

# Seashore News



April 2026

Published Monthly by Niguel Shores Community Association

Issue 628

## Meet The Candidates For Niguel Shores Board of Directors

See Pages 4 and 5 for messages from each of the candidates.



Bob Berkery



Dan Burgner



Craig Bushnell



Marietta Hannigan



Brian Porter



Jesse (Jay) Sowell



Steve Stewart

### **WATCH FOR YOUR ELECTION BALLOT COMING IN THE US MAIL**

The Annual Meeting Notice, Election Ballots, and Candidates' Official Statements will be sent by US Mail on April 16 to all owners.

### **MEET THE CANDIDATES NIGHT**

**Wednesday, April 22 at 6:00 p.m.** Niguel Shores Clubhouse

### **NSCA ANNUAL MEETING AND ELECTION**

**Tuesday, May 19, 6:00 p.m.** Niguel Shores Clubhouse

#### **>> BE SURE TO VOTE AND RETURN YOUR BALLOT BEFORE THE ANNUAL MEETING >>**

In order for the Meeting to be held and Ballots to be counted, we need Ballots returned from at least 50% of members.

#### **>> BALLOTS SHOULD BE RETURNED BEFORE THE POLLS CLOSE MAY 19 >>**

Send by US Mail, or deposit in the locked ballot box in the NS Office, or bring to the Meeting before polls close at 6 p.m.

*Exceptional Homes Deserve  
Exceptional Representation*



COMPASS  
PRIVATE EXCLUSIVES

With **Private Exclusives**, your home can be presented to a curated network of top agents and qualified buyers **without going live on the public market.**

Discover how Private Exclusives  
can work for your home....



KATHY SAMUEL  
949-444-1674  
DRE 00832012  
Kathy@KathySamuel.com  
www.kathysamuel.com



© 2026 COMPASS. All rights reserved. Agent has not verified information. It has been supplied by third parties, we cannot represent that it is accurate or complete and should not be relied on as such. This offering is subject to errors, omissions, changes, including price or withdrawal without notice. If you have a currently listed with another broker, this is not intended as a solicitation.

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

# FROM THE HELM

With the upcoming Board election approaching, along with our annual “Meet the Candidates Night,” I would like to encourage every resident to take the time to participate in the process. Read the candidate statements carefully, attend the event if you can, and most importantly, ask thoughtful questions.

**This election is an important one for our community.** Niguel Shores is at a pivotal moment in its history. Over the past several years, we have seen a new generation of families moving into the neighborhood. Many of these families have invested millions of dollars to purchase their homes and millions more to remodel or rebuild them. Naturally, they want to see the community continue to evolve through improved amenities, updated security, refreshed landscaping, and thoughtful modernization that reflects the investment people are making in their homes and in Niguel Shores itself.

At the same time, we also have many long-time residents who have lived here for decades. Some are original homeowners or families who have inherited their homes, and many are on fixed incomes. For them, the character and traditions of Niguel Shores are deeply important, and understandably they are cautious about change.

When I ran for the Board four years ago, my platform was centered on maintaining balance between these two perspectives. I believed then—and still believe today—that the long-term success of Niguel Shores depends on respecting both our history and our future.

What I did not fully appreciate at the time was how challenging it would be to maintain that balance. People care deeply about this community, and many hold strong opinions about how things should be managed. Too often, those perspectives become polarized, with some unwilling to recognize the validity of the other side.

**The truth is that both perspectives matter.** There is also a financial reality we need to acknowledge. This may not be the most popular statement, but in my opinion a dues increase will likely be necessary in the near future so that we can create a budget that properly addresses the needs of our community—one that our General Manager can realistically manage. Regardless of who is elected to serve on the Board next year, the cost of maintaining a community with the amenities and responsibilities that Niguel Shores provides will continue to rise. If we want to properly maintain our infrastructure, amenities, and safety, our budget must reflect that reality.

**Let me explain why.** Niguel Shores currently has the lowest monthly dues of any comparable community in Orange County—and by a wide margin. Our residents pay \$385 per month, yet our community provides an extraordinary list of amenities: a 24-hour guard gate, a Jr. Olympic-size pool, new tennis and pickleball courts, basketball and volleyball courts, shuffleboard, bocce ball, picnic and barbecue areas, a community center with sauna and spa, onsite property management, and of course our bluff park with private beach access and parking.

Maintaining all of these amenities—while also managing the day-to-day operations of a 960-home community—is a challenge. Unexpected expenses such as litigation, flooding, infrastructure repairs, and slope issues can arise at any time and quickly place additional pressure on the budget. We already have slope failures that must be addressed in the second quarter of 2026, with early estimates suggesting that these projects alone could approach \$2 million. These are significant safety concerns and potential liability risks that cannot be postponed. Delaying necessary maintenance often leads to much higher costs later, as smaller issues become larger and more expensive over time.

The budget variance in 2025 is a good example. As I explained in last month’s community letter, those overruns were not the result of mismanagement, irresponsible spending, or anything nefarious, despite what some have suggested. They reflect the reality of operating a large and complex community with aging infrastructure and evolving needs while working within a very tight budget.

**This brings us back to the importance of this year’s election.** Seven candidates have submitted applications for the Board. Some have clear agendas, while others are simply motivated by a desire to help the community continue moving forward. Some strongly oppose certain improvements, management decisions, or potential Board and personal changes.

Each of these perspectives deserves to be heard. But as residents, it is our responsibility to understand what each candidate truly believes. Read the candidate bios in this issue of the *Seashore News*. Attend “Meet the Candidates Night” if you can. Ask the hard questions:

- **How do you plan to work collaboratively with other Board members who may have different perspectives?**
- **How would you balance maintaining affordability for long-time residents while also protecting property values and maintaining the community’s amenities and infrastructure?**
- **How do you view long-term financial planning for the Association, including reserves, dues levels, and the possibility of assessments when major projects arise?**

We should also look at lessons from nearby communities. Dana Light postponed important maintenance and infrastructure improvements for years. Today their dues are \$829 per month with an additional \$50 monthly assessment, and they are still working to recover from the effects of deferred maintenance.

Our goal should not be rapid change, nor should it be resistant change entirely. The goal should be thoughtful, responsible progress that preserves what makes Niguel Shores special while ensuring the community remains strong for the next generation.

**Your vote matters, please choose carefully. The future direction of Niguel Shores will be shaped by the decisions we make together.** Whatever decision you make, you have my full support, and the community stands with you. We’re all in this together. See you at the bluff,

—Mark Russell NCSA President

# Candidates for NSCA Board of Directors



## Bob Berkery

I enjoy serving our community and watching it thrive. My wife Cora and I have lived in Niguel Shores for nine years, the prior sixteen years in Laguna Niguel. I grew up in Southern California and have lived here most of my life. I am married thirty-four years, and the proud father of two puppies Winston and Max.

I am an experienced leader with a career as a senior manager/executive professional in the service industry. I have the ability and experience to bring different viewpoints together to solve problems and create positive outcomes from conflict. With an MBA in Organizational Leadership and a successful business career, I am prepared to serve.

I will bring to the board a commonsense approach and collaborative style in working together in support of the Niguel Shores Homeowners and community based on mutual respect.

