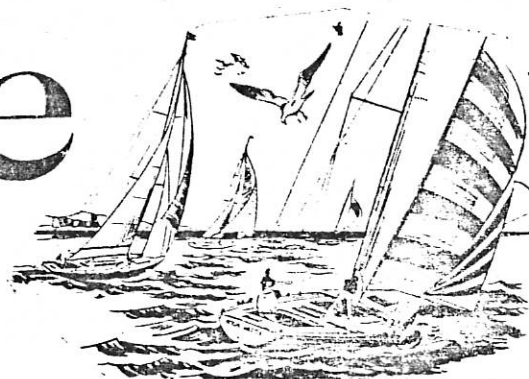




seashore news



Published monthly by the Niguel Shores Community Association

FROM THE HELM

February 1983

Dear Fellow Homeowner;

Your Board of Directors in the Regular Meeting held January 6, 1983, unanimously passed a motion to amend Article VI as follows:

Section 2 Annual Meetings. The annual meeting of the members shall be held on the third Tuesday of May at the hour of 8:00 o'clock p.m.

This change from August to May was made so that newly elected Directors may have sufficient time to study N.S.C.A. financial and other matters before plunging into the time consuming task of Budget preparation and the subsequent fixing of your assessment.

Reclaimed Water Project

This Project is so important to our Community that we feel obligated to furnish full details in this issue, which will be delivered to resident owners and mailed to absentee owners. We repeat and expand on information given in the November 1982 issue.

The South Coast County Water District (S.C.C.W.D.) located at 31592 West Street, South Laguna, California, 92677, is proceeding with the formation of a Reclaimed Water District for our Niguel Shores under the State of California Acts of 1911 and 1913, commonly called "the 1911 Act".

Under this Act, two public hearings must be held so that Homeowners opposed to the Project may record their vote. Those in favor are not required to vote but may attend the hearing. A 51% negative vote is required to defeat the Project.

The first hearing was held January 4, 1982 in our Multiple Purpose Room. The negative vote of approximately 3% was insufficient to stop the Project.

The second hearing will take place on or about May 4, 1983. You will receive by U.S. Mail a notice of the hearing 30 days in advance of the hearing date. Along with the Notice, you will receive complete financial details including the sum of money you will be required to pay for this project.

FEB 83

The S.C.C.W.D. guarantees that the cost per unit will be a maximum of \$772, but contractor bids received thus far indicate a lower figure. You may make one lump sum payment or choose to pay an estimated \$125.62 per year for 10 years.

Members who oppose the project and cannot attend the second hearing must realize that any vote mailed before receipt of Notice of Hearing is invalid and will not be counted. You must vote after receipt of Notice. To do so, mail or deliver a note to the S.C.C.W.D. stating - "I oppose the Reclaimed Water District for Niguel Shores". Be sure to sign and date the note and list your Niguel Shores property address.

Background Information

This area's sewage is now chemically treated after which the solids are removed and the properly treated effluent drained into the ocean. This effluent can be used to water our common area by proper treatment processes and this product is commonly called Reclaimed Water.

Why Should the Project be started now?

The Arizona Water Project will be completed in 1985 and soon thereafter 50% to 60% of water now available for Southern California will go to Arizona. Then, should severe drought conditions prevail, potable water may not be available to water our common areas and these areas may dry up, and thus be unsightly and a fire hazard.

Extent of Project

The S.C.C.W.D. will install pumping stations and pipes adjacent to but outside our area to carry the Reclaimed Water. We must install throughout our area, a new and separate sprinkling system - pipes, automatic timers and heads to use this Reclaimed Water which cannot be mixed with our domestic potable water.

Response to Objections that have been Voiced

1. "Some people believe we will always have sufficient potable water for use on our landscaping." We have had droughts in the past and use of water has been restricted. These restrictions will be even more severe in the future as California loses 50% - 60% of the presently available water.

