

Seashore News



October 2026

Published Monthly by Niguel Shores Community Association

Issue 634

FROM THE HELM

We said an official good-bye to summer with a **Hoe-down and BBQ at the Bluff** over Labor Day weekend. A touch of rain didn't deter Shores residents from enjoying food and camaraderie with family and friends—and in fact, added to the spectacular sunset that closed out the day. You can see more photos of the event on page 11 of this issue and on the Niguel Shores website.

We want to give a special shout-out to the **Events Committee** for the new summer music series, **Third Thursdays at the Bluff**. With a new artist featured each month, residents brought their chairs and a beverage and enjoyed a wide range of musical styles and sounds. The community response was so positive that Third Thursday was extended into September. Sure to become an annual tradition, the series already has us looking forward to next year's performers.

Financial Updates

- **June & July Financials Posted**—The Board approved the NSCA financials for June and July at the September Board Meeting, and both are posted on the website. This now puts us back on a regular schedule of sharing financial statements with our residents.
- **2027 Budget Town Hall**—At the September Board Meeting, the Board voted to hold a Town Hall on Wednesday, November 4 at 6 p.m. to share a draft of the 2027 NSCA budget and field questions from residents. **Save the date.** More information will be shared closer to the event.



Updates on Special Projects

- **Selva Wall Reconstruction**—We continue to wait on the permits from the City of Dana Point. All materials are in hand. Once permits are secured, we'll start immediately. We'll share the construction execution plan with residents ahead of commencement to minimize impact.
- **Community Center Landscaping Complete**—Replanting of Niguel Shores Drive in front of the Clubhouse is now complete. Give these areas a little time to become established and then enjoy the view!
- **Breakers Isle Public Hearing**—On Monday, September 14, the City of Dana Point Planning Commission held a public hearing on the Landscape Plan for the Breakers Isle beachside slope area. Jeff Smith, NSCA Consulting Architect, spoke on behalf of Niguel Shores. The Plan was unanimously approved by the Planning Commission and now moves into the detailed construction documents phase.
- **General Manager Search**—We are interviewing candidates and will continue to keep you posted as we advance the process.

—Your NSCA Board of Directors

OCTOBER CLUB EVENTS FOR MEMBERS AND GUESTS

Niguel Shores Men's Club



OKTOBERFEST 2026
Saturday, October 10 — 5 to 8 p.m.

German Food and Beverage
Live German Music and Dancing

Tickets \$20 per person

Order online at <https://oktoberfest.niguelshoresmensclub.org>



HISTORICAL HAPPY HOUR

Become a member of the Historical Club and enjoy this special event featuring Yummy Appetizers, Assorted Beverages, and a Time-Traveling Visitor from the 1800s!



TUESDAY, OCTOBER 20
4:30 TO 6:30 P.M.
NIGUEL SHORES CLUBHOUSE



Our city's namesake, **Richard Henry Dana** will appear in person to tell us of his adventures on the brig *Pilgrim* and the sailor's life he detailed in "Two Years Before the Mast."

COME FOR THE HISTORY, STAY FOR THE FUN!
Members - Free / Guests Welcome – Donation Requested

KATHY SAMUEL LUXURY REAL ESTATE

TOP 1%

Real Estate Agents in California

#1

Monarch Beach Homes Sold

371+

Keys Handed Over

\$399+ MILLION

Closed Transactions

Together we CAN make a Difference

Niguel Shores Canned Food Drive

Over the years we have donated **55,000+** meals, lets continue the great work!

Virtual Donation: Now - November 22, 2026

Physical Pick Up: November 16-22, 2026

AS ALWAYS I WILL MATCH YOUR CONTRIBUTION & PROVIDE A CASH DONATION OF \$500.

EASY TO DONATE

USE THE QR CODE BELOW OR
TEXT KATHY 949.444.1674



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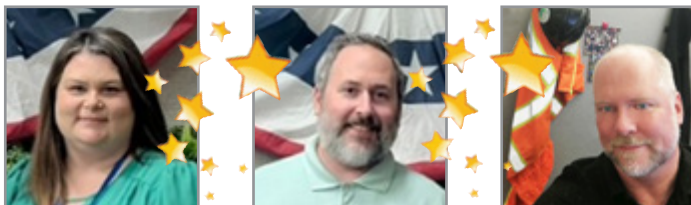
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NSCA is not responsible for any work done nor are we recommending any of the advertised companies

STAFF ANNOUNCEMENTS

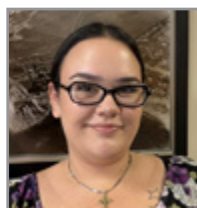
Accolades For Our Staff

Deep appreciation goes out to **Customer Operation Specialist Blayke Miller** and **Community Administrator Matt Northrop** for going way beyond their initial duties to serve residents these past few months. In addition, special accolades go to **Facilities Manager Bob Everson** for taking on important interim management responsibilities for the smooth running of our community.



Welcome To Our Newest Staff Member

Stop by the office and say “hello” to our new **Office Assistant—Brooklyn Burns**. Before coming to Niguel Shores, Brooklyn held a variety of administrative and office positions—most recently, as Office Manager for a construction company where she handled everything from payroll and bookkeeping to day-to-day office operations. She has also worked in customer service and collections, and is certified as a California Notary Public.



Brooklyn said, “I’m very excited to be part of the office team Monday through Friday here in Niguel Shores. I was drawn to the position because I enjoy administrative work, helping people, and being part of a community-oriented environment. I’m looking forward to getting to know the residents and staff, learning more about the Niguel Shores community, and growing in my new role.”

Outside of work, she enjoys time with family, friends, and her dog, Roxxie. In addition, she likes shopping, fashion, and collecting and selling vintage clothing and accessories.

Brooklyn began working here in mid-September, bringing a positive outlook and saying, “I’m very grateful for the opportunity to join the Niguel Shores team and am excited for what’s ahead.”

