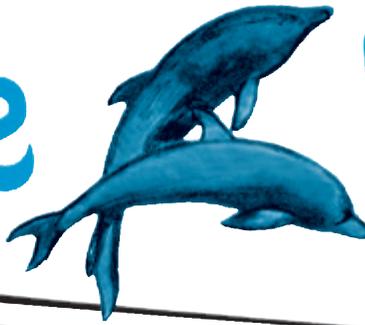


Seashore News



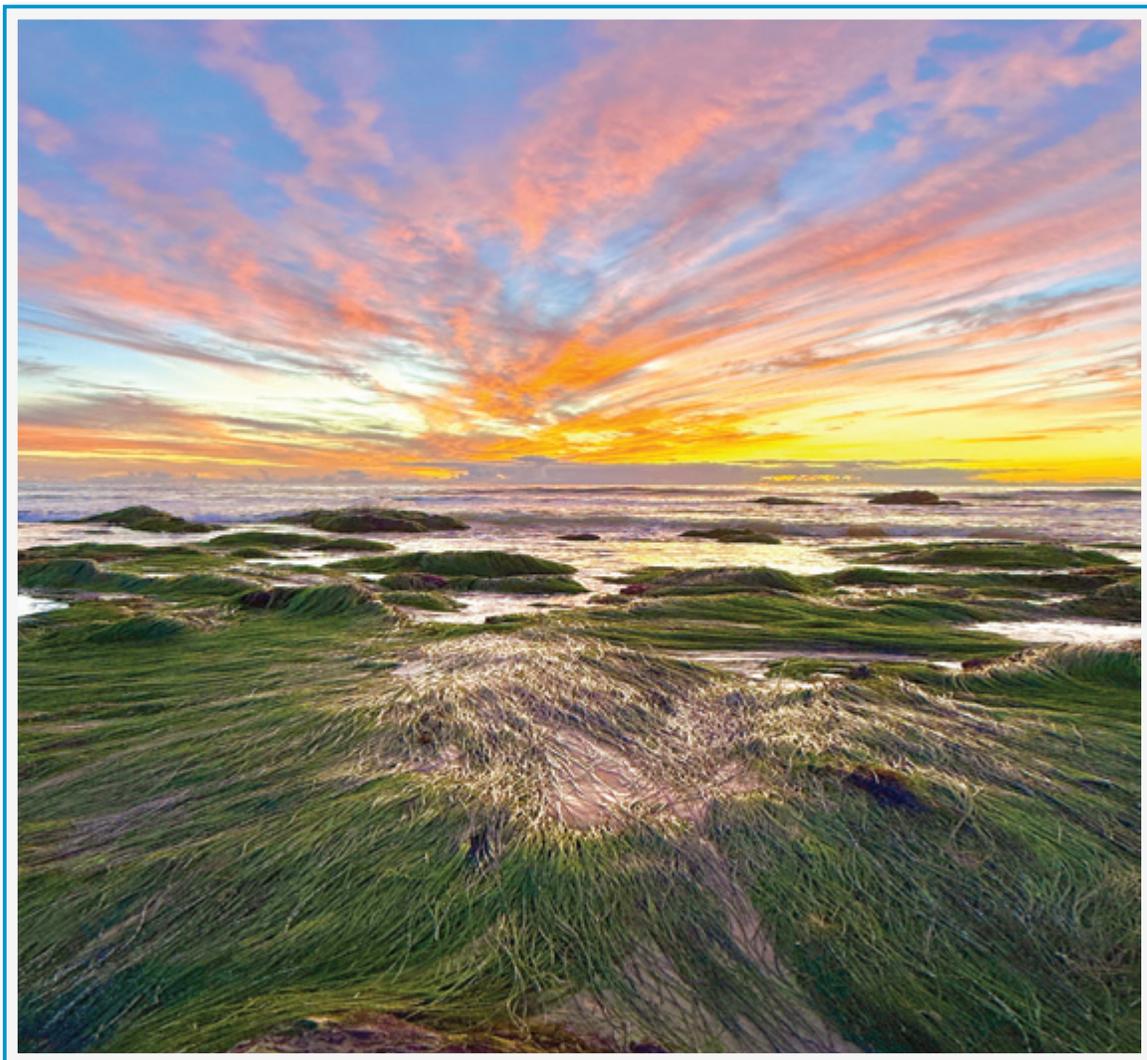
February 2026

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Issue 626

“This grand show is eternal. It is always sunset somewhere ... sunrise somewhere ... eternal on sea and continents and islands, each in its turn, as the round earth rolls.”

—John Muir



For a few days each winter, the California coast experiences “King Tides,” the highest and lowest tides of the year. Last month, during a very low King Tide, Niguel Shores resident **Tim Williams** captured this magnificent sunset with the outgoing tide exposing sea grass on the beach below our Bluff. Thank you to Tim for sharing this stunning scene of

nature’s artistry right here in our Niguel Shores “backyard.” How awesome it is, and how grateful we are to witness each sunset ... each sunrise ... in this amazing place we call home.

Take a look through this newsletter for the February calendar and announcements of ways to participate and grow within our Niguel Shores community.

Right around the corner...

Valentine's Day!

Do you have a reservation? Enter to win a reservation to one of the restaurants below & A \$50 gift card!



Ciao Pasta Trattoria
San Juan Capistrano



Chart House
Dana Point



Coastal Kitchen
Dana Point



Luciana's Ristorante
Dana Point



Salt Creek Grille
Dana Point

Text me Your Name & Address by February 5th - Winners will be contacted on February 8th! Good luck!



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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 my professional career winds down, I find volunteering on our NSCA Board to be a truly rewarding experience to serve the community.

Niguel Shores is special—not just because of its incredible location and amenities, but because of the people who call it home. Every day, I’m reminded how fortunate I am to work alongside residents, volunteers, committee members, and staff who genuinely care about preserving and enhancing the place we all love.

