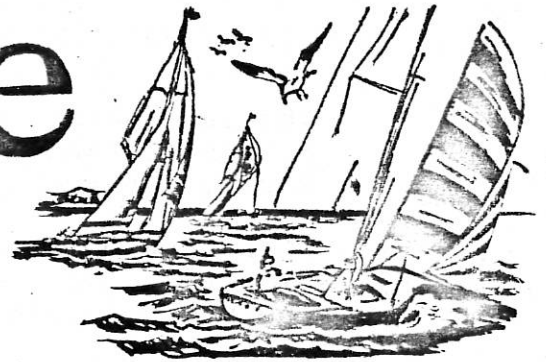


seashore news



Published monthly by the Niguel Shores Community Association

FROM THE HELM

February, 1984

The Board has recently:

- Approved the extension of the Dick Wendt landscape contract for 1984, providing for the elimination of one worker.
- Approved the ABCO security contract at the 1983 rate.
- Increased the Association's general liability insurance to \$21,000,000.
- Continued to work on Garden Homes entry pergola problems. Some of the posts are rotting at the base. Repair estimate will be about \$3,500 per structure. We have twenty five of them.
- Been reminded by the Nominating Committee chairman, Burr McKeehan, of the upcoming May Board elections and that the candidate selection process will begin soon.
- Appointed Joe Schaeffer chairman of the Ad Hoc Lighting Committee.
- Authorized continued exploration as to the feasibility of a community owned cable TV system.
- Accepted, with regret, the resignation of Walter Brugger from the Architectural Control Committee.
- Authorized pay raises averaging 7% for management and office staff.
- Approved research and evaluation of potential claims that the Association may have with respect to sea wall and slope damage.
- Approved office hour changes which will provide for a seven o'clock closing on Mondays.
- Imposed fines for consistent violations of parking regulations.
- Been questioned as to whether the Association should continue to provide water for privately owned and maintained Berkus slopes.
- Denied claims for entry gate automobile tire damages.
- Accepted, with regret, the resignation of our Maintenance Supervisor, Richard Elliott.
- Discussed the possibility of fining those responsible for unauthorized structural modifications or new construction.
- Had its attention called to potential parking and other problems we may face as the result of the Olympics this summer.

H.L. Whitney
President, NSCA

FEB 84

SEA TERRACE TOWNEHOMES ASSOCIATION I

The Sea Terrace Townhomes Association I held its annual business meeting on Wednesday, January 18, at 8:00pm in the Niguel Shores Recreation Building.

Three new directors were elected to replace the three retiring directors who are Don Anderson, John Randall and Merle Zeigner. The new directors are Don Beaver, Ray Goodhart and John Horne.

The proposal to officially add the Roman numeral I to the end of the present corporate name of "Sea Terrace Townhome Association" was approved by a large majority. The name change will now be filed with the California Secretary of State.

A representative of "Consumer Services" which is an energy conservation contractor presented a proposal to install all or some of the following energy conserving features in our townhomes free of any charge to the homeowners:

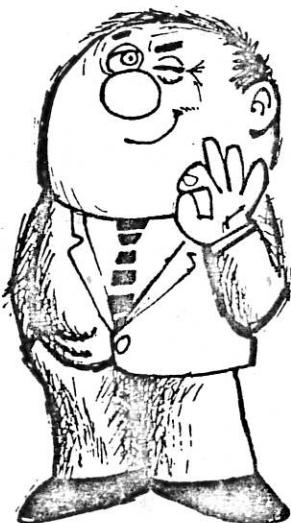
- Attic Insulation
- Water Heater Blanket
- Low-Flow Showerheads
- Weather Stripping
- Duct Wrap

The cost of installation will be paid by the Southern California Gas Company in the form of a rebate to the homeowner which would completely cover all costs.

A second insulation contractor has contacted our Board and asked to be allowed to bid on the same job. The Board will study both proposals and select the better one and a contract will be signed.

Each homeowner will then be contacted by the contractor selected by the Board and will be required to sign a letter of approval prior to any work being started in that person's townhome.

