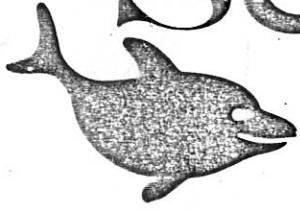
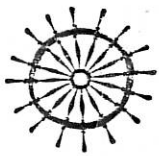


seashore news



Published monthly by the Niguel Shores Community Association



JANUARY 1989

FROM THE HELM

No item of business pertaining to the future welfare of the NSCA has been of greater concern to the Board of Directors, nor has occupied a greater portion of its time than has the Association's litigation with AMCO and the County of Orange over responsibility for the repair and maintenance of the seawall which protects the Association's ocean frontage between Dana Strand and Salt Creek.

The Niguel Shores Community Association is obligated to prevent wave damage to the slopes of the 23 ocean-front lots on Breakers Isle. Over the years there have been many repairs to those slopes as a result of ocean wave damage. Engineers have advised the Association that the rock seawall originally constructed was defective and that unless the rock seawall at the base of the slopes is improved, there is a strong likelihood of future recurring damages. Surveyors have informed NSCA that most of the existing rock seawall lies upon property owned by the County of Orange. To date, the developer and the County of Orange have refused to assume complete responsibility for the expense to redesign and reconstruct the rock revetment as needed to protect the slopes maintained by NECA.

NSCA commenced litigation in 1985 against the original designers, the project developer and Orange County to resolve legal issues regarding the cost of improving the rock seawall, repair expenses incurred to date, and the obligation to provide future maintenance.

Recently, the Association was successful in negotiating settlements with the engineers responsible for the original design of the seawall. Partial settlements have been negotiated with the County of Orange for the repair of Phase I of the seawall. Permission has been granted by the County to encroach upon public lands to initiate repair, but this cannot begin until the Coastal Commission has issued its permit. Action on issuance of the permit is expected shortly.

Settlement negotiating to resolve all remaining issues relative to the construction of Phase II of the seawall are in progress. If negotiations are unsuccessful, the remaining issues will be tried before Judicial Arbitration and Media Service on or before March 1, 1989. All of the parties of the litigation have agreed that the Superior Court shall enter judgement based upon the decision reached by the arbitrator.

Daniel G. Aldrich
President

JAN 89
JAN 89



OPEN BOARD MEETING
WEDNESDAY, JANUARY 18, 1989

8:00PM



FROM THE MANAGER

In an effort to "close the loop" in communications between the members and the various routine Association functions such as landscape, traffic and safety, maintenance and general administration, a new policy has been adopted. Beginning January 1, 1989 a copy of a homeowner's request form with the response will be mailed to the resident filing the complaint where appropriate. Some functions such as tree view blockage will continue to be handled in the traditional method.

To enable the administrative office to utilize this response mechanism effectively, we ask that the name and address portion the homeowner request form be filled out completely and clearly. This section will act as the mailing label to respond to the complaint.

NSCA management and Staff wishes everyone a happy and prosperous new year.

Kim Tate
General Manager

RULES REVISIONS

Attached to this issue of the Seashore News are two separate rules revisions. These pages should be made a part of each resident's records.

The first rule revision addresses the responsibility for payment of the Tenancy Fee. Responsibility for payment of this fee has been assigned to the property owner.

Also attached are the revised rules relative to collections. The time frame outlined has been shortened. It is recommended each owner review these revised collection procedures carefully.

UPDATE ON COASTAL STRIP
NAME CHANGE

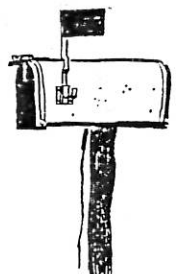
The vote taken last month by Niguel Shores Community was overwhelmingly in favor of Monarch Beach. If the other communities involved favor this name as expected, this name will be presented to the new city council in Dana Point and to the postmaster during the first few weeks in January.

If approved, the official address would be.....Monarch Beach, 92677. The Dana Point Postmaster has indicated that mail addressed to Dana Point may cause a delay in delivery.

SERVICE PASSES



Residents having passes for service personnel are reminded to contact the Association office during regular business hours to obtain a new pass, as the white passes now issued will no longer be valid after January 10, 1989. The new passes will be valid through June 1989.





