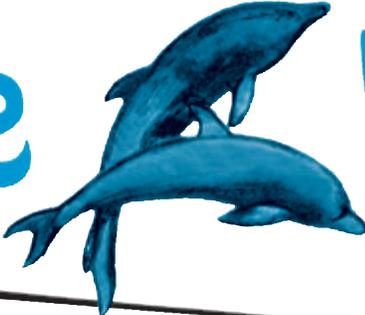


Seashore News



September 2025

Published Monthly by Niguel Shores Community Association

Issue 621

FROM THE HELM

A Tribute to Our Volunteers

This month, I'd like to dedicate my column to the many volunteers who make Niguel Shores the community we all love. Our success doesn't come only from Board decisions or staff work—it's the countless hours given by residents who step up, often quietly, to keep things running smoothly.

Behind the scenes, dozens of neighbors volunteer on our committees, shaping the everyday life we all enjoy. From keeping our community beautiful to safeguarding our financial health, from planning events that bring us together to ensuring our rules are fair and upheld, these committees are the backbone of Niguel Shores. A special thank you goes out to all who serve on these NSCA committees:

- **Architecture**—protecting the look and feel of our community
- **Finance**—ensuring our resources are managed wisely
- **Landscape**—keeping Niguel Shores vibrant and green
- **View Preservation**—protecting the ocean views we all treasure
- **Events**—creating the moments and memories that bring us together
- **Rules**—balancing fairness with community standards
- **Maintenance**—keeping our amenities safe, functional, and welcoming
- **Communications**—keeping our community informed and connected
- **HR**—supporting our staff and ensuring strong organizational health

But it doesn't stop there. Beyond these committees, many residents give their time in ways that often go unrecognized—painting curbs, repairing tables and benches, replacing street signs, and lending a hand wherever it's needed. To all of you: We see you, and we appreciate you.

Interested in getting involved? Volunteering on a committee is one of the best ways to meet neighbors, make a difference, and help shape the future of Niguel Shores. If a committee sparks your interest, reach out to the Management Office and they'll point you in the right direction. Jump in—you'll find it's rewarding and even fun.

Looking ahead, we also have three seats on the Board of Directors opening up. If you've ever felt ready to take on a bigger role, now's your chance. Serving on the Board is one of the most meaningful ways to contribute and directly influence where we're headed as a community. I'd be more than happy to meet with anyone who's interested—whether to answer questions or to share my experience after serving on the Board for the past four years.

Legacy Path Grand Opening

The new Legacy Path in the Community Park celebrates the legacy we are building together and the spirit of volunteerism that made the installation possible. Thanks to all involved!

Enjoy these last days of summer, and thank you again for being the heart of Niguel Shores.

—Your President, Mark Russell

ANNOUNCING THE GRAND OPENING OF THE LEGACY PATH!



RIBBON CUTTING CEREMONY
FRIDAY, AUGUST 29 — 6:00 TO 8:00 P.M.
MUSIC AND FOOD — STEEL THE BAND AND SALSA GRILL



After over a year of collaborative efforts, this visionary project is coming to completion. We're thrilled to share this accomplishment with you and acknowledge the vital role our volunteers have played in its success.

The Ribbon Cutting acknowledges our Maintenance Staff, our Maintenance Committee, NSCA Board members and all other volunteers for their time, energy, and dedication at every stage of this project.



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



24232 Porto Nuovo \$2,175,000!



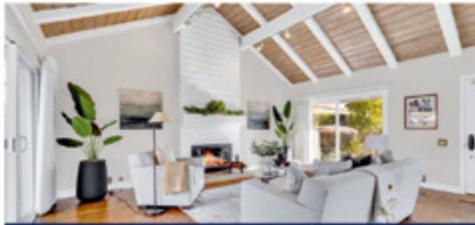
SOLD - 5 Marbella \$4,750,000!



SOLD - 23895 Taranto Bay \$2,275,000!



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



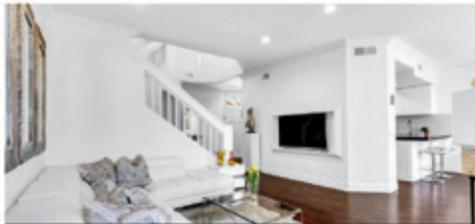
SOLD - 23841 Marmara Bay \$2,625,000!



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



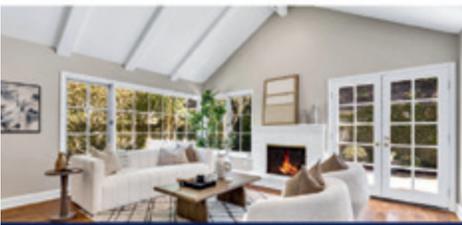
SOLD - 23811 Dasya Circle \$4,125,000!



SOLD - 122 Stoney Pointe \$1,300,000!



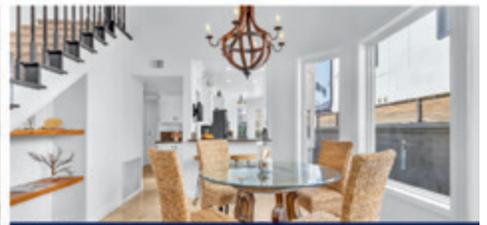
SOLD - 33441 Spinnaker Drive \$2,050,000!



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



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



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



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



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



SOLD - 10 Saint John \$1,420,000!