Following the annual meeting, the new Board of Directors held a short meeting to elect officers and assign duties. The results are as follows:



Walt Brugger
Don Beaver

John Horne

Ray Goodhart
Dick Phares

President
Vice-President
Exterior Painting Coordinator
Vice-President
Development Coordinator
Secretary
Treasurer

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MANAGER'S REPORT

For the past few months, Niguel Shores residents on the ocean side of the Coast Highway have been patiently living with some inconveniences related to the South Coast County Water District installation of water lines for "Reclaimed Water". The contractor has made every effort to keep these inconveniences to a minimum. For the most part, the "temporary patches" are in. The work is now gradually starting on streets on the inland side of the highway. With continued efforts by the contractor and residents cooperation, the project will continue and be completed safely and with as little further inconvenience as possible to all.

The upper level of the beach parking lot is being used as a "staging area" by the contractor for the project. I would ask that residents remind their children to stay clear of this area.

With the exceptionally nice weather we are having, many owners may be thinking of starting some home improvements and modifications. I would remind owners that:

All modifications to existing premises, other than interior changes require the review and approval of the Architectural Control Committee. This includes exterior painting and certain landscape changes.

Garages shall not be converted into living quarters, sleeping quarters, offices, or other similar use. If you have questions concerning what is and is not permitted or require information, contact the Association's Administrative office at 493-0122.

Regarding other changes, it is an Association policy that no planting be removed or changed in any area maintained by the Association's Landscape Contractor without approval of the Landscape Committee. Unauthorized planting will be removed at the discretion of the Landscape Committee.

No doubt, many residents have noted that we have changed the Business Hours of our Association's Business Office - 9:00am to 5:00pm Tuesday through Friday and Monday's, 9:am to 7:00pm. If you cannot come into the office during the 9-5 hours, we are trying the 9-7 Monday hours as an accomodation. It should be noted, however, that most business can be handled easier and possibly totally by phone. Why not CALL FIRST, to be sure.

HAPPY VALENTINE'S DAY!

Richard Smiley
General Manager

One of the problems we have been confronted with more and more frequency lately, is sewer blockage reported by homeowners who feel that it may be the caused by Association trees. Some homeowners, on several occasions, have asked the Association to reimburse them for "roto rooting costs" and to have the offending trees removed.



First of all, let me state that all sewer lines are owned by each respective homeowner to the mainline, at which point ownership and maintenance transfers to the South Coast County Water District. Therefore, maintenance of the homeowner's portion of the sewer line is strictly the homeowner's responsibility. The Association does not involve itself in the maintenance of these lines.

In the course of seeking help with this problem, I obtained a copy of a memo from the University of Calif. Cooperative Extension, titled "Control of Roots in Effluent Pipelines". Its text is reprinted here:

One pound of copper sulfate, especially in the lump form, placed in the sewer line at a clean out should do the job without any difficulty. The lump will be washed down the line and will lodge up against the roots where they will dissolve roots contacted and will not have any affect on the tree itself. When the roots begin to clog the drain, repeat the treatment.

Copper Sulfate is available at your local nurseries in one pound containers.

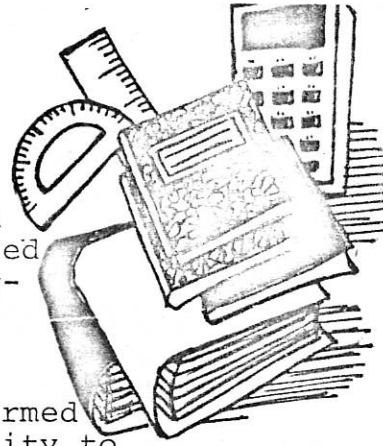


I personally would like a BIG "Thank you" extended to so many members of Niguel Shores for their thoughtfulness this past holiday season. As in previous years, the "Goodie Bags" given to each of my men working here is a very nice "thank you" from this community and is sincerely appreciated by the men. Also, several other homeowners have expressed their gratitude with welcomed gifts, groceries, clothing, etc. - my thanks to ALL of YOU!