The role isn’t always easy. There are complex issues, tough decisions, and moments when not everyone agrees—and that’s okay. Healthy discussion and differing viewpoints are part of what makes a strong community. What matters most to me is transparency, respect, and doing what’s best for Niguel Shores in both the short and long term. I take that responsibility seriously, and I’m grateful for the trust you’ve placed in me.

I’m also continually impressed by the dedication of our committees and volunteers. So much of what makes Niguel Shores function smoothly happens behind the scenes, and it’s driven by residents who generously give their time and expertise. Your involvement truly makes a difference, and I thank you for it.

I’d also like to encourage everyone to take a moment to read my article highlighting our General Manager, John Muller. John’s leadership, professionalism, and commitment to this community often go unnoticed because he simply gets the job done. The article offers a deeper look at his role, experience, and the impact he has on Niguel Shores every single day.

It’s an honor to serve as your President. I remain committed to listening, leading thoughtfully, and working together to ensure Niguel Shores continues to thrive for years to come.

—Mark Russell

BOARD ACTION SUMMARY JANUARY 2026

(GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited Financial Statements from August 2025
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes from November 12, 2025
- Appointment of Heather Harding to Events and Historical Committees
- Appointment of John Luther to the Finance Committee
- Appointment of Joy Justus to the Communication Committee
- Appointment of Shelley Brown to the Events Committee
- Tree Removal and Replacement: NSCA trees along ease side of Marlinspike Drive
- Tree Removal: Tree near end of Crossjack Drive cul-de-sac
- Tree Removal: NSCA trees along Niguel Road near Mariner Drive
- 2026 Community Rule Changes (pulled/ tabled changes noted below)
- Discontinue Tennis Court Reservation System
- Breakers Isle Beach Stairs Handrail Replacement
- Additional CCTV Camera on Niguel Road and New FOB Reader at Stonehill Drive
- Request for Reimbursement

MEETING:

- Harvest Landscape: Updates

APPEALS:

- Architectural Committee Appeal – Faux Chimney Installation: Approved

REVIEWED/DISCUSSED:

- Legal Analysis
- Management/Committee reports

(EXECUTIVE SESSION)

APPROVED:

- Executive Session Meeting Minutes from November 5, 2025 and November 12, 2025
- Payment Plan Request
- Interactive Discussion: Mercator Isle Slope
- IDR Request and Appointment of Directors for IDR
- Appointment of Directors for ADR
- Authorization to Commission a Parking and Enforcement Plan
- January 2026 Litigation Disclosure
- Presentation from King
- Request for Accommodation

DISAPPROVED:

- Litigation Blotter Seashores News

REVIEWED/DISCUSSED:

- Legal Update
- Legal Analysis
- Facilities Waiver
- Restroom Sauna
- Probolsky Research

HEARINGS:

- One (1) Hearing held for Use of Association Facilities and Verbal and Physical Abuse
- Two (2) Hearings for Verbal and Physical Abuse

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, FEBRUARY 11, 2026, BEGINNING AT 6:00 P.M.

GENERAL MANAGER'S REPORT

HOLIDAY CLOSURE

In honor of **Presidents Day**, the Office will be closed **February 16**, and no construction is permitted.

Community Update

As we begin 2026, I wanted to update everyone on some ongoing items. If you were at the November Board meeting, there was a discussion during homeowner's forum regarding the slopes and ground water issues in Niguel Shores. Below are some updates regarding the items discussed.

Brigantine Slope Repairs—There are currently three areas along the Brigantine slope requiring repairs and monitoring. The areas were identified in mid-2024. We have been working with the Association's geotechnical engineer and the city of Dana Point on the repairs. At the end of 2025 we received final approval from the city to begin repairs for one area. We have paid for the permits and are scheduling the repairs to begin in the first quarter of the year. We have begun the process in the second area and are getting bids for its repair. The third area we are monitoring, and we have added jute mesh and additional plants to stabilize the soil.

Mercator Slope—The Association was notified by a resident of damage to a pool deck. In our investigation we found the slope had a localized failure in 1980 and repairs were made. We have conducted several tests on the soil of the slope and the street above and are consulting with the Association's geotechnical engineer on options.

Nauticus Isle and Bluff Guest Parking Lot—On a recent property inspection an uplift in the soil of the

parking lot was identified. The area has increased in size and has caused damage to the asphalt and concrete. The areas have been inspected by the Association's geotechnical engineer and are preparing recommendations for testing and examination to determine the cause of the soil movement and repair options. We have also identified a continuous flow of ground water flowing from the base of the Nautilus slope into the Niguel Drive gutters. We are looking at drainage options to better manage the water flow, and we are also obtaining proposals to investigate the impact of the ground water flow on the slope.

Seaward Isle Slope—We have noted an increased water flow at the base of the Seaward Slope into the gutters at the end of Breaker's Isle. The Association's geotechnical engineer is developing options to address this issue.

City of Dana Point Engineering Requirements—If you are considering a remodel and your property is on a slope west of PCH, the city of Dana Point may require as part of your approval a slope stability report. This would require the owner to retain their own geotechnical engineer to conduct the investigation and complete the report. This will have an impact on the approval processing time for projects in that area.

—John Muller

MEET YOUR ASSOCIATION GENERAL MANAGER

Managing a community like Niguel Shores requires proven experience, technical expertise, and steady leadership. Since joining Niguel Shores in July 2024 as General Manager, John Muller has brought a depth of professional credentials and hands-on experience that directly supports the long-term health and stability of our community.

John brings more than thirty years of experience in homeowner and condominium association management, overseeing multimillion-dollar operating and reserve budgets, complex vendor contracts, and on-site staff operations. He holds a bachelor's degree in business-related studies and maintains advanced professional certifications, including, CCAM, CMCA and Large Scale Certification form CACM, reflecting the highest standards in community association management.

In his role, John advises the Board on compliance with the Davis-Stirling Act, California law, and governing documents, works closely with association legal counsel, and assists with litigation preparation when required. He plays a central role in budget development and financial oversight, ensuring accurate fund management, disciplined spending, and timely reporting to the Board.