Conversion now to a Reclaimed Water system will insure that our common areas will survive. We must assume that even under severe drought conditions, some water will be supplied to our homes, hospitals, factories, etc., and this is the source of Reclaimed Water.

2. "The net costs of the system are too high to pay as insurance against a possible drought."

Because Reclaimed Water is cheaper than Potable Water, our homeowners assessments will be lower an estimated average of \$59.00 per year from 1985 thru 1994 than it would be if Potable water were used.

The cost of the project is modest compared to the benefits. A homeowner can expect to pay \$125.00 per year for 10 years. His net cost (125-59) would be \$66.00 per year. It may be even less since he may save on income taxes by deducting the interest portion of his annual payments. Interest paid will be \$77.00 in the first year and an average of \$48.00 for 10 years. This modest net expense can be viewed as cheap insurance offering protection under drought conditions. We would be "insured" against:

- 1 Possible \$300,000 loss in our landscaping investment.
- 2 Fire and loss of homes. Dry grass in common areas is a fire hazard.
- 3 A drop in property values. Green common areas help maintain the value of our homes. Potential buyers will be more attracted to areas that are already piped for Reclaimed Water.
- 4 Slope failures due to erosion following droughts.

After 10 years, payments on the project will be finished but we will continue to enjoy the lower price of Reclaimed Water vs Potable Water.

3. "The method of voting on this project is undemocratic"

This state law, has been in effect since 1911.

One would think that if it were in fact "undemocratic", it would have been challenged in the courts long ago. It has been used thousands of times to form Assessment Districts such as ours. You do have an opportunity to vote against the project.

4. "Reclaimed Water may be hazardous to your health and contains so many salts as to be injurious to our landscaping."

The Health Department has continual monitoring of all Reclaimed Water to insure quality.

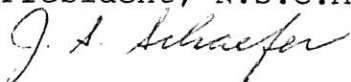
Through reclamation, S.C.C.W.D. maintains that the salinity will not be excessive. AVCO properties, the golf course, Dana Point High School and many other people do not seem to be concerned.

5. "Conditions of our streets will be adversely affected by trenching for the new system."

S.C.C.W.D. will be bonded to insure proper repair of the streets. In addition, N.S.C.A. plans to re-slurry all streets following completion of pipe line installation. We have sufficient money in Reserve Funds for this purpose. Such funds are collected from your Assessments Payments.

We hope we have helped you to understand the extent of the project and to make the proper decision to approve or oppose.

J. S. Schaefer
President, N.S.C.A.



RECLAIMED WATE. -----ARE WE BEING CHARGE TOO MUCH ?

The capital cost borne by Niguel Shores homeowners for Reclaimed Water will be many times, (140), the capital cost for one-fourth the size Emerald Ridge, as we also require the installation of separate sprinkler lines whereas Emerald Ridge requires, basically only the connection, having previously installed separate lines. This additional capital cost, however, qualifies us to utilize Reclaimed Water.

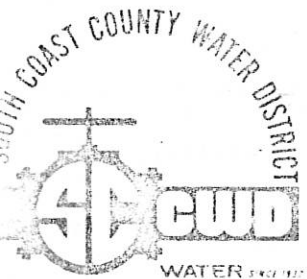
What about use charges? Users will pay for the entire Reclaimed Water plant (approximately \$2,000,000) in the bimonthly Reclaimed Water use charges. Reclaimed Water users will pay the entire cost of the Reclaimed Water plant although their usage of Reclaimed Water benefits all potable water users in the entire South Coast County Water District!

Remember the purpose of Reclaimed Water is to increase the potable water available to the District. By not using potable water in our green areas we, thereby, increase the availability of potable water--benefitting all water users in the District. Therefore, all of the District's potable water users should bear the amortized cost of the Reclaimed Water plant.

David S. Parrett
Member, Board of Directors

FROM: Raymond C. Miller
General Manager, SCCWD

SUBJECT: Clarification of Protest Procedure/South Coast County
Water District Assessment District No. 82-2



Any written protests received within the 30-day protest period, i.e. the date of receipt of the Assessment Hearing Notice up to and including the date of the hearing, are valid and cumulative. That is, if anyone who protested during the first protest period (December 3, 1982 - January 4, 1983) still feels the same way, it is not necessary to file an additional protest at the second hearing.