KATHY SAMUEL
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Kathy@KathySamuel.com
www.kathysamuel.com

Work with my powerful network for top results!



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

GENERAL MANAGER'S REPORT

Go Access Update

Our members continue to sign up for Go Access, and at a higher rate than other Go Access accounts during transitions. Currently 68% of the community is using Go Access. We had two successful weekend events and two workshops at the clubhouse.

We will have a **Q&A Town Hall on September 4** in the clubhouse at **6:00 p.m.** to answer system-specific questions.

The rules regarding guest passes and permanent guests have not changed. Currently the Board has limited the QR code digital passes to one use only. We are discussing options for expanding the length of those passes. Vendors are still required to enter through the Mariner gate.

As a reminder, Dwelling Live will be turned off on **October 8**.

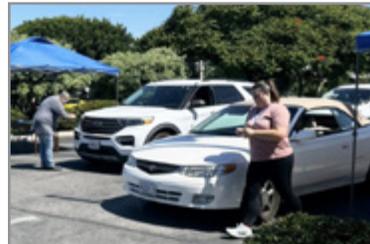
Go Access FAQ

While working with the members setting up their accounts, here are some of the most asked questions:

- Can guests still be called in? Yes, you can still call the Mariner gate to have a pass created for your guests.
- Is the pin pad going away at the Manta and Garabaldi gates? No, the current dialup system is not being replaced.
- Do I have to send a QR code to my guests for them to get in? The QR pass is just another way residents can issue passes to enter the community. Dialing at Manta and Garabaldi are still in place, and you can always call a guest in at the Mariner gate.
- Are all the gates being open to guests and service providers with this system? No. Right now, residents and permanent guests with barcode passes have access to all the gates, but vendors need to enter at the Mariner gate.
- When is Dwelling Live going away, and when will the old barcodes stop working? October 8 is the last day for Dwelling Live and the barcodes. Make sure you have replaced the barcodes on your vehicles with the new RFID tags before then.

Go Access Vendor Registration Program

The Board approved a vendor registration program that will allow vendors that work within the community to pay a fee and apply for an RFID tag (like the permanent guest passes) for their vehicles. This will allow the vendor to use the resident lane at the Mariner gate like a “fast pass.” This tag will only be valid during normal construction/vendor hours.



Resident cars line up for new Go Access barcodes.

Way to Go, Al

I would personally like to thank **Al Glatt** for volunteering to touch up our red curbs and repair and paint the wood street signs throughout the community, saving the Association thousands of maintenance dollars.

Welcome Aboard, Miguel

We welcome **Miguel Grimaldo** of Harvest to the Niguel Shores landscape team. He will be taking over from Noel. I personally have worked with Miguel previously and I'm excited to have his energy and landscape talent at Niguel Shores.

Pickleball Courts

The Association received a written report of a fall at the pickleball courts related to the uneven surface in some areas of the courts. Out of an abundance of caution, the courts will be closed until repairs can be completed. The Board accelerated the replacement of the concrete surface from 2029 to this year, and work is scheduled to begin on September 8.

AB130

As many of you know, the governor signed into law AB130. Most of the bill had to do with the state budget. However, there was a last-minute addition to the bill that limits an association from levying a fine greater than \$100.00 for a violation of rules unless it is a health and safety issue. The bill became law upon the governor's signature. We are revising our policy and enforcement procedure related to fines in order to comply with the law.

—John Muller

BOARD ACTION SUMMARY See niguelshores.org

COMMITTEE REPORTS

EVENTS COMMITTEE

Legacy Path Ribbon Cutting on Friday, August 29 at 6 p.m. Music, food, and recognition of all who participated in creating this piece of Niguel Shores history.

Labor Day Barbecue on Sunday, August 31 from 5 to 8 p.m. at the bluff. The grill will be ready, so bring your food to barbecue and have a great time!

—*The Events Committee*

LANDSCAPE COMMITTEE

As the Landscape Committee, our charter is to help maintain coordinated and consistent landscaping throughout the community. This includes identifying maintenance, repair or improvement of all of our common areas. Bringing continuity to key landscape areas in Niguel Shores has been the focus of the Landscape Committee's efforts for the past year.

We're using our allocated monthly budget for planting and updating areas in the community where plants have died or become overgrown. Some of the ongoing maintenance projects include:

- dealing with the "dreaded" asparagus fern removal
- removing pepper tree "volunteers"
- addressing dry areas of turf

COMMUNITY NOTICE: NSCA ARCHITECTURAL DEPARTMENT HOURS OF AVAILABILITY

As the amount of construction on private lots continues to increase, there is a need to establish set counter hours for direct discussion regarding architectural modifications or other architectural matters.

Below are the counter or front desk operating hours and guidelines for accessing the Architectural Department.

Walk-in/ Front Counter Assistance Availability:

Monday – Friday from 9:00 a.m. to 3:00 p.m.

Phone Assistance Availability:

Monday – Friday from 8:30 a.m. to 3:30 p.m.

Closed for lunch between 11:00 a.m. to 12:00 p.m.

Hours are subject to change for holidays and vacation schedules.

Architectural Manager:

Karen Decker (949) 493-0122 x3; kdecker@niguelshores.org

- The Architectural Manager is available to answer questions and provide one-on-one assistance regarding architectural matters during the posted times.
- All inquiries regarding architectural matters must be directed to the Architectural Manager.
- Application and/or review comment drop-offs can be submitted at any time.

