

# Seashore News



June 2026 Published Monthly by Niguel Shores Community Association Issue 630



## Meet Our 2026 Graduates!

See Pages 9-11



## Meet Your New Board Members

Congratulations to newly elected Board members (left to right) Jay Sowell, Marietta Hannigan, Steve Stewart.



## GET READY FOR NIGUEL SHORES 4<sup>TH</sup> OF JULY CELEBRATION

### What about those banners!

You probably noticed the patriotic banners throughout the community. Now watch for festive red, white, and blue bunting that will soon be decking the Shores too! As the song says, "It's beginning to look a lot like ... 4th of July."

### Niguel Shores Needs YOU!

With 4<sup>th</sup> of July just around the corner, we need resident volunteers to make this year's event especially fun and memorable. There are many opportunities for you to help with parade coordination, hot dog lunch, games in the park, or the beach bluff barbeque. Whether you can help for an hour or for the entire event, your support and involvement make a tremendous difference.

### Become a Sponsor

Many residents have not only signed up to help but also have become **Sponsors** making a \$100 donation to support our community celebration. To learn more about becoming a **Resident Sponsor**, please pick up a sponsorship form in the office or email our committee at [niguelshoresjuly4thcommittee@yahoo.com](mailto:niguelshoresjuly4thcommittee@yahoo.com).

### Take Part in a Treasured Tradition

The 4th of July celebration has long been a highlight of our community and it only happens because neighbors come together to both serve and celebrate. Find out how you can help by signing up in the office or emailing us at [niguelshoresjuly4thcommittee@yahoo.com](mailto:niguelshoresjuly4thcommittee@yahoo.com). Niguel Shores needs YOU!

See Page 3 for more details.

**Annual Niguel Shores Flag-Raising**

- Flag raising accompanied by a highly decorated Veteran
- Performance of America the Beautiful & Star-Spangled Banner

**Independence Day Parade**

- Orange County Fire Department
- Yankee Poodle Pet Parade
- Uncle Sam's All-Wheel Revue: Bike, Trike, Scooter, Board or Wagon
- Golf Cart Contest & Cavalcade of Shores' Carts

**Shores' Games: Competition at its finest!**

- Pool Fun & Free Pool Toys
- Saek Races for All Ages
- Egg Kelayes
- Hoops Contest on Sport Court
- 1<sup>st</sup> Annual Scavenger Hunt

**HOT POB LUNCH IS BACK!**

For more information and to donate or volunteer: See information in the Office or email at [niguelshoresjuly4thcommittee@yahoo.com](mailto:niguelshoresjuly4thcommittee@yahoo.com)

**Niguel Shores Men's Club Annual Pancake Breakfast**

Start your day with a Niguel Shores tradition!

**Saturday, July 4<sup>th</sup> - 8 to 10:15 am**

\$8 per person in advance / \$10 at the door

**Advance Tickets & Reservation Times:**  
[pancakes.niguelshoresmensclub.org](http://pancakes.niguelshoresmensclub.org)  
 Questions: Reach out to Tim Williams at [twoceandiver@gmail.com](mailto:twoceandiver@gmail.com)

Proceeds support the Niguel Shores Men's Club Scholarship awarded to a graduating high school student. Enjoy breakfast and contribute to a young person's future success.  
*Get your tickets now!*

**WOMEN'S CLUB BAKE SALE & CAKE WALK**

Join the Fun on 4th of July!

**Bake Sale**  
 8:30 - 11:00 on the Clubhouse Patio

Contribute by baking some of your "award winning" cakes, pies and cookies. Donated goodies will be accepted on Thursday, July 3 from 2 p.m. to 5 p.m. on patio behind the office.

**Cake Walk**  
 After Parade 12 - 1:30 p.m. on the Sport Court

Bring the family, relive your youth, win a cake, and enjoy some old-fashioned Americana at the court!

For more information and to donate or volunteer:  
 Send an email to Marietta Hannigan at [mariettabhannigan@yahoo.com](mailto:mariettabhannigan@yahoo.com) and Patti Staudenbaur at [stauden21@cox.net](mailto:stauden21@cox.net)

# Hello Summer

DANA POINT SUMMER EVENTS



## DANA POINT SUMMER CONCERTS – SUNDAYS AT SEA TERRACE PARK

- |                  |  |
|------------------|--|
| <b>JULY 12TH</b> | 2:30 - 4:00 – Cassie B<br>4:30 - 6:00 – Yatchy by Nature           |
| <b>JULY 19TH</b> | 2:30 - 4:00 – Sega Genocide<br>4:30 - 6:00 – Decades               |
| <b>JULY 26TH</b> | 2:30 - 4:00 – Flock of 80s<br>4:30 - 6:00 – Flashback Heart Attack |
| <b>AUG 2ND</b>   | 2:30 - 4:00 – 90s Rock Show<br>4:30 - 6:00 – Reflexx               |
| <b>AUG 9TH</b>   | 2:30 - 4:00 – Tunnel Vision<br>4:30 - 6:00 – Common Sense          |
| <b>AUG 16TH</b>  | 2:30 - 4:00 – Emo Kids<br>4:30 - 6:00 – Tijuana Dogs               |



## LOCAL OC SUMMER CONCERTS – THURSDAYS AT SALT CREEK BEACH

- |                 |   |
|-----------------|---|
| <b>AUG 27TH</b> | 6:00-8:00 – Dream like Taylor (Celebration of Taylor Swift) |
| <b>SEPT 3RD</b> | 6:00-8:00 – Family Style                                    |



## MOVIES IN THE PARK – FRIDAYS AT A NEW PARK EACH WEEK

*\*\*Vendors begin at 6:30pm and movie starts at 8:00pm\**

- |                  |   |
|------------------|---|
| <b>JUNE 5TH</b>  | <b>GOAT</b><br>- Dana Crest Park – 24451 Josiah Drive     |
| <b>JUNE 12TH</b> | <b>Elio</b><br>- Sunset Park – 34345 Calle Naranja        |
| <b>JUNE 19TH</b> | <b>Cars</b><br>- Del Obispo Park – 34052 Del Obispo       |
| <b>JUNE 26TH</b> | <b>Zootopia 2</b><br>- Sea Terrace Park – PCH & Niguel Rd |

## Enter to Win

Text "BACKPACK" with your name and address to:

**949-444-1674**

by July 10th

Enter to win a custom cooler bag with picnic fixins' perfect for a concert afternoon.