Dick Wendt.
Landscape Contractor



PAPER RECYCLING PROGRAM



Niguel Shores can be proud of its record for recycling paper last year. We handled almost 185 tons of paper in 1983, averaging more than 15 tons per month.

At the beginning of 1983, we were receiving only \$20.00 per ton. During the year the market price firmed up and our buyer increased his price due to our ability to accumulate larger quantities in our new storage building. We are now receiving \$35.00 per ton.

During 1983 we spent \$3844.00 principally for the storage building, the new beverage servers and the refurbishment and tiling of our men's and women's locker rooms at the Community Center.

At present, we have a fund of \$6360.00. Part of this may go towards the construction of a small meeting room in the open area east of the Community Office Building - a long range goal.

To our loyal supporters, we thank you for your paper contributions in the past and solicit your continued help in the future.

New residents are urged to join us in saving newspapers, magazines, books, junk mail, brochures, catalogs, etc., and to bring it all in paper bags, cartons, or tied, to the storage building from 9:00am to 9:00pm any day of the week.

All funds derived from sales of this paper are used to pay for improvements in community facilities for the benefit of all residents of Niguel Shores.

PAPER RECYCLING TODAY IS FOR OUR ENVIRONMENT TOMORROW! Please do not trash them -- let us cash them.

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HELP WANTED HELP WANTED HELP WANTED -----

The Architectural Control Committee has a heavy schedule reviewing and acting upon architectural submittals of members who wish to modify/improve their property. The additional duties of handling view blockage complaints and seeking compliance of residents appears to be a job unto itself. Upon recommendation by the Architectural Control Committee, the Board of Directors has established a sub-committee to take on this important task. The sub-committee has been designated the Tree View Blockage Sub-Committee.

The Board is actively seeking members to step forward and staff this committee. If you can devote time to this committee, please contact the Association's General Manager at 493-0122. Your help will be greatly appreciated. CALL TODAY!

IMPORTANT



Voice of The People



VOICE OF THE PEOPLE welcomes contributions from any owners or residents who have something to say to the community on subjects of general interest. Please limit your letters to 200 words or less and include your name, address and phone number. All contributions will be read and approved for publication by the Communications Committee but responsibility for the contents rests with the writer. We would like to hear from you.

MORE TENNIS TOURNAMENTS

Last week my wife, Suzan, and I played for the first time in a mixed doubles tennis tournament at the Clubhouse courts and thoroughly enjoyed the event.

It is our hope that you will allow more tennis tournaments to be played at our courts by the membership. Your encouragement of this type of tennis interplay amongst the membership is sorely needed we think.

I have lived here over four years and didn't really understand the advantage we have and opportunity it affords to meet other nice couples and families.

Please do what you can to encourage more of the tennis activities from the management on our behalf.

#####

NIGUEL SHORES ENTRANCE STRUCTURES

Some of the timber trellis entrance structures at various locations throughout our community are in need of repair. The wood posts which are set in concrete foundations are rotting off near the ground surface. This foundation repair work is imperative and very expensive. The removal of these structures is also expensive. All of these twenty odd structures will eventually need repair or replacement.

It is my professional opinion that as these structures need attention, the upper portions of each timber trellis above the present lamps, should be completely removed. Each individual entrance should be designed with harmonious lighting and landscaping. The present street sign posts, ornamental iron work and entrance lighting would be incorporated in the new design.

We have a great opportunity to enhance the appearance and character of our fine residential community.

Donald G. Anderson
Retired Architect

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3,400 Homes, 3 Hotels Planned in Laguna Niguel

Housing-Resort Area Set for Coast

By LESLIE BERKMAN, Times Staff Writer

Today, high above one of Southern California's choicest pieces of developable coastal real estate, a pyrotechnic extravaganza will emblazon the sky with a 15-foot-high replica of a crown and the name "Monarch Beach."