- eliminating dead plant material, and
- trimming hedges and shrubbery to keep things tidy.

On the flip side, we've been able to bring some new life to old areas by:

- relocating plants from one area to another
- adding boulders and splashes of color to create interest
- installing the new tree and planter area in the Community Park (see photo)

The Landscape Committee members work together well to maximize impact in the community while staying within our limited budget. We're also on the look-out for new members who would enjoy working with us to keep Niguel Shores the beautiful place we all enjoy!



New tree and planter area in the Community Park.

—*Vicki Sheff*

MAINTENANCE COMMITTEE

Your Niguel Shores Maintenance Team and Maintenance Committee are actively working on several key projects to preserve and enhance our beautiful community.

Drainage—If you're a walker you may have noticed the path below Windjammer and behind the Tasman properties has been closed for the past several months. To combat water pooling, a sump pump and French drain system needed to be installed. Working together with Total Engineering and Rock Solid, a system was designed and after months and months of back and forth with the city we received approved plans. During the install, we encountered many obstacles involving shoring concerns and water intrusion. After those stumbling blocks, they were able to finalize the installation, grading and hardscape replacement. We are now in the landscaping phase of the project.

The "Leaning" Selva Wall—Months ago, Maintenance Manager Bob Everson noticed the wall leaning. A structural engineer confirmed failure of the block wall and its footings. Irrigation in the area has been halted and the area fenced off for safety. A soil sample survey is underway so a proper footing and wall can be designed. We are currently waiting on the results of this study.

Upgrading Our Access System—The old barcode-based access system is being replaced with modern RFID, license plate reader, and QR code technology. Most of the

COMMITTEE REPORTS

hardware is installed, and a parallel operation is in place for a smooth transition. Residents can obtain new RFID car stickers at the office to ensure uninterrupted access.

Spa Replastering Scheduled—The community spa will undergo replastering and refurbishment in October/November. This includes replacing plaster, tile, jets, lights, and (while that work is being performed) our staff will be addressing pumps, valves, and pipes. The project is estimated to take about a week.

Refurbishing Street Signs and Dolphins—Many wooden street signposts and dolphin decorations are termite-infested and require replacement. Thanks to Al Gatt and Suzanne Enis, refurbishment is underway and will continue for several months. Niguel Shores Community Association notes the importance of maintaining street signs and encourages community involvement. In fact, if you would like to help please do not hesitate to reach out and we'll find a place for you to lend a hand.

We appreciate your patience as we complete these and many other vital projects to maintain Niguel Shores as the Excellent Community we all love.

—Geoff Dunlevie

HISTORICAL COMMITTEE

It's Official!

The Niguel Shores Historical Society is happy to announce its official recognition as an NSCA Board-approved committee! Our goal is to collect, organize, preserve, and maintain a library of Niguel Shores past and ongoing history as a reference that can be enjoyed by all our residents.

We hosted a successful kick-off meeting in July featuring a slide presentation by **Sandy Homicz**, and an enlightening talk on the development of Niguel Shores by **Mary Crowl**, a veteran editor of *Seashore News* and Niguel Shores' first historian. Those attending shared amazing stories, artifacts, and souvenirs of Niguel Shores events over the past half a century.

Now that our committee has received Board approval, we are primed for expansion. As we embark on this exciting journey, we welcome like-minded individuals to join our mission by contributing in one or more of these areas:

- Share your treasured photos, stories, and mementos.

- Help gather and chronicle items from Niguel Shores rich history.
 - Help with ongoing maintenance of our historical archive.
- Please find forms in the office where you can indicate your interest in one or more of these areas.

—NS Historical Committee



Committee members and residents share stories about Niguel Shores early days at the first meeting of the NS Historical Committee.

CLUBS

WOMEN'S CLUB

A Note from President Laurel Yocca

As we look ahead to a new season starting now in September, we're filled with excitement and anticipation! Our Board has been busy behind the scenes, and we're thrilled to introduce a few new changes we believe will make our luncheons and activities even more enjoyable for everyone. A heartfelt "thank you" goes out to our dedicated Board members—your time, energy, and ideas make all this possible. We can't wait to welcome everyone back at our first meeting on **September 11** at **Noon** in the **Clubhouse**.

September Speaker: Susan Meredith

We are thrilled to announce that Susan Meredith, a Niguel Shores neighbor, will be our featured speaker at the September 11 luncheon meeting. Susan's lifelong love for Japan began during her college years and deepened through the time she spent



Resident Susan Meredith will share her knowledge of Japan at this month's meeting.

living there, teaching English. Her presentation is far more than a typical travel talk. She'll blend captivating cultural and historical insights with personal stories from her time in Japan and her return visits (including her most recent with her grown children).

While Susan is not a travel agent, she has a knack for helping others plan immersive, unforgettable trips. Her advice is grounded in real experience and a genuine passion for helping travelers explore Japan beyond the tourist trail. Whether you are seeking the ideal visit guide or dreaming of a customized travel experience, Susan's insights can help you "navigate Japan with confidence and joy." To learn more, or to start planning your own journey or just live vicariously through her travel, visit her website: sakewithsus.com. Don't miss this chance to explore Japan through Susan's stories and expertise!