Any written protests received by the District between protest hearings and not within the 30-day period allowed by law, i.e. from date of receipt of the Assessment Hearing Notice up to and including the hearing date, cannot be legally counted. Upon receipt of construction bids for the NSCA system, each property owner will receive a written notice covering the date and time of the final protest hearing. We anticipate that this will occur sometime in the Spring of this year. Please be advised that at that time any property owner who had not submitted a written protest during the 30-day period, in connection with the first protest hearing must do so in writing during the 30-day period preceding the final protest hearing to be legally counted.

VOICE OF THE PEOPLE

DOGS - DOGS - DOGS

Dear Mrs. Bucci: You missed the point. We're concerned about dog owners, not dogs.

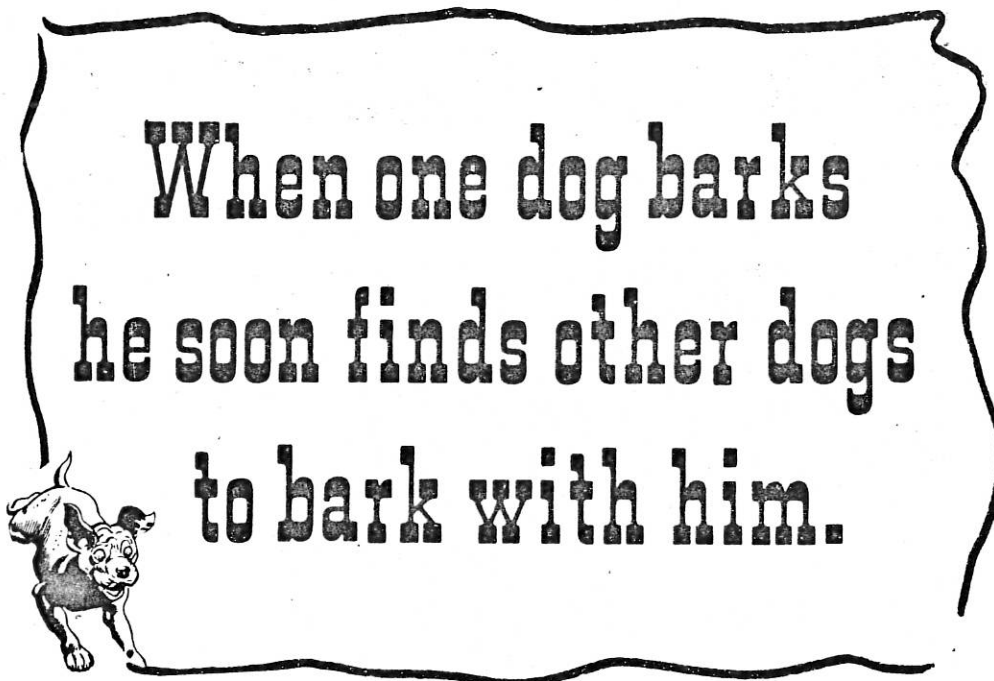
Emily Frick
23911 Danzig Bay

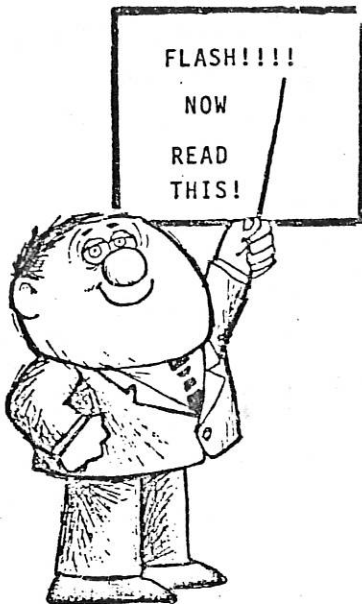
Dear Mrs. Bucci: All those mean, malicious, corrupt, hypocritical, cruel, dishonest, or violent people you mention have never defecated on my lawn nor urinated on my shrubs nor broken down my flowers.