Being a current board member, I truly feel I will continue to make a difference in our neighborhood and preserve this great community and all its amenities for years to come. I look forward to taking on new challenges with a positive mindset and solving challenges.

Cora and I enjoy travel, golf, hiking, and all things related to nature.



## Dan Burgner

My wife and I love living in Niguel Shores. We purchased our house in 2021, we live full-time in Niguel Shores and have been part of the community ever since. We went through the ARC on a remodel of our house and enjoyed belonging to several clubs. We use most of the community amenities.

It is important to keep the character of Niguel Shores while keeping it relevant and to work for all residents.

In the next two years the community and association will face many challenges. I have the time and experience to research all the issues. Below is my history to show the depth of my experience.

### Career

Worked in all aspects of real estate for 45 years specializing in the operation of real estate properties.

Worked in all sizes of real estate companies, from multibillion dollar companies to small real estate development companies.

Executive producer of the #1 syndicated TV holiday show (12 years ago).

### Education

BS Business Administration, emphasis in finance, University of Southern California

MBA, University of Southern California

### Philanthropy

Past Chairman of the Board for Habitat for Humanity Greater Los Angeles

Along with friends, funded a 500-student junior school, medical clinic, water wells and church in the bush country of Uganda.

My wife and I have four children and five young grandchildren.



## Craig Bushnell

My wife Lynn and I have lived in Niguel Shores for the past 11 years, after spending the previous 17 years in Laguna Niguel. I was born and raised in Orange County, and our children graduated from Dana Hills High School. This community has been home to our family for decades, and Niguel Shores holds a particularly special place in our hearts.

What I value most about Niguel Shores is its true sense of community—the friendliness of neighbors, the waves when passing on walks or driving to the bluff, and the shared pride we have in where we live. It is a welcoming, family-friendly neighborhood that I believe is worth preserving.

My motivation for serving on the Board is simple: to help preserve what makes Niguel Shores special, ensure rules are fair and consistently applied, and plan thoughtfully for the future so our facilities and programs remain first-rate for residents.

Professionally, I have spent more than 30 years in the medical device industry as a commercial leader in both large companies and entrepreneurial startups. This experience has instilled a strong appreciation for thoughtful governance, clear communication, accountability, and collaborative decision-making.

Outside of work, I enjoy bodysurfing at Strands, woodworking, home projects, and spending time with our four granddaughters.

I would be honored to serve the Niguel Shores community.



## Marietta Hannigan

Niguel Shores is a resident-driven community—which is what makes it special. People commit time serving on Committees, Clubs, and engaging in community events to keep Niguel Shores thriving. The biggest commitment we ask is to serve on the Board and I'm ready.

**ENGAGEMENT.** I serve on the Landscape Committee, Women's Club Board, Sea Terrace II Board, July 4th 250th Celebration Committee and as Garden Club President. This has allowed me

# Candidates for NSCA Board of Directors

the opportunity to serve with both original and new homeowners, recent empty nesters and young couples raising families, providing first-hand understanding and insight for informed decision-making.

**ACCOUNTABILITY.** I retired as Executive VP after 42 years with a \$16-billion publicly-traded firm. I led teams on 6 continents with accountability for delivering to budget year-after-year—a given, not an aspiration.

**TRANSPARENCY.** In a resident-led community, it's imperative we're aligned around decisions that affect our Shores' investment, so that as problems arise, we're brought along with solutions. We may not always agree, however, we deserve the respect of transparent communication.

This place we call home comes with a price: stepping up to serve on the Board. With current budget concerns, I'm stepping forward with solutions, and committed to serving with openness and accountability.



## Brian Porter

**B**rian Porter has proudly called Niguel Shores home for the past ten years and is currently serving his second year on the Board of Directors. He's grateful for the chance to work with neighbors to keep our community safe, beautiful, and true to the coastal spirit that makes it so special.

In his professional life, Brian is the Chief Customer Officer for Ernest, a company with 16 divisions and nearly 700 employees nationwide. His focus on leadership and collaboration helps him bring a steady, team-oriented approach to his role on the board.

Brian believes in open communication, practical decision-making, and planning ahead to make sure Niguel Shores continues to thrive. His priorities include supporting community safety, caring for our shared spaces, and encouraging more residents to get involved.

Outside of board service, Brian enjoys walking the bluff, listening to live music, and connecting with friends in both Niguel Shores and around Dana Point. He and his wife have two sons, two stepsons, and two grandchildren who love visiting the beach.

Brian would be honored to have your support and your vote.



## Jesse (Jay) Sowell

**R**ae and I have proudly called Niguel Shores home for over twenty years—arriving in 1997, briefly relocating in 2004, and returning in 2011 as soon as we could. Since then we have lived in Sea Terrace I. Niguel Shores is deeply

important to us, and we want to help ensure it remains a vibrant and welcoming place for both current residents and future homeowners.

I recently retired from an executive role in the food and beverage industry, where I held financial responsibility for more than \$1 billion in operations. Board service at several nonprofits has further shaped my understanding of governance, fiduciary responsibility, and effective oversight.

Restoring financial stability and strengthening transparency are my top priorities. Last year's \$420,000 deficit is a serious concern. The Association must return to balanced budgets and responsible long-term planning, without repeatedly turning to special assessments.

I will approach Board service with independence, professionalism, and humility. My commitment is to increase interaction with homeowners, listen carefully, communicate openly, respect differing viewpoints, and work to protect the long-term strength of our community.

I would be honored to earn your vote.



## Steve Stewart

**O**ur family has lived in Niguel Shores for 36 years. I served on the Finance committee for several years and then on the Board of Directors, for 2 years as President and 2 years as CFO. Lately I have been on our Human Resources committee. My wife Sharon served on Landscape and Traffic and Safety, as well as President of the Women's Club. In that time, we have come to know many neighbors who valued the collaborative way our community was run and who also stepped up to contribute to that tradition.

I am running for election to the Board because, like many Shores residents, I am concerned about our Association's current governance. Key concerns include the \$420,000 overspend projected for fiscal 2025 and the justification for purchasing and installing GoAccess when a similar, already paid-for gate access system was in place. These matters should prompt all homeowners to consider whether there is a need for stronger oversight of financial affairs and governance overall. I and many other residents think we need new Board members who have the qualifications and experience to move our Association forward in a fiscally responsible manner while valuing input from our homeowner committees and residents.

If you share my concerns, I would appreciate your support.

## Annual Meeting and Board Elections

The Annual Meeting and Board Elections will be on **Tuesday, May 19 at 6:00 p.m.** in the **Clubhouse**. There are three (3) open positions and seven (7) candidates running for Board of Directors for a two (2) year term.

**Election Ballots**—Ballots will be mailed to members (homeowners) by **Accurate Voting Services** on **April 16**. As usual, you can either return your ballot through US Mail to Accurate Voting Services, P.O. Box 80477, Rancho Santa Margarita, CA 92688, or drop it in the ballot box located in the Niguel Shores Administration Office, or bring it to the Meeting before polls close.

