrus blossom, clover, daisies, hibiscus, honeysuckle, lavender, lilac, mums, nasturtium, pansies, roses, sunflowers, and violets.

The Garden Club will be hosting our annual **Lobster Fest** on **October 16**. It is open to club members only.

The club always welcomes new members...no gardening expertise required! Our membership is now at 73, including 13 new members since the beginning of the new year. Dues are **\$25 per person per year**, and **\$5 per guest visit** (to cover refreshments). Sign-up forms are in the Niguel Shores office. We now meet the **second Monday of each month** in the Clubhouse.

—Judi Palladino

# ACTIVITIES

## BRIDGE

Bridge is a game of many rules, but the most basic part of the game is the “Art of Communication.” During the initial bidding you are telling your partner how many points you have. If you are lucky your partner answers to let you know how many points they have and what is their strongest suit. “Communication” is an essential part of the game.

Unfortunately, we lost one of our members on September 14. **Frank Feher** at 92 was a feisty player who loved the game and looked forward to our Wednesday Bridge sessions. We will miss him greatly.

On a happier note, here are our recent winners:

**August 20:** Sandy Nelson has placed 1st for the last 4 weeks, while Jim Pinola placed 2nd for the 2nd time in 4 weeks, and Carolyn Goldberg, a visitor from Arizona, came in 3rd.

**August 27:** Lesley Boyer commandeered 1st place while Sandy Nelson stepped down to 2nd, and Judy Pellerin came in 3rd.

**September 3:** In August, we had three women place 1st, 2nd and 3rd, but now Bob Ruben captured 1st after a long dry spell, while Bill Imbriale showed us what perseverance is made of for 2nd, and Bob French was close at his heels for 3rd.

**September 10:** Bill Imbriale came back with a vengeance and commandeered 1st with a score over 3830 above Mary Biegel who came in 2nd, and Elizabeth Miller came in 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



Four-time winner, Sandy Nelson.



Page Turners book club has approximately 35 members divided into three groups and each group reads the same book each month. With the very fair way the books are chosen we get to read a variety of genres catering to a wide range of literary tastes. If you would like more information and are thinking of joining a book club, please contact one of the coordinators, namely, **Lisa Buchner** at [lisabuchner47@gmail.com](mailto:lisabuchner47@gmail.com), **Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net), or myself at [fozimec@cox.net](mailto:fozimec@cox.net). New members are always welcome.

—Frances Ozimec

## FRIENDS OF DANA POINT LIBRARY

The Friends Bookstore is open 11 a.m. to 4 p.m. weekdays and 12 noon to 3 p.m. on Saturday. Come in and browse the shelves in our newly remodeled space.

We welcome donations of gently used children's books, cookbooks, self-help, travel, history, biography, memoir, and newer fiction published within the last 5 years. We are also interested in vinyl records, audiobooks, puzzles, and board games as well as antiquarian, rare, and collectible books. However, we cannot accept material that is torn, mildewed, water-damaged, warped,



Friends Bookstore is open!

with pages missing or showing highlighting or other marking. Also, we don't accept business, medical or legal books, textbooks older than five years, VHS tapes, CDs, or outdated magazines.

You are invited to become a Friend of the Dana Point Library. Your membership donation helps fund special library programs for all ages and provide amenities that might not be available without the Friends' assistance. Annual membership levels range from \$20-\$50. Applications are available in the Bookstore.

—Lisa Buchner

## PAGE TURNERS

Page Turners book club will be reading *Broken Country* by Clare Leslie Hall this month. I think the following is a good summation of the book: “A REESE’S BOOK CLUB PICK | A *NEW YORK TIMES* BESTSELLER.”

