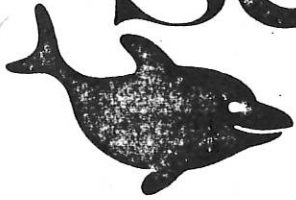


# seashore news



Published monthly by the Niguel Shores Community Association

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JANUARY 1991

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## RULES AND REGULATIONS

Following procedure, revisions in the Associations Rules and Regulations or other governing documents are distributed with the Seashore News.

Attached are copies of parts of the Association's Rules and Regulations amended to reflect changes in rules pertaining to architectural matters.

The attached pages are to replace those published prior to this date. Please keep them for reference.

## SEA TERRACE TOWNEHOMES ASSOCIATION I

S.T. Townhome members are reminded of the Annual meeting to be held on MONDAY, JANUARY 14, 1991 at 7:30 pm in the Multipurpose Room at the clubhouse. We will have a special showing and discussion of roofing prior to the meeting at 6:30 pm. All townhome members are encouraged to attend. Please return your proxies at this time to ensure a quorum.

## BOARD NOMINATIONS 1991 ANNUAL ELECTION

The Nominating Committee will begin deliberations in early January to recommend nominees for Board vacancies which will occur in May at the Annual Association Meeting.

In 1991, two vacancies will occur. Election to fill these vacant positions will be held on Tuesday, May 21, 1991 at 8:00 pm. The Committee's task is to seek candidates who are interested, qualified, and able to commit to the time required.

The Committee will be representative of and knowledgeable about our community. We certainly encourage input and comments.

Sid Kahn  
NSCA Board  
Chairman, Nominating Committee

*NSCA BOARD MEETING DATE*

*WEDNESDAY, JANUARY 16, 1991*

*8:00 PM*

## NEIGHBORHOOD WATCH

Our Neighborhood Watch Program places a lot of emphasis on cooperation between neighbors as the best way to prevent burglaries. Watching out for each other's property and promptly reporting suspicious people and circumstances to the Sheriff's Department will certainly reduce the number of burglaries in our community.

But, there are many things that each of us as individuals can do to guard against burglaries. They include

1. Install dead bolt locks on all exterior doors and windows.
2. When you are away, be sure you have locked all openings including upstairs windows, doggie doors and garage doors.
3. When you leave a car in the garage lock it and take the keys.
4. Never leave keys under a mat or planter.
5. If you have a gate, lock it when you leave.
6. Lock your doors even if you are leaving for only a short time.
7. Trim shrubs and trees away from the house so that they cannot be used as a hiding place for someone.

## ATTENTION

### BERKUS HOMES RESIDENTS

We need your help. Children from the Berkus Homes area have been using the slope between the Abalone cul-de-sac and Niguel Shores Drive to play on and also as a short cut between the two streets. This has caused the destruction of the shrubs and ground cover needed to provide a pleasing appearance and protection from possible serious soil erosion.

The Association has taken two major steps to control the problem. The first was to build a concrete stairway from the end of Abalone to Niguel Shores Drive. Every effort was made to make it as attractive and durable as possible. Next an iron fence was installed at the top of the slope and bougainvillea was planted the length of the fence. The intent was to have this very colorful plant cover the fence and trail down the slope.

There is still a problem, however, in that even with the new stairway some of the children still climb over the fence, or go around it, and walk down the slope. Ground cover and plants are still being destroyed. Also the stairway is being badly abused by children on skateboards. We feel that we have done everything we can but still haven't completely solved the problem. The rest is up to you. Please take steps to see that your children respect the slope and the new stairway.

The Landscape Committee

## NIGUEL SHORES PAPER DRIVE

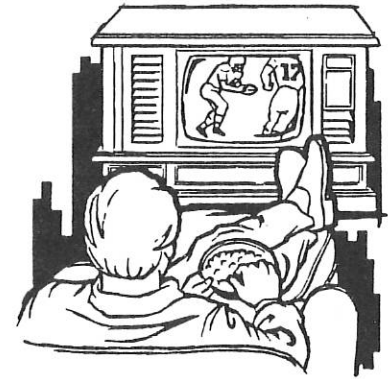
**CASH THEM, DON'T TRASH THEM!  
BRING THEM TO THE RECREATION CENTER  
PAPER BUILDING ANY DAY OF THE WEEK.**

## 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, ribbons, and cookies.

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



*Super Bowl Party  
starts 1:30 pm*



## THANK YOU! THANK YOU! THANK YOU!

MUCHAS GRACIAS, THANK YOU VERY MUCH again to the Board members, Committee members, staff and everyone in NSCA for your support this past year, but especially to those who took the time out from their busy schedules to help prepare the boxes of Christmas goodies for my employees who work in the Shores. This is the 14th Christmas we have celebrated with NSCA and these gifts have always been accepted with sincere appreciation. Our company works for several other associations and none has ever shown the thoughtfulness you show us every year. Thanks again. And may we wish all our friends in the Shores a very happy and blessed New Year.

