

Seashore News



July 2026

Published Monthly by Niguel Shores Community Association

Issue 631

America's 250th Independence Day

Join in the July 4th Festivities!

- 8:00 – 1:30 Patriotic Music by DJ George
- 8:00 – 10:15 Men's Club Pancake Breakfast
- 8:30 – 11:00 Women's Club Bake Sale
- 9:30 Parade Judging
 - ★ Uncle Sam's Wheeled Brigade
 - ★ Decorated Golf Carts
- 10:30 Flag Raising & National Anthem
- 11:00 – 11:45 ***250th Celebration Parade led by Engine No. 10 — OC Fire Dept***
- 12:00-12:30 Yankee Doodle Pet Parade — Legacy Path
- 12:00 – 1:30 Women's Club Cake Walk on Sport Court
- 12:30 – 2:00 Games on the Green & Hot Dog Lunch
 - ★ Sack & 3-Legged Races (Kids & Family)
 - ★ Egg & Spoon Relay
 - ★ Water Ball Challenge
 - ★ Scavenger Hunt
 - ★ Hoops Contest
 - ★ Little Firecracker Fun (Ages 2 to 5)
 - ★ Face Painting
 - ★ Pool Fun

Niguel Shores Bluff Extravaganza

- 4:00 – 8:00 Bluff Tunes and Dancing w/ DJ George
- 5:00 BBQ Grill Ready for 'Grill your Own'
- 5:50 Condor Squadron Flyover
- 6:00 Sponsor Recognition & Announcement of Award Winners

★ See Special Pull-Out in this issue for more info ★

250  YEARS



Happy
4th of July

Market Your Home to
60 Million Buyers

No Days on Market. No Price Drop History.



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



COMPASS

© 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 your home is 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

Happy July 4th!

As your new Board, we are honored to serve Niguel Shores and look forward to engaging with you in the community and at our monthly Board Meetings. This is a wonderful place to call home, and we're committed to preserving what's working, while at the same time addressing the concerns we have heard. These topics include **early and transparent communication** regarding changes in rules, systems and contracts; **improving financial foundation** to allow for investments the community wants to make; and **putting behind us any hard feelings** this election surfaced. Looking forward together is our commitment as your Board.

2026-2027 NSCA BOARD POSITIONS

- President—**Marietta Hannigan**
- 1st Vice President—**Steve Stewart**
- 2nd Vice President—**Craig Bushnell**
- Treasurer—**Jay Sowell**
- Secretary—**Steve Rhorer**

BOARD LIAISONS TO NSCA COMMITTEES

- Architectural—**Marietta Hannigan**
—**Steve Stewart**
- Communications—**Steve Rhorer**
- Events—**Marietta Hannigan**
- Finance—**Jay Sowell**
- Landscape—**Craig Bushnell**
- Maintenance—**Steve Stewart**
- Rules—**Jay Sowell**
- View Preservation—**Craig Bushnell**

Our top priority right now is working with our General Manager John Muller, the Finance Committee, and our outside Auditor and Accountant to have our **2025 financials audited and published**. This is an all-out effort which we will update for you at the July meeting. We also discussed starting the initial thinking around a **Strategic Planning process** to get input on the priorities of the Community going forward. As we define that process, we will reach out in ample time to schedule input sessions.

Have a wonderful and safe holiday weekend on America's 250th Independence Day!

—*NSCA Board of Directors*

BOARD ACTION SUMMARY JUNE 2026

(GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited Financial Statements for March and April 2026
- General Session Committee Minutes

APPROVED:

- Lien Approval: Parcel No. 672-161-22
- Fund Transfers: Operating \$100,000.00 from account 0604 to account 2032, payroll \$32,000.00 from account 2032 to account 0180, and payroll \$32,000.00 from account 2032 to account 0180
- Special Waste Discharge Permit
- Kings Patrol Summer Monitor: \$14,080.00 (as amended)
- Committee Appointments/Resignations: Events Committee Resignations-Blake Heal, Yvonne Albert and Shelley Brown; Events Committee Appointment-Joy Justus as Chair, Kris Perry and Laurel Yocca as members
- Formulation of an Action Plan for Publishing the 2025 Audit
- Formulation of an Action Plan to Address Concerns/Recommendations Raised During the 2025 Audit
- Reallocate July 4th Celebration Committee Budget to Contingency (2026 Budget)
- Tree Removal – Three (3) NSCA Trees Next to Clubhouse Parking Lot
- Tree Removal – NSCA Tree to the Right of 33471 Spinnaker Drive
- Selva Wall Demolition: Saddleback Fence Proposal \$45,000.00

- Addition of One Item to Agenda: July 4th Table Reservations at Beach Bluff
- July 4th Table Reservations at Beach Bluff

DISAPPROVED:

- Posting Unaudited 2025 Financial Report
- Tree Removal – Three (3) NSCA Trees Along Leeward Drive
- ADA Ramp Installation at the Corner of Niguel Shores Drive and Ports O'Call

FAILED MOTION:

- Historic Committee Display Case Purchase

TABLED DISCUSSION ITEMS:

- Approval of Minutes: April 8, May 4, and May 11, 2026
- Smith Architects Contract Renewal
- KBF Flat Agreement: \$8,500.00 a month
- Rock Solid Inclinometer Installation: \$14,850.00
- Architectural Appeal: Tract 7203 / Lot 015
- Villas Stair Replacement
- Street Evaluation and Multi Year Repair Proposal
- Guest Use of Selva and Cabrillo Gates
- Strategic Planning

MEETING:

- Harvest Landscape: Updates

REVIEWED/DISCUSSED:

- 2026 Quarterly Projection Report
- 2025 Draft Audit

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

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

Community Access Procedures—The office has received some complaints about the time it takes for non-residents to get access through the Mariner Gate. In reviewing the reports provided by patrol, one reason for the slowdown is that entries lack information the patrol needs to grant access to guests or vendors. The patrol company has also identified individuals trying to gain unauthorized access using a valid pass that was intended for someone else. NSCA requires guests and vendors to provide a valid government issued picture ID. Securitas was not diligently requesting guest and vendor's identification, while King's Security is doing so. The process slows access if the guest or vendor does not have the required identification or if inadequate information is entered by a resident when setting up a pass. This requires the patrol officer to research the pass to confirm authorization before granting access.

