

Seashore News

December 2025

Published Monthly by Niguel Shores Community Association

Issue 624

'Tis the Season ... Happy Holidays!

COLLECTION FOR MARINE FAMILIES

Donation Box in NS Clubhouse Lobby
December 1-12

MEN'S CLUB BREAKFAST

Featuring Dana Hills Choir
December 2
8:00 a.m.
NS Clubhouse

WOMEN'S CLUB WALK TO THE RITZ

Toast to the Season!
December 2
4:00 p.m.
Meet at Cabrillo Gate

SANTA AT THE BLUFF

Photos and Refreshments
December 6
11:00 a.m. to 2:00 p.m.
NS Bluff

GARDEN CLUB HOLIDAY LUNCHEON

Potluck Party
December 8
11:00 a.m.
NS Clubhouse

WOMEN'S CLUB HOLIDAY PARTY

It's Pinkmas!
December 11
6:00 to 8:00 p.m.
NS Clubhouse

HOLIDAY LIGHTS JUDGING

**Light Up Niguel Shores and
Win a Prize for Your Street!**
December 11
Judging Starts 4:30 p.m.

DANA POINT ANNUAL BOAT PARADE OF LIGHTS

December 12-14
Starting 6:30 p.m. Each Night
Dana Point Harbor

HANUKKAH

December 14-22

PICKLEBALL HOLIDAY PARTY

Food, Friendship, Fun!
December 17
5:30 p.m.
NS Clubhouse

PAGE TURNERS PARTY

**Refreshments
and Book
Exchange**
December 18
1:00 p.m.
NS Clubhouse

CHRISTMAS DAY

December 25

Warm Holiday Greetings

*From Your Niguel Shores
Management and the
NSCA Board of Directors*

THE NSCA OFFICE WILL BE CLOSED...

Friday, 12/19 (office closing at 12
p.m. for staff holiday lunch)

Wednesday, 12/24 (Christmas Eve)

Thursday, 12/25 (Christmas Day)

Wednesday, 12/31 (New Year's Eve)

 Thursday, 1/1/26 (New
Year's Day)

THANK YOU NIGUEL SHORES

ONLINE AND IN PERSON DONATIONS EXCEEDED 12,000 MEALS

THANK YOU FOR THE INCREDIBLE RESPONSE



KATHY SAMUEL

949-444-1674

Kathy@KathySamuel.com

www.kathysamuel.com

DRE #00832012

**Work with my powerful
network for top results!**

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

FROM THE HELM

As we wrap up another year in Niguel Shores, I want to thank everyone for your continued support and involvement. December gives us a moment to pause, appreciate the progress we've made, and look ahead to the work planned for 2026.

Pickleball Courts—Our long-awaited new pickleball courts are nearly completed. Thank you to everyone for your patience throughout this project.

Selva Wall Replacement—At the November meeting, the Board unanimously approved the replacement of the aging wall along Selva with a solid composite fence designed to resemble a stone wall. This project is necessary due to years of wind exposure and slope creep, which caused the existing wall to lean at an unacceptable percentage. As part of the replacement, the entire slope will be stabilized to ensure long-term safety and structural integrity. Work is expected to begin in 2026, following final engineering and planning.

Turf Reduction Plan—The Board approved a multi-phase turf reduction plan totaling \$375,023, with rebates of \$374,940 nearly offsetting the entire cost. Phase 1 is

under review with SCWD and will significantly reduce long-term water usage and landscape expenses.

Pool Deck Cameras—Two new high-definition pan-and-tilt cameras were approved to enhance safety and visibility around the pool deck. Facilities Manager Bob Everson is coordinating installation and will repurpose the existing cameras to improve coverage in additional areas.

Holiday Season Courtesy—With increased guests and deliveries this month, please remember to submit guest lists early, drive slowly, and extend courtesy to staff and vendors.

A Heartfelt Holiday Message—From our family to yours, the Russells wish the entire Niguel Shores community a very Merry Christmas, a Happy Hanukkah, and a safe, joyful, and prosperous New Year. See you around the Shores.