*Good Luck!*



**KATHY SAMUEL**

📞 949-444-1674  
🌐 [kathysamuel.com](http://kathysamuel.com)  
🏠 DRE# 00832012



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

# GENERAL MANAGER'S REPORT

## New Board Members

Congratulations to **Marietta Hannigan**, **Steve Stewart**, and **Jesse (Jay) Sowell** on their election to the NSCA Board of Directors. There is still one open position that will be filled by the Board at their meeting this month.

## 2025 Annual Audit

Update on the Association's 2025 annual audit: Ultimately, due to the increased complexity of this past fiscal year, the completion of the audit has been delayed beyond our typical timeline.

The year 2025 introduced a few financial and operational complexities that have required additional time and careful attention to ensure the audit is conducted thoroughly and accurately. The delay reflects our commitment to doing this right—not a matter of unresolved issues within the Association's finances.

We are working in close collaboration with our independent auditor, providing all requested documentation and support as promptly as possible. Our shared goal is to deliver a complete and accurate audit report that homeowners can rely upon.

We anticipate the draft audit to be completed for the Board to review at the June 10 Board meeting.

Thank you for your patience and continued trust.

—John Muller

## MEET OUR NEW OFFICE STAFF MEMBER

Hi! My name is **Kaitlyn Colecom**, and I currently work part-time as the **Member Services Representative**. I have a background in customer service, property management, and hospitality. I grew up in Aliso Viejo and enjoy surfing, hiking, and traveling. As a mother to my one-year-old daughter, I'm motivated to grow personally and professionally. I'm so excited to be here!



## ANNUAL NSCA BOARD ELECTION RESULTS

Quorum was obtained, and the annual election of the NSCA Board was held on May 19. Below are the results.

NAME	VOTES
Marietta Hannigan .....	434
Steve Stewart .....	421
Jesse (Jay) Sowell .....	381
Craig Bushnell .....	112
Daniel Burgner .....	109
Brian Porter .....	100
Bob Berkery .....	100



**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 2<sup>ND</sup> WEDNESDAY, JUNE 10, 2026, BEGINNING AT 6:00 P.M.

## GET READY FOR 4TH OF JULY ~ DONATE • VOLUNTEER TO HELP • BECOME A SPONSOR • JOIN THE FUN

**Men's Club Pancake Breakfast:** Purchase advance tickets and reserve your breakfast time (\$8 per person).  
Go to [Pancakes.NiguelShoresMensClub.org](http://Pancakes.NiguelShoresMensClub.org).

**Women's Club Bake Sale and Cake Walk:** Sign up in the office to donate baked goods. Volunteer to help on the 4th.  
Contact [mariettaannigan@yahoo.com](mailto:mariettaannigan@yahoo.com) or [umass21@cox.net](mailto:umass21@cox.net).

**Hot Dog Lunch, Games for All Ages:** See information in the office or email  
[NiguelShoresJuly4thCommittee@yahoo.com](mailto:NiguelShoresJuly4thCommittee@yahoo.com).

**Become a Sponsor:** Contact [NiguelShoresJuly4thCommittee@yahoo.com](mailto:NiguelShoresJuly4thCommittee@yahoo.com).

**Reach Out with Questions to 4th of July Committee Members John Chis, Marietta Hannigan, Patti Staudenbaur, Tim Williams:** Send an email to [NiguelShoresJuly4thCommittee@yahoo.com](mailto:NiguelShoresJuly4thCommittee@yahoo.com).

# COMMITTEE REPORTS

## ARCHITECTURE COMMITTEE

Niguel Shores is in the midst of a construction boom. Take a look around and you'll see most every street has story poles or a porta-potty on display. If you are in the middle of a renovation, here are a few things to keep in mind and to share with your contractor.

### Construction Protocols

- Please note that while certain interior improvements may not require prior approval from the Association, all construction-related activities remain subject to the Association's construction rules, regulations, and permitted working hours. Residents and contractors should also be aware that the Association's approved construction hours differ from those established by the City of Dana Point, and compliance with the Association's schedule is required at all times while working within the community.
- To help preserve the appearance, safety, and residential character of Niguel Shores, contractors are not permitted to store vehicles, trailers, equipment, or construction materials within the community outside of authorized working hours. All construction vehicles, trailers, and related equipment must leave the community no later than 5:00 p.m. on approved construction days unless otherwise specifically authorized by the Association.
- Owners are responsible for the conduct and compliance of all contractors, subcontractors, vendors, and service providers performing work at their property. This includes ensuring adherence to community rules regarding cleanliness, debris and trash removal, noise levels, parking, and general job site management. Contractors are expected to maintain work areas in a neat and orderly condition and to minimize disruption to neighboring residents whenever possible.
- Please be advised that any complaints, violations, fines, or enforcement actions related to contractor activity will be directed to the property owner, as the Association's governing authority and enforcement procedures apply to the owner of record rather than individual contractors.

Let's be respectful of our neighbors while we upgrade our property.

—Mike Stively

## COMMUNICATION COMMITTEE

**NSCA Website**—The NSCA website at *niguelshores.org* is a great resource. Check the site regularly for community updates, Association documents, Board actions, homeowner forms, committee and club news, photo galleries,

staff contacts, gate login, and back issues of *Seashore News*.

The Communication Committee meets from 10:30 to 11:30 on the first Friday of each month to discuss articles for *Seashore News*, plan the next month's newsletter, and update the website. If you are interested in reporting community events, offering new ideas, editing and proofreading, or helping with newsletter distribution, we invite you to join our team! Committee applications are available in the office.

—Sandy Homicz

## HISTORICAL COMMITTEE

### Future Plans

The NS Historical Committee met in May to discuss creating a Niguel Shores History Club where residents interested in our community's history can gather socially, enjoy speakers, share their stories, take field trips, or participate in preserving and maintaining Niguel Shores unique identity for current and future residents. Watch for more information to come.

### Certificate of Recognition

The County of Orange, through the office of Supervisor Katrina Foley, has commended the NS Historical Committee for its actions in preserving the history of Niguel Shores.



### Longtime Owners and Residents Honored

Thanks to a generous donation from **Harvest Landscaping** and the efforts of our committee members and volunteers, over 100 Niguel Shores longtime owners and residents were honored at a **Legacy Tea** in April. Of those in attendance, **Carole Daly**, who purchased in 1971, won the "Longest Longtimer" prize of a bottle of fine champagne. The following owners of 50 years or more attending the Tea received the memorial booklet "Niguel Shores 1970-2026" compiled by **Mary Crowl**:

- Barrett, Borsack, Gillespie, Gravely, Schwartzbaugh, Yocca (1972)
- Mullen/Cook, McGrath, Freyling/Morris, O'Keefe (1973)
- Hanna, Ozimec, Paslaqua/Trotter (1974)
- Brame, Buchner (1975)
- Kuhn, Leonard, Matarazzo, Pearson, Riffe, Theisen (1976)

### Archives and Displays

We are planning to display items from Niguel Shores history so current and future residents can view the long history and growth of our community from its earliest

# COMMITTEE REPORTS

years. If you have something to share, please contact [NSHistoricalCommittee@hotmail.com](mailto:NSHistoricalCommittee@hotmail.com).