Another reoccurring issue is that guests do not know the address of the residence they are going to, or the resident has only entered the guest's first name into the system. The lack of information slows the access process. This is also occurring when residents only list a vendor's first name or the service they provide, i.e. joe the landscaper, or the picture hanger guy.

So, what can be done? Here are some helpful ways residents can speed the access process for their guests and vendors.

- When entering guest information, please make sure to include both first and last name.

- Make sure your guest knows your address.
- Enter all vendor information including company name.
- For recurring vendors like healthcare providers or gardeners, make sure the individual's name and company are listed and they know the address of the home.
- Residents, please make sure that everyone in your household has been entered into Go Access.
- All residents should be using the resident lane and not the guest lane for entry.
- Minors on e-bikes need to use a fob and walk their e-bike through the pedestrian gate and not try and enter through the auto gates as cars enter and exit.
- The Association is committed to ensuring only authorized individuals are granted access. Your assistance is appreciated.

Summer Related Issues—Each summer we have an increase in the use of the pool and recreation area as well as bluff park. Guests using these facilities without the resident present continues to be an issue. The Board approved a summer pool monitor for the weekends through Labor Day. The monitor is there to ensure everyone can enjoy the facility by enforcing the use rules. They will also be on the lookout for anyone trespassing in the community and using the facility. If you notice anyone that you believe is a trespasser, please contact patrol 24/7 by calling (949) 701-0769. If we work together, it will be a great summer season.

—John Muller

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE

Plan Ahead

Southern California weather is the envy of the nation, particularly here in Niguel Shores where the ocean regulates the climate for us. However, the predicted forecast this year suggests an El Niño weather pattern. As we pass May Gray and June Gloom, our hottest months are looming. Hopefully we will be spared from the damaging effects of El Niño that affect other parts of the country but we are being told to expect hotter days for longer periods of time.

Warm Weather Preparation

As temperatures rise, preparing your home for summer heat is one of the most effective ways to improve comfort, reduce energy costs, and protect your property from weather-related damage. Taking preventive measures before the hottest days arrive can help us avoid excessive

cooling expenses while ensuring our homes remain safe and efficient throughout the season.

One important step is improving energy efficiency. Inspect and and replace air conditioning filters regularly, schedule professional HVAC maintenance, and seal air leaks around windows and doors. Adding weather stripping and caulking can prevent cool air from escaping, reducing the workload on air conditioning systems. Installing programmable or smart thermostats can further lower energy consumption by automatically adjusting indoor temperatures when you are away for extended periods. Older homes will see major improvements in energy efficiency by replacement of windows with a double pane glass design. Proper insulation also plays a significant role in keeping homes cooler. Attics, walls, and crawl spaces should be inspected to ensure insulation is adequate. Window coverings such as blinds, curtains, or reflective films can block solar heat gain, helping maintain comfortable indoor temperatures. Ceiling

COMMITTEE REPORTS

fans can supplement air conditioning by improving air circulation and allowing thermostats to be set a few degrees higher without sacrificing comfort.

Outdoor preparation is equally important. Consider trimming vegetation away from structures, cleaning gutters, and inspecting roofs for damaged shingles or leaks. These maintenance tasks become especially critical when preparing for the possible effects of El Niño rain later in the fall. To prepare, it's a good idea to clear storm drains, test sump pumps, secure outdoor furniture, and ensure that drainage systems direct water away from foundations. By taking proactive steps to improve energy efficiency and prepare for potential weather extremes, we can lower cooling costs, reduce the risk of weather related damage, and enjoy a safer, more comfortable summer season.

Early preparation can provide significant financial savings while helping us remain resilient during those rare periods of extreme heat or changing weather conditions.

—Mike Stively

COMMUNICATION COMMITTEE

Post a Comment

If you have ideas to share with the Niguel Shores community, you are welcome to post them on the NSCA website at niguelshores.org. While there are external social media sites where individuals post items, you can reach the entire Shores community by leaving a comment on the NSCA website. Your messages are reviewed by members of the Communication Committee. See the niguelshores.org home page, right-hand column, and click "Post a Comment."

—Sandy Homicz

EVENTS COMMITTEE

Summer Events Are Here!

The Events Committee has been hard at work planning an exciting summer lineup. Now is the time to mark your calendars and make your reservations for several great community gatherings.

Third Thursday—Live Music at the Bluff—Thursday, July 16 | 5:30 p.m. – Sunset—Join your neighbors at the

RESERVE A TABLE AT THE BLUFF FOR NSCA SUMMER EVENTS

No rushing to find a table! No sitting ahead of time to hold a table! Reserve Your Table Now for NSCA Summer Bluff Events!

Reserved tables for both **BAND BY THE SEA (8/15)** and the **LABOR DAY WESTERN BBQ (9/6)** are available for purchase in the office. You can choose your table location, and the reservation will hold the table so you don't need someone there to hold it ahead of time.

TABLES FOR 10: \$150 — TABLES FOR 8: \$120

Please note: At these events, the NSCA tables are available by reservation only. Residents and their guests are welcome to bring their own chairs and pop-up tables at no charge if they choose not to reserve a table.

If you would like to reserve a table, please stop by the office to make payment and select your preferred location from the event map. Reservations are first come, first served.

Proceeds from table reservations help offset the costs of community events throughout the year, including live music, DJs, bands, refreshments, and other community events.

—The Events Committee

Bluff for an evening of ocean views and live music featuring saxophonist Mike DeBellis. No reservations needed. Bring a chair, relax, and enjoy a beautiful summer sunset.