**Candidates**—This year's candidates for three (3) open positions are **Bob Berkery\***, **Dan Burgner**, **Craig Bushnell**, **Marietta Hannigan**, **Brian Porter\***, **Jesse (Jay) Sowell** and **Steve Stewart**. Asterisk (\*) denotes incumbent status.

**Meet the Candidates Night**—On **April 22**, there will be a "Meet the Candidates Night" at **6:00 p.m.** in the **Clubhouse** where members can ask questions of the candidates.

**Your Vote Is Important**—Everyone, please complete and return your ballots promptly to ensure we have quorum on May 19. We need at least 50% of the members to return their ballots to conduct the election. If that is not achieved by time of meeting on May 19, additional meetings will be

required until we reach a quorum to hold the election, and that will create an added expense.

## Spa Update

The Association began the process of replastering the community spa in December of 2025. Since then we have met with the Orange County Health Department three times for inspections. At each inspection OC Health noted additional items that needed to be addressed before the spa could be re-opened.

At our first inspection, it was noted the spa steps were not to code and needed to be corrected. At the second inspection, the spa jets required adjustments to increase the flow. At the third inspection, we got a new inspector who noted the flow rate for the spa recirculation of water needed to be increased so the water completes a full circulation in 30 minutes.

We have addressed every request of OC Health and are now working to increase the water flow rate to comply with state health regulations. We hope to accomplish this by adjusting the plumbing we currently have in place. If we are unsuccessful, we will be required to install all new pipes, delaying the reopening of the spa further.

The Association is committed to ensuring the spa meets all health and safety requirements for the benefit of all the members that use it.

—John Muller

## SEASHORE NEWS STAFF

**Editor:** Sandy Homicz

**Assistant Editors:** Michelle Ralph, Patti Staudenbaur

**News and Features:** Susan Courtney, Joy Justus, Meg Wilson

**Distribution:** Mary Ellen Hofmann

**Board Liaison:** Brian Porter

**Community Liaison:** Matt Northrop

**Reporters and Photographers in This Issue:** Mary Crowl,

Goeff Dunlevie, Heather Harding, Seanna Harding, Anna

Kwit, Mike Oliva, Frances Ozimec, Judi Palladino, Karey

Palmer, Mark Russell, Sharon Stewart, Nancy Tinnes, JoAnne

Webb, Susan Whittlesey, Laurel Yocca

## Seashore News

Past issues of the *Seashore News* from 1973 to present are available online at [niguelshores.org](http://niguelshores.org).



**We would like to hear from you!**

Send your comments  
and suggestions to  
[seashorenews@hotmail.com](mailto:seashorenews@hotmail.com)

# COMMITTEE REPORTS

## COMMUNICATION COMMITTEE

### Where Is It?

**Calendar**—If you are wondering what happened to the Calendar that used to be inserted in copies of Seashore News, you'll find it on Page 14 of this issue, along with reminders to "Save the Date" for events you'll want to attend.

**Directory**—The Directory containing contact information for our Board, Committees, Clubs, Maintenance, Patrol, and Management is on the NSCA website at *NiguelShores.org*.

**Parking Rules for Residents and Guests**—Looking for a copy of our community's parking rules? The NSCA website has a special link on the Home Page that will take you to the rules for parking. It's helpful to advise your guests and service providers of these rules when they visit.

**Calling All Graduates!**—A Graduate Information Form is inserted in this issue. Please let us know about a high school or college grad who should be honored in the June issue of *Seashore News*. May 15 is the deadline to send this information to *SeashoreNews@hotmail.com*.

—Sandy Homicz

## HISTORICAL COMMITTEE

Can history progress? Those of us on the Historical Committee who are working to preserve the history of Niguel Shores think so, and we are making progress. Our members have interviewed a number of early residents and recorded their stories about Niguel Shores when the community was being built and growing.

**A Celebration for Longtime Residents**—We are inviting our early residents, and other historically interested community members, to **Legacy at the Shores—A Champagne Tea**, on **April 21** from **3 to 5 p.m.** where we will raise a toast to celebrate their longevity and contributions to Niguel Shores. Three of the residents in attendance who have lived here the longest will receive special prizes, and others, a memento of those many years.

**Our History On Display**—Our Committee has collected a good many interesting documents, photos, and memorabilia pertaining to Niguel Shores history. Most of these have been scanned and will be available for viewing on our website in the near future. In addition, we are acquiring display cases that will be mounted in the lobby of the Clubhouse to contain samples of these historical items for your enjoyment.

So, you see, we have been busy—and we enjoy all these activities while meeting our "old timers," learning about historic preservation, and planning for the future. We call that progress.

—Mary Crowl



**HAPPY 250 BIRTHDAY**

*Niguel Shores 4<sup>th</sup> of July*  
**COMMITTEE NEEDS YOU!**

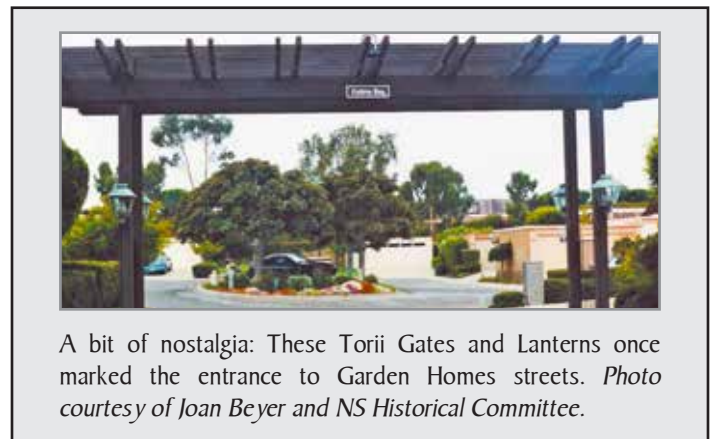
**WHY?** To help celebrate America's semiquincentennial. (Yes! America's 250th Birthday!)

**HOW?** Volunteer to serve on one of the 4th of July committees: **Parade, Games, Hot Dog Lunch, Bluff BBQ**

**CONTACT:** *NiguelShoresJuly4thCommittee@yahoo.com*  
OR sign up in the office for your committee of choice.

**WHEN?** Step up right now to offer your time and talent. (There are so many creative, energetic, helpful people in the Shores, including teenagers. Everyone welcome!)

**JOIN US!** Join a 4th of July committee with a friend OR meet some new friends by serving on a committee. **Many hands make light work.** Help our community make America's 250th Birthday a celebration to remember!



## MAINTENANCE COMMITTEE

**Keeping Our Shores Shipshape**—It's been a busy month for your Maintenance Team in our wonderful community! We wanted to share the latest on the projects we're tackling, from the spa to the drains.

**Spa**—If you've noticed, the spa has been a project lately, here's the scoop. We are working hard to meet a new Health Department-mandated "flow rate" of 114 Gallons Per Minute (GPM). It's been a puzzle. We're currently at about 90 GPM. To get closer, we've upgraded the motor, replaced the filter media, and swapped out sharp pipe turns for "sweep 90s"

# COMMITTEE REPORTS

to help the water move more freely. Unfortunately, a brand-new motor recently quit, and we are currently waiting for a warranty replacement before we can get back to testing. We know it's frustrating and appreciate your continued patience!