Dick Wendt  
Landscape Contractor

## MENS CLUB

It was a wonderful party. Some one hundred nine members and guests enjoyed a sumptuous meal and delightful dance music at El Niguel on December 4. Dick MacNair and Bob Scott served as the ad hoc committee for this year's Christmas Dinner Dance and did a great job.

January will see the election of new officers for 1991 and again this year a Super Bowl Party, open to the community in Multi-Purpose Room. Details will be announced on posters at the gated entry areas.

Our December 4 meeting featured biography presentations by five of our members: Don Thomas, Sy Feiner, Bob Freyling, Don Gard and John Knauf. On December 18 a Christmas music program was presented by the Dana Hills High School Jazz Choir.

Speakers for the January meetings are expected to be Congressman Ron Packard on January 15 and a former executive with the Jet Propulsion Lab on January 29. The January 15 meeting will also include reports by Lloyd Somerfield, President of the NSCA Board and Kim Tate, General Manager.

## WOMENS GOLF

The Christmas Party was a winner in every way — superb food, ambiance and entertainment. Peg Bucci, Fran Maurin and Joan Fender performed a number which threatened to revive or kill vaudeville — followed by Peg's X-rated paen to pears and partridges which shook the rafters of Jean Aldrich's lovely home — on all counts a celebration to remember.

Elected New Officers 1991 are  
President — Carol Hollinger  
Vice President — Lucy Van Elzakker  
Secretary — Bea Bonestell  
Deputy — Ceacy Johns  
Treasurer — Pauline Ross  
Seashore News Reporter — Peg Bucci  
Birthday Chairperson — Fern Brooks  
Hospitality —Betts Flynn & Sue Forrest

Maggie Waterman continues as Captain for the Monday Group, and Marge Dea will be Captain for the Friday Group. Golf Get-Aways will be handled by Joan Fender and Marge Dea — and our next one is planned for the Lawrence Walk Resort March 12, 13, and 14. contact Joan (496-1428) or Marge (661-6816) if you plan to go. Overall cost including room, greens fee (& carts), breakfast and dinner is \$200 — give or take a few clams. Such a deal!

Next FUN-DAY, Monday, January 14, will be at Aliso Creek, followed by a brown-bag lunch and meeting at the home of Bernice Ziegner. Call either Lucy (496-8565) or Fran (497-1412) for inclusion. They are in charge of FUN-DAYS for January, February and March.

Dues are DUE! If you don't plan to attend the January meeting, send \$5 to our new treasurer, Pauline Ross, or you will be drummed out of the corps.

AWARDS FOR LAST MONTH'S FUN DAY were

Lowest Putts — Rose Marie Lawson  
Longest Drive — Pauline Ross  
Low Net — Kathy Cooper  
Low Gross — Lawson & Ross  
Closest to the Pin — Ann Lassleben  
Team Play — Deffebach, Lawson, Goodman, and Van Elzakker



## WOMENS CLUB NOTES

Happy New Year!! May this New Year bring happiness and good health to one and all.

The Wine and Cheese Party was a festive occasion and everyone enjoyed this special get together.

Brunch at Tiffany's will be the theme for the January 3rd luncheon at 12:30 pm. Sandra Wessel, Community Affairs Coordinator for Tiffany & Co., will be the speaker. The menu will be hot quiche, fruit, sweet rolls or coffeecake.

All Niguel Shores residents are welcome to attend the monthly Womens Club luncheon. Guests are also welcome. Reservations are required and to make a reservation, please call 493-6652. If a reservation must be cancelled, please call 493-6652.

The Craft Class will meet January 10th at 10:00 am.

January 17th TTD will be a trip to the Getty Museum by bus which will leave at 9:00 am and return at 4:30 pm and the cost will be \$13. Lunch may be purchased at the Museum tea room. For reservations, call Polly Buckingham (496-5142) or Lois Songer (493-8172). Reservations may also be made at the January 3rd luncheon and a check made out to Niguel Shores Womens Club will hold the reservation. After that date, space for guests will be available.

The February luncheon speaker will be Marcella Lange, lecturer and book reviewer.