Less visible to residents—but equally important—are the operational improvements John has implemented since arriving at Niguel Shores. These include modernizing internal procedures, transitioning staff timekeeping from paper punch cards to an online system, consolidating association bank accounts to simplify financial controls, and helping establish Board policies that allow for efficient monthly fund transfers while remaining fully

compliant with state regulations. He also formalized a Board policy for slope maintenance and repair, creating consistency, cost control, and clearer decision-making in one of the community's most critical risk areas.

John's experience also includes contract procurement and oversight, from developing RFPs and vetting vendors to managing large service contracts in landscape, security, and maintenance. He introduced a weekly landscape site inspection program and a monthly landscape committee action list—steps that improve vendor accountability and ensure committee concerns are addressed promptly. In addition, he has initiated a reserve maintenance program to proactively address common-area repairs before they become larger and more costly issues.

John supervises a staff of approximately ten employees and is responsible for hiring, training, evaluations, payroll processing, and personnel policy development in accordance with employment law and best practices. He works closely with the Facilities Manager to inspect Association property, prioritize maintenance, and plan both near-term repairs and long-term infrastructure needs.

Niguel Shores benefits from having a General Manager whose credentials reflect real-world experience across finance, operations, personnel, and regulatory compliance. John Muller's background—combined with the meaningful operational improvements he has already delivered—equips him to manage the complexity of our community with professionalism, consistency, and a long-term perspective—assets that serve both the Board and residents well.

—Mark Russell, NSCA Board President

AMERICA'S 250th BIRTHDAY IS JULY 4, 2026!

**Niguel Shores July 4th Celebration Committee
Invites You to an Informational / Organizational Happy Hour**

**SUNDAY, FEBRUARY 15
3 to 5 p.m.
NIGUEL SHORES CLUBHOUSE**

**Join Us for Appetizers and Beverages.
Learn how you can be part of the Niguel Shores 250th Community Celebration.**

Come and support this exciting Community Celebration!

Share your ideas with the NSCA 250th 4th of July Committee:
John Chis, Marietta Hannigan, Patti Staudenbaur, Tim Williams

Everyone Invited! Let's 'cultivate' Monarch Butterflies in Niguel Shores!

Niguel Shores Garden Club is hosting a **Milkweed Workshop** to cultivate the Monarch's habitat in our Shores' gardens.

- 🌸 Saturday, February 28 from 12:30 to 2:30 p.m.
- 🌸 Clubhouse Patio
- 🌸 Open to the whole Niguel Shores Community
- 🌸 Great for children and adults. Bring your kids and grandkids as a fun Saturday activity!

What will you do? You'll learn about Monarch butterflies and then pot and plant milkweed seeds that you can take home to watch sprout and grow.

All supplies provided by the Garden Club in exchange for a small donation of any amount to Penny Pines, which supports the California reforestation program.



COMMITTEE REPORTS

COMMUNICATION COMMITTEE

Smile, You're on Camera

Photos or recordings at various events, activities, and locations in our community will often appear on the Niguel Shores website, on social media pages, or in the monthly issues of *Seashore News*. Please be aware that your photo might be posted in these media outlets. If you or your family do not wish to be photographed or recorded, please contact a staff member at the event. Below is the disclosure and consent notice posted at community gatherings and on the community bulletin board across from the NSCA office.

Photography and Video Disclosure Notice

BY PARTICIPATING IN THIS EVENT/PROGRAM, YOU ACKNOWLEDGE AND AGREE TO THE FOLLOWING:

- Niguel Shores Community Association (Association) may capture photographs, video, and audio recordings during this event
- Your image, likeness, and/or voice may appear in these materials.
- These materials may be used in communications, including newsletters, social media, other Association publications.
- All media captured becomes the property of the Association and may be used without compensation.
- You waive any right to review or approve the final materials or how they are used.
- You waive and release the Association and the photographer, and their officers, directors, employees and agents from any claim or liability relating to the use of your name, likeness, identity, voice, photographic image, videographic image and oral or recorded statements.

IF YOU ARE THE PARENT OR GUARDIAN OF A MINOR ATTENDING THIS EVENT, YOU AGREE TO THESE PROVISIONS ON BEHALF OF THE MINOR.

IF YOU PREFER NOT TO BE PHOTOGRAPHED OR RECORDED, PLEASE SPEAK WITH A STAFF MEMBER WHEN YOU ARRIVE SO WE CAN MAKE REASONABLE ACCOMMODATIONS.

YOUR PRESENCE AT THIS EVENT SIGNIFIES YOUR CONSENT TO THESE TERMS.

—Communication Committee

EVENTS COMMITTEE

Make Our Community Even More Fun—Join the Events Committee

We all enjoy great parties, festive gatherings, and memorable community events, but none of them happen by accident. Behind every Band in the Park, St. Patrick's Day celebration, movie night, or food truck evening is a small group of neighbors who bring these ideas to life and make our community feel connected in spirit and fun.

We Need You

The NSCA Events Committee is looking for friendly, creative, community-minded volunteers to make our great neighborhood even better. Whether you enjoy brainstorming new ideas, helping plan details, or lending a hand when events actually happen, there is a role for you.

If you choose to join our committee, the time commitment

is very manageable. We meet once a month for about 30 minutes to brainstorm and coordinate events of interest to our residents. Members can attend in person or join via Zoom. Beyond meetings, involvement is flexible. Some members help with planning and logistics, while others assist during events themselves. No one is expected to do everything, and no prior experience is required.

Our goal is to continue the traditions our community loves while also introducing fresh ideas and new energy. If you ever thought of an activity that Shores residents might enjoy doing, this is your chance to take part in making it happen.

Reach Out

If you are interested and would like to learn more, please reach out to **Blayke Miller** in the office at bmiller@niguelshores.org. She will connect you with the committee and help you get started.

And One More Thing

Serving on the Events Committee is also a great way to meet neighbors, get involved, and contribute to the overall spirit of Niguel Shores. Come join us.