**Drains**—We have good news on the Tasman Drain! The electrical work is officially complete and has been signed off. With the utility side handled, we're moving into the home stretch. Keep an eye out for our landscaping crews who will be starting in the area soon to make everything beautiful again and get the pathway open soon

**New Team Member**—Next time you see a new face around the amenities, please give a warm welcome to

**Andre Ramirez.** Andre joins our maintenance staff as an experienced Pool Technician. He's local, reliable, and really knows his way around water chemistry and filter systems. We're lucky to have him on board!

**Neighbors Needed: Join the Committee!**—Do you love seeing our community look its best? We need volunteers! The Maintenance Committee is a great way to meet neighbors and have a direct hand in keeping Niguel Shores a premier place to live. If you're interested in joining us, please stop by the Association Office to fill out an application. We'd love to have your perspective.

—Geoff Dunlevie

## CLUBS

### WOMEN'S CLUB

**Up, Up and Away!**—Nancy Tinnes and Anna Kwit transported us back to the good old days of flying during our March 12 meeting. They both chose to work as flight attendants to see the world and have a bit of adventure, but stayed on for their whole careers.

Nancy was with TWA/American for 35 years and Anna was with Delta for 24. We learned of the flight attendant "weigh-in" before every flight (Oops! Anna was almost fired because her love of Bailey's Irish Cream tipped the scales.). When Nancy began with TWA, attendants had to be single, 5' 1" to 5' 4" due to low ceilings in the old planes, wear nylons and 3-inch heels, and—at certain airline—be registered nurses. Anna and Nancy told how they endured landing gear issues, smoke in the cabin, extreme turbulence, and flirtation from passengers who ran the gamut from celebrities to your average Joe. Their stories were both hilarious and heart-warming, providing an enjoyable afternoon with a festive St.

Paddy's Day theme, thanks to **Carey Smith.**

**Social Activities**—On March 24, a group gathered at Cinepolis for an afternoon movie outing featuring *Reminders of Him*, complete with popcorn and shared discussion. Coming up, be sure to reply to your Evite for **Women's Wine and Cheese Happy Hour at Gigi's Supper Club on April 30** (RSVP and payment due by April 20).

**Women's Club Home Tour—April 9** brings our highly anticipated home tour, **Inspiring Spaces: It's a Shores Thing**, under the leadership of **Barb Barrett.** Members with reservations will begin with light bites, tour six charming homes in the neighborhood, and conclude with a catered lunch. A raffle at the luncheon features 18 unique prizes including a "Golden Ticket" two-hour Duffy boat cruise with beverages and charcuterie hosted by **Marnie Olia**; a variety of themed-baskets (Italian feast, wine lovers, etc.); an afghan handmade by **Cathy Tyson** with a signed book; gift cards to local eateries; a month of infrared bed sessions; and a tourmaline necklace created by **Mary Solomon.**

**Next Month**—At our **May 8** luncheon meeting, **Melissa Muraira, Interim Director of Community Services for Dana Point,** will be the guest speaker with news of what's happening in our city. Watch for the Evite and be sure to reserve your spot.

—Karey Palmer

### *Women's Club Wine and Cheese Night*

**THURSDAY, APRIL 30 / 4:30 - 6:30 P.M.  
AT GIGI'S GARDEN**

(NEXT DOOR TO GIANA'S AT 34146 PCH)

**\$40 covers 2 glasses of wine, charcuterie and gratuities.**

\*Additional wine may be purchased at the event with cash, Venmo, or Zelle.

RSVP by April 20 by sending your \$40 payment via Venmo @JEANNINE-MCDONNELL

OR drop a check to GIGI MCDONNELL at 33721 Brigatine Drive.

(Members Only Event. Refunds will not be available.)

### MEN'S CLUB

If you missed Niguel Shores Men's Club breakfast meetings this past month, you truly missed out on some world-class storytelling right here in our own community. March brought us two powerhouse speakers who reminded us that whether you're looking for adventure on the high seas or a luxury escape, expertise is just a neighbor away.

**Announcing...**

**MEN'S CLUB ANNUAL SCHOLARSHIP  
FOR GRADUATING HIGH SCHOOL SENIORS**

Niguel Shores Men's Club will award one \$1,000 scholarship to a graduating high school senior who resides in Niguel Shores.



Applicants can attend any local high school.  
Applicants must have plans to attend a university, junior college, or trade school.

To receive an application, email Geoff Dunlevie, Men's Club President: [gdunlevie@gmail.com](mailto:gdunlevie@gmail.com)

**Completed applications are due by April 30.**

We kicked off the month on March 3 with **Donna Kalez**, the owner-operator of **Dana Wharf Sportfishing and Whale Watching**. For those of us who see those boats on the horizon every day, it was fascinating to hear from the woman who keeps it all running. Donna is a true titan in the maritime world, serving as Vice President for the Sportfishing Association of California and participating in fisheries management at state and national levels. She shared how Dana Wharf remains a premier provider for sportfishing and whale watching while staying deeply committed to conservation and local community development through her work on multiple non-profit boards.

Then, on March 17, we shifted gears to travel with **Caroline Swift**, owner of **Sweet Caroline Travel**. Based in Laguna Niguel, Caroline has over three decades of travel expertise along with a stellar reputation for her attentive care to every detail of a trip. Caroline explained how she turns big dreams into well-crafted, tailored journeys. It was clear why so many neighbors trust her with their most precious vacation time.

In addition, we enjoyed a great breakfast prepared by past club leader John Yocca and present leader John E. Chis, who had a little St. Patrick's Day surprise for everyone – a chance to sample excellent Guinness beer and give a toast to start their St. Patrick's Day rolling!

Please remember, the **2026 Men's Club \$1000 Scholarship** is open and we are accepting applicants until April 30. If you know a senior high school student headed to College or Trade School, have them contact [gdunlevie@gmail.com](mailto:gdunlevie@gmail.com)

—Geoff Dunlevie

## GARDEN CLUB

April is “all hands on deck” for Garden Club members as we prepare for our **Annual Plant Sale**—and this year we’re raising the bar once again.

**New this year**—Since the sale falls on Mother’s Day weekend, we’re opening a special **Flower Shop** on the Clubhouse patio. You’ll find beautiful flower arrangements, gift plants in all shapes and sizes, and gift cards—perfect for a last-minute Mother’s Day surprise.

**A banner year for plants**—Thanks to generous support from local nurseries, we’ll have a wide variety of healthy plants including vegetables, herbs, bedding plants, ferns, shrubs, hanging baskets, and plenty of succulents and drought-tolerant California natives. Garden Club members have also been busy propagating their favorite plants, so there will be something for every garden.

**More than plants**—We’ll also have a wonderful selection of pots, garden ornaments, trellises, vases, note cards, and other garden-related items. In particular, we’ve collected some beautiful large patio pots from residents who have moved—perfect for refreshing patios and courtyards.

**Shop early!**—Doors open promptly at 9 a.m. and the best selection goes quickly. Prices are very competitive—well below most local nurseries.

