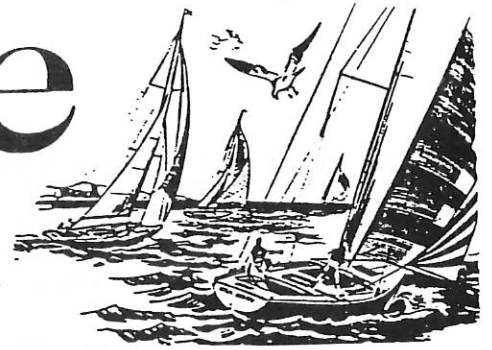
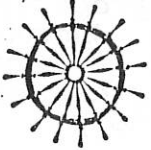


# seashore news



Published monthly by the Niguel Shores Community Association

JANUARY 1992



## FROM THE HELM

Over the years we have experienced a number of violations of the NSCA CC&Rs and Regulations. Those which are of particular concern, among others, relate to tree view blockage and unapproved architectural modifications, including painting. After an exhaustive effort to secure compliance, some are turned over to legal counsel. Through that course of action we have been very successful in achieving the necessary compliance. This however, costs us all money through our assessment.

The Board has a fiduciary responsibility to enforce the CC&Rs and Regulations just as any governing body is required to enforce the rules of their jurisdiction. To not do so would result in chaos and a deterioration of the respective community.

Unfortunately many of the same names repeat from year to year and your Board must once again follow the same procedures to secure compliance. We hope our owners will consider their neighbors, the resulting costs and the time involved to the association and its generous volunteers when regulations are ignored.

We hope that legal costs can be kept to a minimum through neighborly cooperation and an understanding of the responsibilities assigned to the Board in our governing documents.

The association makes all possible effort to insure that our rules and regulations meet a test of reasonableness as a standard of fairness.

The Board hopes that your holidays were joyous and wishes you all a healthy, happy and prosperous year in 1992.

Dick Luedeke  
President

## SEA TERRACE TOWNEHOMES ASSOCIATION I, ANNUAL MEETING

The twentieth annual meeting of the association will be held on Thursday, January 16, 1992, 7:30 pm in the all purpose room at the clubhouse. Please send in your proxies now even if you will attend the meeting; we must have a majority of them in order to have the meeting.

## OPEN BOARD MEETING

JANUARY 15, 1992, 8:00 PM

JAN 92

DECEMBER BOARD ACTIONS

1. Appointed homeowner's Dean Handley and Phyllis Bailey to the Nominating Committee.
2. Appointed Bob Sewell as chairperson of the Traffic & Safety Committee, effective immediately.
3. Raised the MPR Rental Fee to \$100.00 per event. This fee is effective January 1, 1992.
4. Approved new MPR Rental Procedures and Rules for its use, effective January 1, 1992. (See attached rule).
5. Accepted bid from Jim Zimmerman, CPA for the 1991 audit. Homeowners will receive a copy prior to April 30, 1992.
6. Authorized management to close the pool down the week of January 20 for major repairs to the heater.
7. Authorized management to expend an additional \$432 for replacement of the lighting in the MPR. The globe fixtures will be converted to fluorescent, thus saving power consumption.
8. Requested management and Traffic & Safety Committee to review the rules for issuance of service passes and gate cards. Final recommendations for rule changes are to be submitted to the Board for review at their February 19 meeting. Management was directed to issue service passes in December that are good until March 31, 1992.

DOG OWNERS

Leash Your Pet.  
Clean Up the Residue.

(NSCA Rule 9101; Orange County Ordinance, Title 4).

KEEP PROPERTY VALUES HIGH

Starting January 1992 the Architectural Control Committee will be making semi-annual "walk-throughs" of Niguel Shores. Properties that are badly in need of paint or repair will be noted and letters sent to the homeowners.

The CC&R's require that all property owners keep their property in good condition. Niguel Shores has been in existence for twenty years, and to maintain the prestige of our area upkeep is mandatory.