“*Broken Country* by Clare Leslie Hall is an unforgettable story of love, loss, and the choices that shape our lives ... but it's also a masterfully crafted mystery that will keep you guessing until the very last page. Seriously, that ending! I did not see it coming.” —Reese Witherspoon

Another reviewer had this to say: “This was not a favorite of mine, but I do feel it's a good one for book clubs. There is a ton to discuss and analyze, especially with Beth's decisions. So book clubs will have a good meeting with *Broken Country*. Again, I just want to warn it's very tragic-focused. But if you didn't love it like me, you're not alone! Sometimes the big, buzzy books don't work for us, and that's okay too.”

## DANA POINT LIBRARY

**Opening Day**—On September 4, I walked across the street for the 9 a.m. re-opening of our Dana Point Library. More than three dozen people stood outside listening to an acoustic guitarist, while another several dozen waited in their cars under a grayish, overcast sky. Soon, the crowd swelled to around a hundred library patrons.

Our ever-upbeat **5th District County Supervisor Katrina Foley** spoke briefly, extoling the myriad improvements to be found inside. Following her, **Dana Point City Mayor Matthew**

## ACTIVITIES

**Pagano** related how meaningful the local branch has been to his own family. They were joined by County Library representatives and our local branch staff for the official ribbon cutting ceremony, complete with confetti streamers.

**Improvements**—Entering the 'new' library, I was immediately aware of dramatic improvements in interior lighting and feelings of openness. Stacks are reduced in height for ADA compliance, giving an impression of higher ceilings. Interior spaces are reconfigured, increasing horizontal sight-lines and the illusion of spaciousness. New energy-efficient lighting made me forget the gray marine layer outside.

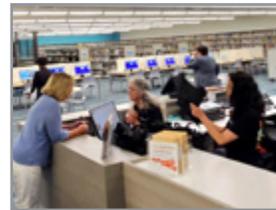
The restrooms and community room are refurbished, and there's a glass-walled teen room in addition to several comfortable seating areas. Computer work stations are available in central locations.



A businesslike collating printer sits against a wall opposite the librarian's desk, along with something unusual—a laptop vending machine! A rolling shelf system holds canvas bags pre-packaged with materials for your book club. Happily, the children's section, with age appropriate furniture and reading material, remains in the same place as before—a reassurance for youngsters who have missed their library.

**Go Take a Look**—So now, you don't even have to start the car to access a world of information and reading enjoyment. Just walk down Mariner Drive and across Niguel Road to check out the renewed library for yourself. You might find me there, reading *The New York Times* or maybe *New Yorker* magazine.

—Gary Tinnes



## SPOTLIGHT — THE LEGACY PATH

Niguel Shores residents turned out in large numbers at the end of August to celebrate the completion of the Legacy Path, made possible by the collective efforts of our community. A remarkable 287 residents applied for Legacy Bricks to support this initiative, surpassing the initial goal of 183!

Many thanks to the numerous volunteers and staff who dedicated their time and energy to bring the Legacy Path to life, especially residents **Art Staudenbaur, Suzanne Enis, Erik Eckes, Carey Smith and Heather Harding.**

**Harvest Landscape** deserves special recognition for their exceptional work in laying the foundation and constructing a sturdy and beautiful path. Additional thanks to the **NSCA Board, the Seashore News,** and staff members **Bob Everson, Blayke Miller, Karen Decker, Matt Northrop, and John Muller.**

Deep gratitude goes out to the **Sercu Family** for their generosity in helping to bridge the financial gap to finish the path, as well as contributing toward the Ribbon Cutting Ceremony. Susan and John Sercu purchased their Niguel Shores home in 2000 and enjoy all that this special neighborhood has to offer. Their children, Giuliana and Jack, grew up spending vacations and other special occasions in the Shores as it became the family's favorite place to gather with friends and extended family.

While both kids now live and work on the east coast, they still love coming back to visit their parents and dog Lexi. Last April, when Susan and John were purchasing a Legacy Brick, they mentioned wanting to help in some way if needed, and they followed through by picking up the unexpected extra expenses for shipping the bricks cross-country, as well as sponsoring the reception after the ribbon cutting. "We were happy to do our part as good neighbors," John said. "We truly love and care about this community."