—Joy Justus



COMMITTEE REPORTS

HISTORICAL COMMITTEE

Making Progress

We are excited to share the NSCA Historical Committee projects currently underway. Over the past several months, our team has been organizing, documenting, and cataloging the archival items and photographs we have collected from residents to date.

Honoring Longtime Residents

We are also compiling a list of longtime Niguel Shores residents in order to honor them at a special event coming soon. We will be awarding prizes to those who have lived in our community the longest, and we look forward to celebrating these early residents who helped shape Niguel Shores.

A Book in the Works

In addition, we are working on a possible Niguel Shores historical book featuring our community's story through resident interviews, photographs from the past 50 years, and ongoing milestones for years to come.

Your Part in Our History

We would greatly appreciate your help in preserving our community's heritage. Please consider joining our committee if you have an interest in keeping the past alive as well

as promoting our future. Also, if you have any historical items, photos, or memorabilia you are willing to contribute, we can quickly return your items after scanning and cataloging, or—if you prefer—we can keep them as artifacts for future displays.

Thank you for your support in helping us preserve and celebrate our rich community history. Please reach out to **Karen Decker** in the office at kdecker@niguelshores.org if you would like to contribute or learn more.

—NSCA Historical Committee

LANDSCAPE COMMITTEE

The Landscape Committee is continuing its work on improving the monument and gate areas throughout the community. This includes replacing plantings using the new water-saving plant palette and refreshed landscape design plan. To date, the Selva and Garibaldi monuments as well as the Manta and Garibaldi gate areas have been addressed.

In other news, Phase One of the Turf Reduction program has begun. The turf has been removed, and a new water-efficient drip system has been installed. Soil amendments and new plantings are in progress. Watch this space for future updates.

—The Landscape Committee

CLUBS

WOMEN'S CLUB

Inspiration for the New Year

In January, the Women's Club had the pleasure of welcoming neighbor **Dr. Kerry Burnight**, a nationally recognized gerontologist, researcher, speaker, and author. Dr. Burnight spent 18 years teaching Geriatric Medicine and Gerontology at the UC Irvine School of Medicine, and her work has appeared in *The New York Times*, *CBS Mornings*, *The Guardian*, *Oprah Daily*, *BBC News*, and *Forbes Health*.



Dr. Kerry Burnight speaking and with club officers.



She's known for introducing the idea of "joyspan"—the belief that it's not just about living longer, but living more joyfully. Her *New York Times* bestselling book,

CLUBS

Joyspan: The Art and Science of Thriving in Life's Second Half, mixes scientific research with real-life advice to help people find more meaning, purpose, and happiness at every stage of life. Dr. Burnight addresses navigating longevity with four attributes: growing, connecting, adapting and giving.

Many neighbors have connected deeply with *Joyspan*. Leslie Moore shared, "After reading *Joyspan*, I realized joy isn't just about staying young as we age. It's about staying curious, connected, and engaged with family and friends. This stage of life is less about doing more and being resilient, and more about choosing what truly matters and makes us happy. I couldn't have loved the book more and plan on reading it again!"

Dr. Burnight gave our members some everyday advice: Start every day with gratitude and end every day with reflection of the "tiny victories" or things that went right. Much to the delight of the room, she talked about the many attributes that get better with age, which included our ability to problem solve and our ability to care less about how others view us. Weaving through the presentation was the theme that longevity is useless if you don't love your life.

To learn more about Dr. Burnight, visit drkerryburnight.com and follow her on instagram @[the_gerontologist](https://www.instagram.com/the_gerontologist). Her instagram is full of great advice and showcases her inspiration: her almost 97-year-old mother, Betty, who embodies the joyspan philosophy with charm and delight.

February Events

- **Tuesday, February 3, 10 a.m. to 11-ish: Galentine Rock Painting** – Come to the tables by the bocce ball courts. Supplies provided.
- **Thursday, February 12: Women's Club Lunch Meeting**—We're excited to welcome musician and educator **Megan Waters**. Megan is the Director of Worship and Arts at Laguna Beach United Methodist Church, where she brings music, creativity, and collaboration to life. She teaches voice and piano throughout Orange County, works with the Johnny Mercer Foundation teaching lyric writing, and supports the Laguna Beach UMC choir with musicianship and vocal development. Megan



Megan Waters, LBUMC Director of Worship and Arts

also performs at weddings, memorials, local events, and private gatherings, serves on the board of the Orange County Women's Chorus, and composes original music for churches and school choirs. Her passion is creating music spaces where people feel welcomed and connected.

—Karey Palmer

MEN'S CLUB

We're off to a strong start in 2026 as February contin-



Lieutenant Colonel Joe Papay, USMC (Ret.) speaks to club members.

ues the momentum with two excellent breakfast speakers and plenty of reasons to join us.

Our **February 3 breakfast meeting** features **Tom Snow**, founder of **Righthand Capital**. Tom will share practical, real-world insights on producing income efficiently, reducing taxes, protecting assets, and building a durable family legacy. His talk is designed to be both informative and immediately useful, regardless of where you are in your financial journey.

On **February 17**, we welcome **Sophia Carter Peters** from the **Ocean Institute**. Sophia will provide an update on what's happening at the Institute and the important work they continue to do in our coastal community. We're looking forward to learning more about their programs, outreach, and impact.

January set a high bar with two outstanding speakers. **Lieutenant Colonel Joe "Pappy" Papay, USMC (Ret.)**, captivated the room with three edge-of-your-seat stories from his time flying the F-4 and F-18 fighter aircraft. His firsthand accounts, combined with humor, humility, and perspective, made for a memorable morning—clearly one of those talks people will be referencing for a long time. The feedback from members was overwhelmingly positive.

Our second January speaker, **Jonathan Zaidman**, Vice President of Community at **The Ecology Center**, spoke about the importance and value of local, resilient agriculture and how each of us can participate in meaningful ways. His presentation was thoughtful, timely, and eye-opening, offering practical ways to support sustainable food systems right here in our region.