Lee Richards, Chairman  
Architectural Control Committee

SOLAG SAYS "NO" FOR NOW

In an effort to ease the apparent burden many of NSCA's weekenders have regarding trash regulations, General Manager Rob Cochrane contacted Solag Waste Disposal regarding a possibility of arranging a Monday pick-up.

Unfortunately, Solag cannot accomodate the request primarily due to the size of Niguel Shores. The company spokesman indicated, however, that Dana Point is considering a re-cycling program; if and when this takes place (hopefully within the year), changing the day for trash collection might be implemented.

So for now, weekenders, the rules pertain and your alternatives are to take your rubbish with you or ask a neighbor or the gardener, if you employ one, to set out the trash Monday night for Tuesday pick-up.

POOL CLOSED - JAN. 20 TO JAN. 25

The pool will be closed from January 20 to January 25 to allow major cleaning and to perform repairs on the pool heater. The gates to the pool area will be chained and locked for the week.

At this time, it is expected that the pool will be available effective Sunday, January 26.

Residents will be able to use the spa while this work is in process.

We apologize for any inconvenience, but the work is necessary to prolong the life of the heater.

TEMPORARY CHANGE IN SERVICE PASSES

On December 12, 1991 the Board of Directors reviewed the current policy being used in issuing service passes for service personnel such as maids, gardeners, landscapers, etc. Several problems were revealed in our current method of issuance and, in an effort to study this matter more in depth, the service passes issued at this time will only be good through March 31, 1992 instead of June 30, 1992. This will give the Board additional time and some additional information necessary to guide them in implementing a more effective system.

We apologize for any inconvenience this change may cause. However, in consideration of all Niguel Shores residents, the Board is trying to eliminate any misuse of this system and deter any unauthorized persons from entering this community.

It is expected that the service passes issued or renewed at the end of March will be for the normal six-month period and will need to be renewed at the end of September. A reminder will be published in the March issue of the Seashore News to renew your passes.

Thank you for your cooperation, understanding and patience.

SINCERE THANKS

To my friends in the Shores I send my sincere thanks for your many cards and letters and gifts upon the passing of my dear husband, Bob. Gestures such as yours help me "carry on".

Cynthia Baugh



Thank You

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!

Thank You



WOMENS CLUB NOTES

There will be no meeting in January. We will meet again on February 6 at 12:30 pm.

The January 9 Craft Class will meet from 10 am to 2 pm. Come join us. Bring your current craft project or take advantage of Harriet Writer's expertise in the needle arts to learn something new. Bring a brown bag lunch.

The January 16 TTO will be a walking tour of San Juan Capistrano, followed by lunch at Sarducci's Restaurant. We will carpool from the Rec Center parking lot at 10 am. Please have your written reservation in the office by January 5. No advance payment is required. A \$1.00 donation is requested at the time of the tour.

The TTO on February 20 will be a trip to Rancho Santa Fe for luncheon and shopping.

Sallie Armstrong did a fine job in putting together a festive holiday Wine and Cheese Party. We had a large turnout and lots of delicious party food. We'd like to thank the volunteers from the Mens Club, and especially Forrest Owen for helping to make the event a great success.

POTLUCK - SUNDAY, JANUARY 19

Ring in the NEW YEAR. Meet a NEW FRIEND. Try a NEW DISH. Wear a NEW OUTFIT. Sit in our Rec Center's NEW CHAIRS!!

For reservations and information call:

Hope and Dick Luedeke A-G  
240-8496

Phyllis & Harry Landis H-M  
496-2858

Edie Patterson N-Z  
496-2373

If you're NEW to our Niguel Shores Community, please join us!

No Host Happy Hour 6 pm  
Potluck Dinner 7 pm

MENS CLUB

More than a hundred of us enjoyed our annual Christmas Dinner Dance at El Niguel early in December. Thanks to Ed Adams and his committee for another happy event kicking off the holiday season.

