

seashore news



Published monthly by the Niguel Shores Community Association

FROM THE HELM

January, 1984



Your Board of Directors, Committees, Clubs and Staff, "played the game" well in 1983. Some of the goals made were finalization of the Water Reclamation Project, completion of the newspaper storage building, refurbishing of the men's and women's bath/dressing rooms, installation of a center divider fence on the tennis courts, upgrading of the beach parking area and repair of the beach slopes damaged by early 1983 storms. These and many other matters were addressed during 1983, through the cooperation and hard work of many interested individuals in the Niguel Shores Community. To all who participated, no matter how small the contribution, a hearty "THANK YOU."

"TEAM EFFORT" is really the name of the game if Niguel Shores is to continue to be the fine lovely community that it is. The Board of Directors is more effective with the input from Committees and Staff. If you did not participate in the team effort of 1983, why not do so in 1984!

HAPPY NEW YEAR!



JAN 84

MANAGER'S COLUMN



I hope you all enjoyed your Christmas and New Year Holidays... The Management and Staff here at Niguel Shores wish all the Residents and Members a HAPPY NEW YEAR!.....and all the Best in 1984!

I thought I would take this opportunity to remind you that:

As of January 1, 1984, a Tenant Administration Fee of \$100.00 per change in tenancy is payable to Niguel Shores to cover certain administrative costs born by the Association. Currently registered tenants or tenants registering prior to January 1, 1984 are not required to pay this fee.

As of January 1, 1984 an additional Architectural submittal fee of \$25.00 will be charged on all home improvements and unit modification plans submitted to the Architectural Control Committee --except for paint and color changes, solar heating plans and certain other improvements with estimated construction/installation costs of \$500.00 or less.

The Transfer Fee charged in connection with a change of ownership has been increased to \$125.00 effective January 1, 1984.

The 1984 quarterly payment for the Niguel Shores Community Association assessment is \$295.50, effective January 1, 1984. Certain properties in Niguel Shores have other assessments. Members are reminded to refer to the recent mailings by the N.S.C.A. and Sea Terrace Associations which spell out in detail, any additional assessment increases in 1984 which might be due on your property.

The "White" Service Passes issued for resident's service personnel (household personnel, pool maintenance, etc.) expire December 31, 1983. The 1984 service passes (pink) should be requested by residents prior to January 10, 1984 as the white pass will no longer be accepted by security and staff personnel after January 10, 1984.

The "Orange" 1983 tenant passes issued for authorized vehicles in Niguel Shores expire January 10, 1984. Only the "Green" 1984 passes will be honored after that date. Tenants are reminded to contact the administrative office for information and procedures to be followed to obtain current tenant vehicle passes.

The "No Call" List which authorizes certain of your regular visitors and guests special entry permission must be kept current. If you wish to change, add or subtract from the list, you must go into the Association administration office to make such changes.

And finally, let me remind residents that our security officers at the main gate (Mariner) have to follow certain procedures established by this Association. Requests for deviations from authorized procedures by members is inappropriate. Vehicles without proper window identification will be stopped each time they desire

entry. Do not expect these officers to give "personalized attention" which violates procedures. This places them in a difficult position unnecessarily. If they honor your request, they are violating their contract for services to this association. Your cooperation is requested and most appreciated.

Richard Smiley
Richard Smiley
General Manager

P.S. A Spécial "Thank You" to all those who sent Christmas Best Wishes to the Management and Staff. The thoughts were most appreciated.

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M E N ' S C L U B

The Niguel Shores Men's Club has grown in size, strength and scope in 1983, and is looking forward to increased vigor in 1984.

We kick off the New Year on January 3, 1984 with an address by Congressman Ron Packard. The women and non-member men of our community are welcome to come at 9:00am to hear our U.S. Representative. Then on January 17, 1984, we will hear from a professional on income taxes and planning. On January 31, 1984, we will launch a new program of getting to know each other better; members will be invited to give a three-five minute biographical summary of themselves.

Annual dues are payable next month - so try to save one dollar from your holiday celebration.