Molly Wampler
23911 Danzig Bay

Dogs, again: Mrs. Bucci made an excellent point last month. Dogs behave as they are, or are not trained. Dogs are not the problem: owners are. Most of the dog owners - far too many to be named - of our community love their pets enough (and their neighbors) to exercise them faithfully and properly, being careful to keep our sidewalks and common areas clean. We appreciate and applaud their conscious effort! It's the inconsiderate few who need the services of a Mr. Weatherwax, not for their pets, but for themselves.

E. Newton





EARLY DEADLINE FOR SEASHORE NEWS

To avoid a conflict with the long Washington birthday weekend, the deadline for contributions to next months Seashore News will be:

FRIDAY FEB. 18th AT NOON.

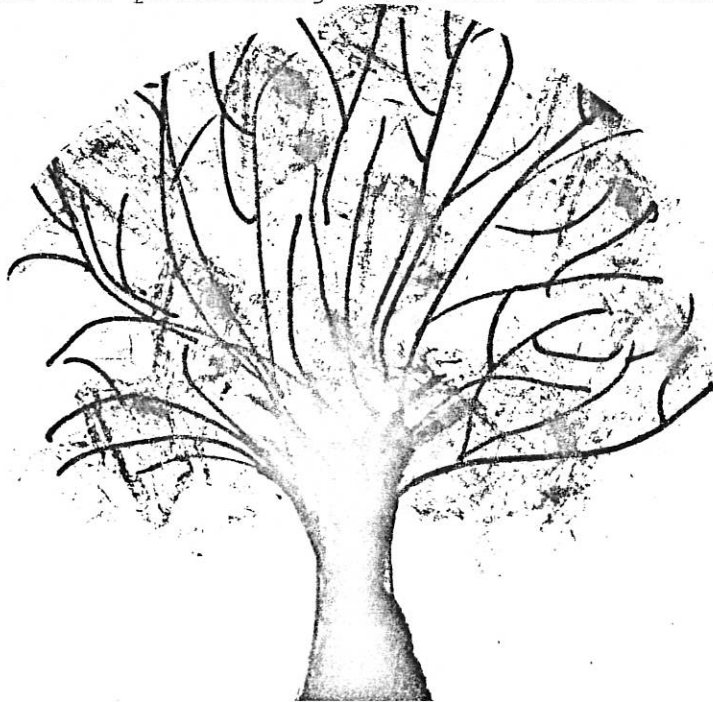
Communications Committee

THE ALDER PROJECT

The White Alder (*Alnus Rhombifolia*) is a favorite tree with some developers because it is extremely fast growing. It is, however, not a favorite with view community residents because, according to the "Western Garden Book", it can grow to 90 feet, loves moisture, has invasive roots, and is susceptible to tent caterpillars. In addition, we have found it to be extremely dense (no light comes through) and not amenable to trimming (grows very rapidly to resume its former height).

Last year, in response to many complaints about the alder trees, the Landscape Committee formulated a policy which provided for the gradual replacement of the alders with more suitable trees--- trees which would be less dense, require less water, would be naturally shorter and which could be controlled with once-a-year trimming. So far we have removed about 15 per cent of the original 90 trees and have, in some cases, replaced them with more suitable trees and, in other cases, have provided for additional open space (since our original open space is gradually being reduced by the growth of our many trees).

In order to disturb the appearance of our community as little as possible, we are proceeding with the "Alder Project" gradually.

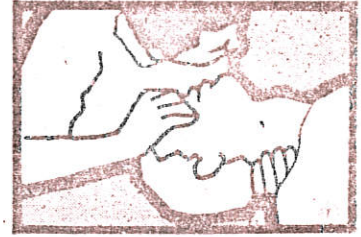


NSCA IS OFFERING CPR CLASSES FOR MEMBERS DURING FEBRUARY.