Membership

It's not too late to join the Women's Club! Your \$100 membership covers the 2025–2026 season and includes seven catered lunches (no more bringing salads!). Drop off your form and payment at the Niguel Shores Office. Please email questions to jsbrodie12@gmail.com.

—Karey Palmer

MEN'S CLUB

August was a lively month for the Niguel Shores Men's Club, with two engaging gatherings that brought members together for learning, fun, and friendly competition.

Our first meeting featured **Jeff Hallock, Undersheriff to Orange County Sheriff Don Barnes**.

Jeff shared how the Sheriff's Department is using technology to prevent crime, discussed current crime trends in our area, and addressed topics of interest such as e-bikes. He also confirmed that the department is not experiencing deputy retention problems. The presentation concluded with an informative Q&A session with our members.



Jeff Hallock

The second event was our **First Annual Team Sports Competition**. Two-man teams competed in spirited games of Corn Hole and Bocce Ball, making for a fun night of camaraderie, friendly rivalry, and plenty of laughs—a new tradition we look forward to continuing.

Looking ahead to September:

- **Tuesday, September 2 at 8:00 a.m.**—Breakfast meeting featuring **Isaiah Douglas**, who will provide an insightful update on Bitcoin and the evolving world of cryptocurrency.
- **Tuesday, September 16 at 6:00 PM**—Special evening meeting featuring **Assemblywoman Laurie Davies**, who will share updates on state and local issues affecting our community. Spouses, significant others, and community members are warmly invited to attend.

The Niguel Shores Men's Club meets on the **first and third Tuesdays of each month**, offering members a hearty breakfast, engaging speakers, and an opportunity to connect with neighbors. If you're a man living in Niguel Shores and want to see what we're all about, join us at an upcoming meeting—we'd love to welcome you.

—John Yocca

CLUBS

GARDEN CLUB

Our first meeting of the year is **September 8**, the **Second Monday of the month**, at **11:00 a.m.** in the **Clubhouse**.

Here is a message from our new president, **Marietta Hannigan**, about our meeting:

September always reminds me of back-to-school. New shoes, new clothes, new supplies—and of course, back in the day, a new themed lunch box!

Well, this September in the Garden Club is a bit like that. Our September meeting is going to be informational, covering the exciting speakers for the year and all of our upcoming events. We've also received a number of questions and will explain about how the Garden Club functions as a non-profit 501c3 in terms of budget: How much does it cost to run the club? How much do we bring in from dues and events? And where does the money go?

I promise it won't be boring—and I hope to bring a little classroom nostalgia to the day with Q&A. So, get those shoes polished and hair combed for the first day of Garden Club 2025-2026—and get there before the school bell rings!

—*Marietta Hannigan, President*

The Garden Club always welcomes new members ... no gardening expertise required! Dues are \$25 per person per year, and \$5 per guest visit (to cover refreshments). To join, sign-up forms are in the Niguel Shores office. Remember, we now meet the **second Monday of each month** in the Clubhouse.

—*Judi Palladino*

Garden Club Scholarship Awarded

The success of our Annual Plant Sale this past spring enabled the NS Garden Club to keep up its tradition of awarding a scholarship to a horticultural student at Saddleback College.

This year's deserving recipient was **JESSICA PALOMINOS**, who received \$525 toward tuition and fees. Jessica is a student in Saddleback's Horticulture Program, with an emphasis on Sustainable Urban Farming and Water Conservation.



The committee for the Butterfly Garden Restoration are shown here painting, watering, and overseeing the project. Thanks to Deborah Chapple, Linda Curie, Mary Beth DeSantis, Erik Eckes, and Janice Stauffer for their efforts beautifying our community and providing a butterfly habitat.

IN MEMORIAM

Fritz Hill

May 29, 1938-July 11, 2025

Longtime Resident
on Dosinia Drive



Fritz is remembered fondly as a kind, principled man who appreciated life's pleasures most when in the company of cherished family and dear friends.

He served in the U.S. Navy and was a Dean Witter broker, independent investor, and classic car and boat collector.

Fritz was predeceased by his wife Kathy, the light of his life. He is survived by a loving family including David, Sarah, Polly, Kate, Christian, Ben, Cooper, Griffin, Christian, Ellie, Dawson, Oliver, and Charlotte.

ACTIVITIES

BRIDGE

September Flowers

Did you know that the birth flowers for September are Asters and Morning Glories? Asters symbolize Wisdom, Faith and Valor, while Morning Glories represent Love, Affection and New Beginnings. These two flowers could represent our present group of Bridge players.



When you play with the Niguel Shores Bridge Club, you are exposed to Love and Affection, and each hand is a New Beginning. Playing Bridge requires Wisdom to win, Faith in your bidding, and Valor when your bid doesn't make it.

Our Winners

July 16: Maria Girard did not disappoint and commanded 1st; Betty French, our fearless leader, came in a strong 2nd; Patty Hollis was close on her heels for 3rd.

July 23: Sandy Nelson, one of our happiest players, came in 1st; Steward Monroe squeaked out a close 2nd; Bob Ruben, who kept shaking his head from side to side, came in 3rd.

July 30: Sandy Nelson showed us last week was not a fluke and again came in 1st; Leslie Boyer improved her game and made a solid 2nd; Jim Pinola, a frequent visitor to the winners circle, came in 3rd.

August 6: Patti Liebman lead the winners for 1st; a new player, Mary Biegel came in 2nd; Jim Pinola, for twice in a row, came in 3rd.