Our weatherproof golfers were out in force last month at Ocean-side where Tournament winner was Fred Standefer with a low net 59. Gene Lachel took second with 66, and Jerry Quinlan shot a 67. Closest-to-the-pin was Jack Broering.

On December 17 we enjoyed a program of traditional Christmas carols sung by the Dana Hills High School Jazz Choir. The youngsters sang very well and were a joy to behold.

Treasurer Grover Brown reported that the club continues to be solvent, our annual dues will remain at \$10 in 1992, and breakfast will continue to cost only \$1. We heard no complaints!

Speaking for the Nominating Committee President Forrest Owen reported the following recommendations for 1992 officers of the Mens Club: President, Don Ellis; Vice-President, Grover Brown; Secretary, Colby Thompson; Treasurer, Bob Converse, and Golf Chairman, Dave Lewis. Election will take place on January 7. Nominations from the floor will be heard. The new officers will take over on February 4, as called for in the By-Laws.

Our first speaker in January will be Brian Pearson, an Orange County expert on Rail Transportation. On January 21 we will hear from Colonel Mike Fallon, USMC, who led the First Battalion First Marine Division into Kuwait during Desert Storm.



WEDNESDAY AFTERNOON BRIDGE

Play begins at 11:50 am, so plan to come early. For reservations call Joan Sullivan, 493-1992, in charge for January.

WOMENS GOLF

The Christmas party was one of the best ever -- attended by 35 of our members, and highlighted by superb entertainment courtesy of Fabulous Fran and Luscious Lucy in a rousing effort to bring vaudeville back. Betts provided the piano back-up and Peg the intro -- Bette Midler has nothing to worry about! The gala festivities were magnificently hosted by Sue Forrest and Betts Flynn, capped by a fantastic putt by playmate of the year, Carol Hollinger, whose broken ankle hampered her not one whit. A long, low bow to those who made this entire event so memorable.

Dues are DUE. Please send your \$5 to Ann Lassleben or bring them to the next FUN-DAY meeting which will be held Monday, January 13 at Aliso Creek (be there by 8:30 am), followed by brown bag-luncheon at the home of Mary Lou Delaney. Call Rose Marie (493-2451) at least one week in advance if you wish to be included.

Regular Monday and Friday captains continue to be J.A. (496-7664) and Marge Dea (661-6816) respectively. Call them a week in advance for inclusion.

DECEMBER FUN-DAY AWARDS - SCRAMBLES

- 1st Place: Bea Bonnestell, Joan Pender, Pauline Ross
- 2nd Place: Betty Bumstead, Grace Densmore, Liz Kelsch
- 3rd Place: Fern Brooks, Peg Bucci, Fran Maurin, Lucy Van Elzaker
- Low Putts: Jean Aldrich, Jane Pendergast, RoseMarie Lawson, Marge Dea
- Closest-To-The-Pin: Liz Kelsch
- Longest Drive: Rose Marie Lawson

- Nov. 20: 1st - Regina Brevik  
2nd - Sally Wilkins
- Nov. 27: 1st - Leon Sall  
2nd - Evelyn Kitzman
- Dec. 4: 1st - Irene Nyland  
2nd - Yetta Robbins
- Dec. 11: 1st - Vickie Barth  
2nd - Bernie Baskin
- Dec. 18: 1st - Bernie Baskin  
2nd - Leon Sall



COUPLES BRIDGE

Couples Bridge will commence again on the regular first and third Fridays, January 3rd and 17th. The first week play will begin at 7:30 as is customary; however, there will be a winter event on the third Friday which will begin at 6:00 pm. The Luedeke's and Maier's are co-hosting, so please call one of them if you want to help, or sign up at the January 3rd session. See you there!

VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words, typed if possible. Include name, address and phone number of writer. Refer to NSCA Rules #5221, 2, 3, and 4. The Seashore News assumes no responsibility for the content of any letter. Submission due before 7 pm on the 19th of the month.

DEAR NIGUEL SHORES RESIDENTS,

This is a plea to help keep clean air.

A member of my family has asthma and when people burn wood in their fireplaces it makes it very difficult to breathe.