VETERAN VOLUNTEERS

Last month we asked those who deliver the Seashore News to your homes to identify themselves if they had been delivering the paper for 10 or more years. We discovered that many of the Block Chairpersons had been doing the distribution for 8 or 9 years, but that only two residents had indeed been volunteering on this effort for over 10 years. They are Gertrude Merrithew (Timor Bay) and Anna Jo Fhares (Halyard).

A community of this type would grind to a halt if it were not for the many volunteers on functions running all the way from serving as an elected member of the Association Board to contributing time on committees such as Architectural, Security, Maintenance, and so on.

Delivering the SSN to your homes does not exactly rank with the responsibility level of a committee chairperson, but we think longevity of service counts too. And those streets where the SSN is not delivered on time, or not at all (yes, it has happened!) quickly produce frustrated households wondering what happened. In the cases of Timor Bay and Halyard, Merrithew and Fhares have made more than 120 trips around to your houses. We salute these two lovely ladies, and also all the others who contribute their time as volunteers, making Niguel Shores the fine community it is.

Richard MacNair
Communications Committee

SEA TERRACE TOWNEHOMES ASSOCIATION I

The Sea Terrace Townhomes Association I will hold its Annual Meeting on January 12, 1989, at 7:30 p.m. to elect two Board members and discuss any business that may be brought before the Board. If you have not turned in your proxy, please do so now. We must have a quorum. Hope to see you there.

Board of Directors



THANK YOU

Thank you one and all for your generous contributions to the Christmas goody boxes for our gardeners and security guards. The colorful cake-sized boxes - filled with your cookies, candies and breads - were trimmed with green and silver ribbon.

A special thank you to the Ladies Day Tennis group which donated money for the boxes and ribbon.

We appreciate your continued support for this community Christmas project. Thank you again!

Letters are limited to 200 words, typed if possible. Handwritten copy must be neat and legible. Include name, address and phone number of writer. If short of space, we may ask writers to condense their letters. We reserve the right to reject material that we feel is unsuitable for any reason. The Seashore News assumes no responsibility for the content of any letter. We would like to hear from you.

VOICE OF THE PEOPLE

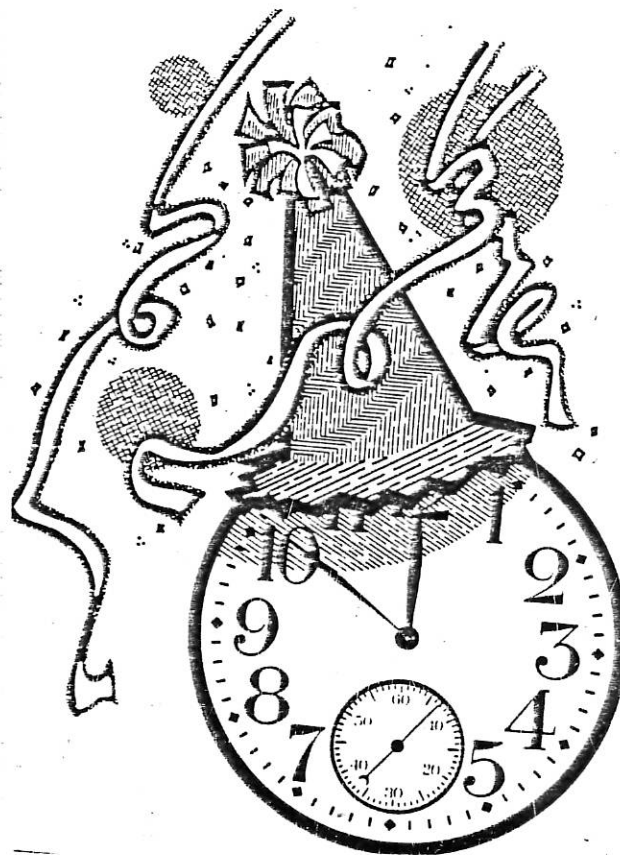
Recently Niguel Shores hosted presentation given by Patricia Bates (of Laguna Niguel CSD) and a representative of the Hemmeter Corp. describing the Sea Terrace Park project, which will be located on the inland side of PCH just across from the Ritz Carlton Hotel and alongside the Dana Niguel Library.

In all those plans - as described - there was not a single provision made for any public restroom. The nearest public restroom would be across PCH and down the hill towards Salt Creek Beach, a very small facility which is used by the entire beach population in that area, and is already woefully inadequate.

The existing plan calls for a maintenance facility building near the library, which would be used for equipment to maintain the hotel grounds as well as the park. I asked the gentleman from the Hemmeter Corp. why the developers could not enlarge that facility to include a public restroom. He had no answer for me.