CLUBS

In January, we also elected our **2026 Board of Directors**. Congratulations and thank you to **Geoff Dunlevie, Eric Eckes, Art Staudenbaur, John E. Chis, and Steve Stewart** for stepping up to serve. We appreciate your willingness to give your time and leadership to the Men's Club.

As always, we encourage the men of our neighborhood to join us at one of our upcoming meetings. This month's breakfast meetings on **February 3 and 17** begin at **8:00 a.m.** Attendees are encouraged to arrive by **7:45 a.m.** for coffee, breakfast, and conversation. We look forward to seeing you there.

—John Yocca

GARDEN CLUB

Member Honors

At our January meeting we recognized two members for their service: **Al Glatt** was presented the **Member Award of Distinction** from the California Garden Clubs' Board of Directors for his tireless support of the Club's mission and activities; and **Janice Stauffer** was recognized for five years of leadership roles as our Co-President, Treasurer and Co-Treasurer. Both Al and Janice have been critical to the Garden Club's success and growth.

A Busy February

This is a busy month for the Niguel Shores Garden Club! We start off **Monday, February 9 at 11 a.m.** in the **Clubhouse** with a discussion about one of our local treasures—**The Niguel Botanical Preserve**—located off Crown Valley above the YMCA. Kaitei Hoffman, Vice President at the Preserve, will explain how to use Mediterranean plants to create a beautiful, sustainable environment that provides a habitat for various species of bird and pollinators. Not a Garden Club member? Non-members are welcome to attend for a \$5 guest fee. Want to become a member? Sign-up forms are in the Niguel Shores office.

Later this month, as a follow-up to our January meeting on Monarch butterflies, the Garden Club is hosting a **Milkweed Workshop** on



President Marietta Hannigan presents honors to club members Al Glatt and Janice Stauffer.



January speaker, Susan Vanderlip, Monarch Conservation Specialist

Saturday, February 28 from 12:30 to 2:30 p.m. on the **Clubhouse Patio**. Aimed at cultivating the Monarch butterfly's habitat here in Niguel Shores, you'll learn about Monarchs and then pot and plant milkweed seeds that you can take home to watch sprout and grow. All supplies are provided by the Garden Club in exchange for a small donation—any amount—to Penny Pines, which supports the California reforestation program. This fun and educational event is **open to all Niguel Shores residents**. So, bring a friend or neighbor—or plan as a fun Saturday activity with your children or grandchildren. The more the merrier!

—Judi Palladino



TRAVEL TALK — Andes—Amazon—Galápagos Region

(Editor's Note: Jenny Rose has been very happy to call Niguel Shores home since moving here ten years ago and taking active part in all the community offers. Jenny also has a passion and curiosity for exploring exciting destinations. Read on to learn about her latest adventure to South America's Andes-Amazon-Galapagos region.)

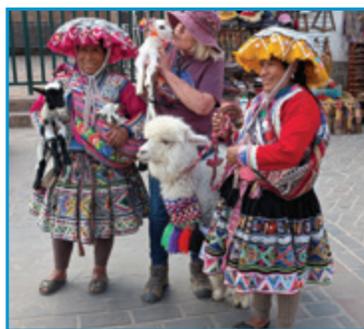
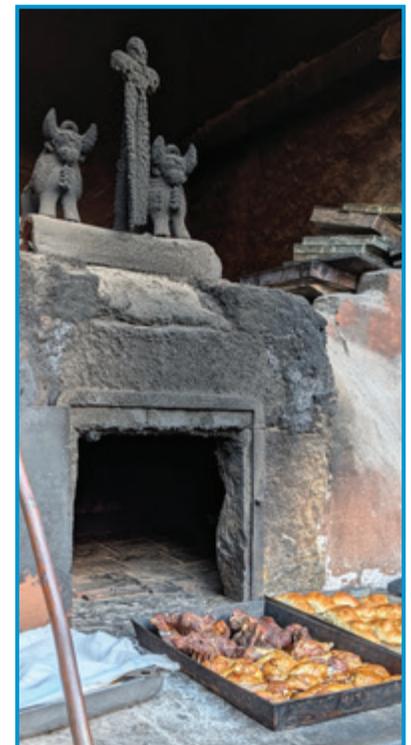
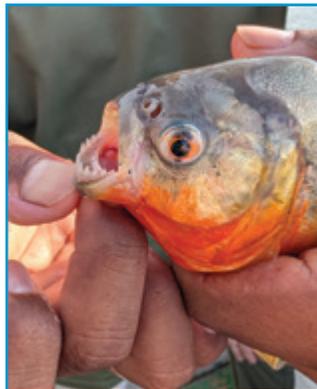
Last fall I took a three-week trip with a friend to the Peruvian Amazon, Machu Picchu and the Galapagos Islands that I highly recommend to anyone—even families with children!

We first stopped in Lima, Peru, then at two lodges offering a chance to spend time with local farmers and fishermen living on the Amazon River and visit their homes, schools, markets and the rainforest canopy walkways.

The highlight of the Amazon was visiting the Yagua indigenous tribe where we tried seven-foot-long blow dart guns and held the sloths that many children keep as pets and are so tame they cuddle everyone that is willing to hold them.

Piranha fishing was another of my favorite activities, and the lodge even cooked the largest of our catch for our dinner.

Next, we flew to Cuzco to acclimate for the higher altitudes we'd experience at Machu Picchu. We spent time at ruins in the Sacred Valley, visiting museums, art studios, and the weaving village of Huayllarcoch. Later we were challenged to buy ingredients at a large street market and use them to help prepare a meal at a local home—a dinner which included the local treat of barbecued guinea pigs!



A strike by the bus drivers, who put boulders on the train tracks and dug under them to prevent usage, almost prevented our visit to Machu Picchu; but after two days, the rails were briefly opened again and our tour company managed to get us there.