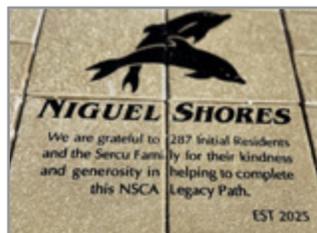
Additional thanks to everyone who worked behind the scenes to get the job done. You ALL played a VERY important role in making this path happen! At the Grand Opening, as residents walked the path for the first time and pointed out names of those they knew, a sense of pride was evident for being part of our amazing community.

The enthusiastic response to the Legacy Path on Opening Day is only the beginning. The path's design allows for future additions, ensuring its continued growth and relevance.

—Heather Harding



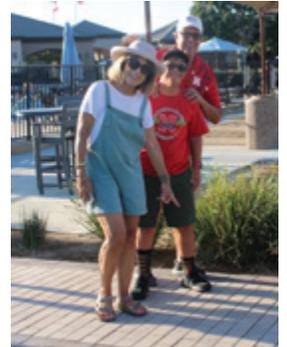
John, Susan, Giuliana, and Jack Sercu at Strands Beach.





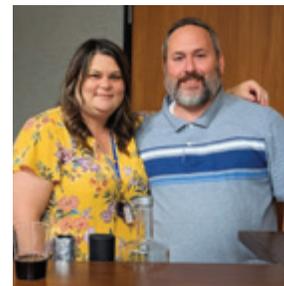
August 29, 2025

Grand Opening First Walk on the Path



August 29, 2025

Grand Opening Reception



# SPORTS

## PICKLEBALL

Our four pickleball courts are going through a major overhaul that will take until late October or early November to finish ... if they stay on schedule. The construction began on Monday, September 8, right on schedule!

Here's a court update as of mid-September. They have installed a grid of steel rebar over the entire area and have already poured the first section of reinforced concrete. They are on target to pour the remaining sections. After all the concrete has been poured, they will apply a new surface coat. Our courts will look a lot like the old courts, just eight inches higher and with no cracks. In the meantime, there are other pickleball court options that are free where you can drop in.

- **Dana Point Community Center** has three outdoor courts for beginners and intermediates. Drop in hours are 8 a.m. to 12 p.m. every day. The community center also offers indoor pickleball classes for beginners and intermediates. The address is 34052 Del Obispo Street.
- **Crown Valley Pickleball Courts** have four courts for beginners/intermediates and four courts for advanced players. Hours are 9:15 a.m. to 12:15 p.m. Monday through Friday; 9 a.m. to 12 p.m. Saturday; 10:00 a.m. to 1 p.m. Sunday. They are behind Crown Valley Elementary School at 29292 Crown Valley Parkway, Laguna Niguel.
- **Laguna Niguel Regional Park** has a \$3 entrance fee on weekdays and \$5 on weekends. An annual pass is \$35.00. They have four dedicated courts and one tennis court that is striped for four more pickleball courts although the nets aren't always up on this court. Hours are 7 a.m. to 9 p.m. with lighting for nighttime play. The address is 228241 La Paz Road, Laguna Niguel.
- **Steed Memorial Park** has eight pickleball courts. Drop-in is from 6 a.m. to dusk every day. The address is 211 Avenida Fabricante, San Clemente.

As we wait for our courts to open, here's a pickleball IQ test to while away the time. Good luck!