Band by the Sea—Saturday, August 15 | 4:30 p.m.—\$12 per person—Enjoy an evening of live music and community fun. A food truck will be on site with food for purchase while supplies last, and a dessert truck will be selling funnel cakes. You're also welcome to bring your own food and beverages.

Please note: Band by the Sea is a ticketed event. Admission wristbands are required for entry and are available for purchase in the office for \$12 per person. Wristbands must be purchased separately and are required for all attendees, including those who reserve a table. A table reservation does not include event admission.

Labor Day Western BBQ—Sunday, September 6 | 5:00 p.m.—Dust off your boots and grab your cowboy hats for this year's country hoedown-themed celebration. The community grill will be hot and ready, so bring your favorite foods to barbecue. The evening will feature line dancing and plenty of cowboy and cowgirl fun for all ages. Reserve a table now, or bring your own on the day of the event.

—Joy Justus

COMMITTEE REPORTS

In N Out Burger Night at the Bluff – a great time brought to you by the Events Committee.



LANDSCAPE COMMITTEE

Landscape Committee Members continue to look for ways to improve and update the landscaping throughout our community. Each month, area reports are shared and recommendations are prioritized before becoming work orders for Harvest to complete.

In addition to regular maintenance, the following projects have been the focus of our committee this past month:

- Updating the Clubhouse landscaping: New installations will be completed after all the 4th of July festivities.
- Turf Reduction Phase 4 scheduled to be completed by June 30th. Using the color palette, recommendations were made for the placement of new plants.

—Landscape Committee

MAINTENANCE COMMITTEE

It's wonderful to see our community buzzing with activity as we head into summer and the 250th Independence Day Celebration. Our sports area remains a central hub of energy for neighbors of all ages, offering a fantastic variety of ways to stay active and connected. Whether you're stopping by for a game of tennis, pickleball, ping pong, bocce, or shuffleboard, or perhaps enjoying some time on the playground, or shooting hoops on the basketball court, there is something for everyone. Our open grass areas are also getting plenty of use with friendly games of soccer, wiffleball,

and catch, while many others are taking advantage of our swimming, spa, and sauna facilities to unwind.

With all this high-traffic enjoyment, we want to share a friendly reminder about pool etiquette to ensure these amenities stay in top shape for everyone. It's crucial that we all make a habit of showering before entering the pool or spa, especially after spending time at the beach. We're currently vacuuming up an average of a "grapefruit-sized" pile of sand from the pool daily, and that extra rinse at the shower can make a significant difference in maintaining our facilities. Please also remember to be mindful of those utilizing the lap lane so everyone can enjoy their workout comfortably.

Behind the scenes, the maintenance team has been hard at work keeping our neighborhood beautiful and will be pulling extra duty in preparation for our many 4th of July events. We are incredibly fortunate to have the dedicated support of **Harvest**, which provides 15 staff members who work tirelessly to maintain the property.

We're also seeing progress on several key projects: Al Glatt is currently finalizing the work on our parking lot light poles (what would we do without Al!), and the Board has officially approved the replacement of the Selva Wall. Finally, I am happy to report that the 4th of July decorations are complete, and the community is looking festive and ready for the holiday celebrations ahead.

—Geoff Dunlevie

CLUBS

WOMEN'S CLUB

The Women's Club ended their club year with some very special events—a Sunset Social at the Bluff, a Board Brunch, and a fantastic “Summer Camp.”

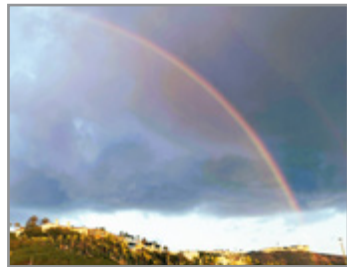
Bluff Social—In May, **Gigi McDonnell** and **Karey Palmer** hosted a **Sunset Social** on the Bluff. About 80 members and guests enjoyed great food, lively conversation, and stunning ocean views. The evening concluded with a surprise rain shower and a beautiful rainbow—a memorable ending to a wonderful gathering.

Brunch and Special Recognition—The Women's Club Board gave special honors to **Cathy Tyson** in June. During a Board Brunch at the home of **Laurel Yocca**, Cathy was recognized with many thanks for her remarkable thirteen years as club Treasurer.



Kickoff to Summer—The Women's Club officially stepped into summer on June 11 with a fun-filled **Summer Camp** in Niguel Shores Sports Park. Led by **Anna Kwit**, the event brought back fond memories of **Camp Hobbledehoy**, run by residents for Shores kids years ago. (Watch next month's August issue of *Seashore News* for photos and lots more about this fun-filled day.)

Looking Ahead to the 4th!—The Women's Club 4th of July Bake Sale and Cakewalk, chaired by **Marietta Hannigan** and **Patti Staudenbaur**, is just around the corner. Be sure to support this favorite community tradition. Stop by the clubhouse patio in the morning on the 4th to



A Message from Outgoing Women's Club President Laurel Yocca:

As I conclude my five years of service on the Niguel Shores Women's Club Board, I would like to extend my heartfelt thanks to the many wonderful women who make this club so special.

It has been a privilege to work alongside so many dedicated members and volunteers whose time, talents, and friendships have enriched our club and community. Thank you for your support, enthusiasm, and commitment to the spirit of fun, friendship, and service that defines the Women's Club.

I look forward to remaining involved and supporting this remarkable organization in the years ahead.

*With sincere appreciation,
—Laurel Yocca*



Outgoing President Laurel Yocca (center) with VPs Carole Daly and Sharon Stewart

purchase delicious treats, or come to the community park at 12:00 to try your luck in the cakewalk.

Membership News—Membership dues for 2026–2027 are \$125 and include catered lunches at next year's meetings. Membership forms are available online at niguelshores.org and in the office.