To build a park on 26 acres and make absolutely no provision for any public restroom is shocking and certainly unacceptable. I urge all who read this to write to Jerry Trammer, Hemmeter Corp., 29982 Ivy Glenn, Laguna Niguel, CA 92677, and protest this insensitive and inadequate development of a public park project. A copy of your letter should also be sent to Patricia Bates, Laguna Niguel, Community Service District, 27781 La Paz Road, Suite B, Laguna Niguel, CA 92656.

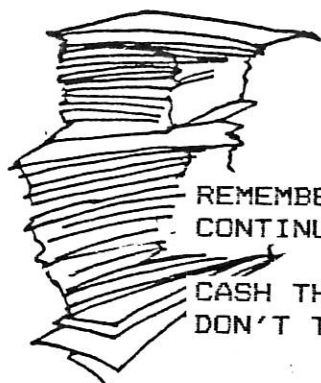
Peggy Phillips Bucci



A NEW YEAR WISH

I wish to share my super sanity
With those dumb clucks who disagree
with me.
How can they be so screwed up and
wrong?
Why can't they be like me - right,
bright and strong?
But wait! Could it be that I, even I
Am a kind of dumb cluck, screwed up
kind of guy?

Al Johnson



REMEMBER THE MENS CLUB
CONTINUING PAPER DRIVE.

CASH THEM,
DON'T TRASH THEM!

NIGUEL SHORES
PAPER SALVAGE PROGRAM

We are near the end of our eleventh year salvaging surplus paper in Niguel Shores. Our residents generally have loyally supported the program and many benefits have accrued to the community from their generosity.

During eleven months of 1988 our salvage efforts have returned 172 tons of paper for reprocessing, and revenue from this activity has amounted to \$8570.28. Of this amount, \$6481.65 has been used so far for the benefit of our community.

The largest expenditure this year was made for the modification and improvement of our tennis courts. The installation of a divider fence between courts #1 and #2, along with new wind screens and moving of the perimeter fences of court #1, amounted to \$9470.00, of which the salvage program contributed one half, or \$4735.00. Other expenditures were made for blackout curtains in the multi-purpose meeting room of the Community Center, new picnic tables, curbing and sand for the children's play area, and a new 100 cup coffee-maker for the center, for a total of \$1746.65.

Certain changes are being made in the management and administration of the salvage fund, which we believe will give us a wider representation from the community in deciding on future projects and expenditures from the fund.

In the past, a committee of three members of the Mens Club has initiated new projects and have presented them to the Mens Club for approval by popular vote.

In the future the committee will be expanded to comprise the following:

Russ Paslaqua, Chairman
Dale Baltimore, at large
Dick Phares, at large
Don Maier, former building contractor
Norm Pomeroy, in charge of project development
President of Mens Club, (rotating)
Member of Niguel Shores board of Directors (pending Board approval)

The latter two members will change periodically based upon current elections of their respective organizations.

Projects costing \$500.00 or less will be approved by the committee without presenting to the Mens Club for vote.

The Committee will meet at 7:30 a.m. in the small meeting room adjacent to the large multi-purpose, on the first Tuesday of each month; in addition special meetings may be called by the Chairman as needed.

The value of salvaged paper has diminished since July when we were receiving \$50.25 per ton. As of today we receive only \$30.25 per ton, so we need greater effort from our supporters to increase the amount of paper contributed to the program to offset the reduction of \$20.00 per ton. Please solicit your friends and non-participating neighbors for contribution of their waste paper to our program.

The salvage and subsequent reuse of paper is patriotic, and is certainly beneficial to our community.

**PLEASE DON'T TRASH THEM
LET US CASH THEM!!!**

K. Russell Paslaqua,
Salvage Project Manager

MENS CLUB

Members Ed Adams and George Allaman spoke on the current real estate market on December 6, and on December 20 the Club gave a round of applause to the Association Board for a job well done. President Aldrich, and members Phyllis Luengen, Joe Lewis, Lloyd Somerfield, and Ed Adams were especially thanked for managing to reduce the Association dues for 1989. Aldrich also brought the members up to date on the ocean revetment issue.