August 13: The winners were all women this week. Appearing for the third time in 1st place was Sandy Nelson who beat Betty French in 2nd; Pattie Liebman traded her previous 1st for 3rd. Great jobs, girls.

Join us if you are interested in playing. We meet on Wednesdays at 10:30 in the Clubhouse. Please give a call to **Bob or Betty French** at (949) 312-2556 or visit us on Wednesdays at 2:00 p.m. after our game.

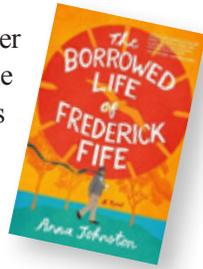
—Mike Oliva

PAGE TURNERS

This month Page Turners book club members return to their regular monthly discussions of the top nine books selected from the 24 suggested. If you are curious about why our “book club year” runs September through June, it is because the club was started approximately 40 years ago by a group of Niguel Shores women who had small children in school and the school year at that time ran from September through June!

Now that bit of trivia is explained, this month we will discuss *The Borrowed Life of Frederick Fife* by Anna Johnson.

This book received the highest number of member votes and so it is appropriate that it is the first one we will read this year. The novel is the author's debut and as one reviewer states it is “a warm, life-affirming debut about a zany case of mistaken identity that allows a lonely old man one last chance to be part of a family.”



Another reviewer states, “Only a brave author would take on topics like elder care, dementia, family breakdown, death, addiction, mental health and forgiveness in one book, let alone their debut novel ... As soon as I started reading the first chapter, I could sense the respect and deep love the author has for our aged population.”

The book club consists of approximately 35 members divided into three groups. One group meets the fourth Monday afternoon of the month and the other two groups meet separately, the fourth Thursday afternoon of the month. If you would like more information, please contact one of the group coordinators: **Lisa Buchner** at lisabuchner47@gmail.com, **Steve and Ann Morris** at samwrsi@cox.net or myself at fozimec@cox.net. We always welcome new members.

—Frances Ozimec

FRIENDS OF DANA POINT LIBRARY

The official re-opening of the Dana Point Library is September 4 at 9 a.m. with local politicians, staff, and library supporters. This news is very exciting. The facility is just beautiful with many improvements, new carpeting, fabulous skylight, painting, shelves, an enormous front desk, a quiet room, and a teen room.



The Friends of the Library store will open September 4 as well. However, when the library closed for remodeling, we had to sell or gave away all of our stock, which means we will be starting anew but with few books. In addition, our shelf space has been reduced by half to make the library ADA compliant. So, when we accept donations, we will limit them to current fiction (2023-2025), children's books in excellent condition, and a smattering of other genres.

We have maintained many of our Friends volunteers, but are also looking for new volunteers. Shifts are 10:45 to 1:30 and 1:30 to 4:15 Monday through Friday, and Saturday 11:00 to 2:00. You can volunteer once a week or once a month. Feel free to send me an email if you are interested and I'll get back to you as soon as possible.

Thanks to everyone for your interest. I hope to see you soon at our new beautiful library!

—Lisa Buchner

TENNIS

Well, the days of the summer fun are nearing a close with fall soon arriving. We have been traveling, playing golf and tennis at different locations in southern California, so our September news is very limited.

We hope all the Shores tennis residents enjoy the courts and the great cool breezes that come with our community. In

the fall we look forward to hearing from tennis residents concerning any activities and or communications they would like to have included in our tennis news.

Please contact us at pacific92629@yahoo.com or (949) 422-9140 to share any tennis life in the *Seashore News*. Remember, keep your racquets moving and “Live Life Happy, Wild and Free.”

—Don Baer and Penni Buff-Baer

PICKLEBALL

Pickleball is a welcoming game. it’s the perfect sport for people who love tennis but dislike all the running, and for those who love ping pong but wish the ball wasn’t so small.

Once you start playing pickleball, it can easily become an obsession. It was initially considered an older person’s game, but now you’ll find a mix of all ages and skill levels on the pickleball court. It’s not uncommon to see retirees playing against teenagers.

Pickleball is not only a sport but also a social experience. It’s a friendly mix of competition, laughter and banter. Players typically tap paddles after a game, a sign of sportsmanship.

Here are some comments by Niguel Shore participants saying what they like about the game:

- It’s a game where you can steadily improve your skills.
- It’s competitive but very friendly.
- It’s a good cardio workout but also low impact.
- You can show up by yourself and play. No need to come with another player.
- At its core it’s a strategic game.
- You can play outdoors all year long.
- It’s easier than golf and easier to hit the ball back than in tennis.
- It improves your reflexes.

- You can play with others at your own level or play with stronger players to improve your game.

Overall, pickleball is truly a sport that brings people together and invites everyone to join. You don’t need to be good to have fun, and Niguel Shores is a great place to play. See you on the court.

—Ben Farbman



Pickleball friends meet on and off court.



PICKLEBALL TOURNAMENT WINNERS

In August, **Robin Neuvirth** and **Cherie Aplin** teamed up in doubles competition for the “**5th Annual Pickleball for Wishes Tournament**” held at The Tennis and Pickleball Club in Newport Beach. They came ready to play in their matching Niguel Shores Pickleball hats. They played 6 teams in a fun-filled round robin and won 5 of their 6 matches for a Third Place finish. Robin and Cherie agreed it was a great opportunity to enjoy pickleball and help raise funds for local children with critical illnesses.