I know it is very romantic and relaxing to have a fireplace burning but breathing the smoke in the air is so harmful to lungs.

I can never open the windows especially in the evenings, to get fresh air.

Please be a little thoughtful and help keep our air clean. We have so much pollution already and there is nothing better than fresh clean air.

Thank you,  
Your Neighbor

TO: HOMEOWNERS AND THE BOARD

As a weekend and holiday resident, I read with great interest the notification in the November bulletin. I am in agreement with the policy that the dumpster bin should be reserved for the maintenance department and office personnel.

As evidenced by the number of weekend and holiday homeowners who have complained to the staff concerning the policy, it would be a sign of great consideration on the part of the Board to provide some reasonable alternative for those of us who live here only part time.

Because we own these homes, we pay full maintenance fee and full fees for all services, even though we do not use them as much as a full time homeowner would.

Homeowners who come on weekends and holidays usually travel great distances. It places a rather distasteful burden on us to require us to haul our trash long distances merely because there is insufficient bin capacity to handle the garbage and trash.

Couldn't the Association arrange to have a second dumpster for those of us who need this consideration?

If this is not feasible, I am certain those of us who need this service would happily pay the nominal cost rather than hauling smelly garbage in our vehicles. It is an imposition to ask neighbors to store and then carry out trash on pick-up day.

Hopefully, some solution can be reached to solve this problem. Thank you for your consideration.

Sincerely,

Hugh E. Smith, M.D.  
23741 Perth Bay  
Monarch Beach, CA 92629



BOOK DISCUSSION GROUP

The "Page Turners" will meet on January 20 at the home of Mary Lee Owen at 23762 Hobart Bay at 10:30 am. Please call 496-6707 if you plan to attend.

Terry Scott will lead the discussion on Peter Mayle's "A year in Provence" and "Tou Jours Provence".

NEIGHBORHOOD EXCHANGE

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.) Forms for placing an ad are available at the Association Office.

TENNIS PLAYERS B or B+. 496-1818, Bob, days 8 to 5.

IF ANYONE IS INTERESTED in attending a community Passover Seder on the night of April 17, 1992, please contact Bobbe Kahn at 493-5203 to discuss plans.

FOR SALE: Four oak bar chairs, like new, \$300. 240-8913

LOOKING FOR A HOUSE CLEANER AND/OR CHILDCARE? Excellent house cleaner available Saturdays. Spring 1992 also available for days or live-in childcare - experienced. If interested, 248-7979.

WANT TO TRADE DOWN? I have an extensively remodeled, 2 master bedroom townhome, 1620 sq.ft. on one level with ocean view. I want to trade up to a larger home. Call 496-6156.

FURNISHED RENTAL: Panoramic ocean view 3 bedroom, 2 1/2 bath townhouse, large master bedroom suite, 2 fireplaces, double garage. (213) 874-3348.

RENT/LEASE: Marlinspike townhouse, 2 bedroom - 2 bath, fireplace - corner lot - 180' view - owner, 714-661-6966.

WANTED: House/dog sitter for occasional trips, 3 days or 3 weeks. Mature adult with experience, references preferred. 714/493-6539.

PERSONAL TRAINER AVAILABLE in body sculpting and stretch. Also teacher in jazz, modern, ballet and tap. 380-9111.

FOR SALE: La-Z-Boy sofa, twin size (58" wide), blue with mauve accents, deluxe innerspring mattress. Excellent condition. Paid \$800; sell \$200. Maple end table, \$25. Table lamps, \$25. Univega ladies' 12-speed touring bike, \$100. 661-0596.

PREPARE FOR INCOME TAX FILING NOW: If you are frustrated by all the tasks required in running a home or small business efficiently, call today for paperwork peace of mind. I will organize and develop paper flow procedures and perform monthly records maintenance required for IRS reporting. Niguel Shores homeowner for over 16 years. 493-7135.