—Karey Palmer

CLUBS

MEN'S CLUB

We met for breakfast on June 2 with an insightful visit from **Republican Assemblywoman Diane Dixon**. Assemblywoman Dixon, currently running for the 5th Supervisorial District, shared her extensive background with us—including her 40 years in the private sector as a business executive and her two terms as Mayor of Newport Beach. Since her election to the State Legislature in 2022, she has brought that business-minded approach to government, and she spoke passionately about her vision for Orange County. Specifically, she addressed the need to tackle current excess spending, emphasizing her goal to bring fiscal restraint and balance to the County.



At our second June meeting, many of the wonderful women of our community joined us as we shifted to the evening hours to celebrate the next generation. It was a pleasure to honor our **2026 College Scholarship winner, Paige Miller**. We are all incredibly proud of her accomplishments and wish her the best as she heads to the University of Tennessee this fall.



Then we were fortunate to host the team from **Shelter Distilling**, the new operators taking over the old Stillwater location on Del Prado. **Manager Ray Felix** and **Sarah Walsh** joined us to share the story of the company's origins in Montrose, Colorado, and June Lake, California. They also gave us a glimpse into their plans for the upcoming restaurant and bar that will include signature dishes and live music. The highlight of the evening was sampling some of their excellent bourbons and craft cocktails. I have to say this was one of the best events of the year thus far.



Looking ahead, we have more big dates on the calendar. The main event is the July 4th Pancake Breakfast for Independence Day! Reservations are filling up quickly, so please book your table at Pancakes.NiguelShoresMensClub.org for \$8 or tickets will be \$10 at the door that morning. Then on the evening of July 21, the Club will move outside for our 3rd Annual Men's Club Bocce Ball Tournament, which will include beverages and snacks as usual.

—Geoff Dunlevie

GARDEN CLUB

What a year for the Garden Club!—Fabulous speakers all year ... a record-setting Annual Plant Sale in May ... and a FANTASTIC Annual BBQ at the Bluff to cap the year off.

BBQ co-chairs **Julie and John Chis** and **Martha Burns** set a new standard in all categories. The burgers – beef and veggie—were cooked to perfection by the grill crew; the appetizers, sides, salads and desserts brought by more than 70 members who attended were delicious; and our team of bartenders served Sandy Toes Sangria and a Seaside Sip Spritzer to toast hello to summer. (See the photos on Page 12.)

4th of July Parade Entry—While the new 2026-27 Garden Club year doesn't start until September, we're still working during our summer break and will once again have an entry in the July 4th Parade. Co-chairs **Sheryl Cooper** and **Cathy Sherline** are keeping the soon-to-be-award-winning design under wraps, but it should be nothing short of fabulous. So come out and cheer for our entry!

Join Us!—Over the summer Garden Club VP **Sandi Stauffer** will be lining up our slate of outside speakers for next year. And we'd love for new members to join. The Garden Club is open to all residents of Niguel Shores and you don't have to have a green thumb! Our meetings are varied and may comprise a speaker, workshop, garden-related projects or a field trip, and a light lunch is served at each meeting.

We meet the second Monday of every month, September through May. Dues are \$35 per person per year, and \$5 per guest visit. Sign-up forms are in the Niguel Shores office. Please join or renew by August 1 to be included in next year's directory.

—Judi Palladino

Celebration Time!

Roll Out the Red, White, and Blue!

America's colors are flying high over Niguel Shores with flags and bunting and bright banners everywhere. The displays began in time for Memorial Day at



end of May, then more went up to honor Flag Day in June, and now the colors are soaring in a beautiful display of patriotism as we celebrate our country's 250th birthday on 4th of July.

Hanging the Banners and Ironing the Bunting

Memorial Day at the Bluff



The 4th of July Committee, with help from Maintenance and a few extra hands, filled our streets with red, white, and blue

while the "Betsy Ross Bunting Brigade" brought ironing boards and irons to the clubhouse and ironed the 250 bunting decorations the Community Center and our entry gates.

Flag Raising Ceremony Special Guest



Niguel Shores welcomes **U.S. Air Force Colonel Richard (Dick) Gloster Thompson, Jr.** as the leader of our **Flag Raising Ceremony** on this 250th anniversary of our independence. Colonel Thompson is a highly decorated military veteran awarded the **Silver Star**, the **Distinguished Flying Cross**, and the **Legion of Merit Peacetime Award**.

He received the **Silver Star** for gallantry in action while engaged in military operations while serving as a Forward Air Controller and Pilot with the 20th Tactical Air Support Squadron, Chu Lai Air Base, South Vietnam. In addition, he earned the **Distinguished Flying Cross** three times during the Vietnam conflict:

- First, for extraordinary achievement while participating in aerial flight piloting an OV-10A aircraft, Captain Thompson flew eight combat missions in support of friendly units who had come under intense attack by a superior numbered hostile force. He directed close air support missions, heavy artillery, and helicopter gunship operations against opposing heavy caliber automatic weapons, mortar positions, and reinforced bunker and trench positions. Throughout the five-day operation, Captain Thompson performed continuously in an aggressive, professional manner, undaunted by the extremely hazardous environment.
- Next, Thompson was awarded a **Bronze Oak Leaf Cluster** in lieu of a Second Award of the Distinguished Flying Cross. Acting as instructor pilot and aircraft commander in an OV-10A aircraft, Captain Thompson directed tactical air operations against a high priority target in an extremely hazardous environment.

Despite intense hostile ground fire and low cloud coverage in rugged, steep terrain, Captain Thompson was instrumental in the detection and destruction of the priority target and the complete disruption of the hostile force in that area.

- Then a third time, for extraordinary achievement while participating in aerial flight, Captain Thompson flew in support of a friendly unit in contact with a numerically superior opposing force. Disregarding his own personal safety, he directed tactical air assets and made numerous passes over the enemy while under heavy hostile fire, until the hostile force was completely routed. This courageous action was a prime factor in the saving of friendly lives.