If you go to Machu Picchu, be sure to tour through the Incan ruins including the Temple of the Sun, many residences, quarry site and gathering places. These display the ingenious architectural and engineering skills of the Incas, who mastered precise stone cutting and architectural designs to prevent damage to structures during the area's frequent earthquakes.

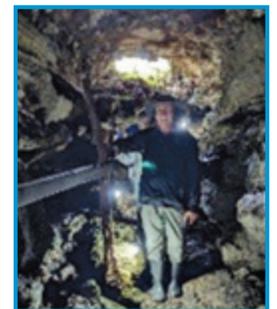
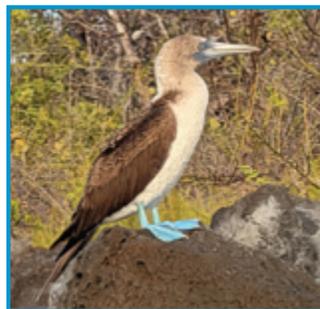
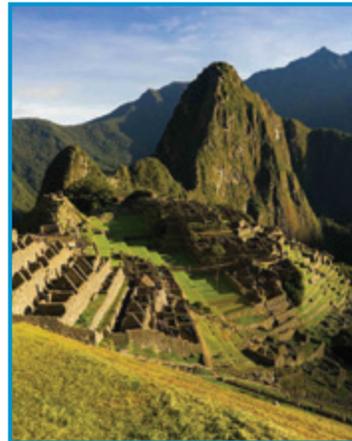
The final leg of our land journey was in Ecuador. In Quito, the Intiñan Equator Museum, located at exactly 0 degrees latitude, was very educational. We were amazed with several demonstrations, including the one that showed the Coriolis effect by literally walking a sink of water two feet north to two feet south of the actual equator to see the water vortex drain in opposite directions and then straight down when placed on the exact line of the equator. We were there during the equinox when the sun is directly overhead and shadows completely disappear.

We then flew to the Galapagos Islands to board an eight-cabin ship outfitted with rafts taking us to isolated areas to see Blue-Footed Boobies, Marine and Galapagos Iguana, Lava Lizards, and too many birds to count. Two snorkeling trips required wet suits to see the local fish, sharks, penguins and sea lions that all joined in swimming with us.

We also spent time on Santa Cruz and Puerto Isidro Ajora visiting the Darwin Research Center and tortoise breeding areas, as well as the El Chato Ranch in the highlands to see free-roaming giant tortoises and the lava tunnels.

This is truly a once-in-a-lifetime trip that you should add to your bucket list!

—Jenny Rose



PICKLEBALL

Rules Update

As of January 1, 2026, USA Pickleball has officially updated its rulebook. While most of the rules remain the same for the recreational players of Niguel Shores, here are the main revisions aimed at clarifying grey areas for those who enter tournament play:

- **Side-out vs Rally Scoring**—Side-out scoring is when only the serving team scores points when they win the rally. This is what we have been using since pickleball's inception. Rally scoring, on the other hand, means every serve scores. Therefore, in rally scoring, the serving or receiving team can score the game-winning point. Niguel Shores will continue to use side-out scoring, but tournaments will most likely use rally scoring.
- **A Legal Serve**—To reduce the frequency of illegal and sidearm serves at difficult-to-call heights, the rulebook now states that the serve must be clearly legal. The upward arc, the paddle head position (below the wrist), and the contact point (below the waist) must all be clearly visible and legal. Therefore, in officiated matches, if a serve is borderline or too close to call, the referee is now instructed to rule it a fault rather than giving the server the benefit of the doubt. Additionally, players are now forbidden from using their fingers to add spin to the ball during the release.
- **Court Play And Line Call Clarifications**—Players must make "out" calls immediately. If a player waits to see if their partner can return the ball before calling it out, the ball will be considered "in."
- **The Net Post Rule**—If a ball legally crosses the net, bounces in the opponent's court, and then spins or blows

into the net post, it is no longer a loss for the hitter. It is now treated as a dead ball, and because it already landed in, the hitter wins the point.

- **Extra Balls**—If an extra ball falls out of a player's pocket or is visible to the opponent during the rally, it is a fault.
- **Spectator Help**—Players who ask fans or bystanders for help with a line call can now receive a warning or a penalty.

These are the latest rules for tournament play. For the average recreational player, the game will remain largely unchanged. See you on the courts.

—Chris Horpel

AROUND THE NEIGHBORHOOD

Just in time for **Super Bowl LX**, Niguel Shores Fantasy Football "**Shorz Boyz**" with last year's trophy winners, **Rick Palmer** and **Heinz Hoffman**, and all the Fantasy Team players (plus the Shores women who put up with them all season).

As we often say, Niguel Shores can always find a reason to celebrate!



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.

A potential instructor should have proof of proper certification and a Commercial General Liability Policy with at least \$1,000,000 coverage.

Candidates should submit a written proposal to the Board of Directors for consideration and approval. Contact the Niguel Shores office at (949) 493-0122 for more details.



ACTIVITIES

BRIDGE

Short Month with Many “Days”

We were closed down from December 17 until January 7 due to parties and no place to play. Now February brings “Lunar New Year” and many commemorative days like “International Crepe Day” (2/2) and “World Cancer Day” (2/4). Not to be outdone, there is “National Pizza Day” (2/9) and our favorite is “Valentine’s Day” 2/14). Next comes Presidents Day (2/16), a special holiday. Someone smart started “Random Acts of Kindness Day” (2/17) – and thank you, unnamed person, I have been the recipient of one of those acts. We continue with “World Day of Social Justice” (2/20). Then, with only 8 days of the month left, there’s “Tortilla Chip Day” (2/24) and, not to be left out, “International Pistachio Day” (2/26). You’re safe for now, but beware, “The Ides of March” is just around the corner and more “Very Special Days” may be reviewed in the future. I may even get around to more Bridge topics.