LANDSCAPE – TIME TO TEND THE GRASS



Fall is here. This is the time to scalp the warm season lawns and overseed with a cool season turf blend. October is a key transitional month in the turf lifecycle. The warm season grasses begin to go dormant, which can cause lawns to look unhealthy and more brown. The lawns are not dead, but in order to keep the lawns looking lush and green, the warm season turf needs to be scalped and new cool season turf seed blend needs to be applied. Although the final results of this process look great, the process itself is somewhat lengthy and not aesthetically pleasing.

The scalping and overseeding this season will only apply to the front yard lawns maintained by the Association and will not include green belt areas as we continue to explore ways to save on water usage.

The dethatching and overseeding process is as follows:

- The irrigation will be shut off in all lawn areas to allow them to dry out.
- Lawns will be cut at the lowest motor setting possible and will leave the exposed dirt.
- The lawns will be overseeded with a perennial rye blend.
- In approximately one (1) month the seed will begin to germinate and there will be beautiful new grass.
- During this one-month germination period, the water will be on several times a day in small increments each time.

As always, the grass will look bad for a little while, but once seeded and watered heavily it will come back quickly looking better than ever.

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

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

Photo credits in this issue: Tarun Anand, Leslie Moore, Kris Perry, Gary Tinnes, Tami Vitale, Meg Wilson, Laurel Yocca and OC Register.

COMMITTEE REPORTS

ARCHITECTURE COMMITTEE

Rules, Rules, Rules—Nobody moves into a coastal community because they love submitting paperwork before repainting a fence. So, it's fair to ask why Niguel Shores has an Architectural Committee—and why its rules help the people who live here.

The Architectural Committee's job isn't to slow anyone down to keep one homeowner's project from quietly becoming everyone else's problem. A retaining wall too close to a slope, a roofline pushed up without thought, a drainage system dumping runoff on the lot next door—none of these register as “violations.” Instead, they register as a wet foundation, a lost view, or a mismatched fence.

Importance of the Architecture Review—The Architecture Review catches the problem before it is built, not after. Some of what the rules protect might easily be taken for granted because the process works. For example, Niguel Shores' Zero-Lot-Line Tracts—homes a few feet apart, sharing walls and easements—function because those boundaries are governed by rules that are specific and consistently applied to setbacks, wall responsibility, storm water routing. Slopes carry the same quiet infrastructure, which is why a drainage problem here is the exception, not the norm.

Then there's the reason many people bought property here: **The View**. Ocean and coastline views aren't protected by luck—they're protected by a rule that no addition, fence, or planting may unreasonably interfere with a neighbor's view, backed by height limits on structures and landscaping. The City of Dana Point **DOES NOT** protect private views, but **NIGUEL SHORES DOES**.

There's also predictability built into the review process. Every homeowner can see what they and their neighbor can do with their property before a shovel goes in the ground. This can provide the confidence that protects property values over time, more than any paint color or roofline.

Changing Rules—The architectural rulebook isn't perfect. Some of it predates current materials or state laws; some repeats itself. That's why the NSCA Architectural Committee is reviewing the regulations section by section, deciding what still earns its place and what's gone stale. If a rule doesn't make sense anymore, or something seems missing, the committee wants to hear about it. This is the moment to say so. Direct comments to johnechis@outlook.com.

—Architectural Committee

COMMUNICATION COMMITTEE

Perhaps you recall the 1990 hit song “Get Here” with lyrics saying, “You can reach me by railway, you can reach

me by trailway, you can reach me on an airplane ... you can reach me by sailboat, you can jump on a speedy colt ... I don't care how you get here, just get here if you can.”

Well, that's how we feel on the Communication Committee when we ask you to reach out to us with your comments and ideas for the *Seashore News* and our website's Post a Comment link. We would love to hear your thoughts and suggestions for the newsletter and website.

You can reach us by sending an email to seashorennews@hotmail.com or by posting a comment on the Niguel Shores website at niguelshores.org. We respond to all communications personally with follow-up from one of our committee members. So, to paraphrase the song lyrics: “We don't care how you get here, just get here as soon as, and as often as you can.” We want to hear from you.

—Sandy Homicz

EVENTS COMMITTEE

From Summer at the Bluff to Holiday Magic

The Niguel Shores Events Committee wrapped up a fun summer filled with music and festivities at the Bluff, and now we're turning our attention to the holidays!

We'll kick things off in November on **Thanksgiving Day** with the **Niguel Shores Turkey Trek** in the morning. This tradition, previously organized privately, will now be hosted by our committee as an official Niguel Shores community event, **free and open to all residents**. And because it's Thanksgiving, we want to see your Gobble Gear! Turkey costumes, festive hats, feathers, tutus, and Thanksgiving flair are all encouraged. Go all out or just add a little turkey spirit! Exact time, sign-up, route, and additional details will be shared next month.

Then, on **December 3**, the Clubhouse will come alive for **Tinsel & Toys**, a special communitywide holiday celebration for residents of all ages and their guests. The evening will feature a toy drive benefiting military families, Santa's arrival and photos, a community tree lighting, carolers, holiday treats, hot cocoa and more.

Calling All Helpers & Elves!—These are two large community events, and we need lots of helping hands to make them happen. The success of our Fourth of July celebration was possible because so many residents generously gave their time and energy, and we need that same community spirit for the holidays. Whether you can help with advance planning or volunteer on the day of either event—or both—we'd love to have you. Every bit of help makes a difference. To volunteer, please contact Barb Barrett at babtutor2020@gmail.com

COMMITTEE REPORTS

We can't wait to celebrate the holiday season together with everyone in the Shores!

—Events Committee

FINANCIAL COMMITTEE

Financial Statements Available for June & July 2026

The 2026 June and July financial statements have been reviewed by the Board and are available on the Niguel Shores website at <https://www.niguelshores.org/2026/01/nsca-governing-documents/>.

These are located in the password protected section. If you need the password please e-mail mnorthrop@niguelshores.org.

—Jeff Goldfarb and Jim Eckstaedt, Co-Chairs

LANDSCAPE COMMITTEE

By now our final big landscaping project of 2026 in front of the clubhouse is complete. Over the coming months we should see the new plants filling in and complimenting the established landscaping. We are especially pleased to see our Niguel Shores Dolphin Statue become a more prominent feature.