Proceeds from the plant sale help support our community and environmental efforts, including a horticulture scholarship at Saddleback College, the Penny Pines Reforestation Program, and sustainable agriculture initiatives at The Ecology Center, along with other conservation-focused nonprofits across California.

We hope to see you there!

—Judi Palladino



**Garden Club Plant Sale—  
Save the Date!**

**Saturday, May 9 | 9 a.m. – 12 p.m.**

**Clubhouse Patio**

Open to residents and guests.  
Be sure to register your guests in GoAccess early for easy access.

# AROUND THE NEIGHBORHOOD

## Women's Club Luncheon Is "Plane Awesome"



Hospitality provided by Chairs Randa and Dot.



Tasty catered lunch by Midnite Baker OC.



Clubhouse tables full of friendship.



First Class prizes!

"Plane Awesome" tales from former flight attendants Anna and Nancy.



## Garden Club's Milkweed For Monarchs



## A Sunny Day at Festival of Whales



# ST. PATRICK'S DAY PARTY

## Wearing o' the Green

Good fortune, good friends, and good cheer marked **Niguel Shores St. Patrick's Day Party**, and this year's event was bigger, livelier, and more festive than ever.

With nearly 200 residents in attendance, the clubhouse and patio became a spirited sea of green, perfectly complemented by beautiful spring weather.

Guests enjoyed an abundant spread featuring an impressive **charcuterie display** with a variety of unique bites, alongside classic **corned beef sandwiches** that were a crowd favorite. The evening offered plenty of opportunities to mingle with friends and neighbors.

The highlight of the night was a standout comedy performance by local resident and professional comedian **Frances Dilorinzo**. Known for her appearances on major networks and as a frequent headliner on cruise ships around the world, Francis brought her signature humor to the Niguel Shores stage. Her performance filled the room with laughter from start to finish, and the crowd responded with a standing ovation.

This special gathering was planned and hosted by the **NSCA Events Committee** and emceed by **HOA President Mark Russell**, who helped guide the evening with enthusiasm. St. Patrick's Day spirit was alive and well, proving that when Niguel Shores gathers, there is always a little extra magic in the air. If any Leprechauns were present among the partygoers, they certainly felt right at home.

—Joy Justus



## PICKLEBALL

**Traveling Paddles: Pickleball Beyond the Shores**

One of the wonderful things about pickleball is that the game travels as easily as we do. It turns out the Niguel Shores pickleball community doesn't just play at home—we play everywhere! Whether visiting family, exploring new cities, or enjoying a vacation getaway, many of our players have discovered that a paddle is the perfect travel companion.

We recently talked with **Tracy Gino** and **Brenda Gino** about playing pickleball while on vacation in **Punta Mita, Mexico**, and to **Heinz Hofmann** about pickleball on a cruise ship.

**PICKLEBALL IN PUNTA MITA**

**Tracy Gino** and **Brenda Gino** are longtime Dana Point and Niguel Shores residents. Tracy is married to **Mike Gino** and Brenda is married to **Todd Gino**. All enjoy playing pickleball as well as golf and other sports. Here's how Tracy and Brenda answered our questions about playing pickleball on vacation:

**How did you start playing pickleball and what do you like most about it?**

**Tracy**—I was introduced to pickleball in LaQuinta on vacation. It was suggested to take a lesson and, since Niguel Shores was soon to have courts, I thought it was a good idea. My favorite part of the game is all the amazing friends I have met while playing. It is always a friendly competition.

**Brenda**—I started playing pickleball with the Niguel Shores inaugural crowd sometime in 2019. I love how one sport can bring so many people together. Our neighbors became friends at game one. While I am super-competitive, I'm not a great competitor, and that's totally okay with pickleball—I'm still always having fun! It's fast paced and, while I love the heat of the battle, it's over quickly!

**Where have you traveled to play pickleball?** We played pickleball while vacationing in Punta Mita, Mexico, a town about 45 minutes north of Puerto Vallarta.

**How easy is it to find a game there?** The community has eight designated pickleball courts that you can reserve while vacationing there. Reservations are in increments of an hour to two hours if you have your own team/players. The alternative is drop-in play at designated times that are offered throughout the week.



*Brenda, Todd, Mike, and Tracy Gino*



*Courts at Punta Mita, Mexico*

**What makes these courts special or memorable?** The courts are individually gated and designed specifically for pickleball, making the lines easy to read. Fencing is wrapped with padding should you make a run for a hard-to-reach ball. Outside the courts are cabanas that offer complimentary ice, water and cold towels to hydrate and refresh between games. There is also a food truck outside the courts that offers smoothies, coffee and breakfast snacks in the morning and a variety of tacos in the afternoon.

**What is the level of play?** The level of play is anywhere from beginners to advanced. Professionals visit and offer clinics and lessons. Last month Connor Garnett, one of the emerging forces of professional pickleball and currently ranking between #3 to #5 in men's singles on the PPA Tour, gave lessons as well as played exhibition games.

**Did you meet any interesting players from different areas?** Players tend to come from all over the United States, Mexico and Canada. And we've unexpectedly met people from our own neighborhood in Dana Point!

**What are the Fees?** The courts are free for property owners in the community. Guests traveling with a homeowner are charged a minimal fee. Drop-in play for non-homeowners is \$10 per person. Vacationers can also play for a minimal fee.

**Best tip for our Niguel Shores players if they want to visit this location?** Within the beautiful gates of Punta Mita, reservations are a must if you want to get a court in the morning hours. The weather can be hot and humid in the afternoon.

**PICKLEBALL AT SEA AND ON SHORE**

**Heinz Hofmann** and his wife **Mary Ellen** are frequent travelers. Heinz shared some of his experiences playing pickleball at unique sea and land locations.

**How did you start playing pickleball and what do you like most about it?** I am a tennis player who started playing pickleball four years ago here in Niguel Shores. It all began at the bluff one evening when I saw a group of 30-40 people partying and sharing potluck food. After learning they were all pickleball players, I said I want to join this group! It was easy to start playing here at the Shores because even then there were over 100 players and four days a week of drop-in play. Definitely the best part about pickleball is the social connection. It is so easy to meet people who share an interest in a great game.

**Where have you traveled to play pickleball?** I now bring my paddle every time we go on vacation. One memorable trip was a **Mediterranean** cruise on Princess Cruise Line,

# SPORTS

which had two pickleball courts on the top deck. I played almost every morning while sailing to the next port.



Heinz Hofmann on Princess Cruise

**Did you meet any interesting players from different areas?** When cruising and playing pickleball you meet people from all over the world. Pickleball is now popular in many different countries. On our Mediterranean cruise we met a couple we are still good friends with and visit often. The gentleman of this couple was Wayne Gross, who played 14 years in Major League Baseball and is now retired. He still has a mean swing he uses in pickleball!

**What other cruises or vacation spots stand out to you for playing pickleball?** We just completed a cruise through the Panama Canal in January with friends, and sure enough there was a court on the top deck. Again we met at least 30 other passengers playing and had a lot of exercise and laughs together.

The vacation spot we visit most often is **Waikiki, Hawaii** to see family. There are two public courts for open court drop-in play. The Waikiki location is very convenient, right on the beach front boardwalk. Wear your board shorts or swim suit because after a few games, it is time to jump right into the water!