—NS Historical Committee

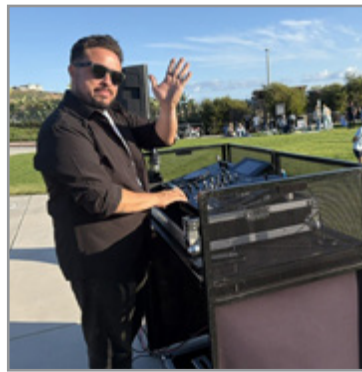
## EVENTS COMMITTEE

Summer has officially arrived at Niguel Shores, and the Events Committee is excited for another season of community gatherings at the Bluff! We would also like to welcome new committee members **Kris Perry** and **Laurel Yocca**. We are grateful for their willingness to volunteer and help make our neighborhood events so special.

Mark your calendars for **Saturday, June 6, from 6:00 to 8:00 p.m.** It's our popular **In-N-Out Night** at the Bluff. Tickets are going quickly and must be purchased in advance through the office no later than noon on June 5. Please note that no tickets will be sold onsite. For \$15, you will receive a hamburger, cheeseburger, or grilled cheese meal complete with chips and a soda or water. A DJ will provide music as neighbors and their guests gather to socialize, enjoy the sunset, and kick off summer together in a festive atmosphere.

Then join us on **Thursday, June 18, from 5:30 to 7:30 p.m.** for our **Third Thursday** live music evening

## Events Committee Taco Night at the Bluff



## COMMITTEE REPORTS

featuring guitarist and singer **Phil Vandermost** at the Bluff. We'll provide the beautiful oceanfront ambience—complete with sunset views, coastal breezes, and live music—while you bring your friends, family, favorite food, and beverages for a relaxing summer evening by the sea.

—Joy Justus

### MAINTENANCE COMMITTEE

To me, summer has always been evocative of the music we remember from our younger years. Whether it was Jan & Dean's "Surf City," not surprisingly written by Brian Wilson, or "Dancing Days" by the great Led Zeppelin with the classic line, "Dancing days are here again as the summer evenings grow," everyone's favorite season in Niguel Shores seems to be summer. It is our time for BBQ's and music at the Bluff and pool parties in the community center. It takes a lot of work to have our community in shape to host all these events we all look forward to. This month the Maintenance Committee would like to highlight the team that keeps it all going.

**Bob Everson**, our Facilities Manager, oversees the Maintenance Staff and all the development subcontractors.

His Maintenance Lead is **Tom Shimkus**, who works closely with Bob to oversee the maintenance, repair, and construction of all Association assets, including gates, utilities, and common area amenities. Tom is often the "On-Call" emergency contact afterhours. He is typically on site from 7:30 a.m. to 4 p.m. Our two other Maintenance Staff members, **Ray Russomano** and **Marcos Rojas**, are responsible for general upkeep and repair of all community amenities, routine cleaning and upkeep of the pool and spa, prepping the clubhouse for events while working closely with residents and staff. People may not realize the effort they put in during the early morning hours to make sure things are running right for the day. Ray is typically on site from 3:30 a.m. to noon, and Marcus from 5:30 a.m. until 2 p.m. We definitely appreciate them for working those early morning schedules!

Collectively the team completes between 600 and 700 projects monthly in addition to their normally scheduled duties. Be sure to thank the Maintenance Staff team members when you see them and think of them the next time you are enjoying a burger at the Bluff, a dip in the pool, or using one of our wonderful amenities!

—Geoff Dunlevie

## Wellness – Artichokes

By their looks alone, artichokes can be a bit off-putting with those tough leaves and stickers. If you'd never seen one before, you certainly wouldn't drop it in your shopping cart as the star vegetable for your dinner, would you? Of course not. What were you supposed to do with it?

Growing up as I did in the 1950s and 60s in southern California, artichokes were considered unusual, especially to the mid-western neighbors where we lived in beautiful downtown Burbank, one of the smoggiest places around (cough). Nevertheless, every spring we would venture out through the ozone laden air, gasping all the way to our local market in pursuit of fresh artichokes. Like all produce back then, they were only available while in season, and for artichokes that meant springtime.



As it turns out, my mom knew how to cook these unique green globes in her Revere Ware pressure cooker, and my brother and I loved them. Even my

Massachusetts dad enjoyed the challenge of dissecting the peculiar vegetable. We dipped the leaves in a little mayonnaise as we ate our way deep into the delicious artichoke heart. Yum! It's still a delightful treat that we enjoy today.

Artichokes originated from north Africa and were domesticated from the thistle plant. The Greeks and the Romans used artichokes long before they became popular in Europe during the Renaissance. Like the ancients, we can still reap the health benefits artichokes offer, starting with being high in fiber and low in calories (but beware the mayo or butter for dipping!). They also provide us with several needed minerals, vitamins, and they improve the flora in our intestinal tract.

You can take a drive up to Castroville (known as the Artichoke Capital of the World) and buy fresh-from-the-field artichokes to take home—or you can pick them up at your supermarket. Either way, find that pressure cooker, or whatever, and add a little healthy Mediterranean ambience to your next meal! Bene Sapiat!

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

# CLUBS

## WOMEN'S CLUB

### Lots to Do in Dana Point

On May 14, the club welcomed guest speaker **Melissa Muraira**, Interim Director of Community Services for the City of Dana Point. Melissa gave members an inside look at the many exciting events and activities that spark joy for residents throughout our beautiful coastal city. Beach balls bounced around the room as she highlighted what makes Dana Point special: 30 parks, 82 acres of developed land, 11 miles of scenic trails, 7 miles of shoreline, as well as recently approved pickleball courts next to the Dana Point Community Center. She provided *Lookout* magazines and community calendars with activities and classes hosted by the City for people of all ages, and encouraged residents to download the Dana Point Connect app to access the events calendar, trolley tracker, and other city resources. Melissa said there is something for everyone this summer from Movies and Concerts in the Park to the ever-popular Shakespeare Festival, so peruse the calendar and magazine, invite your neighbors, and enjoy all the fun Dana Point has to offer!