We have scheduled the C.P.R. for:

DAY: February 15th and 17th
Time: 12:30 to 3:30 p.m.
Place: Multi-purpose Room

EVENING: February 24th and 28th
Time: 7:00 to 10:00 p.m.
Place: Multi-purpose Room



The fee for the day class or the evening class is \$6.00 (two sessions). Sign-ups must be for either day class or evening class. There will be no day/night combinations.

The maximum number of students per instructor is ten. Therefore, pre-registration is required and the registration cut-off dates are:

DAY-----February 8, 1983
Evening-----February 17, 1983

PLEASE REGISTER AS
SOON AS POSSIBLE

All instructors are certified through the Heart Association and are members of the Community C.P.R. team in Laguna Beach.

Certification for those taking the course will also be through the Heart Association and will be good for one year.

The fee for the course must be pre-paid and in the Niguel Shores office on or before the cut-off date. Only checks will be accepted, no cash. No money or registration will be accepted after the cut-off date either in the office or at class.

SKIN AND SCUBA DIVING CLASSES TO BE AVAILABLE

MICHAEL BENDER OF UNDERWATER SCHOOLS OF AMERICA will present a free introduction to a step by step process by which one may become proficient in this exciting sport. All residents interested in learning from professionals here at the Shores are invited to attend this presentation. Mr. Bender will explain his class, the fee for the class and present a slide show of the trips available through the class.

Those interested should come to the meeting in the Multi Purpose Room on Tuesday February 8, 1983 at 7:00 PM.



COME JOIN THE BANDWAGON

HEAR YE! HEAR YE! All you male residents of Niguel Shores come and join our Men's Club for some outstanding activities during the year 1983. We can promise you an excellent breakfast, still only \$1.25, some outstanding guest speakers, organized golfing activities every two weeks, and other special events.



John Bulleit, our V.P. and program manager, is continuing to arrange for excellent speakers at our breakfast meetings, which are held on the 1st and 3rd Tuesdays of each month. If there is a 5th Tuesday, we also meet.

On February 1st, our program should be quite different and unusual. Mr. Ralph Lidster will give his own "Reenactment of the Civil War". On February 15th, our guest speaker will be from South Coast Medical Center. Gabor Kovacs, M.D. will speak on his specializations: Internal Medicine and Tumors.

Our golf Chairman, Gene Lachel has arranged the following golf dates for 1983 through June.

Jan. 25	Fallbrook	Mar. 22	Costa Mesa
Feb. 8	Mile Square	April 12	San Juan Hills
Feb. 22	Los Serranos. S.	May 10	Rainbow Canyon
Mar. 8	San Clemente		

P O T L U C K

Pot luck is the third Sunday of the month - This month we will be celebrating Washington's Birthday on the 20th. Last month we had a record crowd with several new couples and several residents who were joining us for the first time. All adults are welcome. So if you haven't been, do come and join us. Bring your own silverware, glasses and plates. The Happy Hour is at 6:00 and Dinner is at 7:00. Bring your own refreshments and call one of the committee to find out what food to bring.

Jean & John Wells	493-2098
Marjorie & John Randall	493-8077
Helen & Dale Baltimore	493-8209



TAXES WITH REPRESENTATION

Work hard. Make money. Buy the things you deserve.

Pay more taxes.

Work harder. Make more money.
Buy more things.

Pay even more taxes.

Is that what you deserve after all that hard work?

WOMEN'S CLUB HIGHLIGHTS

The January meeting was well attended. After a delicious salad luncheon, our own Blanche Lowe delighted us with her slide presentation, and her description of various incidents that occurred during her recent Pacific Cruise. Thank you for sharing with us, Blanche. Tom is a first class photographer!

We are open to all women in the community, and the membership continues to climb. If you would like to join us at the February 3rd, Thursday meeting, and it is your first time with us, please call Maralee Davis at 496-1049. The speaker will be Mr. Todd Alyn Morrow, called "The Linen Man". Mr. Morrow operated the Linen Shop in Corona Del Mar.