The Landscape Committee is working with Harvest to address areas of concern throughout the community. The most noticeable problem is the amount of weeds, which is not helped by the hot weather and the restrictions on using pre-emergent weed preventers. Harvest will continue to use its work force to combat the weeds.

We have also been preparing a proposal for our 2027 Landscape Committee Budget that will include improvements around the community using the approved plant palette. Focus areas are the entrance gates and monuments as well as street entrances in the Custom Homes area.

We appreciate the interest many community members have shown in wanting to help with our special project in front of the Community Center. We will be in contact soon!

—Vicki Sheff

MAINTENANCE COMMITTEE

Volunteer Help Appreciated—As we move into fall, the Maintenance Committee would like to give warm thanks to the many residents who stepped up to volunteer alongside committee members. Together, we are tackling several projects that have been difficult for the maintenance team to handle, given their attention being diverted to critical infrastructure issues. These projects included sanding and staining the benches at the Bluff; painting stop lines, lettering, and speed bumps on our streets; and installing lighting on

critical Stop signs for improved safety. If you would like to volunteer, please contact the NSCA office to be directed to a team member.

Plan Ahead—We have already seen early effects of the Super El Niño, and we can certainly expect a lot of rain this year. In preparation, the Maintenance Team, in concert with our Board of Directors, is assessing all critical drainage throughout the community. It is imperative that all residents check their yard drainage systems to ensure they are free of debris that could cause clogs and back up into yards and homes. This is especially important for homeowners whose systems drain to the community slope behind their property. If you find a clog past your property line, please contact **Facilities Manager Bob Everson** immediately, through the office.

I can speak from personal experience about the importance of property drainage: One morning in December 2010, after we had received more than a week of rain, I walked to my back slider only to step on soaked carpet. Then my neighbor called in a panic because she had four inches of standing water in her home. A little bit of preparation can save you tens of thousands of dollars in repairs. If you are not sure how to test your drain system, let us know by leaving a message at the office. We are here to help.

In the meantime, enjoy what is hopefully a mild fall season, and have a Happy Halloween!

—Geoff Dunlevie

A Piece of Dana Point History

This mural at the Dana Point Nature Interpretive Center shows rancheros throwing cow hides off the local cliffs to the sailors below—a scene described by **Richard Henry Dana** in *Two Years Before the Mast*. At



the Interpretive Center dedication in 2010, artist **Christopher Pecharka** spoke about the history behind his creation of this mural, explaining how the sailors came here from eastern cities like New York, Baltimore and Boston in trading ships like the Pilgrim, bringing items such as seeds, textiles, and farm implements and trading them for cattle hides. The hides were thrown off the cliffs by the local people, then gathered into long boats by the sailors and rowed into their awaiting ships for transport back to the east coast.

Residents are invited to become members of the Niguel Shores Historical Club and come to hear more about Niguel Shores and Dana Point's early history on **October 20** at a **Historical Happy Hour**. (See announcement next page.)

CLUBS

GARDEN CLUB

We had a great turn out at our September meeting! Club President **Marietta Hannigan** kicked off a new club year with a preview of the varied and exciting programs, workshops, and special events in store for members.

Treasurer **Wendy Fortunato** shared the important contributions we've made to non-profits that align with our mission: Saddleback College's Sustainable Horticulture and Landscape Design Program; The Ecology Center; Abraxas High School Orchard for at-risk youth and adults; Solutions for Urban Agriculture, a 30-year organization who train urban farmers and build school and community growing programs. Wendy also gave members an overview of last year's financial results and the budget for 2026-2027.

Special guests **Launa Gould** and **Donna Hood** of California Garden Clubs Inc. gave a motivational talk and presented the Niguel Shores Garden Club with an award recognizing our 25 years as an organization.

Our next meeting is **October 12 at 11 a.m.** in the Clubhouse. **Colleen Culhane**, Development Director of **The Ecology Center** will talk about its 28-acre Regenerative Organic Certified farm in San Juan Capistrano. She'll share how their organization promotes growing, education,



Garden Club Hospitality team ready to serve!

food distribution, and hands-on ecological experiences, all in our backyard.

The Garden Club's **Lobsterfest** (a member-only event) is back this year on **October 22**, and it's bigger and better with a delicious lobster dinner and silent auction.

The Garden Club always welcomes new members. No gardening expertise required! Our membership is now at 109 – an amazing 54% growth over last year. Dues are \$35 per year. Or, come as a guest for \$5 to try us out. To join, sign-up forms are in the Niguel Shores office.

—Judi Palladino



Niguel Shores Historical Club

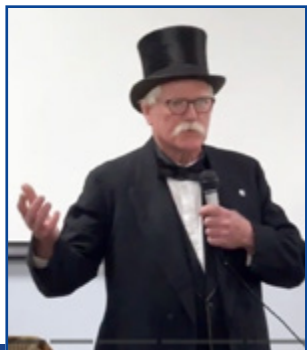
*invites you to attend a unique event featuring
a Time-Traveling Visitor from the 1800s!*

Historical Happy Hour

Appetizers, Beverages, and Special Guest **RICHARD HENRY DANA!**
Tuesday, October 20 — 4:30 to 6:30 p.m. — Niguel Shores Clubhouse
Members – Free / Guests – Donation Requested



RICHARD HENRY DANA, for whom our city is named, will appear **in person**, telling of his adventures on the **brig Pilgrim** in 1834, sailing a perilous journey from Boston around the Cape to what is now Dana Point / Capistrano Bay.



In *Two Years Before the Mast*, Dana described our area as a “romantic spot on the coast,” and spoke vividly of the steep cliffs, the narrow cove, the Pacific surf crashing at the base of the headlands.

Come and hear about his life aboard ship as a common sailor, the crew's job of trading with the local people, and what Dana did to improve maritime law for sailors of his day.

Annual Club Membership: \$25 per person or \$30 per family. Membership Forms are available in the office.

Payment: pay membership dues at the event or in the office by check made to Emily Beck, Treasurer.

CLUBS

MEN'S CLUB

September was a great month at the Men's Club. Our first meeting featured **Catherine Hallett**, a Niguel Shores resident, who spoke about the **Grief Counseling Group** running from September 14 through November 23 at St. Edward's Church. Interested members can contact Catherine at (949) 463-0055 or via email at CathHallett@gmail.com.