Women's Club incoming Board Officers (left to right) Catherine Bitran, VP Membership; Patti Staudenbaur, VP Communication; Joy Justus, President; Toni Ann Mitsch, VP Programs.

### Bake Sale and Cakewalk

Once again this year, **Marietta Hannigan** and **Patti Staudenbaur** are leading the **Women's Club Fourth of July Bake Sale and Cakewalk**. Residents who enjoy baking are encouraged to donate baked goods for the event. Please stop by the office to sign up on the baked goods donation sheet. Thank you for helping make this holiday tradition extra sweet!

### June Meeting—Fun for All

**Kickoff to Summer Camp** will take place on **June 11** from **Noon to 2:00 p.m.** at the **Shores Sports Park**. Led by **Anna Kwit**, the afternoon will feature music, games, trivia, raffles, rock painting, and more as attendees recreate the spirit of Niguel Shores' original **Camp Hobbledehoy**. Guests can enjoy a hot dog smorgasbord and a s'mores cart. The cost is \$25, and tickets may be purchased at the office. Be sure to wear comfortable clothing and tennis shoes.

### Dues

Membership dues for 2026–2027 are \$125, which includes lunches at next year's meetings. Membership forms are available both online and in the office. Feel free to return forms and checks at the June event.

—Karey Palmer

## MEN'S CLUB

### Scholarship Award

Congratulations to **Paige Miller**, the 2026 recipient of our Men's Club \$1000 scholarship! Paige graduates this month from Dana Hills High with honors and is headed to the University of Tennessee to study Interior Architecture Design. This scholarship was made possible by donations from members and funds raised at events like our Annual Pancake Breakfast coming up July 4. Purchase your breakfast tickets in advance at [pancakes.niguelshoresmensclub.org](http://pancakes.niguelshoresmensclub.org).

### Our Meetings

What an interesting set of meetings we had in May. First, we heard from **John Colburn** of **Real Time Sight and Sound**, a San Juan Capistrano company that specializes in making our homes smarter with cutting-edge sound, video, and automation. John can help you with anything



Shown left to right at the Men's Club May 5 Breakfast: Geoff Dunlevie, President; John Colburn of Reel Time; John E. Chis, Vice President.

# CLUBS

from a home theater to setting up audio inside and out—definitely the guy to call for an upgrade!

Then we had a lively political chat with **Michael Maxsenti**, who is running for the **47th U.S. Congressional Seat** here in Orange County. He's all about common sense, government accountability, and finding real solutions that help our local families. He shared that his focus has always been putting Orange County first, championing political reform, and a future where all Americans have the opportunity to succeed. "I believe in putting people over policy with real solutions that actually help families and our communities."



Garden Club members prepare for the Annual Plant Sale.

## Looking Ahead

This month, mark your calendars! On **Tuesday, June 2, at 8 a.m.** we'll be hosting **Diane Dixon**, who is running for the **5th District Orange County Supervisor Seat**. Be sure to bring your spouse, as this meeting is open to all Niguel Shores residents, and the best part is it's only \$5 including breakfast!

Our second June meeting is an evening gathering on **Tuesday, June 16, at 5:30 p.m.** We are thrilled to welcome back **Orange County District Attorney Todd Spitzer**. He's always direct and energetic, and he'll give us an update on his office (the second largest prosecutor's office in California) and discuss important topics like public safety and crime prevention. We can't wait to see you all there!

—*Geoff Dunlevie, Men's Club President*

## GARDEN CLUB

### May was non-stop for the Garden Club!

We kicked off the month with the annual **Plant Sale** which was a huge success with a **33% increase in sales over 2025**. As a registered non-profit, the Garden Club uses proceeds from the sale to help support our community and environmental efforts, including a horticulture scholarship at Saddleback College, the Penny Pines Reforestation Program, sustainable agriculture initiatives at The Ecology Center, and other conservation-focused nonprofits across California.

Huge thanks to the community who turned out in numbers to shop, and to the generosity and teamwork of our Garden Club members, the NS Maintenance Team, and the following local vendors, who contributed phenomenal plants and flowers this year:

- Albertson's
- Costco
- Dana Point Nursery
- Devil Mountain Nursery
- Harvest Landscaping
- Home Depot
- Plant Dept
- Seaside Growers
- Trader Joe's

Our Flower Shop pop-up on the patio—a first—was very well received and we're already planning other new ideas for next year's sale.

At the May meeting, members were entertained by **Ruben Flores**, owner of **Laguna Nursery & Visionscape**, a high energy creator of imaginative spaces around the world. He encouraged us to create small 'moments' in your garden that bring you joy; plan a view from each window of your home; use low growing herbs like thyme and oregano between steppingstones for therapeutic scent; and keep things fresh by reinventing your garden from time to time in simple ways.

Sound interesting? Join the Garden Club! Sign-up forms are in the Niguel Shores office.

—*Judi Palladino*

# Happy GRADUATION

# Class of 2026

**Makayla Arnoldi** has graduated Cum Laude from University of California, Irvine with a B.A. in Business Administration, and also from Saddleback College with an A.A. in Business Analytics. Makayla was part of the honors



program, worked full time while pursuing her degrees, earned five additional certificates at Saddleback, and was a winner at their Undergraduate Research Conference. She is the daughter of Niguel Shores resident Tammy Arnoldi, and plans to pursue a Master's in Business Administration

to work in the medical technology industry. We send congratulations to Makayla for completing two rigorous programs at once, and best wishes for much success in the future!

**Emma McKenzie** is graduating Summa Cum Laude from Creighton University with a Bachelor of Science in Nursing. She plans



to work in pediatrics or maternal health nursing. At Creighton, Emma was part of Pi Beta Phi Sorority, the Nursing Leadership Scholars Club, Alpha Sigma Nu Jesuit Honor Society, on Dean's Honor Roll, a senior mentor RSP leader, and part of a project educating

and screening for Postpartum Depression. She completed an internship in the Medical Surgical Intensive Care Unit, a capstone preceptorship on the Labor and Delivery Unit, and was a Student Nurse Technician in Labor and Delivery. She also studied abroad in Bologna, Italy for a semester. Her parents are Lisa and Dan McKenzie and her grandparents are Sue and Burr McKeehan.