At the March meeting we will present our yearly "Silent Auction" with our super "Mistress of the Auction," Gertrude Merrithew in charge. Do start collecting your "White Elephants."



OUTSIDE ACTIVITY

The Outside Activity for Thursday, February 17, will be a bus trip to San Sylmar Tower of Beauty in Sylmar. Please prepare a sack lunch to eat on the bus. We will meet at the Community Center at 10:50 am in order to be on our way at 11:00. We are to arrive at San Sylmar at 1:15 pm for a two hour guided tour, beginning at 1:30. We will board the bus for our return trip at 3:30. There will be an \$8 transportation charge; there is no charge for San Sylmar. Please make checks payable to the Niguel Shores Women's Club. Husbands and guests are welcome. This is a most unusual and popular place necessitating strict scheduling and controls. For more information, call 493-6652

ARTS AND CRAFTS

This active group is under the direction of Maralee Davis and meets from 10am until 2 pm. Please bring a sack lunch. Meeting day is Thursday the 10th. For more information call Maralee at 491-1049.

*Charm is the ability to make someone think
both of you are quite wonderful.*

FEB 83 90

SEA TERRACE II

The eight annual meeting of the Sea Terrace II Townhomes Association is scheduled in the Community Center Multi-purpose Room Wednesday, February 16th at 7:30 p.m. The agenda will include the election of three new members of the Board of Directors and the discussion of several matters of current interest including earthquake insurance and provisions for the future replacement of roofs.

All Sea Terrace II homeowners are urged to attend this once a year general meeting. Those who can not be there are requested to complete and return a proxy form so that we will be able to meet the attendance requirements of the C.C. & Rs.

Working with our insurance carrier, arrangements have been made for the repair of extensive fence damage that resulted from last month's windstorms. Jay Goodman, currently a member of the Board, has been appointed to serve as the Community Coordinator for the Neighborhood Watch.

NEIGHBORHOOD

EXCHANGE

FOR SALE

Childcraft Crib and Mattress - Cost 340.00 Sell \$99.00
Excellent Condition 493-2256

Sliding Dressing Room Doors For Sale 36 x 78½ - One has Full
Length Mirror - Model "A" Priced at only \$50.00 Call 661-2156

WANTED

SHORES HOME WANTED FOR AUGUST RENTAL by visiting English Family
with 3 daughters aged 4, 7, 9 Please call 496-7478



COUPLES NIGHT BRIDGE

There isn't a great deal to report this month since the early deadline came before our second session was played on the 21st, and there isn't a party coming up until May. However, the January 7th play was quite competitive with lots of high scores turned in and the results not known until the last hand was played. The winner was newcomer Ernie Scherer, who filled in at the last minute to complete our ninth table. He made quite an impression by bidding and making a grand slam, something of a rarity. Maryon Wolcott and Margaret Costello raced up at the last minute with their score card to barely edge out the Martins for second place. The evening's goodies were supplied by Marguerite Printz.

We are in need of hosts for future dates, so if any of you can help, let me know. Will try to remember to post a sign-up sheet at our next meeting.

A few serving pieces used at the party in December have gone astray. If any of you who were not at the January sessions ended up with a medium-sized stainless steel tray or a couple of monkey pod bowls, please call me (496-9654) and I will see that they are re-routed to their owners.

Our dates for February are the 4th and the 18th. See you then.

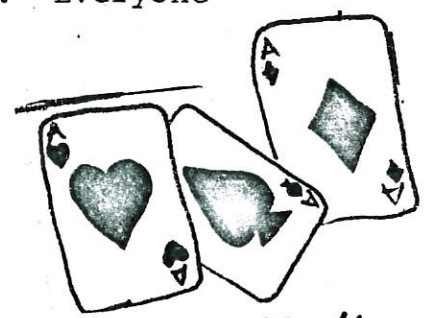
SHORES BRIDGE GROUP

WEDNESDAY AFTERNOON

PROGRESSIVE BRIDGE

December 29	George Masek Mary Sanders	First Runner up
January 5	Doris Kelman Margaret Costello	First Runner up
January 12	Lois Salemi Adele Shanta	First Runner up

If you are interested in joining us, please call Virginia Brooks, 496-4763 by 4:00 p.m. on Mondays for reservations. We play on Wednesdays at the Community Center at 12:00 p.m. Plan to be there early so we can start promptly. Everyone Welcome.