We also welcomed **OC Lifeguards Chief Jason Young**, who grew up in Niguel Shores. Chief Young stressed the importance of water safety along local beaches, particularly given the strong currents at Strand Beach right below our community. He emphasized the vital role of CPR and AED machines (including the one in our clubhouse) and shared the incredible story of saving local resident Tim Patterson from drowning at the beach behind the Ocean Institute.



Lifeguard Jason Young with his parents and club members.

At our second meeting, **Dana Point Mayor and Men's Club member John Gabbard** presented updates on local developments. He addressed the wave damage that led to 10 homes on Beach Road being red-tagged, as well as efforts to protect our rail system and beaches using potential artificial reefs or jetty systems. Mayor Gabbard also discussed the Harbor Revitalization project, highlighting progress on a planned 120,000 sq. ft. commercial space across from the parking structure, with hopes for business reopenings like Wind & Sea.

Additionally, he provided updates on planned hotel developments, including the Marina Inn, and noted that occupancy taxes significantly support the city budget. Notably, over 30% of visitors come specifically for the harbor, and Dana Point has seen an 18% reduction in crime over the past year—making it statistically the safest city in Orange County.

This month, join us for breakfast meetings on **October 6** with **Joana Ball** of **LuxGo Travel**, and **October 20** with **California State Assemblymember Laurie Davies**.

In addition, don't miss our annual **Oktoberfest** celebration on **October 10 from 5 to 8 p.m.** with German food, drinks, music and dancing. Any questions, call Eric Eckes at (949) 887-8285. Tickets are \$20, available at Oktoberfest.NiguelShores-MensClub.org. We look forward to seeing you there!

—Geoff Dunlevie

WOMEN'S CLUB

Kicking Off a New Year

The Niguel Shores Women's Club is off to a great start! Our first meeting of the 2026–27 year brought together approximately 100 members and gave us the chance to introduce our new Board, reconnect after summer, and welcome some new faces. A fun icebreaker got everyone mingling and set the tone for one of our goals this year: creating more opportunities for members to get to know one another and make new connections.

Leading the club this year is **President Joy Justus**, joined by **Vice Presidents Catherine Bitran** (Membership); **Toni Ann Mitsch** (Programs); **Patti Staudenbaur** (Communications); **Laura Syme** (Treasurer); **Cathy Tyson** (Care & Concern).

Rounding out the Board are committee members **Laurel Yocca** (Communications); **Leslie Moore** (Publicity); **Randa Memo** (Hospitality); **Jeannie Sticher** (Welcome/Membership); **Karey Palmer** and **Gigi McDonnell** (Social Events). **Terry Link** will head up the December Holiday Party; **Anna Kwit** will lead the June Celebration; **Marietta Hannigan** and **Patti Staudenbaur** will take the reins for our July 4th festivities.



A high-spirited full house at the September luncheon!

CLUBS

Social Events

The fun has already begun! Our first social event in September took us to Dana Point's **Harwood House**, a beautiful new gathering spot where you can get creative while enjoying coffee, food and friends. Over two days, 40 ladies joined us for a coastal-inspired painting class—and the results were almost as impressive as the company! Check out the Harwood House website to see everything this unique new Dana Point venue has to offer: <https://www.harwoodhouseoc.com/>

This month, we head to the **Dana Point Yacht Club** on October 1 for **Happy Hour**, organized by **Cathy Burgner** and **Carey Smith**, who graciously offered to plan a few special events for Women's Club throughout the year.

October Meeting and Luncheon

Coming up at our **October 8** meeting, **Scott Dunlop**, creator of the **Real Housewives** franchise, will take us behind the scenes with the hurdles, hilarity—and hopefully a lot of Housewives scoop!

With nearly 150 club members, plenty of new friendships await. We're looking forward to a year filled with new



Women's Club artists at Harwood House social event.



connections, familiar faces, creative outings and lots of fun together! If you're interested in joining us, membership forms are available in the office.

—Karey Palmer

Wellness — Peptides

One of the courses I'm taking to renew my nursing license is about diabetes and hypoglycemia. As I was reading how to properly determine a dose of insulin, I saw a brief discussion of **peptides**, since insulin is a peptide that has been saving the lives of diabetics for over 100 years. Briefly, a **peptide** is a **short string of amino acids** which are the **building blocks of proteins**. They can easily send a chemical message, an instruction at a cellular level.

A currently familiar peptide is **GLP-1**, marketed under several brand names with one being Wegovy. Originally designed to control blood sugar levels for type 2 diabetics, GLP-1 unexpectedly resulted in weight loss. Interesting, to be sure, but what clicked in my brain were the social media influencers I'd seen promoting peptides, and the people who are injecting peptides bought online to supposedly help lose weight, regain youthful skin, build muscle, and more.



People are buying items labeled as peptides online with little concern about exactly what they're purchasing. Anyone considering using these injectables

should be aware that many of the peptides promoted online, or in places like a wellness spa, are not always FDA approved. You won't be guaranteed that a product has been researched for purity of ingredients and side effects.

To further confuse the situation, an FDA advisory committee has recommended some peptides for pharmacy compounding where a consumer will run the risk of possibly injecting some unknown or unstudied substances. A recommendation is not an approval. And the ones that do have scientific studies behind them are often only animal studies which don't always translate well to humans.

Newsweek recently published an article detailing the concerns about GLP-1, which you can see here: [msn.com/en-us/health/weightloss/scientists-sound-alarm-over-glp-1-meds-serious-health-consequences/ar-AA2bl39?ocid=hp_msn&cvid=6aa8998b52554803ad5b3ffc11e36791&ei=27](https://www.msn.com/en-us/health/weightloss/scientists-sound-alarm-over-glp-1-meds-serious-health-consequences/ar-AA2bl39?ocid=hp_msn&cvid=6aa8998b52554803ad5b3ffc11e36791&ei=27)

Please remember that social media and wellness spas can be unreliable locations for accurate medical information. If you're considering using peptides, protect your health and talk to your doctor.

Now, I'd better get back to renewing my license!