Later, for exceptionally meritorious conduct in the performance of outstanding services to the Government of the United States as Commander and Professor of Aerospace Studies, Air Force Reserve Officer training Corps Detachment 895, Central Washington University from 1984 to January 1989, Colonel Thompson received the **Legion of Merit Peacetime Award**.

Dick and his wife **Judy** now live in Texas and enjoy traveling with good friends **Rick Palmer** and **Kris Perry**, with whom they are staying during our 4th of July celebration.



Niguel Shores traditional Flag Raising Ceremony is always an inspiring event, but it will be even more special this year. All Shores residents are invited to gather at the Community Center flagpole on 4th of July at 10:30 a.m. to participate in a stirring and joyful Flag Raising and Musical Tribute to our country's founding.

America's 250th Independence Day -

We love a good old-fashioned 4th of July in Niguel Shores! Families, friends, neighbors all in red-white-and-blue finery sharing a day of good food, great camaraderie, fun, laughter—and yes, a bit of competitive spirit in our contests and games.

To commemorate our nation's 250th birthday, we upped the ante this July 4th with an expanded agenda of fun events for all ages from toddlers through grandparents. Come and join the festivities on the 4th to celebrate this milestone moment in America's history!

PREVIEW OF FESTIVITIES

8:00 to 10:15 a.m.

MEN'S CLUB PANCAKE BREAKFAST

The perfect start to the day is the Pancake



Breakfast at the Community Center. Tickets are a "hot item" so purchase yours early for an advance discount of \$8 vs \$10 at the door. Go to Pancakes.NiguelShoresMensClub.org or use the QR Code here.



8:30 to 11:00 a.m.

WOMEN'S CLUB BAKE SALE

Why bother baking for the 4th when you can pick up one of the creations offered by our Niguel Shores bakers? You never know what this year's crowd favorite will be. Last

year it was homemade bread that sold out in 15 minutes and a gorgeous doll cake that went to the highest bidder via silent auction. Come early to have your pick of scrumptious treats!



10:30 to 11:00 a.m. – Flag Raising

America's 250th is a once-in-a-lifetime event, so we invited the big guns to do the honors of raising the flag and singing the national anthem. **Alicia Kuhn**,



daughter-in-law of residents **Carol and Karl Kuhn**, will treat us to a medley of patriotic songs and the National Anthem, and **USAF Colonel (Ret.) Dick Thompson** will share what it means to serve and how the patriots of 1776 are still relevant 250 years later.

11:00 to 11:45 a.m.

2026 PARADE

You'll hear references to "Mayberry by the Sea" when people talk about the **Niguel Shores July 4th Parade**. They're not far off, particularly when you see the decorated golf carts in the official contest—as well as the cavalcade of carts that constitute the parade's traditional finale. It's Americana on beachy steroids. Sign up in the office if you plan to enter the Golf Cart contest.



This year, we're happy to bring back some beloved parade traditions. **Engine No. 10** from the **Orange County Fire Authority** will lead the parade once again, followed by a "special guest" as parade **Grand Marshall**. Before the parade, the



fire truck will be parked on Niguel Shores Drive for kids who want a close-up look.

In the "something new" category, we have **Uncle Sam's Wheeled Brigade** in the parade line-up behind the fire truck—bikes, scooters, skateboards, wagons, strollers—all competing for whose ride is the most patriotically



A Once-In-A-Lifetime Celebration!



tricked-out. Later comes the first-ever **Yankee Doodle Pet Parade at 12 Noon** in the community park, on the Legacy Path circling the grassy area. No advance registration required for the Wheeled Brigade or Pet Parade. Pick up a flyer in the NSCA office for more information.

12:00 to 2:00 p.m. CAKEWALK, GAMES ON THE GREEN, POOL FUN & HOT DOG LUNCH



Post-parade fun in the community park has been expanded with old favorites and new competitions for individuals and families: Games on the grass include **Sack and 3-Legged Races, Spoon and Egg Relays, Tic-Tac-Toe Ball Toss, Water Ball Challenge, Scavenger Hunt** – and on the Sport Court, a **Hoops Competition** and the annual **Cake Walk**. Competitors will be grouped by age. There's also **Face Painting** for all ages!

Games: We've set up a **Games Headquarters** in the park. Each child should **register for a Play Pass to track games and win prizes** when they have completed 4 or more different games. Adults don't need to register and can participate with their child's permission. 😊

12-1:00Register for Play Passes

12:30-1:30Games are Open

1:30.....Family Sack & Family 3-Legged Races

1:30-2:00Turn in Play Passes to claim prizes (or earlier after completing 4+ games)

Little Firecracker Fun: For the **5-and-under crowd**, there's a Fishing Pond, Tattoos, Bubbles, Chalk Drawing and more! No registration required but children must be accompanied by an adult.



Pool Fun: Water toys are available for anyone using the pool. No supervised games are planned.

Hot Dog Lunch:

Back by popular demand! Grilled dogs, chips and water for \$2 (a deal not to be missed!) along with an **Italian Ice Cart** of cool treats for \$4+.



4:00 to 8:00 p.m.

CELEBRATION CONTINUES AT THE BLUFF

Not to be missed are the beach and BBQ activities at the Bluff. One fun tradition is the elaborate setting-up and decorating residents use to establish their 'area'—including table decor and unique red, white and blue fashions. We're expecting things to be upped a notch for America's 250th Birthday and have planned **Bluff Awards for Best-In-Show**. The gauntlet has been set, so start planning!

The Bluff is open all day on the 4th for residents and their families. Parking is limited, and for residents only. Reserve a table (free) or bring your own, come early to drop off your stuff, then walk back down to enjoy some beach time. Official Bluff festivities start at 4:00 p.m. with **Tunes by DJ George**. The grills will be ready by 5:00 to **Grill your Own**, and the traditional **Condor Squadron Flyover** is expected between 5:50 and 5:55. Announcement of **Award Winners** from the day's contests as well as **Bluff Awards** and **Sponsor Recognition** will be at 6:00.



and **Sponsor Recognition** will be at 6:00.