—Mark Russell, NSCA Board President

P.S. A reminder that there will be no regular Board meeting in December. Normal meeting schedules will resume in January.

GENERAL MANAGER'S REPORT

A Year of Change—There have been a lot of changes at Niguel Shores this year from management best practices to technological upgrades. For long-term residents, these changes have impacted how they are accustomed to interacting with Niguel Shores. For newer residents, it represents moving forward.

The Role of General Manager—2025 was my first full year as General Manager. Many members have commented on the different management styles between the prior GM and myself. Some found them as a positive change in running Niguel Shores more as a corporation, which it is, while others felt my focus was too much on the corporation and not enough on the social aspects of the community.

I have worked as a Common Interest Development property manager for 32 years. I have managed portfolios of communities, and have served as an Executive Manager and Regional Manager for large management companies in Orange County and Los Angeles County. I have managed high rise buildings as well as large scale communities like Niguel Shores. This experience has required me to advise boards of directors on a plethora of issues, such as construction defect litigation against major developers, the revision of old covenant conditions and restrictions to bring them into compliance with current law, and multi-million-dollar renovation and reconstruction projects for communities requiring loans and special assessments.

I will acknowledge there is a social aspect to running a homeowner's association. My primary responsibility as General Manager is to ensure the corporation runs according to the Davis Sterling Act and the Niguel Shores Governing Documents, where all members are treated fairly and evenly with no exceptions or favoritism.

Appreciating Our Staff—Niguel Shores has an amazing staff all with their own talents they bring to the community.

Robert Everson, Facilities Manager, brings his years of experience at Disney and other large enterprises; this expertise has reduced the association's exposure to risk by ensuring the common area is properly maintained and best practices are followed by his staff.

Karen Decker, as the Architectural Manager, advises the Architectural Committee of volunteers, and they have the most difficult job in the community working with old and new members in the creation of their dream homes while adhering to the association's governing documents and the restrictions they bring.

Blayke Miller wears multiple hats. She aids in rules enforcement working with our patrol vendor. She is also the social face of the association managing the annual calendar of events and assisting the members of the Events Committee bring them to fruition. She has also taken a larger role in the accounting functions for the association,

continued on page 4

GENERAL MANAGER'S REPORT

handling all the accounts payable and accounts receivable for the community.

Matt Northrup, in his many jobs as Community Administrator, oversees landscaping issues working directly with Harvest Landscaping and community members. He also handles IT needs for the community and *Niguelshores.org*, takes part in planning and editing *Seashore News*, and is administrative liaison to the Communication, Landscape, and View committees.

COMMITTEE REPORTS

COMMUNICATION COMMITTEE

“Official” Communication—I confess that I rely on my electronic devices so much every day that I can't imagine being without them. I'm on my phone or computer checking messages, answering texts, searching information, ordering deliveries, Facetime family, and (yes, I admit it) going through Instagram reels and Facebook posts. Doing this, I often come across items online mentioning Niguel Shores or offering information about our community.

But here's a reminder: Information or announcements concerning Niguel Shores are “official” only if they appear on our NSCA website *niguelshores.org*; or in our community publication *Seashore News*; or as an email or U.S. mail message from the Association.

Even though there may be postings about Niguel Shores on social media, let's remember to check official sources first. Using reliable sources of information is essential for ensuring accuracy, credibility, and informed decision-making.

Holiday Good Wishes—The members of the Communication Committee extend warm wishes for the holidays to all our *Seashore News* readers.

—Sandy Homicz

EVENTS COMMITTEE

December Community Events at Niguel Shores

Santa at The Bluff – Saturday, December 6 from 11:00 a.m. to 2:00 p.m. It's snowing at The Bluff! Come join the holiday magic, take photos with Santa, and enjoy cookies and hot cocoa while soaking in the ocean views.

Let's LIGHT UP Niguel Shores! – Neighborhood Decorating Contest. Deck the streets with lights and cheer! Show off your holiday spirit and help your street shine bright this season.

- **Judging:** December 11 (after 4:30 p.m.)
- **Winners:** The top three streets with the highest percentage of participating homes will win a pizza party at the Clubhouse.