Anchored off this stretch of south Orange County shoreline—geographically part of Laguna Niguel—will be the sleek 100-foot yacht Greek Tycoon, from which a cadre of reporters and photographers will be watching the christening of this new resort community.

Extravagant for a mere unveiling of a development? The property's marketers say no. Despite its distinction as one of the most expensive pieces of undeveloped land left in Southern California, they say, the property sornily suffers from a lack of identity.

And besides, they say, developers David Stein and Barry Brief have dreams that this property will gain "a status on a par with Pebble Beach, Palm Springs and the state's other notable residential-resort areas."

This is the land that, after years of government red tape, was acquired last year by Stein and Brief. The plans they will unveil today are for a Mediterranean style, guarded-gate community of 3,400 homes. This is a place where the lots alone will sell for \$200,000 to \$1.8 million. Tract homes—yes, tract homes—will be priced from \$200,000 to \$5 million. And the world's first Ritz-Carlton Resort Hotel, an \$80-million project now more than 60% completed, will offer, among other things, suites with butler service.

Other highlights of the Stein-Brief Group's plans for the \$1-billion development include two more hotels, an 18-hole championship golf course and clubhouse, a 200- to 400-room conference center, a resort spa, a tennis complex with at least 15 courts and tennis college, and a shopping plaza featuring internationally themed restaurants and snops.

The 10-year development plan encompasses the rolling Laguna Niguel coast, which lies roughly west of Niguel and Stonehill roads,

east of Crown Valley Parkway and south of Salt Creek Drive. Most of the land has been a barren eyesore to motorists along Coast Highway since grading was halted by the state Coastal Commission in 1972.

After much debate, the former owners of the property, Avco Community Developers, finally obtained approval of development plans from the Coastal Commission in 1979. Avco then agreed to sell the land to the newly formed Stein-Brief Group for \$80 million in one of the county's biggest real estate deals. The sale closed escrow last September, with \$38 million in financing provided by Beverly Hills Savings & Loan Assn. and Western Savings & Loan Assn. of Salt Lake City.

Stein-Brief will build about 30% of the Monarch Beach project. It is negotiating to sell the rest of the land to several other builders, said Joseph W. Smith, Stein-Brief's vice president of sales and marketing. The Ritz-Carlton is being developed by W.B. Johnson Properties of Atlanta.

Already built at Monarch Beach is the 30-home "Villas of Salt Creek" development by Avco that has been on the market since last summer.

In about two weeks, Smith said, Stein-Brief will offer for sale 44 custom estate lots on what will be the fifth hole of the golf course. The course is half-built and scheduled to be completed next summer.

Smith said the Stein-Brief property offers a rare golfing and seaside resort development opportunity that the company plans to market internationally. It hopes to sell a considerable number of properties as vacation homes.

He said the community will have a distinct architectural look, its own patented logo—a gold crown formed from two sea heads that will adorn everything from stationery to street signs—and its own mailing address.

Reprinted from Los Angeles Times
January 12, 1984

Monarch Beach logo



ATTENTION - ALL RESIDENTS AND THEIR GUESTS -

Please come to a full stop at all stop signs and above all----

Please stop for pedestrians in the cross walks---especially

the CHILDREN !



WOMEN'S CLUB - EVENTS

The January meeting of the Niguel Shores Women's Club was well-attended and all those who came enjoyed "An afternoon with Agatha Christie", given by Marcella Lange, the very talented and interesting speaker who kept our interest at a peak while she told us about Agatha's 12 day mysterious disappearance.

The February meeting promises to be equally as interesting, when we will have Ralph Tidster speaking to us on the Civil War. It will be at 12:30pm on Thursday, February 2, 1984.