MOM'S CLUB SALAD-CHAMPAGNE-LUNCHEON

THURSDAY, FEBRUARY 17
 11:00 A.M.
 33462 DOSINIA DR.
 R.S.V.P. JACKIE PEARSON
 496-7782







WATERCOLOR CLASS

WATERCOLOR CLASSES ARE CURRENTLY BEING HELD ON MONDAY
 AFTERNOONS, 1 - 4:00. ALL INTERESTED ARE INVITED TO
 CALL DORIS ADAMS 493-4445 FOR PARTICULARS.

*If you think twice before you speak, you may
 never get into the conversation.*

MAUREEN STEVENS
 496-4095

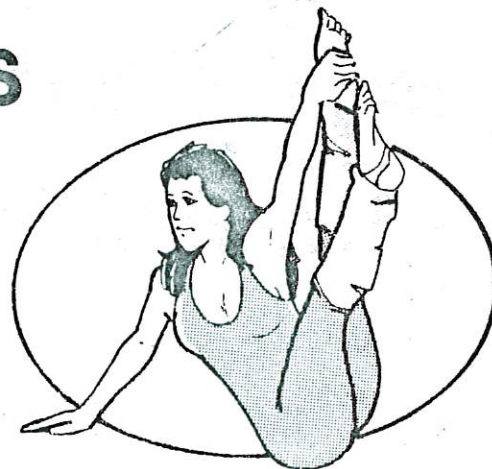
Aerobics

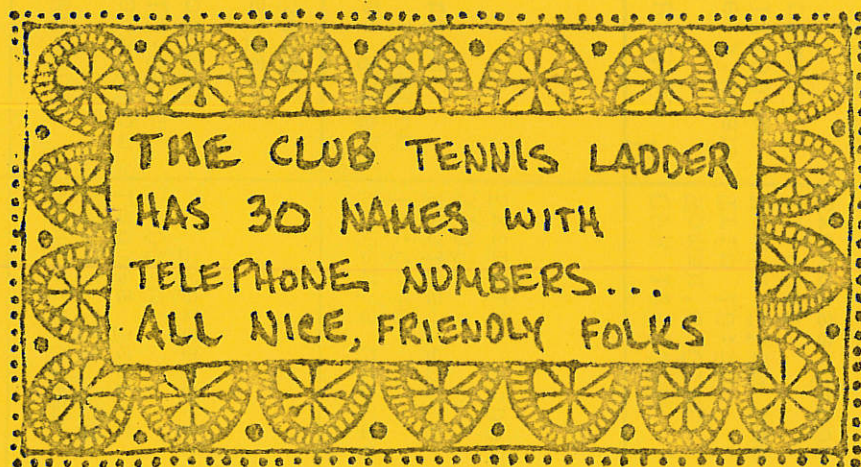
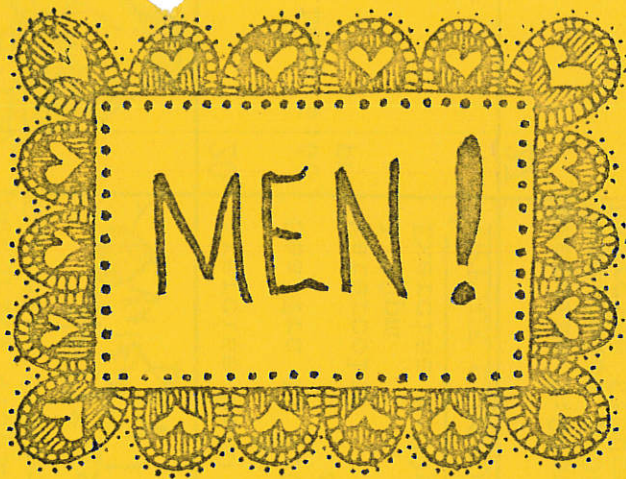
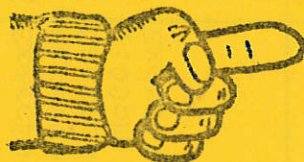
Monday	9-10:15 am	5 days	\$12.50
Wed.	9-10:15 am	4 days	\$10.00
Friday	9-10:15 am	4 days	\$10.00