Tom Shimkus has been working at Niguel Shores for over 14 years and was recently promoted to Lead Maintenance Technician, working with Ray and Marco. The three men are the reason Niguel Shores is such a beautiful place to live and work.

As we move into 2026 there will be additional improvements ahead. I wish everyone a safe and prosperous new year.

—John Muller

Everyone is encouraged to decorate, get creative, and have fun with it. Let's make Niguel Shores sparkle this season.

Coming in 2026 ... Bingo! We're adding more fun to our community calendar. Starting next year, join us for monthly Bingo Nights at the Clubhouse. Details, dates, and times will be announced in the January newsletter.

—Events Committee

HISTORICAL COMMITTEE

We have made some progress in our mission to identify and record the photographs and documents that have been contributed by our residents. Some oral histories have been completed as well. Thanks to all of you who have been generous with your donations.

Now that we are approaching year-end, we are asking that all of you in the various clubs and organizations send us documents and photographs that are representative of your 2025 activities. Our collections have the year as a basic identifier, so it is time to collect this year's items for preservation. Photos on your devices can be emailed to *NSHistoricalCommittee@hotmail.com* and hard copies can be left in the office. Also, please include a brief description of the documents or photos (event, date, names if possible).

If you have a few leisure hours, we would welcome extra hands to sort through the photos and select and number a few that represent for posterity the various activities and events of our past years. It is a pleasant occupation, interesting to see pictures of your current and past fellow residents, and can be done at home in your easy chair. Let us know at our email address: *NSHistoricalCommittee@hotmail.com*.

To share some of the history we have uncovered in photos, did you know we had both women's and men's golf groups in the past? The three photos on the next page show the former Niguel Shores Women's Golf group on one of their outings, and the 2018-2019 Men's Golf Brunch where the white coat was awarded.

COMMITTEE REPORTS



The Historical Committee will be meeting on **January 26** to plan our collections for 2026.

—*Mary Crowl*

MAINTENANCE COMMITTEE

Keeping Niguel Shores World-Class—As we approach the end of the year, your Maintenance Team remains committed to the maintenance and enhancement of our beautiful community. We are tackling a substantial list of projects, from recreational improvements to essential infrastructure upgrades to ensure Niguel Shores remains a beautiful, secure, and enjoyable place to live.

Recreation & Amenities

- **Pickleball Court Improvements:** Repairs to court surface cracks and reinforcement/extension of the fencing on Courts 3 and 4 to address ball bounce issues from the new slab.
- **ADA Pathway Upgrade:** Installation of a new ADA-compliant pathway, including custom safety railings.
- **Pool Area:** Installation of new security cameras covering the pool area.
- **Spa Refurbishment:** The spa refurbishment project is scheduled to be in process at the time of this writing.
- **Security & Access**
- **Clubhouse/Court Access Control:** Plans to install new security cameras and implement a more effective system for managing access to the courts.

- **New Access System:** Ongoing management and refinement of the new community-wide access system, addressing resident feedback and initial operational challenges.

Breakers Section Projects

- **Fence and Gates:** Replacement of the Breakers fence, new pedestrian and vehicle gates, and refurbishment of the stairs leading to the ocean have been requested.
- **Security:** Installation of new security cameras in the Breakers section.
- **Fire Hydrant Incident:** Cleanup and minor slope repair following a fire hydrant malfunction that caused slope damage.

General & Infrastructure

- **Clubhouse Kitchen:** Replacement of the failed refrigerator with a new unit after the original unit froze and ruined contents. The cost to repair the old one was the same as purchasing new.
- **Storage:** Arranging for temporary moving storage to accommodate holiday decorations after the season.
- **Legacy Path:** The Legacy Path project will continue in the second phase.

These projects represent a significant investment in the future of Niguel Shores, touching on everything from our daily recreational activities to vital infrastructure. We thank everyone for their patience and cooperation as we work through these improvements.

Please remember to check the community website or contact the HOA office with any questions regarding project timelines or impacts. We look forward to a successful completion of all these initiatives!