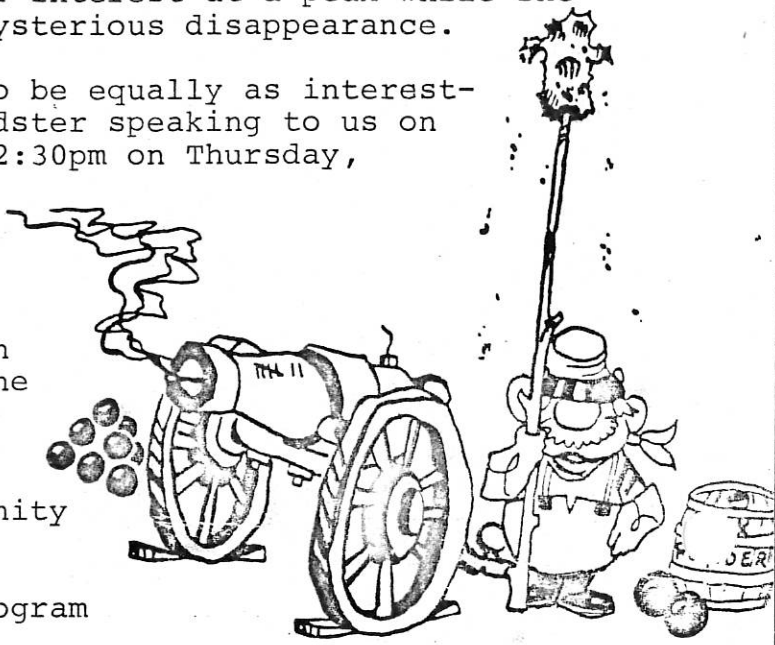
OUTSIDE ACTIVITY

On Thursday, February 16th, we will visit Cannel and Chaffin for an informative program by one of their interior designers, followed by a buffet luncheon.

We will car pool from the Community Center at 9:45am.

Due to limited seating, this program will be open to members only.

Reservations will be taken at the February Women's Club meeting.



CRAFT CLUB

We have resumed the regular Craft Club's meetings on the second Thursday of each month at 10:00am at the Community Center.

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M O M ' S C L U B

Breakfast Meeting

10:00am

Harbor House Cafe - Dana Point

Wednesday - February 22

R.S.V.P. 496-9431 (Lana)



P O T L U C K

Come for fun and wonderful food to the

THIRD SUNDAY POTLUCK

Happy Hour - 6:00pm - 7:00pm

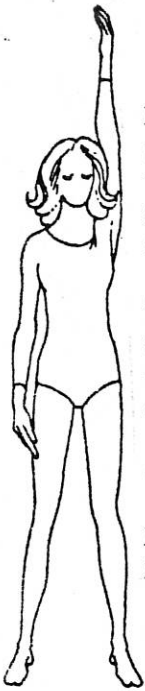
Dinner - 7:00pm

Call one of the following regarding your contribution of a casserole, salad or dessert:

- John and Betty Dickerhoff 240-8298
- Bill and Ursula Hornbarger 496-4185
- Cecily Scoggins 496-0166



STRETCH AND HATHA YOGA CLASSES - - - - -

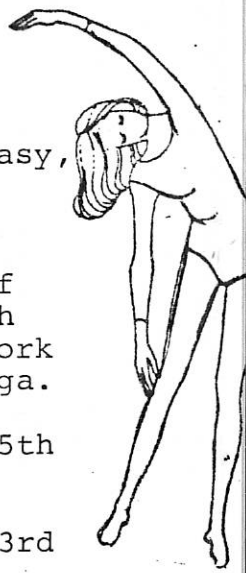


Everyone can learn to stretch, regardless of age or flexibility. Take the time to learn a few simple rules, techniques and applications. The methods are gentle and easy, conforming to individual differences in muscle tension and flexibility.

The basic Hatha Yoga positions are performed in a series of graceful, rhythmic slow motion movements designed to stretch the muscle bindings and induce relaxation. We will also work on deep breathing exercise and relaxation techniques of yoga.