**Ryan Smaldino** graduated Summa Cum Laude from the University of Georgia, earning a BBA in Finance from the Terry College of Business, along with an Entrepreneurship Certificate. Ryan will be working in Atlanta as an Investment Banking Analyst. At UGA, Ryan was part of both the Corsair Society and Finance Society, and was chosen for the Student Managed Investment Fund (SMIF) where he contributed as a REITs Sector Analyst and acted as Discretionary Sector Leader, in addition to serving on the Executive Board as the Director of Alumni Relations. Ryan was also active in his fraternity, Sigma Nu, where he served as the Head of Community Outreach for the fraternity philanthropy benefitting Melanoma research. Additionally, he was part of IFC's Emerging Greek Leaders program and UGA's Miracle network. Ryan is the son of Doug and Erin Smaldino. He is celebrating his graduation by traveling with his brother Luke and friends throughout Europe before moving to Atlanta.



**John McPherson** graduated May 9 from the University of Wisconsin-Madison



with a Bachelor's Degree in Industrial Engineering and a Certificate in Data Science. At UW-Madison, he was active in his fraternity Sigma Alpha Epsilon (SAE) and served first as risk manager and then vice-president

his junior/senior year. John studied abroad in Barcelona the spring of his junior year and spent last summer interning at an electrical company in Northern Wisconsin. He is pursuing engineering opportunities in the Chicago area. John was born and raised in Niguel Shores and is the son of Dave and Karin McPherson, and brother of Maisie. Sincere good wishes to John from the Niguel Shores community for future success in the field of engineering!

**Sofia Patton** has graduated Cum Laude from Emory and Henry University in Virginia with a Bachelor of Science in Equine Studies and a minor in Business Administration. She is the daughter of Michael and Cathy Patton of Laguna Beach, and the granddaughter of Niguel Shores resident Carla Perin. Sofia and her horse Whiskey were on the univer-



sity's Jumping Team, and she was awarded the honor of Student Athlete. We wish Sofia great success in the field of equine management as she enters her new career as Barn Manager at a stable in San Juan Capistrano.

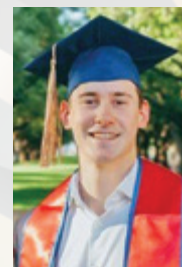
**Nathan Scheer** is graduating from UC Santa Barbara with a degree in Electrical Engineering. He will stay on at UCSB in the Engineering Masters program, continuing his research on infrasound algorithms to pinpoint earth movement origins. He is presenting his research this month at the



TECH Consortium at the University of Tennessee, a nuclear nonproliferation group consisting of 50 research institutions. In addition, Nathan will continue his career at a Goleta firm, working on synthetic aperture radar algorithms and

design for drones and aircraft. His parents are Scott and Katherine Scheer, who admit they pretend to understand when he tells them about his work. They look forward to more of those conversations as well as a bright future for Nathan in his research and engineering work.

As a University Honors Student and Provost



Scholar, **Luke Smaldino**

graduated Magna Cum Laude from Southern Methodist University where he earned a BBA in Finance from the Cox School of Business with a Specialization in the Energy

Sector. Luke will be working in Houston as an Investment Banking Analyst. At SMU, Luke took part in the Energy Club, Finance Club, and University Honors Program. In addition, he acted as an Impact Finance Program Fellow and the VP of Professional Development for SMU's Scholars of Finance chapter. During his junior year, Luke earned a spot in the highly selective EnCap Investments & LCM Group Alternative Asset Management Center, a rigorous program designed to provide foundational skills necessary for a career in investment banking. Luke was also actively engaged with his fraternity, Sigma Nu. Luke is the son of Doug and Erin Smaldino. He is currently traveling in Europe with his brother Ryan and friends before relocating to Houston.

College

# Happy GRADUATION

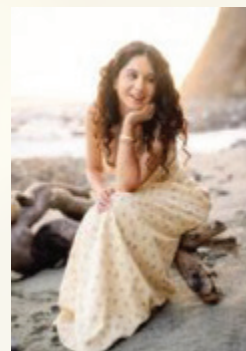
# Class of 2026

**Sophia Annaloro** graduates from San Clemente High School this month and will be heading to the University of Alabama in the fall to major in Economics. During high school, Sophia was a varsity cheerleader and a member of the Homecoming Court. In addition, she was a mentor in San Clemente High's Link Crew, a program where upperclassmen help incoming students adjust to high school life. Sophia also is employed at Wind and Sea Restaurant. She is the daughter of former Shores resident Kristin Buchholt and her husband KC Annaloro, and the granddaughter of Niguel Shores residents JoAnne and Jack



Webb, who are all very proud of her accomplishments.

**Maddie Cabral**, daughter of Anastacio and Allison Cabral, is graduating from JSerra Catholic High School, where she was involved in golf, lacrosse, and JSerra Rock Band. Maddie grew up in Niguel Shores and plans to attend Saddleback College before transferring to one of the California universities to major in Biomedical Engineering. She plays bass guitar at St. Edward's on Sundays, enjoys pickleball, crochet, making her own custom-designed clothing, and volunteers at Second Harvest Food Bank. Maddie, we wish you a bright future as you continue to pursue your interests and education.



**Vann Bletscher** is graduating from Foothill High School in Tustin where he participated in the International Baccalaureate Program, and was Captain of Foothill's Cross Country team and Co-Captain of the Track Team Distance Squad. He plans to attend UC Davis in the fall to major in Astro-Physics. He is the son of Lance and Jennie Tyson Bletscher and grandson of Niguel Shores residents Cathy and Tim Tyson. We send Vann best wishes for all that lies ahead and much success in his chosen field.



**Abbey Coakley** is graduating from JSerra Catholic High School, where she has been part of the Dance Magnet Program, balancing a demanding academic schedule with her passion for the performing arts, dance, and movement. Abbey plans to pursue a degree in Entrepreneurship at the University of Hawai'i at Manoa with the idea



of building her own business in the future. She values her relationships with peers and teachers at JSerra and is grateful for the support and friendships she has found since moving here to Niguel Shores. Abbey is the daughter of Bob Coakley and the late Jennine Coakley. Best wishes to you, Abbey, as you move forward with your creative interests and business goals!

**Noah Darnell** is graduating from Santa Margarita Catholic High School where he was a four-year scholar athlete, a member of National Honor Society, California Scholarship Federation, and a three-year varsity baseball letterman as well as a youth pitching coach. He is the son of Christina and Gary Darnell. Noah will attend Harvard



University in the fall to play baseball and major in Economics. Congratulations to Noah and best wishes for continued success at Harvard!