—*Geoff Dunlevie*

BOARD ACTION SUMMARY NOVEMBER 2025

(GENERAL SESSION)

ACCEPTED AND FILED:

— General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes from October 22, 2025
- Events Committee Member Resignation Acceptance
- Historical Committee 2025-2026 Chair Appointment
- Landscape Committee Member Appointment
- Events Committee Member Appointment
- Selva Wall Repairs

MEETING:

— Harvest Landscape: Updates

APPEALS:

- Request for Parking Waiver: No Action Taken
- View Preservation Committee: Appeal Granted

REVIEWED/DISCUSSED:

- Perimeter Slopes
- Legal Analysis
- Architectural Appeal
- Management/Committee reports
- KBF Advisory On-Boarding Timeline

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

REMINDERS: THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD IN THE CLUBHOUSE ON THE **2nd WEDNESDAY, JANUARY 14, 2026, BEGINNING AT 6:00 P.M.**

CLUBS

WOMEN'S CLUB

We had the pleasure of welcoming Chris Barry as our November speaker. As a community educator, reserve firefighter, and drone operator for the Orange County Fire Authority, Chris shared a wealth of real-world insight during his engaging and highly informative presentation. He offered practical, easy-to-implement guidance on disaster preparedness, situational awareness, and fire safety. A few of his key tips included:



OCFA's Chris Barry with club officers Carole Daly and Laurel Yocca.

- **Sign up for emergency alerts:** Register with *Alert OC* for countywide notifications and *Watch Duty* for real-time local fire updates.
- **Check your alarms:** Ensure you have working fire alarms in every bedroom, hallway, kitchen, and garage.
- **Equip your home:** Every household should keep at least one accessible fire extinguisher.
- **Get a free assessment:** OCFA provides complimentary wildfire home assessments through their website or by calling (714) 573-6774.

SAVE THE DATE

**Niguel Shores Women's Club
Pinkmas Holiday Party**

When: **Thursday, December 11**
Time: **6:00 to 8:00 p.m.**
Where: **Niguel Shores Clubhouse**

All Women's Club and Men's Club members, along with a guest, are invited to join us for an evening filled with food, signature drinks, music, a holiday game, and prizes for the best dessert!

Cost: \$20 per person. Tickets will be on sale starting Monday, December 1, at the Niguel Shores office. *Space is limited—please purchase tickets in advance!*

Note:

- * Women's Club members should bring an appetizer.
- * Men's Club members should bring a bottle of wine.
- * The Dessert Contest is open to the first twelve who sign up by December 1 to participate, with a \$100 prize for the first-place winner. Flyer and sign-up information are available in the Niguel Shores office.

A special thank you to **Randa Memo** and **Dot Wall** for collaborating with local restaurants and caterers to provide our wonderful lunches. In October and November, we enjoyed delicious meals catered by Heather Testerman's company **The Midnite Baker OC**. Also, a special thanks to **Carey Smith** and volunteers **Cathy Burgner, Tracy Gino, Karen Hanley, Anna Kwit, Randa Memo, Leslie Moore, Karey Palmer, and Suzette Rhorer**, who decorated and donated succulent pumpkins for centerpieces.

Last month we also went out for an amazing evening at our Women's Club HÖM Sip & Shop. Around 60 women gathered to sip wine, enjoy delicious charcuterie, and browse Danielle's beautifully curated collection of home décor and gifts. The boutique was filled with laughter, conversation, and plenty of shopping bags as guests discovered unique treasures and treats. A surprise eyebrow pop-up added a fun and fabulous twist to the night. It was a lively, stylish, and truly memorable event celebrating friendship, local shopping, and the spirit of community in the heart of Dana Point.



Coming up:

- Tuesday, 12/2:** Walk to the Ritz
- Thursday, 12/11:** Pinkmas Holiday Party at the Clubhouse
- Thursday, 1/8:** Club Board Meeting
- Thursday, 1/15:** Club Members Lunch Meeting with Guest Speaker Kerry Burnight

—Karey Palmer

MEN'S CLUB

The Niguel Shores Men's Club enjoyed two outstanding speakers in November. At our first meeting, **Mike Davis**, owner and sommelier of **The Wine Experience** in Dana Point's Lantern District, shared his passion for fine wines and offered insights into the art of pairing wines with food. Members especially appreciated learning about how The Wine Experience has become a local favorite for both education and enjoyment.