Also honored with a special invitation to attend the meeting was Manager Kim Tate and her office staff, Joy Johnson, Ivy Hsia, and Shirley LaBonte. Finally, Richard Aki, the regular daytime gate guard, was given a round of applause for his steady and courteous service at the Mariner Gate. A plus was to find out that Richard had served for 26 years as a U.S. Marine and received a field promotion to Captain during the Vietnam War.

Manager Tate gave a brief talk on the new method of handling responses to homeowner's request forms.

On January 3, the election of officers takes place. There is no formal program for that day. Mr. Robert Gaughn, representing San Diego Gas and Electric, will be the speaker on January 17, and Mr. Robert Gentry, Mayor of Laguna Beach, will speak on the ocean as a Federal Park on January 31.

Chairman and Host Dick Harman welcomed ninety-four who attended the Christmas Dance at El Niguel Country Club on December 10. The room was beautifully decorated; the dance music was supplied by the big band sound of Sam Conti and his group; and the Young at Heart Dancers entertained all while dancing in their Hot Pants Tuxedos. The only glitch for the evening was President Lee Writer's absence, due to his recovery from surgery.



WOMENS CLUB NOTES

At our first monthly luncheon of the year on January 5th at 12:30 in the Community Center, Mary Martin will talk about "How to Build Better Relationships in our Families and in the Community". After a long career with Pacific Bell she started her own business, marketing the video-based education she had learned about as a training manager at the telephone company. Mary is a resident of Niguel Shores.

"Cottages and Castles of Laguna" will be the theme of our TTD on January 19th. We will tour the exteriors only of some of the historical homes of architectural interest in Laguna Beach. Car pool at the Club House at 11:00 a.m. Bring a brown bag lunch and we will eat at Heisler Park. Sign up at our luncheon or call Hazel Lafler at 661-9084.

Looking forward to our February program, plans are being made for a unique in-house fashion show. Start looking in your closet for an interesting outfit you would like to model. Suggestions include your wedding dress, an outfit from your travels, or a dress from another era. Call Rosemary Velarde at 493-0676 if you are interested.

Thanks to Sally Armstrong for putting together a warm and friendly Wine & Cheese Party on a cold and rainy evening.

BRIDGE

BRIDGE

BRIDGE

Start the year by updating your bridge playing.

On Monday, January 9, Chris Larsen will begin a new series of bridge instruction in the Rec Center. The 8-week course is \$40.00 and will meet each Monday from 2:30 p.m. to 4:30 p.m.

The 1989 Bridge Instruction as taught by Mr. Larsen is for those who have a knowledge of bridge and who want to improve and update their skills in bidding and playing. All residents and guests are welcome, but PLEASE make reservations before January 9. The minimum number for the course is 16 (4 tables).

For reservations and/or questions, please call either Connie Horst, 493-6402, or Polly Buckingham, 496-5142.

WEDNESDAY AFTERNOON BRIDGE

Winners:

Nov. 30: 1st - Wilma O'Keefe
2nd - Corrine Brunn

Dec. 7: 1st - Louise Pretzinger
2nd - Dorothy KnauF

Dec. 14: 1st - Louise Pretzinger
2nd - Corrine Brunn
3rd - Mary DeVilbus

We had eight tables of bridge December 14th at our annual Christmas party. Lots of fun, delicious food - a happy time!

Call Gina Brevik at 661-8176 for reservations for January.



COUPLES BRIDGE

Fantastic and ravishing are words that come to mind in describing the beautiful decorated baskets of hors d'oeuvres gracing the buffet at our Holiday Party last month. Fifty residents attended - the most we've ever had - and stayed to enjoy four rounds of rollicking bridge. It started the Christmas season off with a bang, and in the spirit of this time of the year, we gave four prizes for the winners. Those talented members were Dick and Carla MacNair, Tom and Barbara Crist, Don and Jane Lutz, and Maurie and Carol Van Nostrand.

Congratulations to those people and a huge "Thank You" to John and Wanda Bunker who served as co-hosts and did an absolutely superb job. In case you didn't recognize the wine steward, he was the better half of our family! All were "par excellence".

Dates for January are the 6th and the 20th. The Van Nostrands and Thompsons will be chairmen for the month. We hope you will all continue to attend at 7:30 p.m. on the first and third Fridays.



WOMENS GOLF

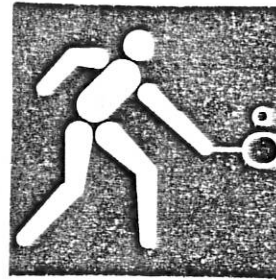
The Christmas Party was a festive delight, enjoyed by 28 of us. 1989 promises to be full of surprises, some get-aways and maybe even a few birdies and pars.