Pickleball Court Renovation



1. Which one of these is not a pickleball shot?  
a. Dink b. Erne c. ATP d. Clinger e. Third shot drop
2. What is the longest pickleball game per Guinness World Records?  
a. 4 hours b. 8 hours c. 12 hours d. 16 hours e. Over 24 hours
3. What year was pickleball invented?  
a. 1965 b. 1970 c. 1975 d. 1980 e. 1985.
4. What is the size of a pickleball court? It's the same as...  
a. badminton double court b. racquetball court  
c. squash court d. tennis court e. handball court.
5. Which of the following is not a pickleball cocktail?  
a. Kitchen margarita b. Dink and tonic c. Pickled Bloody Mary d. Net shot
6. How many holes are typically in an outdoor pickleball?  
a. 48 b. 40 c. 26 d. 16 e. None

### Answers

1. d 2. e 3. a 4. a 5. d 6. b

—Ben Farbman

## AROUND THE NEIGHBORHOOD



Neighbors will always find time to get together, share a sunset, and celebrate!



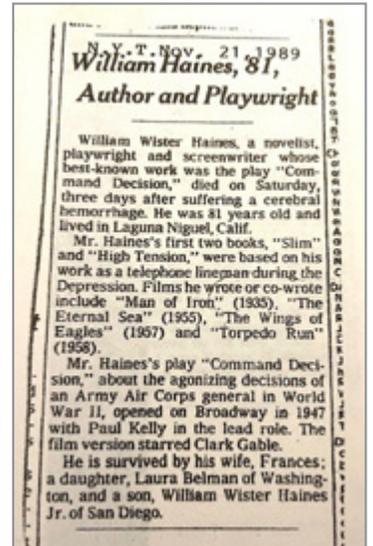
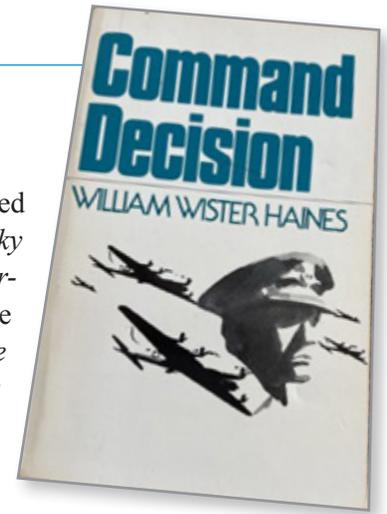
## A BIT OF HISTORY

In 1995, not long after **Rebecca and Bob Russell** moved into their home on Brigantine, a mysterious package arrived at their door. Inside was a unique bit of history about the home's previous owner. The Russells never knew the owner, who was deceased, nor did they suspect any communication related to him—but then came the package with its interesting contents, sent by the former owner's son. Until then, the Russells had no idea that their home had belonged to best selling author, screenwriter, and entertainment celebrity, **William Wister Haines**.

The man's son, Bill Haines, had sent Rebecca and Bob a letter and newspaper clippings explaining that his father was the nephew of Owen Wister, author of *The Virginian*, and had written a long list of popular adventure novels. In

Haines' other work included the novels *The Honorable Rocky Slade*, *The Winter War*, *Target*, and *The Image*, plus the screenplays *Alibi Ike*, *The Black Legion*, *Mr. Dodd Takes the Air*, *The Texans*, *Beyond Glory*, *The Racket*, *One Minute to Zero*, *The Eternal Sea*, *The Wings of Eagles*, and *Torpedo Run*.

Bill Haines' letter to Rebecca and Bob thanked them for forwarding mail, and for their "punctual and businesslike closing of [the home sale] transaction." In appreciation, he included a paperback and said, "Enclosed for you is a copy



1934, William Wister Haines published *Slim*, about a farm boy who joined a crew of tough electric wire linemen. The book's popularity brought Haines to Hollywood to write the screen version, which starred Pat O'Brien, Jane Wyman, and Henry Fonda.