The 250th Celebration of America's Independence is going to be spectacular here in Niguel Shores. See you there!



—4th of July Committee

Happy GRADUATION

Master's Degrees with Honors



Abigail Bynoe has graduated Summa Cum Laude with a Master's of Science in Speech Language Pathology from Monmouth University in New Jersey. Abigail will be a Speech Language Speciality Clinical Fellow at Hawkswood School in Eatontown, NJ, starting this month. At Monmouth, she was a member of the National Student Speech Language Hearing Association (NSS-CHA) and a volunteer at Camp Chatterbox. She is the daughter of Ken and Edwina Bynoe.

Grace Fratello-Hakim

has completed her Master's of Science in Global Challenges for Sustainability, graduating from the CHARM-EU alliance of Trinity College Dublin, University of Montpellier, and University of Barcelona. Part of her Master's work involved a Capstone Research Project living in Kruger National Park, South Africa, collaborating with the Mnisi community to study Human Wildlife Interaction Patterns. She also studied the role of seaweed in sustainability in Ireland and the Ciliwung River Watershed. Previously, she graduated from UCLA Cum Laude with a major in Geography and Environmental Studies and minors in Global Studies and Conservation Biology. Grace is the daughter of Chris Hakim and Claire Fratello. She looks forward to a career related to the environment and sustainability.



AROUND THE NEIGHBORHOOD

Garden Club members gathered at the Bluff for a barbecue and potluck on a beautiful day in June.



ACTIVITIES

BRIDGE

The USA is celebrating our 250th year after breaking away from English Rule and going out on our own. Our community is going all out with banners on our street signs, lampposts and gates plus plans for an exciting 4th of July. What a winning group of volunteers we have heading so many functions and decorating our community this year!



In Bridge, several of our recent players stayed in the winners circle, with an occasional new name sneaking in.

- **5/20:** Jim Ruben hit home plate with a first, followed closely by Mary Biegel for second and Muriel Kraszewski for third.
- **5/27:** Byron Nelson surprised himself and came in first; close on his heels was Glenda Wilson for second; and one of our great Banana Bread Experts, Muriel Kraszewski, secured third for a second time. Thank you for all those great deserts, Muriel.
- **6/3:** Jim Pinola totally secured first place; Patty Hollis came in second; and Mary Biegel placed third with six additional players very close to third position. as well.
- **6/10:** Jim Pinola really ramped up his game and dominated first place; Maria Girard, an excellent competitor, was a strong second followed by Bill Imbriale for third.

We are always looking for new players and those who haven't played in a while. I know I have written about our great homemade cookies and banana bread, but were you aware of our awesome Girl Scout Cookies? If you are interested, please call **Bob or Betty French** at (949) 312-2556 to come and play. We start at 10:30 on Wednesdays in the Niguel Shores Clubhouse and are done by 2:00 pm. Looking forward to seeing you there.

—Mike Oliva

PAGE TURNERS

Group Gathering—All three Page Turners groups gathered in June for a discussion of *Winterdance: The Fine Madness of Running the Iditarod* by Gary Paulsen. The meeting included a “reveal” of the books that the club members have chosen to read next season. In May, the members suggested approximately 24 books to be considered, and then they voted for nine winners. Look for an announcement of the winning titles in next month's issue.

Summer Break—Our book club takes a break from regular monthly meetings during July and August and resumes in September. In the meantime, see the list accompanying this article for the interesting and varied books suggested by our members in case you are looking for your next good read.

Membership—Page Turners always welcomes new members and you can contact any one of the group coordinators for more information: **Steve and Ann Morris** at samwrsi@cox.net, **Lisa Buchner** at lisabuchner47@gmail.com or myself at fozimec@cox.net.

Reading Suggestions from Book Club Members

1776 – David McCulloch

Absolution – Alice McDermott

Buckeye – Patrick Rosen

Cold Sassy Tree – Olive Ann Burns

Culpability – Bruce Holsinger

Finding My Way – Malala Yousafzai

Leap of Faith – Queen Noor of Jordan

Miss Morgan's Book Brigade – Janet Skeslien Charles

Salvage the Bones – Jesmyn West

Solito – A Memoir – Javier Zamora

The Berry Pickers – Amana Peters

The Book Club of Troublesome Women – Marie Bostwick

The Calamity Club – Kathryn Stockett

The Correspondent – Virginia Evans

The Extraordinary Life of Sam Hell – Robert Dugoni

The Guernsey Literary and Potato Peel Pie Society – Ann Shaffer and Annie Barrows