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

SPOTLIGHT ON KINGS SECURITY

We spoke with four of our Kings Security patrol officers, who gave us interesting insights about their backgrounds, interests, and goals here in the Shores and also for the future. Meet Fernando, Gavin, Luke, and Robert!



Fernando Olivera-Perez

Hello Niguel Shores! I have the pleasure of serving everyone here in the community. I am a Latino born and raised here in Southern California. Outside of work I like to travel, go to the beach, and be spontaneous. I am a United States Army Veteran and currently

going to school for my business degree. In my family, I have a dog and a parrot. One thing I enjoy about working here at Niguel Shores is serving the beautiful community and having conversations with the residents.



Gavin Mariscal

I grew up in Santa Ana, California. I have one older brother and two younger brothers, so growing up with three brothers definitely kept things interesting! I attended Foothill High School and California State University, Fullerton, where I earned my

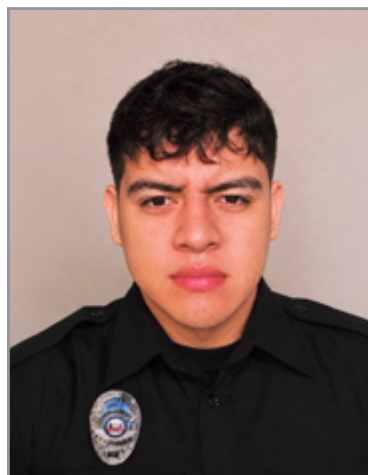
bachelor's degree in Criminal Justice. My goal is to pursue a career in law enforcement with the hope of becoming a police officer, California Highway Patrol officer, or sheriff's deputy in the near future. I've always wanted to help people, especially those who may be in danger or going through some of the lowest points in their lives, while also doing my part to make a positive impact and improve the community around me. I enjoy working out, video games, and playing volleyball. One of the things I like about being here at Niguel Shores is working alongside a personable team of security officers who value building genuine connections with residents and guests. I also enjoy providing residents with a sense of safety and security, knowing that our presence helps them feel comfortable and protected within their community.



Luke Reynolds

Born in California and raised in Ohio and Indiana, I come from a Central and Eastern European family background. I speak Russian and Ukrainian, and I also have a twin brother. Outside of work, I enjoy tattoos, music, fitness, and painting. I hold a

high school diploma, have attended college, completed a Public Safety Academy, and have three years of experience working in non-sworn law enforcement in Oceanside and San Diego. I truly enjoy the welcoming sense of community at Niguel Shores and take pride in helping provide a safe, secure, and comfortable environment for all residents.



Robert "Bobby" Rodriguez

Hi, I'm Bobby! I was born and raised in California and am the oldest of four siblings—three brothers and one sister. I've been working at Niguel Shores for three years, and one of the things I enjoy most is the relationships I've built

with the residents and clients. I love having conversations, hearing their stories, and getting to know everyone. Outside of work, I enjoy watching the NFL, playing football, playing video games, and going to the gym. Over the past year, I've focused on improving my health and have lost a significant amount of weight, which has motivated me to keep going and take better care of myself. I'm also currently working toward becoming a nurse and continuing my education. I'm always friendly, and try to treat everyone with kindness. I'm grateful to be part of the Niguel Shores community!

—Seashore News Staff

PREPARING FOR EL NIÑO

What Could El Nino Mean for Niguel Shores?

Living in Niguel Shores, we are lucky to have the ocean practically in our backyard. But with El Niño strengthening in the Pacific, this winter could bring a little more excitement to our coastline than usual. While El Niño doesn't guarantee a rainy winter, stronger events can increase the chances of heavier rain, powerful Pacific storms, large surf and coastal erosion in Southern California.

Here in the Shores, that could mean bigger waves at Strands, changes to our beaches, increased runoff and possible erosion along our slopes. Powerful swells combined with high tides can pull sand offshore quickly and create dangerous surf and rip currents—even on an otherwise beautiful day.

El Niño's warmer Pacific waters can also affect our local marine environment. Fish and other marine life may appear in different places, and we could even see a few more tropical visitors making their way into Southern California waters.

A Little Preparation Goes a Long Way

Before the winter rains arrive, take some time to clear gutters and drains, check roofs and outdoor drainage, and make sure water is directed away from your home. If you live near a slope or have experienced drainage issues in the past, now is a good time to take a closer look. And, of course, pay attention to weather, high-surf and coastal flooding advisories.

Niguel Shores is also taking steps to prepare for the possibility of



Waves covering the beach below Niguel Shores Bluff, September 10.

that damaged homes on Beach Road in Dana Point. ABC7 Eyewitness News reported: "More than a dozen homes were damaged in Dana Point after hurricane-force swells



High surf damaging Dana Point homes, September 8.

significant winter weather. The Association is working with experts from Rock Solid Geotechnical Consulting Services, who have been inspecting areas throughout our community for potential concerns.

A Close-Up Look at the Power of the Ocean

We recently got a firsthand look at just how powerful our coastline waters can be. The accompanying photos, taken by Niguel Shores resident Gary Tinnes, show the high surf below our bluff last month. Gary reported that on September 10, wave action reached the paved path and lifeguard stand and extended along much of the revetment below Breakers Isle.

Other photos from the *OC Register* show September 8 waves waves that damaged homes on Beach Road in Dana Point. ABC7 Eyewitness News reported: "More than a dozen homes were damaged in Dana Point after hurricane-force swells battered the coastline, prompting emergency efforts to protect vulnerable beachfront properties and leading city officials to proclaim a local emergency."

Those September swells were generated by Hurricane Marie rather than El Niño, but the damage so close to home is a striking reminder of the power of the ocean—and how quickly conditions along our coastline can change.

No one can predict exactly what El Niño will bring to our stretch of coastline. But a little preparation and awareness can go a long way. Taking a few simple precautions now can help protect our homes and property from strong winds, heavy rain and the possibility of increased coastal activity in the months ahead.

—Karey Palmer and Sandy Homicz

AROUND THE NEIGHBORHOOD

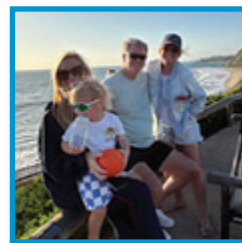
LABOR DAY BBQ and HOEDOWN

A touch of rain didn't slow down our country hoedown!