Heinz in Waikiki

**Do you have any suggestions for our residents that might be interested in learning more about pickleball?** My suggestion to those who have not played pickleball and want to learn is to watch a couple of hours on YouTube. Then sign up for a lesson and show up at our courts for drop-in play. You will immediately feel welcomed. And don't forget to bring your paddle and a smile. You may be meeting your next best friend!

—Susan Whittlesey

## PLAY BALL!

It's that wonderful time of year again—the **beginning of baseball season!** Every team is in a tie for first place and “hope springs eternal” for a magical season for even the worst teams.



**Spring Training**—One of my favorite parts about the beginning of baseball season is spring training. It's so much fun to see young players competing for a roster spot while the veteran superstars work to get ready for the upcoming season. And what's not to like? Small ballparks, easily available

inexpensive tickets, good seats in almost every park, and autograph seekers can get close to their favorite players. The major training stadiums are in Arizona and Florida, and I'm fortunate to have visited all of them at one time or another.



**Arizona**—Living in Scottsdale in the mid-1990s, I had some flexibility in my work schedule, so I was able to attend a lot of spring training games. The longest distance between the stadiums is, at most, an hour and a half.

There are only two long drives. One is from the Talking Stick resort



in North Scottsdale (Rockies and Diamondbacks) to Good-year (Guardians and Reds). The other is from Sloan Park in




Mesa (Cubs) to Surprise (Royals and Rangers). And, of course, my favorite team, the Dodgers, play in Glendale where they share the facility with the White Sox. In 2016, I spent the month of March in Scottsdale and attended at least one game every day. I still return to Arizona in March most years to visit my cousin and attend ball games.

**Florida**—In 2017, I made a trip to Florida that any sports lover would envy. A good friend was able to get us tickets to the Masters golf tournament and I thought, “Why not go a week early and check out Florida spring training?” So, I flew to Tampa, attended the Yankees game, then rented a car and drove to the other Florida spring training sites including Dunedin (Blue Jays), Sarasota (Orioles), Clearwater (Phillies), Bradenton (Pirates), Port St. Lucie (Mets), Fort Myers (Twins and Red Sox), Port Charlotte (Rays), Jupiter (Cardinals and Marlins), West Palm Beach (Astros and Nationals), Lakeland (Tigers), and Lake Buena Vista—now North Port—(Braves). The trip finished with a visit to the World Golf Hall of Fame in St. Augustine and then to Augusta for the Masters.



I love baseball, and spring training is a special part that is so much fun! I can't wait until next March to head back to Arizona again.

—Rick Palmer

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday Sunday
Good Wishes to Those Celebrating Easter and Passover This Month.  		1 9:00 H2O Aerobics (No Instructor) 10:30 Bridge	2 10:00 Women's Club Board Meeting	3 9:00 H2O Aerobics (No Instructor) 10:30 Communication Committee	4
					5
6 9:00 Architecture 9:00 H2O Aerobics (No Instructor)	7 8:00 Men's Club	8 9:00 H2O Aerobics (No Instructor) 10:30 Bridge 6:00 NSCA General Session Board Meeting	9 8:00 a.m. to 2:00 p.m. WOMEN'S CLUB HOME TOUR  <i>Tennis &amp; Pickleball Courts Closed for Cleaning from 12pm to 3pm</i>	10 9:00 H2O Aerobics (No Instructor)	11
					12
13 9:00 H2O Aerobics (No Instructor) 11:00 Garden Club  AC DEADLINE - 12:00	14 9:00 Landscape Committee 12:00 Events Committee 1:00 Historical Committee	15 9:00 H2O Aerobics (No Instructor) 10:30 Bridge	16 9:00 Maintenance Committee	17 9:00 H2O Aerobics (No Instructor)	18
					19
20 9:00 Architecture Committee 9:00 H2O Aerobics (No Instructor) 12:00 View Committee	21 8:00 Men's Club  3:00 to 5:00 p.m. LEGACY TEA FOR LONGTIME RESIDENTS	22 9:00 H2O Aerobics (No Instructor) 10:30 Bridge 6:00 MEET THE CANDIDATES NIGHT	23 1:00 Page Turners  <i>Tennis &amp; Pickleball Courts Closed for Cleaning from 12pm to 3pm</i>	24 9:00 H2O Aerobics (No Instructor)	25
					26
27 9:00 H2O Aerobics (No Instructor) 1:00 Page Turners 4:00 Finance Committee AC DEADLINE - 12:00	28	29 9:00 H2O Aerobics (No Instructor) 10:30 Bridge  STREET SWEEPING	30		

## MARK YOUR CALENDAR AND SAVE THE DATE

**Legacy Tea for Longtime Residents**—Tuesday, April 21 from 3 to 5 p.m.

**NOTE:** The last approved NSCA GENERAL SESSION MINUTES are posted on the Bulletin Board across from the NSCA Office entrance and on the Niguel Shores 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.

**REMINDER:** THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD IN THE CLUBHOUSE ON THE **2nd WEDNESDAY, APRIL 8, 2026, BEGINNING AT 6:00 P.M.**

**COMMUNITY DIRECTORY**—See Niguel Shores Website at [niguelshores.org](http://niguelshores.org).

# ACTIVITIES

## BRIDGE

April starts on the 90th day of 2026. Passover begins April 1, Easter Sunday is April 5, and Ramadan has recently ended. While there are other interesting dates in April, like Earth Day and World Health Day, this is also a good time to think about learning the game of Bridge. If you are interested, you can take lessons at the **South Orange County Bridge Center** in San Juan Capistrano (31461 Rancho Viejo Road, SJC, CA 92675). Their number is (949) 248-1268 for more information. Bridge is a great game for all ages, one that you can play into your nineties or older. Come join us.

### Our recent winners:

2/18: Bill Imbriale, just back from an extended vacation, showed us he had not forgotten how Bridge is played and came in first; Judy Pellerin followed closely in second place and Karen Murphy was third.

2/25: Bill Imbriale surprised us again and held on to first place; Bob Ruben was a stanch second; Byron Nelson was third.

3/4: Bill Imbriale surprised himself by winning for a third time in a row; Jim Pinola was close on his heels for a strong second; Muriel Kraszewski followed closely for third.

3/11: Bob French was tickled pink to come in first; Bob Ruben was a very close second for the second time this month; Muriel Kraszewski held on for third for the second time in a row.

If you are interested in playing, please give a call to **Bob or Betty French** at (949) 312-2556 or visit us on Wednesdays after 2:00 p.m. in the clubhouse.

—Mike Oliva

## PAGE TURNERS

### Book of the Month

Page Turners are reading Sebastian Barry’s novel *Old God’s Time* this month. Sebastian Barry (one of my favorite authors) is an Irish novelist, playwright and poet. He was

named Laureate for Irish fiction 2018-2021. His many awards include being twice short-listed and twice long-listed for the Man Booker Prize and being the only author to have twice won the Costa Book of the Year Award. On reading some reviews of this book I find the following sentence gives a good summation:



“A murder investigation leads a retired policeman to confront his past in a stately, often dreamlike novel about the impact of trauma on memory.”