Tournament players Robin and Cheri

SUMMER FUN

ICE CREAM TREATS

Harvest Landscape Enterprises, our community's landscape service, provided free ice cream treats at the bluff.



BAND BY THE SEA

Rockin' at the bluff with family and friends.



(photo credits: Seanna Harding, Karey Palmer, Patti Staudenbaur, Gary Tinnes, Meg Wilson)

MEN'S CLUB SPORTS COMPETITION

Bocce and Cornhole along with food, drinks, and big prizes donated by **Jay Styles** made for a winning night!



Congrats to winners:
Bocce Ball—**Mark Russell, Philip Sollenberger**
Cornhole—**John Chis, Terry Kwit**

FOOD TRUCKS FOR A CROWD

Unique food choices ... plus music and games.



LUCKY WINNERS

Todd and Karey Palmer won the Men's Club raffle for tickets to "Music Under the Stars – Fab Four Beatles Tribute" at the San Juan Capistrano Mission. They had a great time at the event and reported, "It was an amazing evening with family."



Julie and John Chis won the "Experiential Dinner" raffled off at the Women's Club June Celebration Luncheon. Julie invited those lucky enough to be seated near her at the luncheon to come to the dinner (served up by **Carey Smith, Anna Kwit, and Cathy Burgner**). It was an incredible night full of good food and wine, lovely neighbors, and a beautiful sunset!





Pet Parade



Wildfire Smoke — PROTECT YOURSELF AND YOUR PET

Hot, dry conditions at this time of year create a potential for the dangerous wildfires that have become a frequent and heartbreaking reality in California. As of May 6, 2025, Cal Fire reports 63,677 acres burned, and 16,251 structures destroyed by 1,292 fires this year alone. Wildfires not only devastate our homes, communities, businesses and beautiful landscapes, but they can also significantly affect air quality, posing serious health risks to you and your pets.

Wildfire smoke contains harmful chemicals and particles from burning trees, vegetation, structures and vehicles. The smallest and most harmful particles are called PM2.5. When the Air Quality Index (AQI) for PM2.5 reaches 151 or higher, the air is considered “unhealthy.” To check the AQI in our area, you can download the free EPA AirNow app on your smartphone or access it online at airnow.gov. The app provides the AQI and rates air quality as Good, Moderate, Unhealthy for Sensitive Groups, Unhealthy, Very Unhealthy and Hazardous.

If the AQI becomes unhealthy—or if you see ash or smell smoke—there are several steps you can take to reduce exposure and protect your pet’s health and your own.

- Remain indoors with windows and doors closed.
- Avoid rigorous physical activity.
- Avoid the use of whole-house fan or swamp cooler with an outside air intake.

- If you have to be outdoors in smoky conditions, use a disposable respirator mask (N95 or P100), not a bandana or surgical mask.
 - Run your A/C if you have one, or portable HEPA air purifier.
 - Avoid use of wood burning fireplaces, candles, and incense.
- “Protection from Wildfire Smoke” (Title 8, Section 5141.1) is a State of California regulation regarding outdoor work. This law applies to worksites whenever the AQI is 151 or higher and the employer can anticipate that employees will be exposed to smoke. This law applies to veterinary practices with outdoor operations.

Take precautions for yourself and your pets during wildfire conditions. These websites can provide helpful information:

- **WatchDuty app:** wildfire maps and alerts, also at watch-duty.org
- **AQMD Wildfire Smoke and Ash Health Safety Tips:** aqmd.gov/home/air-quality/wildfire-health-info-smoke-tips
- **Cal/OSHA Protecting Outdoor Workers Exposed to Smoke from Wildfires:** dir.ca.gov/dosh/wildfire/worker-protection-from-wildfire-smoke.html
- **UC Davis Health Effects of Wildfires:** [Health Effects of Wildfires.pdf](#)

—Susan Davis, DVM



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Schedule, Tickets, and Parking Info:
Maritime-fest.org

100% of proceeds go to the Ocean Institute's non-profit educational programs and facility.



ACCOLADES

A Working Celebration

Niguel Shores residents **Dot and Gary Wall** recently celebrated their 50th Wedding Anniversary—a wonderful milestone! However, rather than planning an elaborate party with lots of family and longtime friends, or dinner at an extravagant restaurant, or maybe a river cruise in Europe or relaxing in a tropical paradise (Tahiti, anyone?), Dot and Gary chose to gather their children and grandchildren and spend a weekend building a home for a homeless family in rural Mexico.

With the help of **Homes for Hope**, the Walls were able to discover, “It only takes two days to change the lives of a family forever.” So why Homes for Hope, and why did Gary and Dot chose this organization?

Homes for Hope is a ministry that operates in collaboration with **Youth with a Mission**, an organization preparing young people to serve as missionaries worldwide.

Homes for Hope was founded in 1990 by Sean Lambert, who was inspired by his young daughter watching him build a home in Mexico as part of the Youth with a Mission ministry. Thanks to Sean’s leadership and the unwavering support of his wife Janet and three daughters, Homes for Hope is now based in many Latin American countries and locally in San Diego and Baja, Mexico. The non-profit organization has built over nine thousand homes in thirty different countries and is dedicated to helping working families in need.