### WEDNESDAY AFTERNOON BRIDGE

Thirty-five members and alumnae of the Wednesday Bridge Group enjoyed their Happy Holiday time, feasting and gift exchange while being entertained with a videotape of the 1989 party on December 19 this year. Our only regret was the Maggie Waterman, our traditional Santa Claus, was laid low with a bug and we missed her "Ho! Ho! Ho!" greetings to the group.

Winners for December have been:

- Dec. 5: 1st - Vicky Barth  
2nd - Virginia Brooks
- Dec. 12: 1st - Virginia Brooks  
2nd - Yetta Robbins
- Dec. 19: 1st - Ruth Roth  
2nd - Margaret Costello

Phyllis Bailey is our January hostess. All are welcome to play beginning promptly at 11:50 am. Please call Phyllis at 493-8257 for reservations by Monday noon, preceding the Wednesday game.

### RECREATION COMMITTEE

The Recreation Committee is sponsoring a Country Western Square Dance Party on Friday, January 25. Bob Johnston, a well-known caller and M.C. will be here in that capacity. Whether you are a novice or an experienced dancer, you can have a good time by coming and participating. The party starts at 7:30 pm in the Multi-Purpose Room. There is no charge except for refreshments.

Because of the Country Western Square Dance Party, the monthly movie night will be moved to Friday, January 11 at 7:30 pm.

### COUPLES BRIDGE

Now that the new year has begun, we will get back to our normal schedule of meeting on the first and third Fridays at 7:30 pm. That means January 4th and 18th for our friendly group, which has added several new couples during 1990.

The holiday buffet on December 7th was a rousing success with 47 guests enjoying the wonderful refreshments and food. Thanks to Barbie and Grover Brown the elegant and traditional decorations created a lovely setting for our party. Because it was a special occasion and there were so many players, we gave more than the usual prizes.

Winners were:

- 1st place - Bernie and Frieda Baskin  
2nd place - Tom and Barbara Crist  
3rd place - Ray Walter and Ruth Roth  
4th place - Walt Brugger and Dick Luedeke

We need hosts for all dates after January 4th, so please sign up at the regular session or call 496-9654 to offer your services.





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



POTLUCK 1991

Potluck attenders will get the year off to an amusing start on January 20 at 6:30 pm, when they will be given a pre-glimpse of possible ways to have fun on a monthly bases. While you may prefer to use your own initiative in that regard, come anyway if you can get it all together. This would include bringing your own cocktail beverage, table setting, and tantalizing casserole, salad, or dessert.

The committee in charge for this Brave New Year event will be:

- |                                       |     |
|---------------------------------------|-----|
| Eve Magnus<br>248-0427                | A-G |
| Dorothy and Lowell Eubank<br>496-2260 | H-M |
| Doris and Ed Adams<br>493-4445        | N-Z |

Happy Hour 6:00 pm  
Dinner 7:00 pm



MOVING SALE - January 18. Bar stools, French Provincial twin bed set, bedspreads, tables, chairs, miscellany. 33372 Spindle Circle or call after January 11, 493-4257.

WANTED: furnished rental. 3 bedrooms, spa or pool if possible (not community). Immediate long term. No children or pets. 661-0168.

FOR SALE: Only 5 B/R Garden Home in the Shores. Oceanside PCH, some ocean view. Owner financing preferred. 619-454-3786.

GARDEN HOUSE IN SHORES for lease. Walk to beach. Steps to Rec. Center, pool and tennis courts. Former model house, new tile and carpets. 3 bedrooms, 2 baths, patios. \$1,450/month. Small pet ok. (213) 466-9100 or (213) 852-2713.

FOR SALE by owner: J-Model. 3 bedrooms and garden room. 661-2524.

NINTENDO. Looking for someone who wants to buy Nintendo stuff. I have games, power pad, controls. Please call Tom Herron at 496-6993.

FOR SALE: red club chair (hide-a-bed), \$100.00. 6' mirror (no frame), \$5.00. 5' plate glass, \$3.00. 496-6641.

VACATIONING FRIENDS? Beautifully remodeled and furnished ocean view home for rent by the month. Single story, 2 bedroom, 2 bath, den, fireplace. Adults. (818) 289-1216 or 493-8340.

WANTED: 3-4 bedroom home in the Shores with some ocean view. Price to be up to \$450,000. (818) 355-5510 or (818) 795-9087.

PART -TIME help wanted for yard work and maintenance. Handy with tools, some lifting, flexible hours. Any age ok. 496-1807.

The NSCA Recreation Committee invites you to a  
"reel" square dance  
FRIDAY JANUARY 25, 7:30 PM

So, y'all come and

# SWING YOUR PARTNER

beginners?  
advanced?  
makes no matter!