LOCAL SUMMER STRETCHES OUT INTO SEPTEMBER

The warm days of September allowed Niguel Shores to extend summer a little longer and enjoy a "local summer" with less crowded beaches and spectacular sunsets, like this one beyond our clubhouse. September's Third Thursday music at the Bluff was a perfect end to "local summer" in the Shores.



ACCOLADES FOR SHORES KIDS IN THE NEWS

Congratulations to **Brigitte Mair**, who placed second for Middle School Girls Shortboard in the National Scholastic Surfing Association Interscholastic National Championship, the premier competitive league for young surfers. NSSA draws the best amateur surfers in the country and is one of America's most important youth surfing organizations. Brigitte is the daughter of **Sharon** and **Jim Mair**. She is shown here with her coach, **Lucas Taub**, at the competition, which was held at Salt Creek Beach—her home break!



ACTIVITIES

BRIDGE

I can't believe the year is 3/4 over. In my case (more than 80 years old) the days seem to zip by, while I hear younger people saying how fast the summer went but the school year drags on. Since this is an article about the Bridge Club, I am setting up the reader to understand how Bridge players sometimes feel. When the play is fast and the cards are good, the winning team is having a great time and time is relative. Alas, for every winner we must have a loser. Time, for losing players, seems to slow down and sometimes the game can't end soon enough. These feelings are true in most circumstances, and as human beings we tend to roll with the punches.

Congrats to our recent winners:

8/19: Byron Nelson could do no wrong and secured 1st; not to be outdone, Mary Biegel held closely to 2nd; Muriel Kraszewski, our maker of the most delicious Banana Bread, came in 3rd.

8/26: Ellen Roy showed her excellent skills winding up 1st; Sandy Nelson was close on her heels for 2nd; Bob Ruben, also in a close contest, came in 3rd.

9/2: Karen Murphey left a dry spell and came in 1st; Jim Pinola, who also has been having a dry spell, came in 2nd; Bill Imbriale, who had been traveling a lot, came in 3rd.

9/9: Don White, who helps his wife Betty run the Tuesday Afternoon Bridge Group in Dana Point, came in 1st; astonishingly, Mike Oliva came in 2nd; Sandy Nelson followed closely for 3rd.

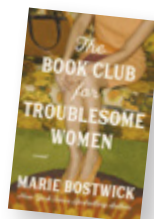
9/16: Patti Liebman, freshly back from a river trip, came in 1st; the husband of our fearless leader, Bob French secured 2nd and Ellen Roy pulled into 3rd.

Bridge is a great game and If you are interested in playing, please call **Bob** or **Betty French** at (949) 312-2556. We start on Wednesday at 10:30 and are done by 2:00 pm in the Niguel Shores Clubhouse. Looking forward to seeing you

—Mike Oliva

PAGE TURNERS

This month Page Turners are discussing *The Book Club for Troublesome Women* by Marie Bostwick. After reading several reviews of this book I can hardly wait to read it for myself—such varying opinions! To quote a couple: “A sugar-coated take on midcentury suburbia.” —“A lively and unabashedly sentimental novel examines the impact of feminism on four upper-middle-class white women in a suburb of Washington, D.C., in 1963.” —“In short, it’s a historical fiction about four married women in the 1960s living in suburban America who are changed after they read *The Feminine Mystique* by Betty



Friedan.” It can never be said that we do not read a great variety of books in this book club that ensure lively discussions! This month's selection also contains a letter to readers from the author along with suggested discussion questions for book clubs.

As mentioned before, Page Turners consists of three all reading the same book each month. One group meets the fourth Monday afternoon of the month and the other two groups meet separately, the fourth Thursday afternoon of the month. If you would like more information please feel free to contact one of the coordinators, **Lisa Buchner** at lisabuchner47@gmail.com, **Steve** and **Ann Morris** at samwrsi@cox.net or myself at fozimec@cox.net. We always welcome new members.

—Frances Ozimec

LIBRARY

Check Out the Newly Renovated Dana Point Library!

Dana Point Library reopened late 2025 with extensive renovation. Now, the community can enjoy open, airy spaces with a refreshed look in cool tones of white, gray, and aqua blue. We have a new **Teen Space**, a vibrant area for teens to read, study, and connect. Our **Library of Things** collection contains interesting materials you can borrow with a library card, such as sewing machines, oversized outdoor games, musical instruments, a DVD player, and more! Coming up, we are hosting many fun programs in the library's renovated **Program Room**. Here is a select list:

FOR THE FAMILY

Pumpkin Decorating – 10/8 @ 3:30 p.m. Our annual Pumpkin Decorating Open House is back! Bring your own pumpkin. We'll provide the paint, feathers, stickers, and sparkles.

Halloween Spooktacular with Costume Parade – 10/22 @ 3:30 p.m. Get in the spooky spirit with ghoulish crafts, activities, costume parade and treats.

Sugar Skulls – 10/27 @ 3:00 p.m. Celebrate Dia de los Muertos! Decorate your own sugar skull with icing, frosting, and candy. Face painting available 3:30-4:30 p.m.

FOR ADULTS

Plant Swap & Adopt – 10/24 @ 2:00 p.m. Adults and Teens are invited to bring a houseplant to trade or starter plants to share. A small pot and soil will be provided while supplies last.

Adult Yarncraft Group – Third Thursday of the Month @ 3:00 p.m. Interested in learning how to knit or crochet? Already know how & want to meet with other yarncrafters? Join our open project group!

Look for more programs by stopping by the library or go to <https://libraries.oc.gov/libraries/dana-point> and click on the “branch calendar” link.

—Zoe Yun, Branch Manager

PICKLEBALL

Evolution of a Pickleball Player

There is something wonderfully predictable about becoming a pickleball player. No matter how old we are, where we come from, or what sport we played before, many of us have similar relatable journeys in our evolution as pickleball players.

I'll Just Try It Once

A friend calls and says, "You should come play pickleball."

"Pickleball? I've never played before," you respond.