Homes for Hope brings teams of volunteers directly into to the community and, in as little as two days, volunteers like the Walls experience teamwork, unity, and meaningful service that can make a lasting impact on a family in need and hopefully on the volunteers as well.

Both Dot and Gary and two of their adult children had participated in home building experiences previously with



Youth with a Mission. However, this project was a little different. Dot and Gary arranged for the build to take on May 17, the exact date of their 50th Anniversary. They requested (strongly encouraged, let’s say) all their adult children and their spouses and their grandchildren to set aside three nights to participate. “No excuses!” as Dot said.

Together, as a family of thirteen ranging in age from 8 to 73, the Walls spent two and a half days, with the help of well-trained staff members, constructing a home for a single mom and her four children. Dot and Gary’s son Spencer said, “We learned about their lives, their dreams, and the unbelievable impact a concrete floor, four walls and a roof could have on their future.”

After the home-building project was complete and they handed the keys to the woman and her children, Dot and Gary asked their family members to get dressed up and join them for a special dinner to celebrate the new home and their time together. And wow! Celebrate they did! With the discreet help of the Homes for Hope staff, Dot and Gary recreated their wedding ceremony and renewed the vows they made half a century ago. To

make the occasion even more authentic, Dot and Gary followed their actual wedding ceremony program from 1975, using the same music, color choices, and scripture readings. Spencer summarized the weekend by saying this indeed was “a special time for all of us as a family to acknowledge and appreciate the impact of these two people who made a commitment 50 years ago to love each other, to love their family and the world around them.”

Congratulations, Gary and Dot. What an amazing way to celebrate your 50 years of marriage!

—Patti Staudenbaur

Like you, I do the best I can to take care of this body of mine by paying attention to how much I move, how much (and what) I eat, and by listening carefully to the “inner dialogue” that rattles around in my brain. That dialogue can lead along a healthy and inspiring path, but it can also take us down one that’s detrimental for our health, making it all the more important to know what’s best, so we don’t fall prey to false narratives. Making intelligent, fact-based food choices keeps us on the road to feeling our best.

Choosing Good Fat

Lately, one of the many questions about what to eat seems to involve fat. That’s right, fat. We need to eat fat, and we all need a certain percentage of fat on our bodies as well, but how do you know you’re eating the right kinds of fat?

The discussion about fat is not intended to be an exhaustive one. Instead, it gives something to think about, hopefully nudging you to ask questions and read labels in order to take good care of yourself.

One recent discussion I’ve heard about concerns seed oils and their health virtues, or lack thereof. These are not your extra virgin olive oil (EVOO) but rather what have been called “The Hateful Eight” (I didn’t make up this name). These hated seeds include canola, corn, cottonseed, grapeseed, soybean, sunflower, safflower, rice bran, and peanut – all of which can be pressed and processed to create a neutral, shelf stable oil that can be used for cooking at high heat without smoking. There are those who believe very strongly that the higher levels of Omega-6 in seed oils will cause undue inflammation which will lead to many diseases,



for example, maladies like cardiovascular issues. However, studies actually find the opposite to be true, resulting in lowering incidents of heart disease, diabetes and more. Seed oils are less expensive and more shelf stable than unhealthy saturated fats like butter, lard, and tallow – making them ideal for including in processed and ultra processed foods, which are generally unhealthy, but can be grabbed off the shelf and consumed or minimally cooked. As a society, if we ate less ultra processed food, we would consume fewer seed oils that so many are very worried about.

My go-to oils are EVOO (low smoke point when cooking) and avocado oil (higher smoke point when cooking), and both are filled with healthy monounsaturated fat.

Coconut oil is also very popular and can be used for baking, pan sautéing, and even adding it to coffee! However, it’s loaded with saturated fat, which is bad for our arteries as it lowers our HDL cholesterol (the good one) and raises our LDL (the bad one).

Other fats to be aware of are trans fats. They’ve been banned, but if there’s less than half of a gram of them in your favorite protein bar or cracker, it doesn’t have to be listed. Unbeknownst to us, if we eat trans fats often, they will build up as plaque and clog our arteries. So, if you see partially hydrogenated oils (trans fats) on the ingredient list of a food, don’t eat it, or at least not too much or too often.

Fat is always a topic of discussion, whether it’s in our diet or on our bodies. Arm yourself with accurate knowledge when you make choices about fats to be consumed. Read those labels and look for more information on trusted websites, like NIH or PUB Med. Our good health begins with good choices!

To Your Health! Sharon Stewart RN, Wellness Coach, Sharon@SharonStewartRN.com

Editor's Note: This article is part of our ongoing series on the history and development of the different neighborhoods that make up Niguel Shores.

THE VILLAS CROWNING TOUCH

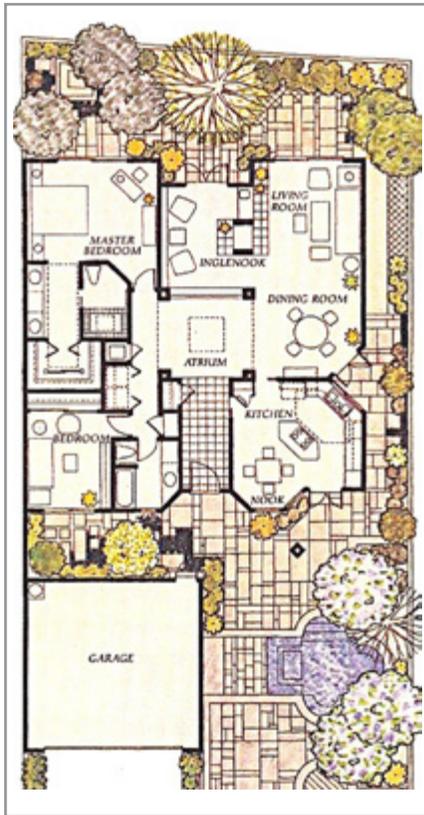
In April of 1978, the last piece of land to be developed in Niguel Shores had its grand opening. Located through the Garibaldi Gate off Selva Road, this group of homes was appropriately named **The Villas** for their charming Mediterranean-styled architecture.