Further, as we all consider how well our memory of events is still accurate, this book offers something to consider:

“Ultimately, *Old God’s Time* is an at times woozy rendering of unstable memories and the difficulty in telling your story as it disappears ‘into old God’s time,’ as well as a tribute to enduring love and its ability to light up the dark.”

### Membership

We welcome new members and invite you to contact one of our coordinators for more information—**Lisa Buchner** at [lisabuchner47@gmail.com](mailto:lisabuchner47@gmail.com), **Steve and Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net) or myself at [fozimec@cox.net](mailto:fozimec@cox.net). We meet on the fourth Monday and the fourth Thursday afternoons of the month.

—Frances Ozimec



## FRIENDS OF DP LIBRARY

**The Friends Bookstore at Dana Point Library** invites you to stop in and see their unique selection of books and other items for sale at bargain prices. Proceeds from the bookstore support many programs and events at the library, so your purchase contributes to the Dana Point community in a meaningful way.

—Friends of the DP Library

## DANA POINT THIS MONTH



**FARMERS MARKET AND CRAFT VENDORS**  
Saturdays,  
April 4, 11, 18, 25  
9 a.m. to 1 p.m.  
La Plaza Park



**EASTER BUNNY AND EGG HUNTS**  
Saturday, April 4  
Pines Park and Sea Canyon Park  
Easter Bunny visits from 9 to 10 a.m. and egg hunts start at 10 a.m. Bring an empty basket for the egg hunt. Pancake breakfast available from 8 to 11 a.m. benefiting Monarch Beach Sunrise Rotary charities.

**MONARCH BUTTERFLY HABITAT WORKDAY**  
Saturday, April 11 from 9 a.m. to 12 noon.  
Crescent Park  
Build pollinator habitats and learn to create and maintain your own at home. Water, tools, and snacks provided. Register at DP Recreation (949) 248-3530.

## Wellness – Meditation

I could feel my anxiety rising and emotions stirring as I checked the day's headlines on my laptop. It was time to sign off and move on for the day. If I didn't, my sympathetic nervous system would ratchet up my stress with elevated cortisol levels. You know, the stuff that sends us into unnecessary "fight or flight"—the same hormone that regulates metabolism, blood sugar levels, and immune response.

In fact, our body reacts to stress today the same way it did when a large member of the cat family chased us 10,000 years ago. Except now, even though there's no big cat hunting us down, we react to stress as if there was! Between the news of the world, our technology-driven lives, workplace issues, family needs, and more obligations than we can manage, our nervous systems are being run ragged. As our over-committed lives do nothing but accelerate, we just keep getting more



worn out, frazzled, and ultimately sick. Something must change, but what?

I would like to suggest that beyond the best practices of guarding your time and establishing boundaries for all these myriad threats to our general well-being, we consider the benefits of incorporating **meditation** into our daily lives. Many of you probably already do, and if so, good for you! It's a step toward better overall health.

I struggle with over-commitment, and meditation has helped me slow down and be more deliberate and intentional about the choices I make. To help you get started, here are some ideas and supporting information about meditation: <https://www.nytimes.com/wirecutter/reviews/best-meditation-apps/>

Let's support each other with patience, grace, and love to enjoy this short life to its fullest. One way to do this is to avoid the trap of self-induced stress and consider using meditation as a tool to discover self-awareness and improved health in this journey called life.

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

### Top Dog Construction Corp.



**Dave Bunevith**  
President

949-295-1064  
dave@topdogconstructioncorp.com  
www.topdogconstructioncorp.com

New Construction  
Remodel  
Room Additions

*We care for you like family.*

When you and your loved ones need **the best in-home care**, trust your family to ours: **Canaan Home Care**. Serving Los Angeles, Orange, San Diego, and Riverside Counties.

• Personal Care • Homemaking • Companionship



**Canaan Home Care**

949-234-0085 x1

[www.canaanhomecare.com](http://www.canaanhomecare.com)

DSS # 304700031 & 304700014

License Number 898367



Roofing, Siding, Decking Waterproofing & Skylights

**Marc Anenberg, Owner**  
marc@pacificroofingsystems.com

P.O. Box 454  
Dana Point, CA 92629  
p 949.495.4200  
m 818-421-7753



*Lantern Bay*

**CARPETS & DRAPES**

Since 1984

27128 Paseo Espada, Ste. 1501 San Juan Capistrano, CA 92675  
lanternbaycarpets.com

CARPET WOOD FLOORING VINYL  
AREA RUGS DRAPERIES  
CA Lic. 787662

GENE DeCOLLIBUS  
gene@Lanternbaycarpets.com

Business (949) 240-1545  
Fax (949) 240-1167

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

## NEIGHBORHOOD ADS

**Summer Rental.** Fantastic 3 bedroom, 3 bath, single level townhouse with unobstructed, panoramic ocean views. 3rd bedroom/bonus room has a Queen sofa sleeper. (949) 466-1660.

**STAIR LIFT by HARMAR.** Only 4 months old! Pristine condition. Downsizing and moving-no longer needed. Excellent opportunity to purchase from a trusted Niguel Shores long-standing resident. Call (949) 232-5949.

*Ads for the Seashore News must be submitted by the 15th of the month. Include a check payable to NSCA, \$5 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability for quality of goods advertised.*

**NIGUEL SHUTTLE**  
**Non-Stop Transportation Service**  
**Guaranteed lowest prices**  
**(Prices for one or two Passengers)**  
**J.W. \$90 • L.A.X. \$185 • San Diego \$185**  
**Phone # (714) 747-4114**  
**T.C.P # 9354 - P**

**Serving Niguel Shores Since 1996**



**GENERAL CONTRACTING**  
 LIC. #B512687

P.O. Box 38  
 San Clemente, CA 92674

Bruce Young  
 (949) 492-1409

**Adorable Dog Training**  
**Loving, Customized, Private Training!**

**\*\*Puppies, Adults & Senior Dogs\*\***  
**Leash Aggression, Anxiety, Potty Training,**  
**Barking, Jumping, Socializing, Car, etc.**  
**All Behavioral Issues & Commands!**

Call Today For  
**A FREE**  
**Consultation**



**Janet Park, Dog Trainer**  
**Ph: (949) 232-7479**  
**12+ Years, Insured & Bonded**

Featuring the  
**DENAGO**


Starting at \$9,995.00

4 Forward Facing Seats, Lithium  
 48V Battery, CarPlay & Sound Bar

@southcountycarts  
 949-735-2969  
 www.southcountycarts.com  
 34090 Pacific Coast Highway  
 Dana Point, CA 92629




**MICHAEL H. MASILOTTI**



**ARCHITECTS**

9 4 9    4 9 7    3 5 2 0



**SHAWN BOVEE**

Family Owned & Operated  
 Bonded . Liability Insurance  
 Workman's Comp

All Types of Roofing:  
 Residential • Commercial  
 Repairs  
 Flat Roof Specialist

OFFICE: 949.661.8985  
 CELL: 949.795.0254  
 Boveeroofing@gmail.com  
 LICENSE C39 553968