FUN DAY AWARDS:

- Low Gross: RoseMarie Lawson & Lucy VanElzakker (tie)
- Low Net: Ann Lassleben & Louise Pretzinger (tie)
- Longest Drive: Maggie Waterman
- Low Putts: Marguerite Horne
- Nearest to the Pin: Millie Deffebach

Next month's FUN DAY will be Monday, January 9, at the home of Louise Pretzinger. Bring a brown-bag lunch. Beverage will be provided. Call Maggie (855-4749) a week ahead if you intend to play that day or any Monday. Friday players should call Carol Hollinger (496-6687) a week in advance if they wish to play Fridays.

Don't forget to send in your \$5 dues for 1989 to Liz Kelsch. New officers will be elected at the January meeting. Those members who have served longest and with admirable dedication deserve applause. BRAVO to Maggie Waterman, FUN DAY Captain, Carol Hollinger and Joan Pender, Friday mavens, Peg Bucci, who created and organized NSCA WOMENS GOLF five years ago, besides serving as Chairman for two years, Liz Kelsch, our long-running Secretary-Treasurer, Lucy Van Elzakker, former Chairman, and RoseMarie Lawson, Maggie's capable assistant. Also thanks to the members who have hosted our luncheon-meetings in their homes.



HILL & HARBOR TENNIS TEAMS

C-2 and Seniors (50+) rosters are being updated. Any Niguel Shores ladies who are interested in joining the teams should contact Kathy Jones at 496-6973 or Joyce McDowell at 496-7493 by January 15, 1989.

Home matches will be on Tuesdays from 10:00 a.m. to noon on the following dates:

- January 17, 31
- February 14, 21
- March 7, 14, 28
- April 4, 18
- May 2

and on Wednesdays from 10:00 a.m. to noon on:

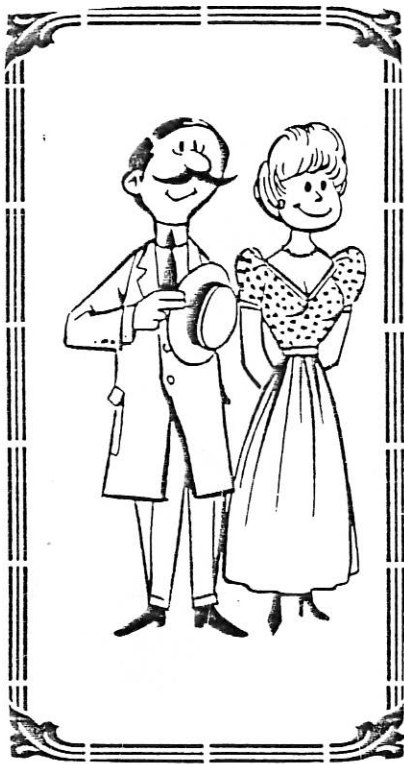
- January 11, 18
- February 1, 15
- March 1, 15, 29
- April 5, 12, 26



LOW-IMPACT AEROBIC DANCE MOVEMENT
Stretch--Flex--Tone

Monday & Friday
 9 to 10 am
 \$40 per month

Starting January 6th



NIGUEL SHORES SINGLES GROUP

On December 13th, the Niguel Shores Singles group welcomed many new members and began planning some exciting opportunities for 1989! Our first social event on January 10th will be co-hosted by George Sheirson (248-9594) and John Richardson (661-0173). Plan to attend our wine and cheese mixer at 7:30 p.m. at the Recreation Center. You'll have the chance to meet other single friends who live nearby and share your interests. There will be a small cover charge.

As a single person living in Niguel Shores, you may become a member of this group by contacting Estelle Kupperman at 493-3060. Estelle will include you in our Activities Roster which she updates monthly. Members may invite single friends who live in nearby communities as guests to our social functions. So bring your friends on January 10th!

If you want to make sure that the group evolves into the kind of organization that meets your needs, show up at 7 p.m. on January 10th and participate in a short business meeting prior to the mixer.

SLIM AND FIT IN 1989!
WEIGHT WATCHERS
IS IN OUR REC CENTER

Begin your new year with the resolution of good health. Weight Watchers, a nutritionally sound, medically approved program will offer weekly meetings at the Rec Center beginning Thursday, January 5, at 6:00 p.m. These meetings are for residents only and will end promptly at 7:00 p.m. Fees will be reasonable.