At the second November meeting, Dana Point City Councilman **John Gabbard** provided an engaging update on the Dana Point Harbor Revitalization Project and other city

CLUBS

initiatives. He was joined by **Kelly Reenders**, Dana Point City Manager, who offered additional perspective on the City's priorities and upcoming efforts. Their combined presentation was informative and encouraging, giving members a clear picture of the progress being made on one of Dana Point's most significant landmarks.



Mayor Pro Tem John Gabbard and City Manager Kelly Reenders with club officers.

Looking ahead, our meeting this month will be held on **Tuesday, December 2**, featuring a special holiday performance by the **Dana Hills High School Choir**,



directed by **Ray Medina**, Director of Vocal Music. This annual tradition always fills the Community Center with festive spirit and is one of the most anticipated gatherings of the year. **Wives, significant others, and widows of past Men's Club members are warmly invited to attend.**

Please note that there will be **no second meeting in December** as the Club takes a brief holiday break. Our first meeting of the new year will be on **Tuesday, January 6**, which will serve as our **Annual Membership Meeting**.

The Men's Club wishes everyone a joyful holiday season and looks forward to another great year together in 2026!

—John Yocca

GARDEN CLUB

It's that time of year where the weather turns a bit chilly and our hearts and minds turn to the "giving season." And that brought 50 members of the Garden Club together in November for a creative workshop to make beautiful shell holiday gifts. Led by event Chair **Paula Maier**, the results were more than



Holiday shell gifts for Meals on Wheels recipients.

100 oyster and scallop shell ornaments to give to **Meals on Wheels** recipients during the holidays. It was a fun event where we surprised ourselves with our "craftiness."

Following along with that holiday theme, this month's meeting is our annual "members only" **Holiday Potluck Luncheon** at the **Clubhouse** on **December 8** at **11:00 a.m.** We'll celebrate the season with lots of good food and holiday cheer, including an optional garden-related gift exchange for those interested.

The Garden Club continues to grow. We've added 13 new members since the start of the Club Year in September and are currently at 80 members. New members can join at any time ... no gardening expertise required. **Dues are \$25 per year, and \$5 per guest visit.** We meet the second Monday of each month at 11 a.m. in the Clubhouse. To join, sign-up forms are in the Niguel Shores office. Happy Holidays to all and we'll touch base again in January!

—Judi Palladino

DONATIONS FOR MARINE FAMILIES



The **Garden Club**, **Men's Club**, and **Women's Club** are sponsoring a holiday collection for our local Marine families. While we celebrate the season in our own homes this year, we also can share the joy with others. In connection with the **Marine Corps League South Coast Detachment**, we are collecting gifts to help the families of **2nd Battalion 1st Marines** and **2nd Battalion 4th Marines**. Bring your donations of new toys, clothing, and gift cards to the Donation Box in the Clubhouse Lobby. Contact our resident **Tina Fornadley** for more information at (949) 375-5663.



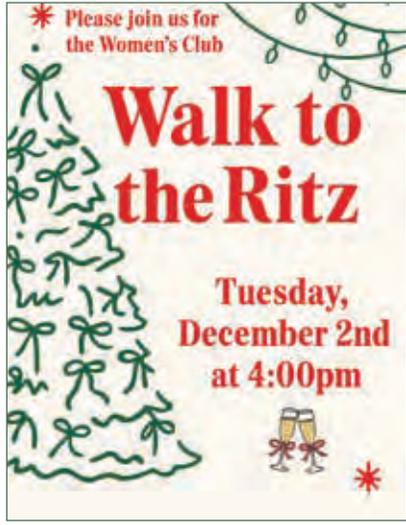
SEASON OF GOOD CHEER!