John Bulleit, President



"If everyone is here, we'll proceed with the reading of the will."



DIRECTORS

Susan Crawl Russell
President

Harold E. Edwards
Vice President

P. Norman Anderson
Thomas H. Brooks
Clark J. Buswell
Frederick E. Leek
Harry Lawrence

31592 West Street · South Laguna, California 92677 · Telephone: (714) 499-4555

Niguel Shores Community Association
33654 Niguel Shores Rd.
Laguna Niguel, CA 92677

December 12, 1983

Re: Initiation of Construction-Reclaimed Water System

As you no doubt have noticed, the Edmond J. Vadnais Construction Company has moved men and equipment into the Niguel Shores area, marking the beginning of a complex construction project to convert the majority of the irrigation system from domestic to reclaimed water. As you know, a project of this magnitude will require a joint cooperative effort involving the contractor, Niguel Shores Community Association, South Coast County Water District staff and professional consultants. Although there will no doubt be inconvenience and snafus, however, through joint cooperation, a sincere effort will be made to keep them to a minimum.

Regularly scheduled briefings by the contractor are already underway. The Association will be notified of any and all pertinent construction scheduling.

In summary, the Niguel Shores Community will be receiving a "State of the Art" improved system, resulting in the delivery of reclaimed water by mid 1984 through the joint effort of the Association and the District.

Very truly yours,

SOUTH COAST COUNTY WATER DISTRICT


Raymond C. Miller
General Manager/Secretary

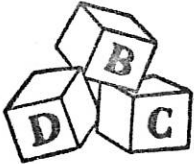
RCM:lab

Thank you

A big THANK YOU to all those residents who brought goodies for our gardeners and security guards. There were many handmade treats as well as pretty wrapped candy, which added color to the boxes of goodies..... Yes, boxes! Your participation has been so rewarding, this year we used decorated cake boxes tied with yarn.

A special THANK YOU to our Hill and Harbor team for donating the cake boxes, and the Moms Club for their donation of holiday colored yarn.

Nancy Taylor
Betty Gordon



We would like to say THANK YOU with our hearts for the marvelous spirit shown in this community by the many people who donated gifts for the foster children "Operation Santa Claus."

We received close to one hundred(100) gifts and we are delighted to take these to the distribution center in Santa Ana. Many thanks to Mr. Smiley and the Office Staff for their work, support and enthusiasm! The project would never have succeeded without you.

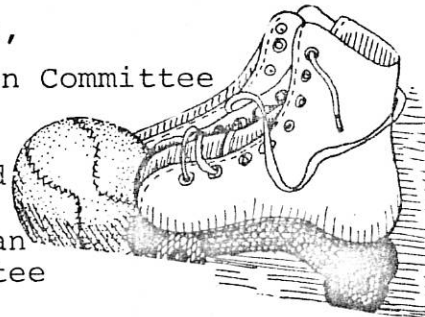
One hundred children living without their parents will be much happier Christmas Day because of your Love!

Thank You,
Recreation Committee



(I would like to give a special thanks to Sue McKeehan for bringing this program to our attention and her follow-up hard work.)

Tom Kirby, Chairman
Recreation Committee



SEA TERRACE II

The Sea Terrace II Board of Directors has announced that a CC&R change has been approved, eliminating association maintenance of roofs. The change also gives the Association more authority to require that all homes be maintained in a safe and attractive condition.

The Board has also set Wednesday, February 15, 1984 as the date for the Annual Meeting. Two new members of the Board will be elected and other important business will be considered at this meeting. All Sea Terrace II homeowners are encouraged to attend.

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SEA TERRACE TOWNEHOMES ASSOCIATION I

SUMMARY OF ACTIVITIES FOR 1982-1983:

1. Started painting our rusting sheet metal valley flashings with rust inhibitor epoxy paint as part of our regular painting program.
2. Started painting all vent stacks on our roofs the same "Norfolk Brown" color as our roof shingles.
3. Provided a comprehensive property plot showing each lot, type of dwelling, street and house number for our general reference.
4. Started a continuous painting program which proceeds a full block at a time on the basis of a four(4) year painting cycle. Metal screen spark arresters are installed in chimneys by our painter.
5. Arranged for a paint locker facility.
6. Devised a system for using foam-pad walkways for our painters when working on our roofs.
7. Completed our roof responsibility program with reservations for our mutual protection against neglect or unsightly roofing.
8. Started an efficient proxy card system to help prevent those last minute proxy - quorum scrambles at our annual meetings.