"No problem. It's easy." Eerily familiar words.

You borrow a paddle or buy a set with 4 paddles and 10 orange balls from Amazon. You wear whatever sports shoes you own and walk onto the court with absolutely no idea what you're doing. Someone explains "the kitchen." Someone else explains the score and cautions about entering "the kitchen," and everyone laughs. You wonder why. But you laugh too.

And somehow, you have a great time. *You have just taken the first step toward becoming a pickleball addict.*

I Need a Better Paddle

You discover there are \$40 paddles, \$100 paddles, and paddles that cost enough to make you wonder whether they come with a lifetime warranty. So, you ask for advice.

One person recommends a control paddle. Another insists you need power. Someone tells you about grit, honeycomb cores, elongated shapes and sweet spots. If you meet a player like Arnie, he will first give you his famous hug and then sit you down for an hour and talk about your playing style and what paddle is best suited. You have no idea what any of it means. And you buy a \$200 paddle. *Now you're a real pickleball player.*

I'll Check YouTube

Somebody says your game needs work, so you watch videos, take lessons and you practice. You tell Chris Horpel to get Ronnie from Pickleball First to give demo paddles and lessons.

You do all that and the very next game you get "pickled." *Welcome to pickleball.*

Self-Doubt!

You muse: "I was pretty good at tennis. Why am I struggling with pickleball?" You hit the ball as hard as you



Jenny Rose, Ronnie from Pickleball First and Michelle Ralph—the lucky Winners of a draw during screening of "The Dink" at our last Happy Hour.

can, but it keeps coming back harder, whizzing past your ears. Sometimes you even take it on the chest. "Why?" Then someone advises that the pros take the speed off, dink you down into the ground and suddenly "speed it up." You watch more videos to learn to dink and spin your serves like Chris Horpel. *Usually it pays off, so don't fret for too long.*

I Can't Believe We Lost to Them

You are getting better, confident, consistent. But at some point, you lose a game to a team you are absolutely convinced you should have beaten. You replay every point afterward. "We had them." "We were ahead 9 to 5." "That one line call changed everything." "They got lucky."

You then make the mature decision to forget about it. Yet, nine minutes later, you are still discussing the loss. But here's the funny thing—losing is part of why we love the game.

Anybody Want to Play Tomorrow?

The final stage. You wake up the next morning, and your shoulder is a little sore, knees are creaking, back is complaining, mind is restive. Then your partner texts: "Play today?"

You know you should probably take a day off, but you also know exactly what you're going to say: "Sure. What time?" *And that may be the real secret of pickleball!*

—Tarun Anand

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					Sunday
			1 10:00 Women's Club Board Meeting	2 9:00 H ₂ O Aerobics (No Instructor) 10:30 Communication Committee	3 4
5 9:00 Architecture Committee 9:00 H ₂ O Aerobics (No Instructor)	6 8:00 Men's Club Events 9:00 H ₂ O Aerobics (No Instructor)	7 9:00 H ₂ O Aerobics (No Instructor) 10:30 Bridge 6:00 NSCA General Session Board Meeting	8 9:00 Maintenance Committee 9:00 H ₂ O Aerobics (No Instructor) 12:00 Women's Club Luncheon TENNIS COURTS CLOSED 12:00 to 3:00 PM for Cleaning	9 9:00 H ₂ O Aerobics (No Instructor)	10 5:00 Men's Club Oktoberfest 11
12 9:00 H ₂ O Aerobics (No Instructor) 11:00 Garden Club AC DEADLINE - 12:00	13 8:30 Landscape Committee 9:00 H ₂ O Aerobics (No Instructor)	14 9:00 H ₂ O Aerobics (No Instructor) 10:30 Bridge 4:00 Finance Committee	15 9:00 H ₂ O Aerobics (No Instructor)	16 9:00 H ₂ O Aerobics (No Instructor)	17 18
19 9:00 Architecture Committee 9:00 H ₂ O Aerobics (No Instructor) 12:00 View Preservation Committee	20 8:00 Men's Club 9:00 H ₂ O Aerobics (No Instructor) 4:30 Historical Club Happy Hour	21 9:00 H ₂ O Aerobics (No Instructor) 10:30 Bridge	22 9:00 H ₂ O Aerobics (No Instructor) 1:00 Page Turners 5:00 Garden Club Lobster Fest TENNIS COURTS CLOSED 12:00 to 3:00 PM for Cleaning	23 9:00 H ₂ O Aerobics (No Instructor)	24 25
26 9:00 H ₂ O Aerobics (No Instructor) 1:00 Page Turners AC DEADLINE - 12:00	27 9:00 H ₂ O Aerobics (No Instructor)	28 9:00 H ₂ O Aerobics (No Instructor) 10:30 Bridge STREET SWEEPING	29 9:00 H ₂ O Aerobics (No Instructor)	30 9:00 H ₂ O Aerobics (No Instructor)	31 Halloween

SAVE THE DATE!

THANKSGIVING MORNING – NIGUEL SHORES TURKEY TREK

Put on your best Gobble Gear and join the fun!
FREE community event • Open to all

DECEMBER 3 – TINSEL & TOYS

Tree Lighting • Santa • Carolers
Toy Drive • Hot Cocoa • Holiday Fun

CALLING ALL HELPERS & ELVES!

Want to volunteer for these events?

Contact Barb Barrett:
Babutor2020@gmail.com



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Closed for Lunch - 11:30 a.m to 12:30 p.m.

MEET YOUR NEIGHBOR

Joy Justus is not only your neighbor, she's also the new **Women's Club President**, the **Events Committee Chair**, a member of the **Communication Committee**, a business woman, and a dedicated community volunteer. Joy moved to Niguel Shores in 2023 after spending more than 20 years in Coto de Caza. Her only regret about the move? That she didn't make it sooner. She quickly fell in love with the community, the ocean breezes, and everything Dana Point has to offer.

Family—Joy has two sons, **Jack** and **Tyler**. **Jack** is studying computer engineering at Boston University, and has already had some great internship and career opportunities. Much to his mom's dismay, Jack's success on the East Coast may mean Southern California won't be his permanent home after college—although Niguel Shores will always be a regular stop when he comes home to visit.