'Tis the season when Niguel Shores residents share good cheer at neighborhood gatherings, club parties, and community events.



SEASON OF GOOD CHEER!

WOMEN'S CLUB ANNUAL WALK TO THE RITZ



SANTA AT THE BLUFF

Santa arrives at the Bluff with cookies, hot cocoa and coffee, and merry fun on Saturday, December 6, 11:00 a.m. to 2:00 p.m. Come take a picture with Santa. Everyone invited!



HOLIDAY LIGHTS ARE ON!

Our neighborhoods light up for the holiday season every year. Let's make this one the best and brightest. Judging for the Lights Contest takes place December 11.



Hey, Everyone! It's Pinkmas!

Niguel Shores Women's Club

PINKMAS HOLIDAY PARTY

Thursday, December 11
6:00 - 8:00 PM

Niguel Shores Clubhouse



Women's Club and Men's Club members, along with a guest, are invited to an evening filled with food, signature drinks, music, a holiday game, and prizes for the best dessert!

Cost: \$20 per person

Tickets are on sale at the Niguel Shores office. Space is limited—please purchase tickets in advance!

Note:

- * Women's Club members should bring a hearty appetizer.
- * Men's Club members should bring a bottle of wine.
- * The dessert contest is open to the first twelve participants, with a \$100 prize for the first-place winner. (Flyer and sign-up information are available in the Niguel Shores office.)



As the sun goes down on 2025 in Niguel Shores, we count our blessings and look forward to a new year filled with peace in our hearts, strength in our steps, and wonder in every moment.

GOOD WISHES TO ALL FROM THE SEASHORE NEWS!



ACTIVITIES

BRIDGE

We survived Halloween with its ghosts and goblins and Thanksgiving with its turkey and pumpkins. Now Christmas is just 25 days away and have you been good? It is not just a poem about being naughty or nice, but rather remembering why we celebrate a child born in Bethlehem over 2000 years ago. As 2026 approaches, I look back on this year and feel blessed for many reasons. We live in a free society. We have a roof over our heads and food on our tables, but so many people do not have these simple pleasures that we take for granted. Take time out to count your blessings and remember to be generous to your fellow man.

Correction

In the November newsletter I mistakenly printed that Maria Garcia won 1st place on September 24, but it was **Maria Girard** who, in addition to being an excellent Bridge player, is held in the highest esteem as a Pickleball player. (Mea Culpa, Mea Culpa, Mea Maxima Culpa.)

Our Winners

- **October 22:** 1st place was secured by Mary Biegel, our own Bob Ruben held on to 2nd, while Freyd Rad pulled up to 3rd.
- **October 29:** Patti Liebman, our generous provider of Girl Scout cookies, came in 1st for the second time in the last three weeks, and Bill Imbriale was close on her heels for 2nd place, while Mary Biegel held on to 3rd (placing in the top three two weeks in a row)
- **November 5:** Byron Nelson leaped ahead of everyone for 1st place, while Lesley Boyer posted a distance 2nd, and Jim Pinola was close behind her for 3rd.
- **November 12:** Patty Hollis finish a smooth 1st, Bill Imbriale placed 2nd for the second time in this period, and Jim Pinola came in third for the second time in a row. Good job, Bill and Jim, and a long overdue congratulations to Patty Hollis.

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 in the clubhouse after 2:00 p.m.

—Mike Oliva

PAGE TURNERS

Page Turners members are not reading an assigned book this month but are instead attending our twice-a-year gathering of all three groups for a

holiday book exchange on **Thursday, December 18 at 1:00 p.m.** in the **Clubhouse.**

Our book club was started about forty years ago by a group of six or seven Niguel Shores women. It has since grown to approximately 43 members and, because of that number, has split into three separate groups to facilitate workable discussions. Each group reads the same book each month and all members participate in the selection of the books. At our December and June get-togethers we socialize (discussing books, of course!) and enjoy various “home-made goodies” provided by the membership.

One reason for not assigning a book in December is that we usually have a longer than usual book selection in January, giving us all of December and January to read it. Our January discussion will cover *The Covenant of Water* by Abraham Verghese, which comes in at about 900 pages!