Please come to our Twelfth Annual Meeting January 18, 1984 at 8:00p.m. and if you have not already done so, PLEASE RETURN YOUR PROXY CARD NOW! This will permit us to file our corporate name properly with the California Secretary of State as: "SEA TERRACE TOWNEHOMES ASSOCIATION I"

Merle E. Zeigner, Retiring President
Donald G. Anderson, Retiring V.P., Painting
and Roofing
John A. Randall, Retiring V.P., Fire Prevention

November 30, 1983 First Mary Sanders

WEDNESDAY

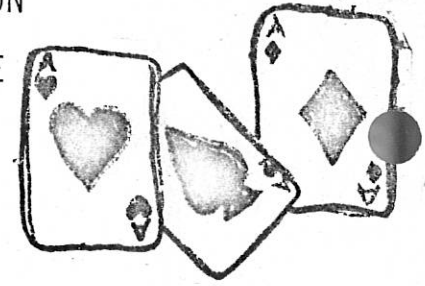
Second Louise Pretzinger

AFTERNOON

December 7, 1983 First Virginia Brooks

Second Betty Pease

BRIDGE



December 14, 1983 First Maggie Waterman

Second Maryon Walcott

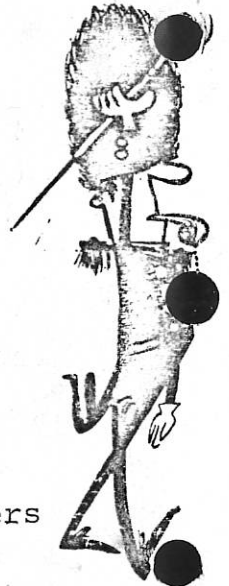
Our annual Christmas Party held December 14, 1983 was a rousing success with good fun, good food and good fellowship. A round of applause for Evelyn Kitzman's superb hostessing.

New members WELCOME! Play begins promptly at 12:00noon, so plan on coming early. For reservations call Wilma O'Keefe, 493-6319 on or before Monday preceeding the Wednesday games.

COUPLES NIGHT BRIDGE -----

We certainly celebrated our big fifth Anniversary in style. The buffet table was laden with the best combination of fancy foods we have had yet, creamy, crispy, tangy, juicy and just plain delicious.

Table decorations by Margaret Brugger were elegant, and Cecily Scoggins found attractive accessories. Walt Brugger, Don Maier and Helen Bates busily handled all the details of greeting guests, keeping the wine carafes filled, setting up tables and putting things back in order. Special thanks to all of the committee, but since everyone contributed to the party ---- you all deserve a "HURRAH!"



Bridge was also spirited among the twelve tables of avid players and with so many competing, three CASH PRIZES were awarded at evening's end. Big winners were: Stan and Colene Thompson, who barely beat out Mickey and Dorothy Ann McLaughlin. Jean Freeman and Dolores Gauvain were next in line, winning third place money. They all deserve congratulations for topping 42 other devotees of our favorite game.

After exciting holidays, we hope you will all come back for cozy winter evenings on January 6, 1984 and January 20, 1984. Why not make a 1984 resolution to join us on the first and third Fridays every month?

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TAI CHI CH'UAN

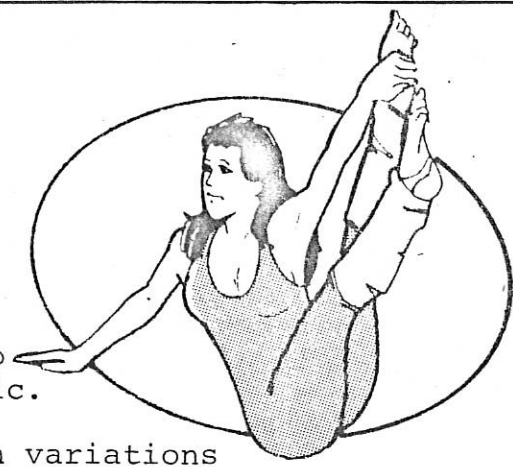
Alta Wine will continue her Tai Chi Ch'uan classes on Wednesday mornings beginning January 18, 1984. The time will be 8:30am for newcomers and 9:00am for continuing students.