Her younger son, **Tyler**, is a familiar face to many people around the community. He's one of the friendliest people you'll meet and almost always has a smile for everyone. Tyler has Fragile X syndrome, a rare genetic condition that causes intellectual and developmental disabilities and can share some characteristics with autism. Tyler is a senior this year at Dana Hills in special education classes. Next year, he will begin adult transition programs that help with job skills. Despite his disability, Tyler has an adventurous streak and is an avid snow skier who fearlessly navigates black-diamond runs (sometimes with his brave mom in tow). Another of his favorite activities is bowling. Unlike his older brother, Tyler has no plans to leave the nest anytime soon. Joy jokes that he intends to be a very long-term resident of Niguel Shores.

From San Diego to Corporate America—Joy is a San Diego native and attended the University of San Diego. After college she spent nearly three decades in healthcare and human-resources compliance technology. Much of her career was in executive sales and business-development roles, including helping grow Silicon Valley technology companies where she led sales and revenue growth for startups.

After stepping away from corporate life for a few years, Joy recently received an opportunity to work with her sister in an entirely different industry. She says there was no reason to come out of retirement unless the right opportunity came along—and

this one did. She is now involved in business development serving Orange County law firms, providing litigation support and deposition services. She is loving the new challenge.

Seven Continents and Counting—Travel is one of Joy's greatest passions, having visited more than 70 countries across all seven continents—yes, including Antarctica. Ask her to name her favorite destination and you probably won't get a simple answer. "Favorite for what?" she'll ask. "Most beautiful? Most adventurous? Favorite city? Favorite beach?" There are simply too many variables for someone with that many passport stamps.

However, if forced to choose her most memorable travel experience, Antarctica wins. The landscape, wildlife and sheer remoteness were unlike anything else she had experienced and left her genuinely in awe.

Tyler has been along for many of the adventures and has already traveled to five continents himself. Joy and Tyler share some of their travels on Instagram at [@7joyfulcontinents](https://www.instagram.com/7joyfulcontinents).

Involvement in Niguel Shores and Beyond—It didn't take long for Joy to become involved in her new community. She's thoroughly enjoying her role as President of

the Niguel Shores Women's Club, bringing a new lively perspective to its Board and club members. She also chairs the NSCA Events Committee, helping plan events like last spring's St. Patrick's Day celebration, the community's summer activities, and our upcoming holiday events. She contributes to the *Seashore News* as a member of the NSCA Communication Committee as well.

Joy's volunteer work extends beyond the gates of Niguel Shores. She serves on the board of a local nonprofit that provides evening social and recreational programming for adults with special needs. She also drives weekly for the Age Well Meals on Wheels program in Dana Point bringing food, checking on homebound seniors, visiting for a few minutes, and making sure they are doing well.

The Busier, the Better—Ask Joy how she manages work, family, community involvement, volunteering, travel and everything else on her calendar, and she laughs. "I'm one of those people where if I only have two things to do in a day, I'll have a hard time getting them done. Give me 20 things and



Joy Justus with sons Tyler and Jack

continued on page 16

MEET YOUR NEIGHBOR CONTINUED

somehow everything gets checked off the list. The busier I get, the more my organizational skills kick in. I work really well under pressure and with a full plate.”

Around Town—When she isn’t working, volunteering or traveling, Joy is a big supporter of local Dana Point businesses. She works out regularly at F45, and two of her favorite neighborhood restaurants are Crafthouse and Giana. You’ll often find her at one of them, sometimes with Tyler—and they have become regular enough that the servers often know what they’re going to order when they walk through the door. You may also find Joy on the pickleball courts. She readily admits she isn’t the strongest player out there yet, but she knows the rules, loves playing and is working toward earning the title of “Most Improved.”

Building a Forever Home—One of Joy’s next big adventures won’t require a passport. She is preparing to rebuild her home on Windjammer, with construction to begin in early 2027. After falling in love with Niguel Shores, she is excited to create a home to enjoy for many years to come. For someone who has traveled the world looking for extraordinary places, Joy is happy to have found her favorite right here at home.

—Seashore News Staff

DANA POINT THIS MONTH



FARMERS MARKET AND CRAFT VENDORS

Every Saturday — 9 a.m. to 1 p.m.
La Plaza Park, 34111 La Plaza



REMEMBERING OUR FALLEN

Tuesday, October 27 through Friday, October 30
6 a.m. to 10 p.m.

Heritage Park, 34400 Old Golden Lantern

A powerful traveling memorial honoring the men and women of our Armed Forces who made the ultimate sacrifice in the years since September 11, 2001. Tribute towers show our Fallen not only in uniform, but as they were known and loved, as sons and daughters, husbands and wives, mothers and fathers, brothers and sisters. Each photograph tells a story and represents a life of service, sacrifice and love that must never be forgotten. The community is invited to visit Heritage Park, walk among these tributes to true heroes, and reflect on their sacrifice for our freedom.

HALLOWEEN SPOOKTACULAR & TRUNK OR TREAT

Free Halloween event for kids accompanied by an adult.

Saturday, October 24

2 to 6 p.m.

Dana Point Community Center, 34052 Del Obispo



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Homes in Niguel Shores are finding buyers faster than anywhere else in the surrounding Beach Communities right now. That kind of demand doesn’t happen by accident — it comes down to lifestyle, location, and a neighborhood buyers already have their eye on.

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Year to Date **NIGUEL SHORES** MARKET UPDATE

Active Listings	3
Properties In Escrow	4
Properties Sold	17
Avg. Sold Price	\$4,021,412
Avg. Price Per Sq Ft (sold)	\$1,921.37
Avg. Days on Market	25

Data per CRMLS as of 9/14/2026



STEVE CELOTTO

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MARKET DATA



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★ 2026 REAL ESTATE MARKET REPORT ★

4

HOMES CURRENTLY FOR SALE

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2

HOMES IN ESCROW

PRICED FROM \$2,950,000 - \$7,500,000

18

HOMES SOLD AND CLOSED

PRICED FROM \$2,275,000 - \$11,688,000

★ (PER MULTIPLE LISTING SERVICE AS OF 9/18/2026) ★

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