The Villas were characterized as the “crowning touch” of Avco’s 222-acre Niguel Shores development. Architects Robert E. Jones and Edwin K. Hom of San Diego spent six weeks traveling the Costa Brava in the south of France and the Italian Riviera to compile their designs of the Villas. They named their four models as St. Tropez, Malaga, Capri and Palermo to capture the feel of “the Mediterranean seaside.”

Situated at the highest point in Niguel Shores, many of the Villas have lovely views facing the ocean or city lights.



Villas 3 Bedroom Palermo Exterior



Villas 2 Bedroom St. Tropez Floorplan

The original homes featured two and three bedrooms, ranging from 1,634 to 2,103 square feet. All were single-storied with zero lot lines. Reflecting the late 1970s and early 1980s trends, Villas kitchens offered trash compactors, self-cleaning ovens, and some had wet bars. The creative architects provided

outdoor features such as private garden areas or atriums for entertaining or quiet relaxing. In addition, there were water features in the front courtyards, such as a spa in the Malaga plan; a small pool in the St. Tropez and Capri models; and a fountain in the Palermo plan. Records show the original homes selling from \$133,500 to \$205,000.

Unique to all the Villas was their stucco exterior, all with red tile roofs—features maintained to the present. The Villas homes can be modified but must retain that Mediterranean style with the house and trim color determined by esthetics, as noted in the community rules.

Villas street names reflect Mediterranean seaside locations, such as Via Capri, Via Del Cielo, and Porto Bello. Six of the streets are cul-de-sacs of three and four homes nestled against a hillside. At the time of construction, that hillside was barren open land, but it is now occupied by individual homes on Dana Point’s Street of the Blue Lantern.

Early on, many of the Villas were purchased as second homes. Over the years, as with other Shores properties, Villas homes have become primary residences of choice, as many of today’s owners have retreated from large multi-story houses to these single-storied homes.

Today, Villas residents include new owners, but also owners who have been here 30 years or more. One owner described a patient search for “that perfect one story-ocean view” home. More than one current owner praised the closely knit Villa community with friendly neighbors who walk the hills together, who look out for each other’s homes and pets when the owner travels, who gather with neighbors across the way, or share a picnic or sunset drink at the Bluff.

Among Villas residents are some of the most active members of Niguel Shores. They serve or have served on our NSCA Board, on NSCA committees, and are key figures in various Shores clubs and activities. Indeed, the Villas, and the Villas residents, add the “crowning touch” to the Niguel Shores community.



Villas Mediterranean Exterior

—Susan Courtney

Past issues of the *Seashore News* from 1973 to present are available online at niguelshores.org.



We would like to hear from you! Send your comments and suggestions to seashorenews@hotmail.com

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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks increased by 21 homes, nearly unchanged, and now sits at 5,071, still its highest level since November 2019. Last year, there were 3,426 homes on the market, 1,645 fewer homes, or 32% less.



DEMAND

Buyer demand, the number of pending sales over the prior month, increased from 1,584 to 1,604. Last year, there were 1,530 pending sales, 5% lower than today.



EXPECTED MARKET TIME

With supply rising slower than demand, the Expected Market Time, the number of days to sell all O.C. listings at the current buying pace, decreased slightly from 96 to 95 days in the past couple of weeks, still a high level for July. Last year, it was 67 days, substantially faster than today.



CLOSED SALES

There were 1,828 closed residential resales in June, up 1% compared to June 2024's 1,809 and nearly unchanged from May 2025. The sales-to-list price ratio was 98.5% for O.C.. Foreclosures accounted for 0.05% of all closed sales, and short sales accounted for 0.05%. That means that 99.9% of all sales were sellers with equity.



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BEACH CURRENTS

By **CONNIE MCKIBBAN**

REAL ESTATE MARKET REPORT~2025~3 OCEANFRONT COMMUNITIES

THE STRANDS AT HEADLANDS

5 HOMES FOR SALE
\$8,250,000-\$22,900,000
1 HOME IN ESCROW
\$15,588,000
3 HOMES SOLD
\$10,985,000-\$28,000,000
AVERAGE SALES PRICE=\$18,045,000

LOCATION

NIGUEL SHORES

4 HOMES FOR SALE
\$2,175,000-\$12,500,000
1 HOME IN ESCROW
\$2,895,000
17 HOMES SOLD
\$1,835,000-\$9,651,000
AVERAGE SALES PRICE=\$3,480,029

LOCATION

RITZ COVE

5 HOMES FOR SALE
\$9,900,000-\$18,800,000
1 HOME IN ESCROW
\$17,950,000
4 HOMES SOLD
\$5,125,000-\$19,050,000
AVERAGE SALES PRICE=\$12,211,875

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