The Instrumentalist – Harriet Constable

The Lion Women of Tehran – Marjan Kamali

The Sparrow – Mary Doria Russell

The Sunflower House – Adrian Allegri

Theo of Golden – Allen Levi

There are Rivers in the Sky – Elif Shafak

Tom Lake – Ann Patchett

Women on Platform 2 – Laura Anthony

—Frances Ozimec

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					Sunday
		1 9:00 H ₂ O Aerobic (No Instructor) 10:30 Bridge	2 9:00 H ₂ O Aerobic (No Instructor)	3 9:00 H ₂ O Aerobic (No Instructor) Office Closed	4 Fourth of July No Construction
6 9:00 Architecture Committee 9:00 H ₂ O Aerobic (No Instructor)	7 8:00 Men's Club 9:00 H ₂ O Aerobic (No Instructor)	8 9:00 H ₂ O Aerobic (No Instructor) 10:30 Bridge	9 9:00 H ₂ O Aerobic (No Instructor) TENNIS & PICKLEBALL COURTS CLOSED 12 TO 3PM for Cleaning	10 9:00 H ₂ O Aerobic (No Instructor) 10:30 Commu- -ication Committee 3:00 Ice Cream at the Bluff	11 12
13 9:00 H ₂ O Aerobic (No Instructor) AC DEADLINE - 12:00	14 9:00 H ₂ O Aerobic (No Instructor) 12:00 Events Committee	15 9:00 H ₂ O Aerobic (No Instructor) 10:30 Bridge 2:00 Rules Committee	16 9:00 Maintenance Committee 9:00 H ₂ O Aerobic (No Instructor) 5:30 Live Music at the Bluff	17 9:00 H ₂ O Aerobic (No Instructor)	18 19
20 9:00 Architecture Committee 9:00 H ₂ O Aerobic (No Instructor) 12:00 View Preservation Committee	21 9:00 Landscape Committee 9:00 H ₂ O Aerobic (No Instructor) 1:00 Historical Group 5:30 Men's Club	22 9:00 H ₂ O Aerobic (No Instructor) 9:30 Rules Committee 10:30 Bridge	23 9:00 H ₂ O Aerobic (No Instructor) TENNIS & PICKLEBALL COURTS CLOSED 12 TO 3PM for Cleaning	24 9:00 H ₂ O Aerobic (No Instructor)	25 26
27 9:00 H ₂ O Aerobic (No Instructor) 4:00 Finance Committee AC DEADLINE - 12:00	28	29 9:00 H ₂ O Aerobic (No Instructor) 10:30 Bridge 5:30-7:30 Volunteer Appreciation Night STREET SWEEPING	30	31	



4th of JULY CELEBRATION

See the special insert in this issue outlining events of the day and acknowledging the sponsors who contributed to make this year's festivities better than ever!

THIRD THURSDAY AT THE BLUFF

Something new this summer - Enjoy the sunset along with live music at the Bluff. All invited.

VOLUNTEER APPRECIATION NIGHT

Invitations go out this month to our community volunteers in recognition and appreciation of their volunteer work for the Niguel Shores community. The evening includes announcement of the "Volunteer of the Year" nominated by our Board for extraordinary service to the community.

PICKLEBALL

Pickleball in the Olympics?

With the Olympics coming to Los Angeles and pickleball more popular than ever at Niguel Shores and across the country, many people are wondering: Will pickleball ever make it to the Olympics?

The answer is complicated. The International Olympic Committee doesn't add sports solely because they are popular. To be considered, a sport must have widespread participation around the world, a strong governing body, a consistent rule structure and a robust anti-doping program.

While pickleball is growing rapidly, it remains heavily concentrated in North America. From the IOC's perspective, an Olympic sport needs broad international participation. Most of pickleball's top players are American, and the largest tournaments are still based in the United States. As a result, the sport is viewed as too American.

Governance is another challenge. Olympic officials generally prefer to work with a single, internationally recognized governing body. In pickleball, multiple organizations

have claimed leadership roles. Rules, equipment standards, and tournament structure are not always aligned. Paddle regulations, service rules, referee enforcement, and competition formats can vary from one organization to another.

There is also the issue of limited space in the Olympic program. There are other emerging racquet-based sports seeking recognition. Padel, for example has a strong presence in Europe, Latin America and the Middle East, giving it a broader international footprint.

The sports selected for the 2028 Los Angeles Olympics—cricket, flag football, lacrosse, and squash—highlight the IOC's emphasis on global participation and television appeal. Olympic recognition often takes years, and sometimes decades.

Could pickleball make its Olympic debut in Brisbane in 2032? It is possible, but the clearest path forward is continued international growth. The more pickleball expands beyond North America, the stronger its case for Olympic inclusion will become.

—Ben Farbman

Wellness - OK, Splurge a Little!

Last month I attended the Women's Club's "Summer Camp" event taking place at our recently renovated park when I spotted a s'more cart. There are food carts, drink carts, so many kinds of sinful yet delicious carts selling their tasty creations on street corners and at parties—so why not a s'more cart? Mmm, that warm, melty marshmallow and milk chocolate between two crunchy graham crackers! It takes me back to childhood every time I eat one of these campfire delicacies. Yum!

This particular cart also offered the usual s'more, but it also specialized in a gourmet, one of a kind s'more that took my taste buds to another level of sugary bliss. I decided to go for it, break the rules of healthy eating and dig in! I'm proud to tell you I have no regrets!



Without realizing it, I've established myself among family and friends as the woman who never touches dessert—the

one who plays by the rules 100 percent of the time when it comes to nutritional choices and would rather munch celery stalks than a few chocolate-covered almonds.

I'm here to tell you it's not true! Nor is it any fun. Enjoying an occasional treat isn't a bad thing. It becomes a bad thing for your overall health if you indulge every day, and it also depends on what it is you choose for your indulgence. Enjoying two or three of the aforementioned chocolate-covered almonds to satisfy the desire for something sweet is a minor infraction. However, an all-beef

cheeseburger with a side of fries, eaten every day, would be a major infraction that could lead to avoidable health issues.

So, instead of stressing over these decisions, put the 80-20 rule to work for you to maintain a healthy lifestyle. Eighty percent of the time, eat fresh veggies, lean protein, whole grains, etc., while twenty percent of the time you can carefully enjoy a treat!

Now, if you don't mind, I finished my salad and I need to find the s'more cart. It's been a while.



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

DANA POINT THIS MONTH



FARMERS MARKET AND CRAFT VENDORS

Saturdays from 9:00 a.m. to 1:00 p.m.
La Plaza Park

INDEPENDENCE DAY FLYOVER AND FIREWORKS

Saturday, July 4

Condor Squadron WWII North American AT 6 aircraft in formation over Dana Point from 5:50 to 5:55 p.m.

Fireworks above Doheny Beach and the Harbor from 9:00 to 9:30 p.m.
See danapoint.org/Community/Special-Events/2026/4th-of-July-Fireworks

BULKY ITEM DAY

City-sponsored drop off for bulky items, donations to Goodwill, and document shredding.