8 Week Session - \$30.00 Starting Feb. 16th through Apr. 5th
Thursday - 9:00am-10:00am

Make checks payable to: Starting Feb. 14th through Apr. 3rd
Maureen Stevens Tuesday - 6:00pm-7:00pm



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AEROBIC - EXERCISE - CLASS -

LADIES-----

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



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

CLASSES HELD:

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

Make checks payable to Maureen Stevens, instructor

WATERCOLOR WATERCOLOR WATERCOLOR WATERCOLOR----CLASS

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



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WEDNESDAY AFTERNOON BRIDGE - - - - -

December 28th

1st Jean Freeman
2nd Maggie Waterman

January 4th

1st Margaret Costello
2nd Virginia Brooks

January 11th

1st Regina Brevik
2nd Maggie Waterman

January 18th

1st Betty Pease
2nd Evelyn Kitzman

January 18th

1st Joan Sullivan
2nd Jean Freeman

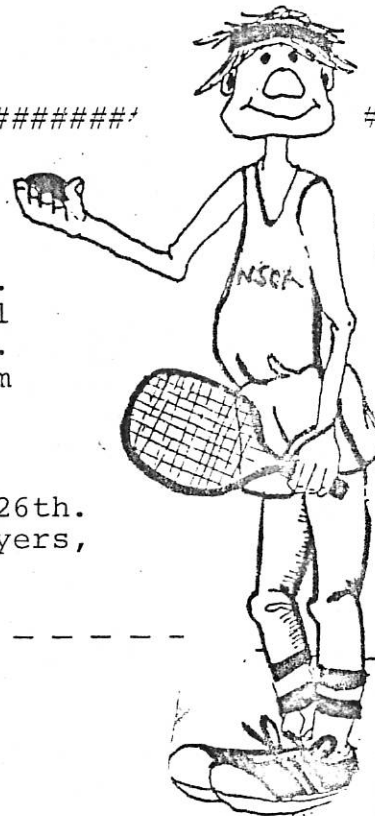
For reservations call: Dottie Moore - 661-2156

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TENNIS SOCIAL

All resident tennis players are invited to sign-up for a tournament hosted by the Recreation Committee. We will accomodate all levels of play and there will be a post-tournament party at the Recreation Center. The date is SUNDAY, MARCH 4th, from 8:00am to 4:00pm and the cost will be \$3.00 per player.

All interest players are asked to fill out the form below and return it to the NSCA office by February 26th. We will probably be limited to approximately 60 players, so please sign in early.



Name _____

Address _____

Phone # _____

Ability (Check one)

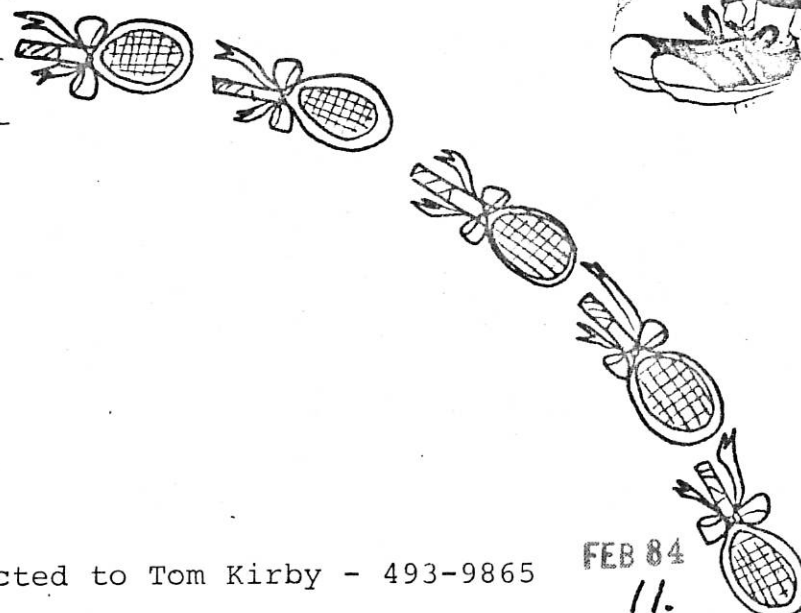
_____ Novice

_____ Novice/Intermediate

_____ Intermediate

_____ Intermediate/Advanced

_____ Advanced



All questions should be directed to Tom Kirby - 493-9865

FEB 84

11.