New members are always welcome to join. 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.

—Frances Ozimec

FRIENDS OF DANA POINT LIBRARY

In November, Niguel Shores residents assisted at the **DP Friends of the Library Bookstore Grand Re-Opening** with refreshments, giveaways, and a chance to meet the library staff.

—Lisa Buchner



PICKLEBALL

The long wait is almost over! Although the pickleball courts have been closed since August, there have been lots of improvements since then, including removal of nets and chairs; removal of fencing in the observation area; a shortening of the fence; the pouring of a new sidewalk; a reinforcement of fence connections to new poles; an extension of the pickleball posts; a reinstallation of benches; and grinding of the surface.

Pending improvements (as of mid-November) include acid etching and surface coating of the courts; installation of new nets; railings for the new sidewalks and installation of a camera (these do not impact the timing of the opening date).

Thanks to **Robert Everson**, Niguel Shores Facilities Manager, for his oversight on this major project for our courts, and for providing the details for this article. For the very latest

update on the grand reopening, be sure to sign up for the Niguel Shores Pickleball mailing list at niguelshores.pb@gmail.com.

Finally, a reminder, don't forget **Wednesday, December 17** is our **Annual Pickleball Holiday Party** in the

Niguel Shores Clubhouse. This event is always lots of fun and with our new courts opening, our Pickleball Community has lots to celebrate. Contact **Chris Horpel**, at the email above to see how you can help.

—Barb Barber

LOOKING FOR FITNESS INSTRUCTORS!



Do you know someone who is qualified as a fitness or yoga instructor?

We would like to talk about holding classes here in Niguel Shores.

Contact the Niguel Shores office at (949) 493-0122 for details.

Wellness – Being Connected

The winter sky at sunset was filled with the foreboding gray cast of an imminent storm threatening to soak the California coast. But then, the sun's rays slipped through the gaps in the ominous rain clouds, and—as if they were painting from a palette of pink, gold, and yellow—they transformed the sky in a way that only nature can. No matter how brief, a sight like this can bring a beauty and emotion that transports us away from earthly concerns. An appreciation of this unique beauty can, if shared with someone, momentarily and extraordinarily connect us to one another.

That gorgeous sunset is just one example of a moment of visual bliss that leaves us feeling truly present in the here and now, and connected with the entire universe! Common life experiences like this can bring us closer together. Whether it's a glorious sunset or the sweetness of watching a toddler's holiday pageant at preschool, our connection with others is as beautiful and rich as a hug from a friend or a homemade loaf of warm banana bread delivered to our door from a neighbor.



Despite our differences whether they be race, gender, income, politics, education or more, we are connected to one another. If we watch little children interact, we'll see that human connection comes naturally to them. They

expect the world to be simple and safe and filled with love. Making friends with others is just a natural outcome of their interactions. When we, like little children, view others and the world in a positive way we're much more likely to connect to those around us as children do—with warmth and optimism. Experiencing human connection overtime can also give us the gift of a longer, healthier life, which is something we all want.

Holidays offer a time when we can all be open to sharing the human experience. Expressing joy in the mystery of love or the beauty in nature, giving service towards those in need, helping those lost on their life journey by offering a kind and listening ear—these are only a few examples of connecting. If you're alone at this time of the year and are desiring closeness, let someone know. And if you know someone who is alone, perhaps be that neighbor who knocks on the door with the homemade banana bread in tow. You may get the gift of a smile filled with gratitude.

As the beauty of the winter night sky, dark and cold, contrasts to this exceptional time of year when we seek warm connection and compassion, may we all pause and listen for the guidance that can lead us to someone who wants and needs to connect. And, who knows? They may find joy in the sunset with you!

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



DANA POINT THIS MONTH

TREE LIGHTING, SANTA, AND TREATS

4:30 to 5:30 p.m.

December 6 – La Plaza Park

December 8 – Pines Park

LETTERS TO SANTA

Send a letter by December 8 and receive a reply.
Address: Letters to Santa, 34052 Del Obispo, Dana Point 92629.