Evening Classes

Monday	6-7 pm	4 nights	\$10.00
Thurs.	6-7 pm	4 nights	\$10.00

(minimum enrollment - 10 persons)




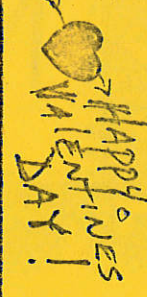




1983

FEBRUARY

1983

SUN	MON	TUES	WED	THURS	FRI	SAT
 6 Exercise 9:00am 7 Watercolor 1:00pm Landscape/Maint 4:00pm Exercise 6:00pm	 8 Recreation Scuba Presentation 7:00-8:00pm	1 Men's Club Breakfast 8:30 am Hill & Harbor 10-12am Exercise 9:00am Bridge 12:00pm Architectural 4:00pm Breakers Isle Mtg. 7:30pm	2 Hill & Harbor 10-12am Exercise 9:00am Bridge 12:00pm Architectural 4:00pm Breakers Isle Mtg. 7:30pm	3 Women's Club Lunch 12:30pm Ladies Tennis 9:00am Exercise 6:00 pm Women's Crafts 10:00am Ladies Tennis 9:00 Exercise 6:00pm	4 Exercise 9:00am Bridge 7:30pm	5
 13 Exercise 9:00am Watercolor 1:00pm Security 4:00pm Exercise 6:00pm	 14 Exercise 9:00am Watercolor 1:00pm Security 4:00pm Exercise 6:00pm HAPPY VALENTINES!	15 Men's Club Breakfast 8:30 am CPR 12:30pm Board Mtg. 8:00 pm Hill & Harbor 10-12pm Exercise 9:00am Bridge 12:00pm Architectural 4:00pm Sea Trc II 7:30 pm	16 Hill & Harbor 10-12pm Exercise 9:00am Bridge 12:00pm Architectural 4:00pm Sea Trc II 7:30 pm	17 CPR 12:30pm Woman's Club Trip 10:50 Mom's Club Lunch 11:00am Exercise 6:00pm Seashore News Deadline-Noon Exercise 9:00am Bridge 7:30pm Communications 3:00pm	18 Seashore News Deadline-Noon Exercise 9:00am Bridge 7:30pm Communications 3:00pm	19
20 Exercise 9:00 21 am Sea Trc II 9:00 am Watercolor 1:00pm Exercise 6:00pm POT LUCK 6:00 pm	21 Exercise 9:00 21 am Sea Trc II 9:00 am Watercolor 1:00pm Exercise 6:00pm OFFICE CLOSED	22 Washington's Birthday Exercise 9:00am Hill & Harbor 10-12 Bridge 12:00pm Cub Scouts 7:00 pm	23 Exercise 9:00am Hill & Harbor 10-12 Bridge 12:00pm Cub Scouts 7:00 pm	24 Ladies Tennis 9:00am Exercise 6:00pm CPR 7:00pm Legal 7:30pm	25 Exercise 9:00am	26
27 Exercise 9:00am Watercolor 1:00pm Exercise 6:00pm CPR 7:00pm	28 Exercise 9:00am Watercolor 1:00pm Exercise 6:00pm CPR 7:00pm	MARK YOUR CALENDAR 1983 ANNUAL MEETING MAY 17, 1983				