The series of 8 lessons is \$30.00 - make all checks payable to Alta Wine through the Association office.

AEROBIC EXERCISE CLASS-----

LADIES-----

Exercise your way to a longer and healthier life! My approach to better health is through an exercise program that improves the flow of blood while strengthening and increasing flexibility in every muscle group of the body. All movements are done to music. All levels will be challenged, and I will encourage you to work at your own pace, with variations for people with specific problems.



So come down and participate, whether you are just beginning or have been exercising consistently - you will love the results!

CLASSES HELD:

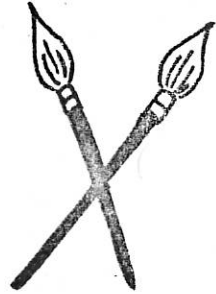
Monday	9:00am - 10:00am	\$10.00
Friday	9:00am - 10:00am	10.00
Monday	6:00pm - 7:00pm	10.00
Wednesday	6:00pm - 7:00pm	10.00

Maureen Stevens
Instructor

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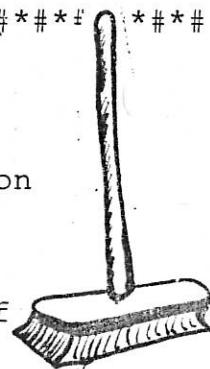
WATERCOLOR CLASS

Watercolor classes will begin again on January 3, 1984, meeting each Tuesday afternoon from 1:00pm until 4:00pm. All levels of watercolorists are invited to attend. Come, forget your worries, and see the world with new eyes through watercolor! The three hour sessions are \$7.50 each, payable in the office at the beginning of each month with checks made out to Doris Adams.



"STREET SWEEPING"

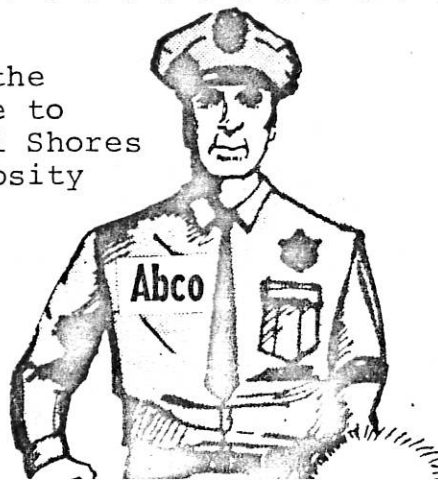
The streets within Niguel Shores are scheduled for sweeping on the first and third Monday and Tuesday of each month. Residents are asked to try and keep their vehicles off the streets on these days(dates) so that the sweeping service can do a good job. For specific dates, refer to the activity calendar on the last page of this newsletter.



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On behalf of myself and all the Security Guards, I would like to THANK the residents of Niguel Shores for their overwhelming generosity during this Holiday Season!!

Tom Beigun
Supervisor



HAPPY NEW
YEAR

ASSOCIATION DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION

33654 Niguel Shores Drive, Laguna Niguel, CA 92677
(493-0122) (831-0116)

President. Harrie Whitney
Treasurer. John Dougherty
Secretary. Ken Knight
First Vice-President Burr McKeehan
Second Vice-President. Forrest Owen