William Wister Haines' best known novel was *Command Decision*, based on his experiences in Army Air Force Intelligence during WWII. The book became an acclaimed Broadway play starring Paul Kelly, as well as a 1948 Hollywood movie starring Clark Gable, Walter Pidgeon, Van Johnson, and Brian Donlevy. A later novel, *Ultra*, covered the breaking of German war codes which Haines witnessed while with intelligence forces in Europe.

of my father's most celebrated book, *Command Decision*. He served as a Lt. Colonel in the Air Force in WWII, came home and wrote the first big war book. His agent suggested that it would make a great play. Rewritten as such, it ran for a year and a half on Broadway ... Dad sold the movie rights but *Command* plays fairly frequently on late night TV."

Rebecca and Bob told *Seashore News* that they had rented the movie and enjoyed it. **As a special treat for our Niguel Shores movie and history buffs, the NSCA Historical Committee will be screening *Command Decision* here this month with snacks and some movie history. Come take a look on October 17 from 5:30 to 7:30 in the Clubhouse!**

—Sandy Homicz



## Dog Itching Dilemma

Is your dog constantly itching? If the cause is simple, the problem can easily be remedied. If complicated, the problem may require longer term or even life-long care.

### Simple Causes and Treatment

- **Fleas**—These parasites are easily seen, especially where they usually hang out at the base of the tail on the back. Sometimes the actual bugs aren't visible, but we can see the poop they leave behind, which looks like tiny coffee grounds and dissolves back into blood when wet.
- **Ticks**—These are difficult to see unless they are engorged with blood. They like to be on the head and face.
- **Mites**—These are too small to see. The most common is scabies mite, acquired from another dog. Mites can bite people as well and cause a rash.

These simple causes of itching can be treated with non-toxic flea/tick medications that work best if given orally, but also come as topical medication. My favorites are the oral versions of Nexgard, Bravecto or Simparica, which kill fleas, ticks, and mites.

### Complicated Causes and Treatment

- **Contact dermatitis**—This happens if the pet's skin touches irritating substances like shampoo, chemicals, dog clothing, bedding, grass, or applications of medications to the skin. The treatment involves removing the irritant and cleansing the skin with mild soap-free shampoo and water. The tricky part is identifying the culprit irritant.
- **Skin infection**—A skin infection can become itchy, but using topical shampoos or antibiotics or oral antibiotics will clear the infection and cease the itch in the process.
- **Allergies**—Dogs can suffer allergies to many things including pollens, flowers, and plants (atopy); various foods; and even fleas. Allergies can be difficult to treat, but we have some new drugs that show promise.

For **pollen allergy**, steroids such as prednisone can eliminate the itch, but they come with side effects. Antihistamines do not work well for dog allergies as they do not rely on histamine to cause the itch. Two new medications are designed to eliminate the itch from atopy. One is a shot called Cytopoint and the other is a pill called Apoquel.

Cytopoint is a monoclonal antibody to the causes of itching, and it is very safe with no side effects. Most dogs get relief within 24 hours. The draw-back of Cytopoint is that



it must be continually administered if the pet's allergies do not resolve. The shot lasts 3-4 weeks on average. (Note: In Southern California, dogs with atopy suffer year-round due to our high pollen counts).

Apoquel is a pill administered 1-2 times per day. It does not stay in the system long, so the pills must be given regularly. It works very quickly, within hours. There are potential side effects such as slight immune suppression and linkage with some types of skin cancer.

Zenrelia is a new pill that works similarly to Apoquel. It has some warnings when combined with vaccinations, but generally it is very safe and has the advantage of being given once daily.

A **food allergy** is more difficult to treat as there are no drugs for it. Dogs may get some relief from Cytopoint and Apoquel because often dogs with food allergy also have atopy. If we have an itchy dog that is between 1-7 years of age and isn't responding to Apoquel or Cytopoint, we consider the pet could have a food allergy. Anything the dog is eating can trigger allergy—the kibble, treats or even people food—even if the pet has eaten this item for years.