*Come alone  
Or come in a pair  
Or make up an 8-some  
But be there!*

PROFESSIONAL CALLER

NO CHARGE  
(This one's on us!)

# MIDGHT SHORES CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY



## JANUARY 1991

27	28	29	30	31	DECEMBER	FEBRUARY
Super Bowl Party (MPR) 1:30	Womens Golf Fitness Class Tree View Comm	Mens Club Brkfst Hill & Harbor C-1 Art Class	Fitness Class Noon Bridge	Ladies Day Tennis 9-11 Low Impact Aerobics	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28
20	21	22	23	24	25	26
Potluck 6:00	Womens Golf Fitness Class	Mens Club Golf Art Class Comm Comm Finance Comm Low Impact Aerobics	Fitness Class Noon Bridge	Ladies Day Tennis 9-11 Low Impact Aerobics	Womens Golf Fitness Class Square Dance	Tennis Social
13	14	15	16	17	18	19
	Womens Golf FUN-DAY Fitness Class Maint Comm Tree View Comm Landscape Comm STI Annual Mtg	Mens Club Brkfst Hill & Harbor C-1 Art Class Low Impact Aerobics	Fitness Class Noon Bridge Comm Rel Comm OPFN BOARD MTG	Ladies Day Tennis 9-11 "TTO" Arch Comm Low Impact Aerobics	Womens Golf Fitness Class Couples Bridge	DEADLINE FOR SSN 7PM
6	7	8	9	10	11	12
	Womens Golf Fitness Class	Mens Club Golf Art Class Low Impact Aerobics	Fitness Class Noon Bridge Recreation Comm	Ladies Day Tennis 9-11 Womens Crafts Low Impact Aerobics	Womens Golf Fitness Class MOVIE NIGHT Chetah Hunt For Red Oct.	
		1	2	3	4	5
		HAPPY NEW YEAR	Fitness Class Noon Bridge	Ladies Day Tennis 9-11 Womens Club Lunch 12:30 Arch Comm	Womens Golf Fitness Class	





(01-01-91)

**3155 Mail Boxes (04-16-86)**

Mail boxes shall be built into or attached to building walls or fences, with the specific location to be approved by the Committee, except in tracts 8602 (Sea Terrace II) and 9098 (Villas) where mail boxes must be on posts already provided.

**3156 Service Yards (04-16-86)**

All service yards and clothesline areas shall be enclosed or fenced in such a manner so that they will be reasonably obstructed from view of any adjacent lot or street.

**3157 Signs (11-07-90)**

Commercial signs and signs other than occupant identification, security, or street number are not permitted on private property with the following exceptions:

1. A member may display one sign advertising his or her residence for sale, lease, rental or exchange, or advertising directions to the residence, on such member's lot, or on the real property of another with that person's consent. The sign shall be no larger than 18"x 24", shall be done in a professional manner, and may be accompanied by one agent or informational rider no larger than 6"x 24". Realty signs shall be removed within five days following entry into escrow. No sign shall be permitted to remain because of a contingency. Notification of continued showing to be handled through normal realty channels.
2. A single sign by a construction firm placed in the front yard only during actual construction not to exceed 18"x 24" and/or safety signs and/or safety lights in any number and size as necessary to protect the community at construction sites.

**3158 Projections Above Roofs (04-16-86)**

No projections of any type shall be placed or permitted to remain above the roof of any residential building with the exception of chimneys, vent stacks and solar panels.

**3171 Inspections (04-16-86)**

The Committee and/or its consulting architect may inspect the property prior to the proposed construction and at times during construction as conditions may warrant and upon completion.

3172 Enforcement (04-16-86)

The Committee has the right to require correction and/or removal from the premises of any item within the jurisdiction of the Committee, which is in violation of the CC&Rs or these Regulations. The Committee will instruct the Manager to advise the property owner of violations and inform the owner of pending action.

3181 Architectural Fees and Deposits (01-04-89)

A. For certain types of home improvements a consulting architect's fee is charged. The fee must be submitted with the application and is not refundable. The amount of this fee is listed on the current Architectural Fees and Construction Deposits Schedule (obtain a current schedule at office).

B. The consulting architect may charge an additional fee upon approval of the application, depending upon the extent and complexity of the proposed improvements. This additional fee is not refundable.

C. A construction deposit will be charged for certain types of construction (obtain current schedule at office). This construction deposit will be refunded upon presentation to the Association of written notification by the Committee of satisfactory completion in accordance with the approved plans and clean up of debris.