**NIGUEL SHORES RESIDENT**

**Complete Hardscape  
 and Landscape**

**(949) 303-9579**  
**castawayslandscaping@yahoo.com**

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



**SOLD**

**Montego Bay, Niguel Shores**

Representing Buyers | \$4,200,000



**SOLD OFF MARKET**

**Danzig Bay, Niguel Shores**

Representing Sellers | \$2,350,000



**STEVE CELOTTO**

**NIGUEL SHORES RESIDENT & SPECIALIST**

(949) 292-4051

Steve@SteveCelotto.com

DRE# 00628584



**COLDWELL BANKER REALTY**



*Direct access to properties exclusively in Niguel Shores.*

**NiguelShoresLiving.com**

Affiliated real estate agents are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo 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. DRE# 00628584



**BEACON CARPET CLEANING INC.**

**949-496-6079**

**FAX 949-367-0633**

**www.beaconcarpetcleaning.com**

Ken Rogers

Linda Rogers

An IICRC Certified Firm • Better Business Bureau  
ASCR Member • Licensed - Bonded - Insured  
Charter Members Host® Professional Cleaners Association

- Truck-mount steam and Host® dry extraction carpet cleaning systems
- Area Rug Cleaning
- Tile and Grout Cleaning and Sealing
- Upholstery Cleaning
- Water Damage and Restoration
- [www.beaconcarpetcleaning.com](http://www.beaconcarpetcleaning.com)



**Bringing peace of mind to our community since 1972**

REPAIRS & INSTALLS | FAMILY-OWNED | FRIENDLY TECHNICIANS



License #916334

**949-495-0835**

**Visit your neighborhood design center!**

26941 Cabot Rd #122,  
Laguna Hills

[entrysystems.com](http://entrysystems.com)



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

# SPRING IN FULL SWING!

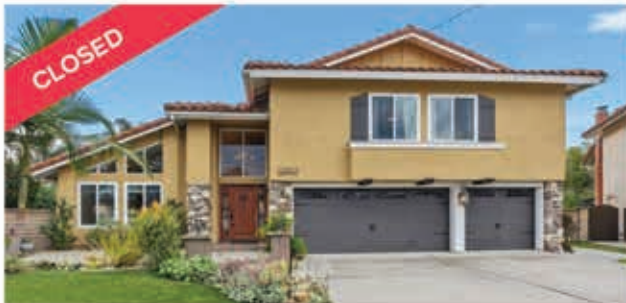
Start growing your wealth with real estate transactions that really dig deep into the market's potential.



**23962 Cormorant, Laguna Niguel | \$2,399,000**  
4 bd, 3 ba | Approx. 3,283 sq ft



**29141 Bobolink, Laguna Niguel | \$2,545,000**  
5 bd, 3 ba | Approx. 3,336 sq ft



**23962 Eider Ct, Laguna Niguel | \$2,438,888**  
4 bd, 3 ba | Approx. 3,212 sq ft



**6 Via Hacienda, RSM | \$1,345,000**  
4 bd, 3 ba | Approx. 2,459 sq ft



Time for a  
**SPRING  
REFRESH!**

Win a **\$100 GIFT CARD**  
to plant depot



**Cora Berkery, REALTOR®**

ABR, BS/BM, e-PRO, FSR, GREEN, GRI  
NIGUEL SHORES NEIGHBOR & PREFERRED REALTOR®

**2025 TOP 2%  
AGENTS NATIONWIDE**

**949.285.1984**  
Cora@CoraBerkery.com  
www.CoraBerkery.com  
CaIRE#01415774



NIGUEL SHORES  
MARKET DATA



Affiliated real estate agents are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo 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. CaIRE# 01415774

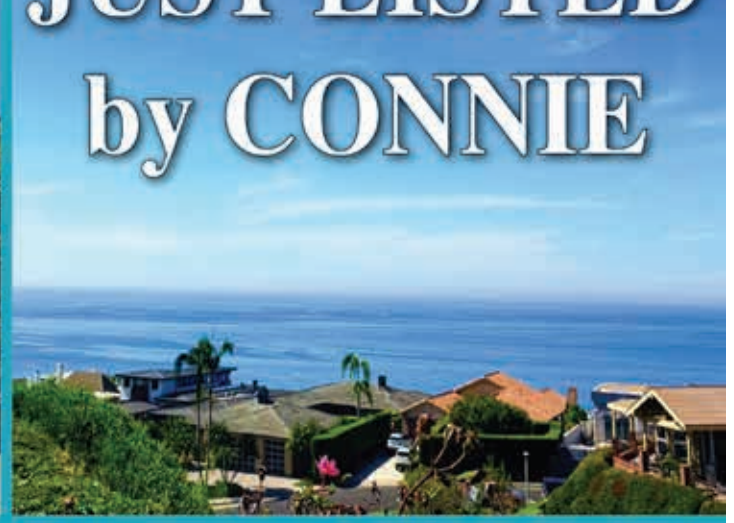
NSCA is not responsible for any work done nor are we recommending any of the advertised companies

# BEACH CURRENTS

BY CONNIE MCKIBBAN

COMING SOON...

JUST LISTED  
by CONNIE



**23711 BRISBANE BAY ~ PANORAMIC OCEAN VIEW**

**BEACHSIDE GARDEN HOME ~ 2842 SQUARE FEET ~ 7020 SQUARE FOOT LOT**

## ★ 2026 REAL ESTATE MARKET REPORT ★

- |   |   |  |
|---|---|--|
| <b>3</b> HOMES CURRENTLY FOR SALE<br>PRICED FROM \$2,350,000 - \$12,500,000 | <b>2</b> HOMES IN ESCROW<br>PRICED FROM \$3,499,499 - \$4,599,000 | <b>1</b> HOME SOLD AND CLOSED<br>PRICED AT \$4,350,000 |
|---|---|--|

★ (PER MULTIPLE LISTING SERVICE AS OF 3/20/2026) ★

## CONNIE MCKIBBAN AND TEAM

~ Specializing in Niguel Shores ~ The "Best Kept" Secret Along the Coast!

**949.280.3078**



**JOHN YOCCA**  
DRE# 02080125



**CONNIE MCKIBBAN**  
DRE# 00461898



**MIKE GERARD**  
DRE# 01034441

**BERKSHIRE  
HATHAWAY  
HOME SERVICES  
CALIFORNIA  
PROPERTIES**  
DRE #00001878

[WWW.SELLINGHOMESALONGTHECOAST.COM](http://WWW.SELLINGHOMESALONGTHECOAST.COM) ~ [CONNIEMCKIBBAN@BHHSCAL.COM](mailto:CONNIEMCKIBBAN@BHHSCAL.COM)

The #1 Agent in Sales in Dana Point / Monarch Beach for Berkshire Hathaway HomeServices California Properties.  
Top 1% in Sales for Berkshire Hathaway HomeServices California Properties.

©2026 Berkshire Hathaway HomeServices California Properties (BHHSCP) is a member of the franchise system of BHH Affiliates LLC. BHH and the BHH symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. If your property is currently listed, this is not intended as a solicitation of that listing. Designed/Printed By One Step Services 1-888-587-5301. © Copyright, all rights reserved.

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