Our Recent Winners

1/7—Bob Ruben started off the New Year with a solid 1st place; Jim Pinola followed closely with a solid 2nd and looking back over the year he captured the title of most times in the Winner’s Circle at 1st, 2nd, or 3rd place. Way to go Jim!) Muriel Kraszewski came in 3rd, but has been in the top 3 for the last four times we have played. Jim and Muriel, you need to give some of us a chance!

1/14—Lannie Barnard started off with a strong 1st place; Mary Biegel made 2nd place seem easy; Byron Nelson was close on her heels for 3rd place.

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

—Mike Oliva

ACCOLADES

Special Birthdays to Celebrate!

Longtime Sea Terrace II resident **Frieda Baskin** has turned 100, marking the occasion with family and friends at the Chart House. Sea Terrace I resident **Ceacy Johns** turned 99 with honors from the Women’s Club, and **Betty French** turned 90, with a lovely cake and candles from Bridge members.

Frieda and her late husband **Bernie** came to Niguel Shores in the late 1970s. She has been an active member of the Bridge group and Women’s Club for years, and held Board positions in Sea Terrace II.

Ceacy has served as secretary and parliamentarian of Women’s Club and was an interim editor of *Seashore News*,

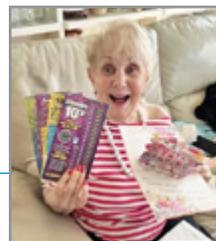
PAGE TURNERS

Page Turners book club members are reading Elizabeth Strout’s latest novel *Tell Me Everything (When Olive Kitteridge Met Lucy Barton)*. Fans of this author will enjoy meeting several of the characters from her previous books in this one. We are told at the outset that this is Bob’s story (he of the Burgess brothers) but really I think Lucy, who is a writer, becomes the prominent character.

As *The Guardian* reviewer says, “The novel presents us with stories that are, on the face of it, terrifyingly banal, about parental cruelty and filial guilt and intimate betrayal and roads not taken. Perhaps most disturbing of all is the story of the Burgess brothers themselves...” This reviewer goes on to state, “So far this is reassuringly familiar territory to fans of Strout’s fiction. And then it all becomes subtly strange. Interleaved with these tales of ordinarily damaged families is a genuine murder mystery: the story of Gloria Beach of Shirley Falls, whose body is found dumped in a nearby quarry.” Any more information would be a spoiler!

As mentioned in prior articles the book club consists of three groups of approximately 12 members each—two groups meet the fourth Thursday afternoon of the month and the other group meets the fourth Monday afternoon of the month. Interested potential members are welcome to visit any of the groups to check it out. For more information please contact one of the coordinators, **Steve** and **Ann Morris** at samwrsi@cox.net, **Lisa Buchner** at lisabuchner47@gmail.com, or myself at fozimec@cox.net.

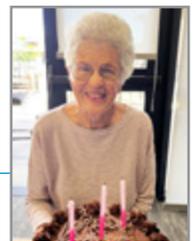
—Frances Ozimec



In addition to her skills in Bridge, 100-year-old Frieda Baskin loves playing (and winning) lottery games!



Ceacy Johns, at 99, enjoys a discussion with gerontologist Kerry Burnight at last month’s Women’s Club luncheon.



Bridge Club members wished Betty French a very happy 90th at their recent meeting.

while her late husband Richard was a member of the NSCA Board, president of the Men’s Club and of Sea Terrace I.

Betty and her husband **Bob** lead the Wednesday Bridge group, participate in water aerobics, and enjoy taking part in activities of the Women’s Club and the Men’s Club.

Congratulations to these birthday ladies whose zest for life inspires everyone they meet.



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday Sunday
<p>Valentine's Day (February 14) brings the warmth of affection in many forms — romantic, familial, friendly. Presidents Day (February 16) honors the leadership that shaped the long arc of America's story. Lunar New Year (February 17) comes with vibrant traditions, family gatherings, and wishes for luck and renewal.</p>					1
2 9:00 Architecture Committee 9:00 H ₂ O Aerobics (No Instructor)	3 8:00 Men's Club	4 9:00 H ₂ O Aerobics (No Instructor) 10:30 Bridge	5 10:00 Women's Club Board Meeting	6 9:00 H ₂ O Aerobics 10:30 Communication Committee	7 8
9 9:00 H ₂ O Aerobics (No Instructor) 11:00 Garden Club AC DEADLINE - 12:00	10 9:00 Landscape Committee 12:00 Events Committee	11 9:00 H ₂ O Aerobics (No Instructor) 10:30 Bridge 6:00 NSCA General Session Board Meeting	12 12:00 Women's Club Luncheon TENNIS & PICKLEBALL COURTS CLOSED 12:00 PM to 3:00 PM FOR CLEANING	13 9:00 H ₂ O Aerobics	14 VALENTINE'S DAY 15 3:00 - 5:00 Informational HAPPY HOUR for 4 th of July Celebration
16 OFFICE CLOSED NO CONSTRUCTION PRESIDENTS' DAY	17 8:00 Men's Club 9:00 Architecture Committee 1:00 Historical Committee LUNAR NEW YEAR	18 9:00 H ₂ O Aerobics (No Instructor) 10:30 Bridge	19 9:00 Maintenance Committee	20 9:00 H ₂ O Aerobics	21 22
23 9:00 H ₂ O Aerobics (No Instructor) 12:00 View Preservation Committee 1:00 Page Turners 4:00 Finance Committee AC DEADLINE - 12:00	24	25 9:00 H ₂ O Aerobics (No Instructor) 10:30 Bridge STREET SWEEPING	26 1:00 Page Turners TENNIS & PICKLEBALL COURTS CLOSED 12:00 PM to 3:00 PM FOR CLEANING	27 9:00 H ₂ O Aerobics	28 12:30 - 2:30 Garden Club MILKWEED WORKSHOP



ST. PATRICK'S DAY PARTY TUESDAY, MARCH 17 — SAVE THE DATE!

St. Patrick's Day is coming to Niguel Shores from 5:30 to 7:30 p.m. in the Clubhouse.

This **free** community event promises plenty of **food, fun, and laughter**, featuring a live **comedian** performance.