To address food allergy, we use an "elimination" diet, switching all feedings to something the dog has never eaten before and eliminating any current causes of the allergy. We use prescription diets or homecooked meals of fish, venison, or duck because most dogs have not been exposed to these. Dog food companies have also formulated diets that are processed (hydrolyzed) to eliminate allergy-causing components. This special diet must be given exclusively for 6-8 weeks, which can be difficult. If the pet does not improve during this time, then another diet should be tried. There is no blood test or skin test that can accurately diagnose food allergy.

With any of these causes of itching, consult your veterinarian for the best treatment to help your dog.

—Susan Davis, DVM

## Wellness – Fewer Irons, Smaller Fires

Life could be likened to the stages of a fire: A reassuring glowing ember that draws us near, or a growing wall of flames that threatens to turn our sanity into ashes—either one dictated by which direction our emotional “wind” is blowing. Our hope is that we can remain in the ember phase, warm and safe. However, the wall of flames fired by over-commitment can throw our lives into chaos and leave us exhausted.

Even so, we don’t have to be victims of these emotional firestorms. We can take charge of much of what happens to us—not all, but much. We don’t realize that we stack the deck due to our own lack of awareness, making choices that fuel the intensity of the heat.

Those choices are often represented by the many “irons” we have in our own personal “fire,” a phrase that we’re all familiar with and probably use frequently, especially when we’re feeling a bit over-scheduled. This phrase, having too many irons in the fire, has its own nuanced meanings. In business it might reflect the number of prospects one has in the hopper just waiting to bloom into new, profitable clients or connections.

Socially, there could also be the fire of over-extension—a fire filled with a variety of volunteer activities, like church committees, PTA, community organizations, politics, and (very soon) the holidays. Those irons are wonderful ways to give back to the world but can also bring on that blaze of exhaustion ultimately turning us into a pile of metaphorical soot!



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

Then there are the irons that represent one’s special interests and hobbies—you know, the interests that add to our lives. Even these “irons” can keep us on the firetruck putting out the hot spots of over-commitment if we’re not careful.

And let us not forget marriage, child rearing, caring for family members, and the like. These are not obligations, but acts of love. They are not simply irons in some fire of life, they are important connections to others. But without careful consideration, these too can become a smoldering burden that can sap us of our energy, our health, and our joie d vivre.

As the holiday season nears, let’s pause before taking on too many tasks. We might seek ways to increase our energy level to keep up with the demands of the busiest time of the year, like eating healthily, getting adequate rest, staying hydrated, moving, and spending time with like-minded people. It can be done! It’s the “irons” of “holiday over-commitment” that we need to beware of, as they pull us away from what really makes life rich during the holiday season— family and friends. Be cautious of over-commitment and ask for help with family issues. Don’t let too many “irons” incinerate your spark of holiday excitement! Instead, keep the reassuring embers of self-awareness glowing and remember when someone asks you to do one more thing, perhaps its time to just say, “No thank you. Have a lovely holiday!” Your mind and body will most certainly thank you!

—Sharon Stewart RN

## AROUND THE NEIGHBORHOOD

In September, our neighbor **Titania Jordan** set up a day to play and build with **Legos**. Fun for the kids and adults alike.



**Mahjong** seems to be having a resurgence across the nation. In fact, the *Today Show* recently featured a segment showing that skill, strategy and luck all impact the game, and how groups are having so much fun! “Studies show that playing Mahjong can have a positive impact on cognitive function, memory, and mental health.”



If you are interested in learning how to play American Mahjong right here in Niguel Shores or possibly taking some lessons, feel free to contact **Laura Amada** at (602) 721-0405.



# DANA POINT THIS MONTH

## FARMERS MARKET AND CRAFT VENDORS

Saturdays 10/4, 11, 18, 25

9 a.m. to 1 p.m.  
La Plaza Park

## ORGANIC MARKET SPONSORED BY ECOLOGY CENTER

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Thursday, October 9 — 4 to 8 p.m.  
Prado Square on Amber Lantern

## TROLLEY ART AND HISTORY TOUR

DP Historical Society guided trolley tour of city highlights.