Sign up Thursday, January 5, at 6:00 p.m. Bring a friend.



POTLUCK GRABS THE BALL

Getting a running start for the New Year, fans of Potluck will kick off by having a soire of fun and fellowship on January 15. Those with reservations can join the action by bringing their own tableware and cocktail beverage, plus a dessert.

"Whistle-blowers", who will be calling the shots for this event, are:

- | | |
|--------------------------|-------|
| Edith and Dave Patterson | A - G |
| 496-6752 | |
| Ruth and Ed Gardner | H - M |
| 496-0244 | |
| Marien and Ken Knight | N - Z |
| 496-2949 | |

Happy Hour 6:00 p.m.
 Dinner 7:00 p.m.

NEIGHBORHOOD EXCHANGE

REMINDER

Items for the Seashore News Neighborhood Exchange must be submitted by the 19th of the month together with a check payable to NECA. (\$1.00 for each 20 words. No cash accepted.) Forms for placing an ad are available at the Association Office.

FOR RENT: Private bath; house privileges. No pets. \$450/month plus 1/2 utilities. Professional female preferred. 661-6369.

FOR SALE: 18"x 36" steel shelving, used. \$8.00 each shelf. 496-1039.

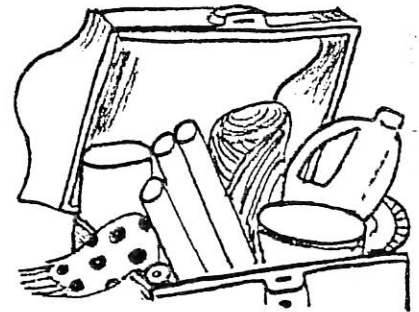
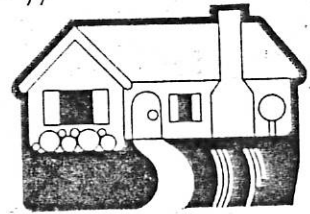
FOR SALE: Immaculate Windjammer Broadmoor with Catalina/ocean view. 4 bedrooms, 2 1/2 baths, family room. 1986 upgrades. French doors, oak floors, new brick fireplace, Italian tile kitchen, new cabinets, and Thermidor appliances; completely new landscaping maintained by gardener. \$475,000. 458-7608.

WANTED: 3 BR Townhouse or Garden Home in Shores with view. Leaseback desired. No agents. 496-8418.

STEREO COMPONENTS: Onkyo-3 vw, Tuner/Amp and Auto/Rev Cassette Player. Kenwood CD player. \$145 each. 15-months old/ext warranty. All for \$400.00. 496-8418

FOR SALE: 2 decorator chairs, high quality - chrome and apricot velour, \$100 pair. 496-8418.

FOR SALE: Solid oak bedroom set: two headstands, one nite stand, amoire, \$600. Small organ w/recorder and tape lessons, \$300. Electric bed and other sick room supplies. 496-0814.



NSCA DIRECTORY

JANUARY 1989

BOARD OF DIRECTORS

President.....Dan Aldrich
 First Vice-President.....Phyllis Luengen
 Second Vice-President.....Ed Adams
 Secretary.....Joseph Lewis
 Chief Financial Officer.....Lloyd Somerfield

STAFF

General Manager.....Kim Tate
 Admin. Assistant/Office Manager.....
 Accountant.....Ivy Hsia
 Secretary.....Joy Johnson
 Receptionist.....Shirley LaBonte
 Maintenance Supervisor.....Jose Angulo

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	Lee Richards	1st & 3rd Thursday
Communication	John Dickerhoff	See Calendar
Community Relations.....	Forrest Owen	3rd Wednesday
Finance	Frank Taylor	See Calendar
Landscape	Bob Lothringer	4:00pm, 2nd Monday
Legal	INACTIVE	
Maintenance	Norm Pomeroy	9:30am, 2nd Monday
Nominating	Joseph Lewis	See Calendar
Recreation	Stevie Erkeneff	7:30pm, 1st Tuesday
Traffic & Safety.....	Rick Foth	4:00pm, 3rd Wednesday
Tree View Blockage.....	Carroll Cox	2:00pm, 2nd & 4th Monday

Sea Terrace Townhomes Assoc. I

Sea Terrace Townhomes Assoc. II

Claudia Cinquegrana, President
 Robert Scott
 Ron Miller
 Don Beaver
 Donna Rosecrans

Maurie VanNostrand, President
 Ralph Brown
 Martin Ullman
 Estelle Kupperman
 Bernard Baskin

NIGUEL SHORES COMMUNITY ASSOCIATION

33654 Niguel Shores Drive, Laguna Niguel, Ca. 92677
 493-0122 831-0116



SEASHORE NEWS

Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NSCA Board actions and Community activities, and to encourage participation in Community affairs.