50TH ANNUAL BOAT PARADE OF LIGHTS

December 12, 13, 14

6:30 p.m.

Dana Point Harbor

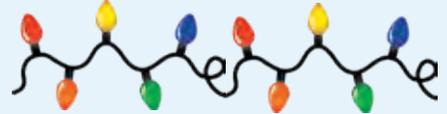


HOLIDAY LIGHTS ARE ON!

Enjoy holiday light displays on major streets throughout the city and "Merry Kiss Me" lights at the Harbor provided by the City of Dana Point and DP Harbor Partners.

CANDY CANE LANE

Dana Point Youth Board sponsors this annual contest of homes decorated for the holidays. Check danapoint.org for a map to view winning homes.



Serving Niguel Shores Since 1996



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CORA BERKERY 2025 HOLIDAY ACTIVITIES

Wishing you and your family
a very Merry a Christmas & Happy Hanukkah!



25 THINGS TO DO
with kids this holiday in OC:

funorangecountyparks.com/christmas-orange-county.html



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GENERAL: NO PURCHASE IS NECESSARY. Promotion begins at 12:01 a.m. (PST) on 11/20/2025 and ends on 12/20/2025 est. 12:00 midnight. 2) TO ENTER: Print your name, phone number, and email address on the official Sweepstakes entry form. (1) One entry per household. Sponsor assumes no responsibility for lost, late, misdirected, or human error or technical malfunctions that may occur. All entries become the property of the Sponsor and will not be returned. 3) PRIZE: One gift card with retail value of \$100.00. Odds of winning will depend upon the number of eligible entries received. 4) WINNER SELECTION: Winner will be selected in a random drawing from among all eligible entries received. Decisions of judges are final. Odds of winning will depend upon the number of eligible entries received. 5) ELIGIBILITY: This sweepstakes is open only to legal residents of the United States, 18 years of age or older at the time of entry. Void in Puerto Rico and where prohibited by law. Employees of Coldwell Banker and their respective affiliates, parent companies, subsidiaries, promotion, advertising and promotional agencies and the immediate family members of each are not eligible to enter. 6) GENERAL CONDITIONS: Sweepstakes entrants agree to be bound by the terms of these official rules. The laws of the United States govern this Sweepstakes. All federal, state and local laws and regulations apply. By entering, participants release and hold harmless sponsor and their respective subsidiaries, affiliates, directors, officers, prize suppliers, employees and/or agents from any and all liability or any injuries, loss or damage of any kind arising from or in connection with this Sweepstakes or acceptance or use of any prize won. 7) WINNER'S NAME: To receive name of the winner by mail, send a self-addressed stamped envelope to: Coldwell Banker, 840 Newport Center Dr, Ste 100, Newport Beach, CA 92660. Requests received after 12/20/2025 will not be fulfilled. Not intended as a solicitation if your property is already listed by another broker. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Not intended as a solicitation if your property is already listed by another broker. The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted, and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker, Coldwell Banker logos, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. (41472392)

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MARKET UPDATE



ACTIVE LISTINGS

The active listing inventory in the past couple of weeks decreased by 185 homes, down 4%, and now stands at 4,103, its lowest level since the start of April. Last year, there were 3,516 homes on the market, 587 fewer homes, or 14% less.



DEMAND

Buyer demand, the number of pending sales over the prior month, decreased by 59, down 4%, and now stands at 1,487. Last year, there were 1,458 pending sales, 2% fewer than today.



MARKET TIME

With supply and demand falling at a similar pace, the Expected Market Time, the number of days to sell all O.C. listings at the current buying pace, remained unchanged at 83 days in the past couple of weeks, its fastest pace since April. Last year, it was 72 days, faster than today.



CLOSED SALES

There were 1,805 closed residential resales in September, 11% higher than September 2024's 1,622 sales. The sales-to-list price ratio in O.C. was 97.8%. Foreclosures accounted for 0.2% of all closed sales, and there were no short sales.

*May you always have a shell in your pocket
and a little sand in your stocking!*

SEAS AND GREETINGS,

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