High School

**Thompson Foulger** is graduating from Dana Hills High School and headed for Brigham Young University in Utah after serving a mission for his church. Thompson was an outstanding football player for Dana Hills, leaving with school records as 2x Defensive Player of the Year for the Foxtrot League plus all-county and all-CIF honors. He was a captain of the football team and known as the "missile" for his aggressive style of play. Two of his favorite classes at DHHS were Sports Medicine and Marine Biology, which included field study in Baja, Mexico. Thompson is the son of Preston and Tiffany Foulger, and brother of Coco, Nellie, and Finn who are all so proud of him and excited to see what the next chapter brings at Brigham Young.



**Dylan Mair** is graduating from Tesla Academy and going on to San Diego State University to study Business Administration with a specialization in Entrepreneurship. He will be playing NCAA Division One Soccer, Pac 12, for the San Diego State Aztecs. Dylan has played soccer since he was five years old and played for Strikers Football Club. He also enjoys golf, surfing, and snowboarding with family and friends. Dylan is the son of Jim and Sharon Mair, brother of Max and Bridget. We wish him great success in soccer and in his future business career.



was five years old and played for Strikers Football Club. He also enjoys golf, surfing, and snowboarding with family and friends. Dylan is the son of Jim and Sharon Mair, brother of Max and Bridget. We wish him great success in soccer and in his future business career.



**Katherine Duke** is graduating from United Christian Academy and will attend Pepperdine University this fall, majoring in Integrative Marketing Communications. She also plans to study abroad in London next year. She is the daughter of Scott and Janie Duke and is very excited for the chance to study and travel as she enters the next chapter of her life. We send best wishes to Katie for success at Pepperdine and beyond!

**Blake Herman**, son of Chris and Rayna Herman, is graduating from Santa Margarita Catholic High and going on to pre-med studies at Vassar College where he will also play volleyball for the Brewers. Blake has maintained a 4.57 GPA in addition to being an All-Trinity League team member who helped the Eagles bring home their CIF championship in boys' volleyball in 2024 and the Trinity League championship in 2026. Blake also played for 949 Volleyball, where his team won the AAU nationals, and on the Varsity Beach Volleyball team. He served as a student ambassador, played the Steel Drums and was a four-year Model UN delegate. He was a member of National Honor Society, National Arts Honor Society and the Tri-Music Honor Society. Outside of school, Blake has been active in Lion's Heart for six years, receiving the Golden Lion Award and the President's Volunteer Service Award. Compliments to you, Blake, for all you have achieved.



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**Grace McKeown** is graduating from Laguna Beach High School, where she was part of the Varsity Cheer Team. Grace plans to enter the Cosmetology Program at Saddleback College, and she also will continue working at Hobbie's Surf Shop while attending college. She is the daughter of Matt and Natalie McKeown and sister of Mia, Claire, and Lily who all wish Grace the very best as she moves forward toward her goals.



who all wish Grace the very best as she moves forward toward her goals.

**Lily McKeown** is graduating from Laguna Beach High School and is headed to San Diego State University to study Speech Language and Hearing Sciences. She was part of the Varsity Cheer Team, works at Hobbie's Surf Shop, and likes making jewelry. Her sisters Mia, Claire, Grace, and her parents Matt and Natalie McKeown all send best wishes for Lily as she goes on to college and her future career.



wishes for Lily as she goes on to college and her future career.



**Paige Miller** is graduating from Dana Hills High School with Honors. She is the daughter of Justin and Meredith Miller, and the granddaughter of Bruce and Linda Blakley and Karen Blazine. At Dana Hills, Paige earned her Seal of Biliteracy in Spanish and was a member of Varsity Pep Squad, Student Senate, a founding member of the Eco Explorers Club, and volunteered at Serra's Pantry. She is headed to the University of Tennessee to study Interior Architecture Design. Special congratulations to Paige for being awarded the Niguel Shores Men's Club Scholarship! Best wishes for success in your college years!



and volunteered at Serra's Pantry. She is headed to the University of Tennessee to study Interior Architecture Design. Special congratulations to Paige for being awarded the Niguel Shores Men's Club Scholarship! Best wishes for success in your college years!

**High School**

# AROUND THE NEIGHBORHOOD

Men's Club at  
The Wine Experience  
in Dana Point



Women's  
Club  
Social  
at Gigi's  
Garden

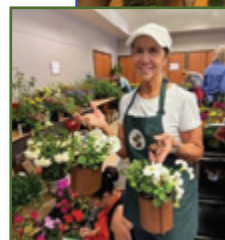


Historic  
Splashdown!



On April 10, the Orion space capsule splashed down in the Pacific about 50 to 70 miles off our shore, somewhere between Catalina and San Clemente Island. Our neighbors were ready down at the bluff with binoculars to view the historic return of the astronaut crew from their voyage around the moon. Were you watching? Did you see it? (Bluff photo from Greg Johnson, splashdown from NASA.)

Garden Club Plant Sale



# ACTIVITIES

## BRIDGE

### A Great Game

Recently I was given a copy of an excellent article called “Why Play Bridge?” by Karen Walker, a longtime bridge player. Here are a few of her ideas, and if you want more I will email you the full article: (1) Bridge is not boring. It may take a little time and effort to learn the game, but the time is worth it. (2) Bridge is fast-paced, where each game may take between 5 to 10 minutes to play. (3) Bridge stimulates both sides of the brain and this helps with sleep and mental sharpness. (4) The best reason for playing bridge is that every time you play you use and improve your skills in communications, logic, math, memory, visualization and psychology.



### Membership

We are always looking for new players and welcome former players back. If you have been thinking of taking up Bridge again and are unsure of how well you play, we can set up a game. Give **Betty French** a call at (949) 312-2556 or just stop by on Wednesdays and we will sign you up for the following week. We play from 10:30 a.m. to 2:00 p.m. Recently we hosted two new members, Erica and Olivia, who are the daughter and the niece of Terry and Patti Liebman.

### Our Winners

**4/22:** “The Women Rule!” Lesley Boyer showed what a trooper she is and secured 1<sup>st</sup>. Her good friend Betty French followed close on her heels for 2<sup>nd</sup>. Not to be outdone, Sandy Nelson came in 3<sup>rd</sup>.

**4/29:** “The Ladies Rule Again.” Mary Biegel came in 1<sup>st</sup>. Karen Murphy held on to 2<sup>nd</sup>. Glenda Wilson stepped up to 3<sup>rd</sup>.