Residents are welcome to bring their own beverages (BYOB).

Come meet your neighbors, enjoy a festive evening, *and don't forget to wear green!*

RSVPs will open on **February 16** in the office. More details coming next month.

Wellness – A Valentine Moment

I love you, *Te amo, Je t'aime, Ich liebe dich, Aishitero*, and so many more phrases in so many more languages around the world express the emotion of love that we feel for those special people in our lives. It's a feeling that can overwhelm us, rendering us lightheaded and euphoric, while at the same time allowing a true sense of calm and delight to embrace our whole beings. It doesn't matter where you're from, or who you are. It just happens. Sigh. Love is truly a universal language!

The psychological effects of being in love originate in our brains with the release of dopamine, oxytocin, serotonin, and endorphins. These hormones act as neurotransmitters that send a chemical message of connection and are frequently referred to as the “feel good” hormones. It's that moment when you meet someone and nothing else matters. Your heart is racing, perhaps your palms are feeling a little clammy, you may even become a bit clumsy as you navigate your way through the experience almost tripping over a threshold or bumping into a chair simply due to the focus on this other person who has sent your brain into a “happy hormone” tsunami. An unforgettable moment!



Loving relationships also positively impact our health, which is

probably no surprise. We generally feel so much better overall when we care about someone, whether it is the honeymoon phase or the “settled into a loving routine” phase of a relationship. When we care and are connected to people around us, we are usually experiencing less daily stress—making our busy lives more satisfying. And studies show that love results in increased longevity as well.



Having people in your life you cherish and can count on can encourage healthy habits that support a healthy mindset and body. For example, our hearts and our blood pressure are generally healthier, anxiety and depression are decreased, sleep is greatly improved, our immune systems get a nice boost, and even pain management is improved! So many benefits from simply being in love and giving love to each other.

With Valentine's Day on the horizon this month, let it be a reminder of the healing balm that love and being connected to those around you can do for your health and theirs, both mentally and physically. Let's decide to be more loving toward each other every day, as every little bit makes a positive change in our health and in our world. And as we do this, please, please, don't forget to share and enjoy the chocolates on February 14! Happy Valentine's Day!

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



DANA POINT THIS MONTH

CITY GOVERNMENT

The DP City Council has voted to appoint Council Member **John Gabbard** as Mayor and Council Member **Mike Frost** as Mayor Pro Tem for the 2026 year. After more than 18 years of dedicated service to the Dana Point community, City Manager **Mike Killebrew** retired at the end of 2025. Stepping up as our



new City Manager is **Kelly Reenders**, with more than 23 years of experience in municipal leadership and a strong commitment to public service.

FARMERS MARKET AND CRAFT FAIR

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



WHALE WALK AND TALK

Docent-led interpretive walk introducing what types of marine mammals we see, how to identify them, where and when to look for them, and how to responsibly view marine life.

Saturday, February 14
9 to 11 a.m.
Dana Point Nature Interpretive Center



BRING THE ROMANCE BACK INTO VALENTINE'S DAY!



February Drawing by 2/28/26

Enter to win a bottle of Veuve Clicquot and See's truffles. **Must enter by midnight on 2/28/26** by using this QR Code.



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29141 Bobolink Dr, Laguna Niguel



23962 Eider Ct, Laguna Niguel



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MARKET UPDATE



A 2026 FORECAST

A Year Shaped by Interest Rates and Economic Trends



Interest Rates and Economic Conditions:

The 2026 housing market performance entirely depends on mortgage rates, which are projected to range between 5.75% and 6.75%.



Active Inventory:

Starting at 2,750 homes, peaking at 4,000 in July—20% below 2025 peak. There will be 2,300 more FOR-SALE signs than in 2025 as more homeowners tire of waiting to make a move.



Buyer Demand and Market Dynamics:

Strong Spring demand with rates below 6%, multiple offers prevalent, and heavy buyer competition. Buyers will be willing to stretch the price slightly to secure a home, with careful pricing remaining necessary for success.



Closed Sales and Home Values:

Sales up 8-10% to ~22,600 total; home values up 6-8%. This scenario assumes mortgage rates will drop between 5.75% and 5.9% due to Federal Reserve rate cuts.

Take Advantage of a Dynamic Market Today!

Whether you're looking to buy your dream home or sell at top dollar, the current trends present a unique window of opportunity.

Contact us now to start your journey with a trusted partner who can guide you through every step of the process. Let's make your real estate goals a reality in this thriving market!



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BEACH CURRENTS

BY CONNIE MCKIBBAN

★ NIGUEL SHORES ~ 2025 ~ REAL ESTATE REPORT ★

▼ A TOTAL OF **27** HOMES SOLD IN 2025 ▼

- 2 CUSTOM HOMES PRICED FROM \$6,700,000 TO \$9,651,500
- 2 BERKUS HOMES PRICED FROM \$3,200,000 TO \$4,125,000
- 1 BROADMOOR HOME PRICED AT \$5,000,000
- 7 GARDEN HOMES (INLAND SIDE) PRICED FROM \$2,275,000 TO \$3,425,000
- 3 GARDEN HOMES (OCEANSIDE) PRICED FROM \$2,610,000 TO \$4,200,000
- 8 TOWNHOMES PRICED FROM \$1,835,000 TO \$4,350,000
- 4 VILLAS PRICED FROM \$2,095,000 TO \$3,480,000

THE AVERAGE SALES PRICE = \$3,352,426

★ NIGUEL SHORES ~ 2026 ~ REAL ESTATE REPORT ★

- 2 HOMES CURRENTLY FOR SALE PRICED AT \$3,100,000 TO \$12,500,000
- 1 HOME SOLD TO DATE IN 2026 PRICED AT \$4,350,000

★ (PER MULTIPLE LISTING SERVICE AS OF 1/20/2026) ★

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\$3,000,000-\$4,000,000

BUYER THREE:
WANTS A BEACHSIDE OCEAN VIEW
\$4,000,000-\$8,000,000

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