Saturday, July 11 from 7:30 a.m. to 2:30 p.m.

South Shores Church, 32712 Crown Valley Parkway.

Contact publicworks@danapoint.org.

DANA POINT SHAKESPEARE FESTIVAL

Music, food, fun, and Shakespeare's "Comedy of Errors." Free admission with food and beverage for purchase.

Friday, July 10 from 7:00 to 9:30 p.m.

Saturday, July 11 from 5:00 to 9:30 p.m.

Show starts at 8:00 p.m. on both nights.

Sea Terrace Park

SUMMER CONCERTS IN THE PARK

Free family-friendly concerts featuring two bands with food and beverages available for purchase.

Sundays July 12, 19, 26 from 2:30 to 6:00 p.m.

Sea Terrace Park

SUMMER CONCERTS ARE BACK!

SEA TERRACE PARK | 2:30 - 6:00 PM

JULY 12
CASSIE B - 2:30 PM
YACHTY BY NATURE - 4 PM

AUGUST 2
90'S ROCK SHOW - 2:30 PM
THE REFLEXX - 4 PM

JULY 19
SEGA GENECIDE - 2:30 PM
DECADES - 4 PM

AUGUST 9
TUNNEL VISION - 2:30 PM
COMMON SENSE - 4 PM

JULY 26
FLASHBACK HEART ATTACK - 2:30 PM
ELECTRIC AVENUE - 4 PM

AUGUST 16
EMO KIDS - 2:30 PM
TIJUANA DOGS - 4 PM

BLUFF PARK AT SALT CREEK BEACH | 5:00-8:00PM

AUGUST 27
DREAM LIKE TAYLOR - 6-8 PM

AUGUST 16
FAMILY STYLE - 6-8 PM



Geoff Dunlevie

Luxury Real Estate Advisor
M: 949.359.1804 | GeoffDunlevie.com
DRE# 01992989

COMPASS

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License # 01991628, 1527235, 1527365, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467.

SEASHORE NEWS STAFF

Sandy Homicz—Editor

Mary Ellen Hofmann—Distribution

Michelle Ralph—Assistant Editor

Joy Justus—News, Features

Patti Staudenbaur—Assistant Editor

Meg Wilson—News, Photos

Susan Courtney—News, Features

The newsletter is a monthly publication of Niguel Shores Community Association. Back issues from 1973 to present are available online at niguelshores.org.

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

DSS # 304700021 & 374700014

Top Dog Construction Corp.



Dave Bunevith
President

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

New Construction
Remodel
Room Additions

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

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



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 Business (949) 240-1545
gene@Lanternbaycarpets.com Fax (949) 240-1167

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.

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.

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




LSV & Golf Cart Sales
Located on PCH & Blue Lantern
949-735-2969



4TH OF JULY SPECIAL
\$13,995 + 48 VOLT 6-SEATER ACTIVE-EV

MICHAEL H. MASILOTTI



ARCHITECTS

9 4 9 4 9 7 3 5 2 0



BOVEE ROOFING INC.
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



Castaways LANDSCAPING

Complete Hardscape and Landscape

(949) 303-9579
castawayslandscaping@yahoo.com

NIGUEL SHORES RESIDENT

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

**SOLD
BY STEVE**



PACIFIC RIDGE, THE STRAND AT HEADLANDS | 6,272 SQFT – OFFERED AT \$14,850,000



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



**Unhappy with your
Stone, Tile or Grout's
Appearance?**

Resurface Your:

- Marble • Granite • Slate
- Terrazzo • Limestone
- Fireplaces • Floors
- Showers • Countertops

Residential & Commercial

(949) 582-3277

www.marblelife.com/orange

**Let Marblelife Bring
Your Stone Back to Life!**

Restoration: Re-Polish • Chip & Crack Repair • Scratch
& Stain Removal • Sanded Grout Restoration
Maintenance: Polish • Seal • Education
Maintenance Programs

*"Restoring & Maintaining the Natural Beauty
of Your Stone, Tile & Grout."*



1,600+
Local Reviews!
G yelp



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



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

A QUARTER-MILLENNIUM OF PROSPERITY!

Claim Your Piece of the Next 250 Years:
Invest in Legacy Luxury Real Estate Today.



JUST LISTED

HUNTINGTON BEACH
20915 Shellfish Lane | \$1,199,900
3 bd, 3 ba | 1,525 sqft



FOR SALE

RANCHO SANTA MARGARITA
41 Via Lampara | \$899,900
3 bd, 3 ba | 1,407 sqft



PENDING

MISSION VIEJO
28 Brindisi | \$995,000
3 bd, 3 ba | 1,538 sqft



IN ESCROW

MISSION VIEJO
22792 Casada | \$1,200,000
4 bd • 3 ba • 2,538 sqft

FUEL YOUR FOURTH! WIN A

\$100 GAS CARD!



The open road is freedom.
Your next full tank is just a scan away.

ENTER WIN!



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



COLDWELL BANKER REALTY

All listed 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. CaIRE# 01415774

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



CONNIE MCKIBBAN AND TEAM

PROUD SPONSORS OF THE **NIGUEL SHORES**
4TH OF JULY CELEBRATION

HAPPY 250th BIRTHDAY, *America*

★ 2026 ~ REAL ESTATE REPORT ~ NIGUEL SHORES ★

3 HOMES CURRENTLY FOR SALE
PRICED FROM \$2,495,000 - \$12,500,000

1 HOME IN ESCROW
PRICED AT \$6,250,000

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

AVERAGE SALES PRICE TO DATE = \$4,046,875

★ (PER MULTIPLE LISTING SERVICE AS OF 6/19/2026) ★

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
HOMESERVICES
CALIFORNIA
PROPERTIES
DRE #00461898

CONNIE.MCKIBBAN@BHSCAL.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 (BHSCP) is a member of the franchise system of BHH Affiliates LLC. BHHS and the BHHS 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