Editorial Staff - Communication Committee, Volunteer NSCA Members.
 Layout - Doris Adams
 Word processing - Joy Johnson
 Collation and Distribution - Volunteer NSCA Members.

The Communication Committee expends all reasonable effort to confirm the accuracy of statements in the news but assumes no responsibility for errors, omissions of fact or use of material that might be offensive in some way to members.

Contributions from NSCA committees, NSCA member organizations and individual members are welcomed.

JAN 89

MAGNET SPORTS CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY



JANUARY

1989

1		Administrative Office Closed	3 Paper Salvage Committee 7:30 Mens Breakfast Club 8:15am	4 Noon Bridge 11:50	5 Ladies Day Tennis 9 - 11 Womens Club Luncheon 12:30 Arch Comm by appt	6 Womens Golf Aerobics 9:00	7
8		9 Womens Golf FUN DAY Aerobics 9:00 Maint Comm 9:30 Tree View Comm 2:00 Bridge Lessons 2:30	10 Mens Club Golf Service Passes Expire Rec Comm 7:30	11 Hill & Harbor Srs. 9 - 11 Noon Bridge 11:50	12 Ladies Day Tennis 9 - 11 Womens Crafts	13 Womens Golf Aerobics 9:00	14
15		16 Womens Golf Aerobics 9:00 Bridge Lessons 2:30 Landscape Comm 4:00	17 Mens Club Breakfast 8:15am Hill & Harbor C-2 10 - 12M	18 Hill & Harbor Srs 10 - 12M Noon Bridge 11:50 Comm Rel Comm 4:00 TrafaSafety Comm 4:00	19 Ladies Day Tennis 9 - 11 Womens Club TTQ 11:00 Arch Comm by appt Weight Watchers 6:00 Finance Comm 7:30	20 Womens Golf Aerobics 9:00 CommComm 2:00	21
POTLUCK 6:00		23 Womens Golf Aerobics 9:00 Tree View Comm 2:00 Bridge Lessons 2:30	24 Mens Club Golf 	25 Noon Bridge 11:50	26 Ladies Day Tennis 9 - 11 Weight Watchers 6:00	27 Womens Golf Aerobics 9:00	28
29		30 Womens Golf Aerobics 9:00 Bridge Lessons 2:30	31 Mens Club Breakfast 8:15am Hill & Harbor C-2 10 - 12M				

DECEMBER
S M T W T F S
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11 12 13 14 15 16 17
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FEBRUARY
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26 27 28

(1-1-89)

2712 Administrative Fees (11-5-86)

Fees shall be set to offset costs for providing specific services and/or materials, as follows:

A. ADMINISTRATIVE

1. Transfer, resale fee	\$200.00
2. Providing copy of CC&R's, By-Laws and Articles	50.00
3. Refinance fee (includes documents)	125.00
4. Delinquent account collection	
(a) Preparation of Lien & Release documents	50.00 plus recording fee
(b) Attorney fees	As charged
(c) Foreclosure costs	All costs

2713 Architectural Fees (2-1-85)

See Rule 3181

2714 Security Fees (9-1-86)

A. Owners

1. Four or more key cards, each add. card, refundable upon return	\$25
---	------

B. Tenants

1. Security package (1 key card, 1 decal), \$25 refundable upon return of both items	\$50
--	------

C. Lost or stolen key cards, passes, decals requiring reissuance. Non-refundable	\$25
--	------

D. Guest Parking Permit

1. Owners per permit, refundable on return	\$50
2. Tenants per permit, refundable on return	\$75

2715 Tenancy Fee (12-7-88)

Beginning January 1, 1984, a tenancy fee of \$100.00 will be charged for each new tenancy registration or change of tenancy in any member's unit payable by the property owner. Tenancy is defined as any person or family occupying a unit and not residing with the owner(s) in that unit. This tenancy administrative fee is in addition to current security fee charged for each security package (one car decal and one key card per vehicle) issued to a tenant.