Saturday, October 18 — 10 a.m. or 2 p.m.  
\$20 per person, RSVP at [danapoint.org/recreation](http://danapoint.org/recreation)



## BULKY ITEM DISPOSAL

Large items, shredding, Goodwill  
Saturday, October 18  
7:30 a.m. to 2:30 p.m.  
South Shores Church Parking Lot



## HALLOWEEN SPOOKTACULAR TRUNK OR TREAT

Kids and Family Event  
Saturday, October 25 — 2 to 6 p.m.  
Dana Point Community Center

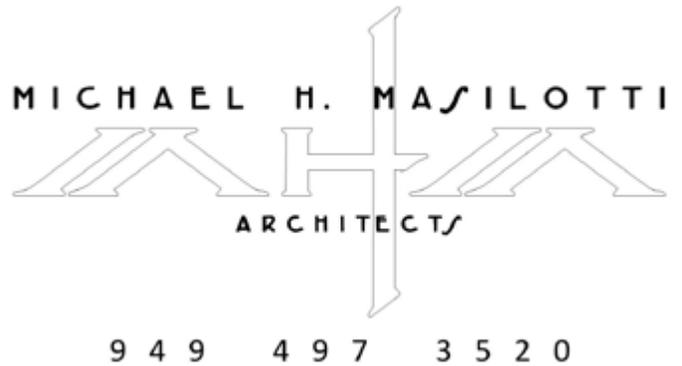
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### SOLD

25702 Nugget, Lake Forest  
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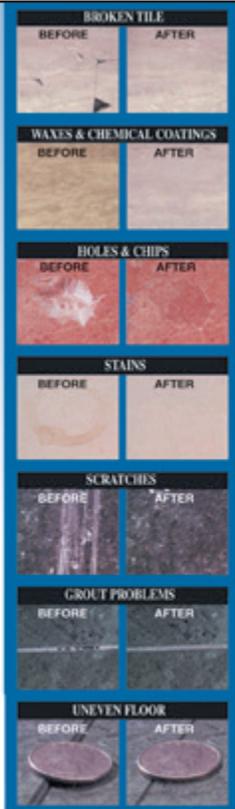
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# MARKET UPDATE



## ACTIVE LISTINGS

The active listing inventory in the past couple of weeks decreased by 111 homes, down 2%, and now stands at 4,758. Last year, there were 3,695 homes on the market, 1,063 fewer homes, or 22% less.



## DEMAND

Buyer demand, the number of pending sales over the prior month, increased by 32 homes, up 2%, and now stands at 1,591. Last year, there were 1,413 pending sales, 11% lower than today.



## EXPECTED MARKET TIME

With inventory falling and demand rising, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 94 to 90 days in the past couple of weeks, its lowest level since June. Yet, it is still the highest mid-September level since 2018. Last year, it was 78 days, slightly faster than today.



## CLOSED SALES

There were 1,875 closed residential resales in August, nearly identical to August 2024's 1,877 sales, and down 3% from July 2025. The sales-to-list price ratio was 98.5% 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.



## FROM OUR SELLERS:

"In a tough market with homes sitting unsold, we worried about getting our needed price. **Their experience** delivered: we sold our home above asking with multiple offers and bought our new home that was contingent on the sale of our home. Thank you Chris & Kathy for your **professionalism** and **steadfast approach** that kept us on course despite the changing market conditions."

- The Brainards

Call for a complimentary equity update detailing the new value of your home in Niguel Shores!



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# BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES  
BY **CONNIE MCKIBBAN**

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<b>4</b> HOMES CURRENTLY FOR SALE PRICED FROM \$2,799,000 - \$12,500,000	<b>2</b> HOMES CURRENTLY IN ESCROW PRICED FROM \$2,175,000 - \$2,748,000	<b>18</b> HOMES SOLD IN 2025 PRICED FROM \$1,835,000 - \$9,651,500
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