Sea Terrace Townhomes Assoc. I

Merle Zeigner, President
Don Anderson
John Randall
Dick Phares
Walt Brugger

Sea Terrace Townhomes Assoc. II

George Freundlich, President
Ed Adams
Jack Broering
Frieda Baskin
Don Lutz

NSCA COMMITTEES

Chairman

Architectural Control Committee. Keith Anderson
Communications Committee Dick Phares
Finance Committee. Rose Marie Lawson
Landscape Committee. Betty Pease
Legal Committee. Ralph Bartolme
Peter Jones
Maintenance Committee. Norm Pomeroy
Nominating Committee Burr McKeehan
Recreation Committee Tom Kirby
Security Committee Lew Peck

COMMITTEE MEETINGS

TIME

DAY (every month)

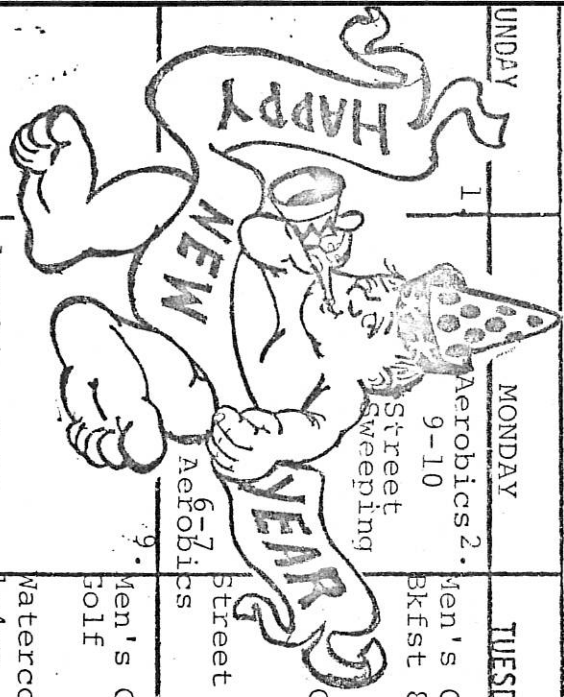
NSCA Board of Directors. 8:00 P.M. . . . 3rd Thursday
Architectural Control. 4:00 P.M. . . . 1st & 3rd Wednesday
Communications See Calendar
Finance. See Calendar
Landscape/Maintenance. 4:00 P.M. . . . 1st Monday
Legal. 7:30 P.M. . . . 2nd Wednesday
Security 4:00 P.M. . . . 2nd Monday

NSCA OFFICE. Dick Smiley, General Manager - 493-0122/831-0116

EMERGENCY NUMBERS

Police, Paramedics, Fire, etc. 911
Orange County Animal Control 634-7219

JANUARY 1984



UNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2. Aerobics 9-10 Street Sweeping	3. Men's Club Bkfst 8:30am Watercolor Class 1-4pm	4. Bridge noon Arch. Comm. 4pm Aerobics 6-7pm	5. Ladies Day Tennis 9-12 Women's Club 12:30	6. Aerobics 9-10am	7
8	9. Aerobics 9-10am Recreation Comm 7:30pm Aerobics 6-7pm	10. Men's Club Golf Watercolor Class 1-4pm	11. Bridge noon Aerobics 6-7pm	12. Ladies Day Tennis 9-12	13. Aerobics 9-10am	14
15. Aerobics 9-10am Sea Terrace II 9am Security 4pm Street Sweeping Aerobics 6-7pm	16. Men's Club Bkfst 8:30am Street Sweeping Watercolor Class 1-4pm	17. Mom's Club Bkfst 10:00am Tai Chi 8:30am Bridge noon Arch. Comm. 4pm Aerobics 6-7pm Sea Trc I Annual Mtg. 8pm	18. Ladies Day Tennis 9-12 Women's Club trip 9:45am	19. Aerobics 9-10am Deadline for Newsletter	20. Bridge 7:30pm	21. Comm. Com. 10am
22. Aerobics 9-10am	23. Men's Club Golf Watercolor Class 1-4pm Legal Com. 7:30pm	24. Tai Chi 8:30am Bridge noon Aerobics 6-7pm Cub Scouts 7:30pm	25. Ladies Day Tennis 9-12	26. Aerobics 9-10am	27.	28.
29. Aerobics 9-10am	30. Men's Club Bkfst 8:30am Watercolor Class 1-4pm	31.				