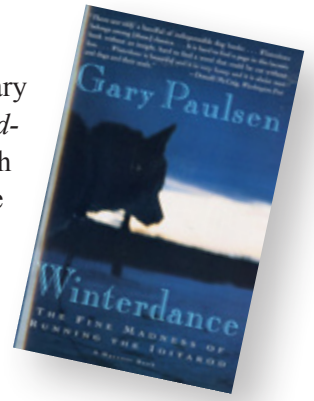
**5/6:** “The Men Rule.” Starting with Bill Halama for 1<sup>st</sup>, then hanging on his heels came Terry Liebman for 2<sup>nd</sup>, and close behind was Jim Pinola for 3<sup>rd</sup>.

**5/13:** Again “The Men Rule.” Terry Liebman skipped forward from 2<sup>nd</sup> last week and presented a strong 1<sup>st</sup>. Happy to make 2<sup>nd</sup> was Bob Ruben, followed closely for 3<sup>rd</sup> by Jim Pinola for a second time in a row.

—Mike Oliva

## PAGE TURNERS

This month we are reading Gary Paulsen’s *Winterdance: The Fine Madness of Running the Iditarod* which has been described as “an incredible sled-dog race through the Alaskan wilderness and a stunning journey of discovery and survival.” *Publisher’s Weekly* writes, “Fueled by a passion for running dogs, Gary Paulsen entered ... the eleven-hundred-and-eight-mile race through the Alaskan wilderness,” and “for seventeen days, he and his team of dogs endured blinding wind, snowstorms, frostbite, dog fights, moose attacks, sleeplessness, hallucinations—and the relentless push to go on. *Winterdance* is the enthralling account told by the ‘best author of man-against-nature adventures writing today.’”



**June 25** is the bi-annual joint meeting of all three groups of the book club. At **1:00 p.m.** in the **Clubhouse**, we will socialize, enjoy homemade snacks, and discuss this month’s book. It is also the exciting day the final nine books that we will read in the upcoming club year are revealed. Our members have been suggesting books for consideration and all members have voted for their nine favorites, to be revealed at this joint meeting.

If you would like more information about the book club you can contact one of the coordinators, **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 always welcome new members.

—Frances Ozimec

## FRIENDS OF DP LIBRARY

The **Friends of the Dana Point Library Bookstore** is having a **HUGE SALE!** Stop by today and find a bargain. We have CDs, DVDs, fiction and non-fiction books, children’s books, puzzles—all on sale! We are located next to the library at Niguel and PCH, and all sales proceeds help to fund library programs for the community. Stop in to meet our volunteers and see our inventory of used books and other materials, so generously donated by library patrons. New longer store hours are Monday through Saturday, 10:30 a.m. to 4:00 p.m. Hope to see you soon!



—Lisa Buchner

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday Sunday
1 9:00 Architecture Committee 9:00 H2O Aerobics (No Instructor)	2 8:00 Men's Club 9:00 H2O Aerobics (No Instructor)	3 9:00 H2O Aerobics (No Instructor) 10:30 Bridge Club 6:00 Special Board General Session Meeting	4 10:00 Women's Club Board Meeting 9:00 H2O Aerobics (No Instructor)	5 9:00 H2O Aerobics (No Instructor) 10:30 Communication Committee	6 6:00 In-N-Out Night 7
8 9:00 H2O Aerobics (No Instructor) 11:00 Garden Club BBQ  AC DEADLINE – 12:00	9 9:00 H2O Aerobics (No Instructor) 9:00 Landscape Committee 12:00 Events Committee	10 9:00 H2O Aerobics (No Instructor) 10:30 Bridge 6:00 NSCA Board General Session Meeting	11 9:00 H2O Aerobics (No Instructor) 12:00 Women's Club  TENNIS & PICKLEBALL COURTS CLOSED 12:00 to 3:00 pm for Cleaning	12 9:00 H2O Aerobics (No Instructor) 2:00 Ice Cream at the Bluff	13  14
15 9:00 H2O Aerobics (No Instructor) 9:00 Architecture Committee 12:00 View Preservation Committee	16 9:00 H2O Aerobics (No Instructor) 1:00 Historical Committee 5:30 Men's Club	17 9:00 H2O Aerobics (No Instructor) 10:30 Bridge 2:00 Rules Committee	18 9:00 H2O Aerobics (No Instructor) 9:00 Maintenance Committee 5:30 Live Music at the Bluff	19 9:00 H2O Aerobics (No Instructor)  Juneteenth Holiday No Construction	20  21 Father's Day Summer Begins
22 9:00 H2O Aerobics (No Instructor) 4:00 Finance Committee	23	24 9:00 H2O Aerobics (No Instructor) 10:30 Bridge  STREET SWEEPING	25 9:00 H2O Aerobics (No Instructor) 1:00 Page Turners TENNIS & PICKLEBALL COURTS CLOSED 12:00 to 3:00 pm for Cleaning	26 9:00 H2O Aerobics (No Instructor)	27  28
29 9:00 H2O Aerobics (No Instructor)  AC DEADLINE – 12:00	30 9:00 H2O Aerobics (No Instructor)	<b>MARK YOUR CALENDAR</b> June 6 In N Out Night June 10 Board Meeting - General and Executive Sessions June 18 Live Music at the Bluff June 19 Juneteenth Holiday June 21 Father's Day			

### NSCA STAFF CONTACTS

**NSCA Office** – (949) 493-0122

**Kaitlyn Colecom**, Member Services Representative – Ext. 2 – [kcolec@niguelshores.org](mailto:kcolec@niguelshores.org)  
Barcodes, FOBs, Resident Check-ins, Events, Traffic & Safety matters

**Blayne Miller**, Customer Operation Specialist – Ext. 103 – [bmiller@niguelshores.org](mailto:bmiller@niguelshores.org)  
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**Matt Northrop**, Community Administrator – Ext. 4 – [mnorthrop@niguelshores.org](mailto:mnorthrop@niguelshores.org)  
Communication, Landscape, Niguelshores.org, Seashore News, View Preservation matters

**Karen Decker**, Community Association Manager – Ext. 3 – [kdecker@niguelshores.org](mailto:kdecker@niguelshores.org)  
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**John Muller**, General Manager – Ext. 5 – [jmuller@niguelshores.org](mailto:jmuller@niguelshores.org)  
HR, Management, Board of Directors matters

**Robert Everson**, Facilities Manager – [reverson@niguelshores.org](mailto:reverson@niguelshores.org)  
Maintenance matters

**NSCA WEBSITE**  
[NiguelShores.org](http://NiguelShores.org)



## PICKLEBALL

**A Few Thoughts**—After playing pickleball for five years, here are a few of my thoughts about the game. Pickleball is a humbling sport. You can lose to someone who doesn't run. Every game teaches you a new way to hit the net from 3 feet away. Over time, you realize it's less about hitting spectacular shots and more about avoiding costly mistakes.