CHILDCARE NEEDED: For two children ages 5 years and 2 1/2 years. Tues, Weds, Thurs mornings in my Niguel Shores home. Please call Sally, 496-8976.



MOVIE NIGHT - FRIDAY, JANUARY 24

Come for our movie night at the Rec Center on Friday, January 24. There is no admission fee and everyone is welcome!

6:00 pm - Children's film: An American Tale, an animated film produced by Steven Spielberg.

7:00 pm - Adult film: Only the Lonely, a comedy about an Irish bachelor who needs to cut his ties with his mother before he ties the knot with his Italian girlfriend.

NSCA DIRECTORY  
BOARD OF DIRECTORS

Dick Luedeke.....President  
Lydia Reeve.....1st Vice-President  
Bob Raymer.....2nd Vice-President  
Sid Kahn.....Secretary  
Bob Norton.....Chief Financial Officer

STAFF

General Manager.....Rob Cochrane  
Assistant Manager/Controller.....Ivy Hsia  
Secretary.....Joy Jungwirth  
Receptionist.....Shirley LaBonte  
Maintenance Supervisor.....Ed Manriquez

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control .....	Lee Richards	1st & 3rd Thursday
Communication .....	John Dickerhoff	See Calendar
Community Relations.....	Forrest Owen	3rd Wednesday
Finance .....	Andrew Boush	See Calendar
Landscape .....	Tom Reath	4:00pm, 2nd Monday
Maintenance .....	Norm Pomeroy	9:30am, 2nd Monday
Nominating .....	Dick Luedeke	See Calendar
Recreation .....	Ed Adams	2:00pm, 2nd Wednesday
Traffic & Safety.....	Bob Sewell	4:00pm, 2nd Wednesday
Tree View Blockage.....	Carroll Cox	2:00pm, 2nd & 4th Monday
Board Advisory Group.....	Lloyd Somerfield	

OTHER ORGANIZATIONS

<u>Sea Terrace Townhomes Assoc. I</u>	<u>Sea Terrace Townhomes Assoc. II</u>
Don Beaver, President	Frieda Baskin, President
Dave Hrisca, 1st Vice-Pres.	Pat Broering
Andy Boush, 2nd Vice-Pres.	Pat Long
Bobbe Kahn, Treasurer	Melody Woods
Ron Lackey, Secretary	Joanne Mitchell
	Bernie Baskin, Treasurer

Mens Club  
Forrest Owen, President

Womens Club  
Jean Wells, President

Paper Salvage Program  
K. Russell Paslaqua,  
Project Manager

NIGUEL SHORES COMMUNITY ASSOCIATION  
33654 Niguel Shores Drive, Monarch Beach, Ca. 92629  
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 Coordinators - Doris Adams and Betty Dickerhoff  
Distribution Coordinator - Hardy Nisbet  
Word Processing - Joy Jungwirth  
Collation and Distribution - Shirley Smith, 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. Submission due before 7 pm on the 19th of the month.



# NIGHTH SHORES CALENDAR

SUNDAY

MONDAY

TUESDAY

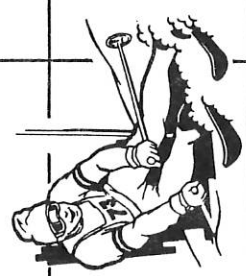
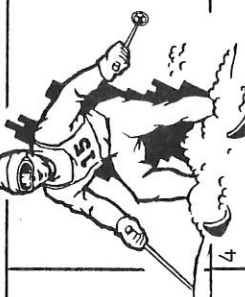


WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

## JANUARY 1992

				<p>1</p> <p>NEW YEAR'S DAY</p> <p>Admin Office Closed</p>	<p>2</p> <p>Ladies Day Tennis 9-11 by appt</p> <p>Arch Comm</p>	<p>3</p> <p>Womens Golf 8:15</p> <p>Mens Fitness 9:00</p> <p>Womens Fitness 7:30</p> <p>Couples Bridge</p> <p>NSCA Nominating Committee 11:00</p>	<p>4</p> 
<p>5</p>	<p>6</p> <p>Womens Golf 8:15</p> <p>Mens Fitness 9:00</p> <p>Womens Fitness 9:00</p>	<p>7</p> <p>Mens Club Brkfst 8:15</p> <p>Paper Slvg Comm 10:30</p> <p>Art Class 1-4</p>	<p>8</p> <p>Mens Fitness 8:15</p> <p>Womens Fitness 9:00</p> <p>Noon Bridge 11:50</p> <p>Rec Comm 2:30</p> <p>Traf&amp;Sfty Comm 4:00</p>	<p>9</p> <p>Ladies Day Tennis 9-11</p> <p>Womens Crafts 10-2</p> <p>Street Sweeping</p>	<p>10</p> <p>Mens Fitness 8:15</p> <p>Womens Fitness 9:00</p> <p>Womens Golf</p> <p>Street Sweeping</p>	<p>11</p>	
<p>12</p>	<p>13</p> <p>Womens Golf 8:15</p> <p>Mens Fitness 9:00</p> <p>Womens Fitness 9:30</p> <p>Maint Comm 2:00</p> <p>Tree View Comm 4:00</p> <p>Landscape Comm</p>	<p>14</p> <p>Mens Club Golf Hill &amp; Harbor C-2 10-12</p> <p>Art Class 1-4</p>	<p>15</p> <p>Mens Fitness 8:15</p> <p>Womens Fitness 9:30</p> <p>Hill &amp; Harbor Srs 10-11</p> <p>Noon Bridge 11:50</p> <p>Comm Rel Comm 4:00</p> <p>OPEN BOARD MTG 8:00</p>	<p>16</p> <p>Ladies Day Tennis 9-11</p> <p>Womens Club TIO 10:00</p> <p>Arch Comm by appt</p> <p>Sea Terrace I Townhomes Annual Meeting 7:30</p>	<p>17</p> <p>Womens Golf 8:15</p> <p>Mens Fitness 9:00</p> <p>Womens Fitness</p> <p>Couples Bridge Winterfest 6:00</p>	<p>18</p>	
<p>19</p>  <p>PotLuck 6:00</p> <p>SSN Deadline 7:00</p>	<p>20</p> <p>Womens Golf Fun-Day 8:15</p> <p>Mens Fitness 9:00</p> <p>Womens Fitness 9:00</p> <p>Comm Comm 1:00</p> <p>Pool Closed</p>	<p>21</p> <p>Mens Club Brkfst 8:15</p> <p>Art Class 1-4</p> <p>Pool Closed</p>	<p>22</p> <p>Mens Fitness 8:15</p> <p>Womens Fitness 9:00</p> <p>Noon Bridge 11:50</p> <p>Pool Closed</p>	<p>23</p> <p>Ladies Day Tennis 9-11</p> <p>Street Sweeping</p> <p>Pool Closed</p>	<p>24</p> <p>Womens Golf 8:15</p> <p>Mens Fitness 9:00</p> <p>Womens Fitness</p> <p>Movie Night: 'An American Tale' 'Only the Lonely' Pool Closed 6:00</p> <p>7:00</p>	<p>25</p> <p>Tennis Social 1:00</p> <p>Pool Closed</p> 	
<p>26</p>	<p>27</p> <p>Womens Golf 8:15</p> <p>Mens Fitness 9:00</p> <p>Womens Fitness 9:00</p> <p>Tree View Comm 2:00</p>	<p>28</p> <p>Mens Club Golf Hill &amp; Harbor C-2 10-12</p> <p>Art Class 1-4</p>	<p>29</p> <p>Mens Fitness 8:15</p> <p>Womens Fitness 9:00</p> <p>Hill &amp; Harbor Srs 10-11</p> <p>Noon Bridge 11:50</p>	<p>30</p> <p>Ladies Day Tennis 9-11</p>	<p>31</p> <p>Womens Golf 8:15</p> <p>Mens Fitness 9:00</p> <p>Womens Fitness</p>		