### With That in Mind ...

- Players often go from trying to smash every ball to realizing that consistency, patience and emotional control usually win more points.
- Placement often beats power.
- Age and athleticism do not necessarily predict results.
- Soft shots can often neutralize hard ones.
- Think about avoiding losses rather than forcing wins.
- Move on quickly from your last mistake.
- Take a brief pause between calling the score and serving.

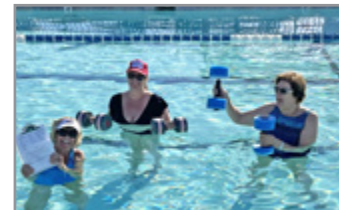
I do not know whether these ideas will necessarily make you a better pickleball player, but they will at least add more thoughtfulness to your game.

**All Are Welcome**—Remember that at Niguel Shores, everyone is invited to play, learn the game, and most importantly—have fun.

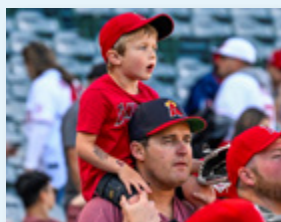
—Ben Farbman

## WATER AEROBICS

The pool is waiting for you! Come down at 9:00 on weekday mornings and join your neighbors exercising in the heated water. Volunteers lead the aerobics routines, which offer a good workout with very little joint stress. The water does most of the work—adding resistance, supporting your weight, and protecting your joints—while still letting you burn calories and build strength.



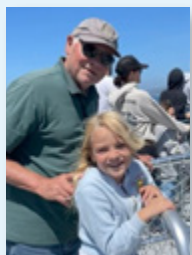
## Father's Day Sports: Baseball, Golf, Football and Whale Watching



In honor of Father's Day and all the great Dads out there, we share this happy moment as a father (**Sean Staudenbaur**) takes his young son (**Jack**) to his first

baseball game at Angel Stadium on Opening Day.

**Roy Dohner's son** gave him an early Father's Day gift: A Golf Digest cover featuring none other than champ golfer Roy himself. It's just for fun, but everyone be sure to congratulate Roy on his game now that he's "famous."



And we don't want to forget all the grandfathers in our lives, like **Steve Michaud** shown here whale watching with his favorite football player granddaughter, **Waverly**, on a sunny day in Dana Point.



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## CUISINE CORNER

The new **Bon Appetit Cafe** on the corner of Del Prado and Amber Lantern is a lively bistro inspired by European tradition, but with modern twists and bold flavorings on dishes that will keep you returning for more. They are busy from 8 a.m. to 9 p.m. (closed on Mondays) with tempting breakfast, lunch, and dinner selections plus a full bar for your favorite libations.

Our Niguel Shores neighbors **Bill and Shari Walkup** recommended Bon Appetit to me, and had this to say about their dining experience there: “Wonderful rich Eggs Benedict, one of the best ever BLT’s with bread which is both soft and crispy at the same time—how do they do that?—and giant tasty lamb chops. A charming addition to the variety of enjoyable restaurants in Dana Point!”

Breakfast features croissants and pastries, omelets and benedicts, and a delicious selection of toasts and tartines. Lunchtime offers soups, unique salads, and entrees ranging from creative bites to hearty classics. Desserts include creme brulee, a light and delicate cheesecake, and specialty souffles. There are interesting coffees, teas, chai and chocolates—plus a great lavender strawberry lemonade.



I was there at lunchtime for their version of Poulet Roulette—chicken breast rolled with a spinach-feta stuffing, served with a delicious asparagus risotto and a citrus beurre blanc sauce. On another visit I enjoyed the hangar steak and also took home a beef bourguignon to warm for the next day’s dinner, and both proved very tasty. Servings are generous, could definitely be shared.

The cafe is a family-owned business grown from their other venues, Citrus City Grille and Pandor Bakery. About Bon Appetit, they say: “Think comfort food with a coastal California soul.”

—Sandy Homicz

### Year to Date CLOSED SALES

 Porto Nuovo, 1,625 sq ft, **\$2,350,000**

 Gelidum, 2,169 sq ft, **\$3,775,000**

 Via Capri, 2,104 sq ft, **\$4,350,000**

### Year to Date **NIGUEL SHORES** MARKET UPDATE

Current Active Listings	2
Properties In Escrow	3
Properties Sold	5
Avg. Sold Price	<b>\$4,020,000</b>
Avg. Price Per Sq Ft	<b>\$1,839.40</b>
Avg, Days on Market	16

Data per CRMLS as of 5/18/2026



### STEVE CELOTTO

NIGUEL SHORES RESIDENT  
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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)



## NEIGHBORHOOD ADS

**Niguel Shores Teens Available for Spring/Summer Help**— 2 Responsible teen girls offering errands, pet sitting, house sitting, & mommy’s helper services. Reliable & local NS Residents. Call/Text 949-322-0042.

**For Sale:** New Sleeping Bag. \$20. Orig \$39.99. Used 2 nights. Adult size w/ cover. 2 Scuba diving watersafe waist wallet “satchels.” \$7 each. Shirley Foushee – (949) 633-3252.

*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.*

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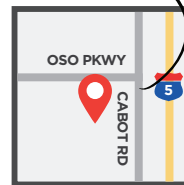
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 3 bd, 3.5 ba | Approx. 1,538 sq ft | Beautifully updated in highly desirable Mirasol gated community.



View not representative.

COMING SOON

**MISSION VIEJO**  
**Coveted lake views on a single loaded street.**  
 4 bd, 2.5 ba | This exclusive opportunity isn't on the grid yet. Contact me now to get your front-row seat.

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**SCAN, ENTER, WIN!**



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NIGUEL SHORES MARKET DATA



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# BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

JUST LISTED AND SOLD by **CONNIE**



**23711 BRISBANE BAY**  
**LISTED AND SOLD IN 21 DAYS**

WITH MULTIPLE OFFERS AND SOLD OVER LIST PRICE

## ★ 2026 REAL ESTATE MARKET REPORT ★

**2** HOMES CURRENTLY FOR SALE  
PRICED FROM \$2,550,000 - \$12,500,000

**2** HOMES IN ESCROW  
PRICED FROM \$4,350,000 - \$4,599,000

**5** HOMES SOLD AND CLOSED  
PRICED FROM \$2,350,000 - \$6,000,000

★ (PER MULTIPLE LISTING SERVICE AS OF 5/20/2026) ★

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