LADIES DAY TENNIS

We meet at 9:00am on the courts, every Thursday. All women of the community who like to play tennis and meet new friends are welcome. Save Thursday, February 23rd for a Round Robin Tournament, followed by lunch at Hazel Lafler's. See you Thursdays 9 to 11.



Hilary McGrath is putting together a trip to Wimbledon, departing June 23rd. Let her know if you're interested.

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REMINDER

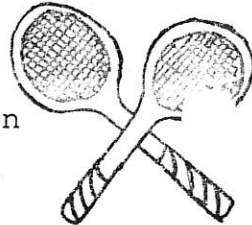
"Raindrops Keep Falling on Our Heads"!

REMINDER to all "Court Moppers" (Foul-weather Tennis Addicts):

Please hang or invert "squee-gee" foam rollers after use.
Without proper storage, they become warped and ineffective!

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H I L L & H A R B O R



The first round of Hill and Harbor Matches was completed on January 24th. We are now 4th out of the 16 C-2 Teams. Challenges have resumed and we are striving for a stronger team effort this spring. Remaining "Home" matches are at 10:00am on the following Tuesdays:

February 7 & 21; March 6 & 27th; April 10th and May 1st.

#####

FOR SALE FOR SALE FOR SALE FOR SALE FOR SALE FOR SALE

Projector and Screen -- 8 and Super 8. Perfect condition.
Both for \$45.00 Call: 493-0467

#####

Sliding door - 8' 5" wide, 8' 8" high, tinted, tempered glass - frame and screen.

Window - 8' 11 1/2" wide, 5' 10" high, tinted plate.
Call: 493-7859

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Private party wanting to purchase house in Shores - need four bedrooms - No agents please. Call: 493-8481

Classified

ASSOCIATION DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Laguna Niguel, CA 92677
(493-0122) (831-0116)

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

Sea Terrace Townhomes Assoc. I

Walt Brugger, President
Don Beaver
John Horne
Ray Goodhart
Dick Phares

Sea Terrace Townhomes Assoc. II

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

NSCA COMMITTEES

Chairman

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

COMMITTEE MEETINGS

TIME

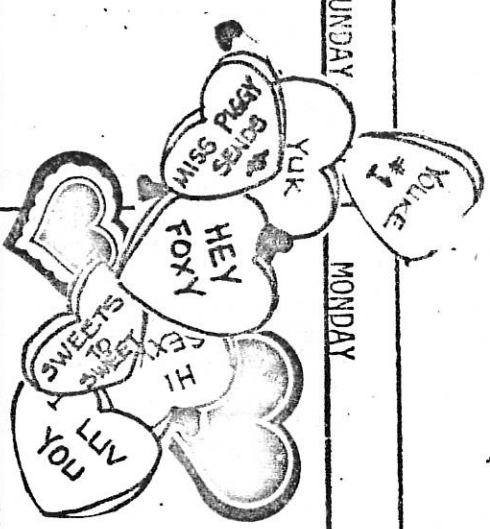
DAY (every month)

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

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

EMERGENCY NUMBERS

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



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	5. Street Sweeping 6. Aerobics 9-10am Lands. Com. 4pm Aerobics 6-7pm Recreation Com. 7pm	7. Men's Club Brkfst 8:30am Hill & Harbor 10am Street Sweeping Watercolor 1-4pm	8. Tai Chi 8:30-10am Bridge noon Aerobics 6-7pm	9. Ladies Day Tennis 9-11am Women's Club Craft 10am	10. Aerobics 9-10am Bridge 7:30pm	11.
	12. Street Sweeping Aerobics 9-10am Security Com. 4pm Aerobics 6-7pm	14. Men's Club Golf Street Sweeping Watercolor 1-4pm HAPPY VALENTINES DAY Hatha Yoga 6-7pm	15. Tai Chi 8:30-10am Bridge noon Aerobics 6-7pm SEA TERRACE II ANNUAL MTC. 7:30 pm	16. Ladies Day Tennis 9-11am Women's Club trip 9:45am Hatha Yoga 9-10am B O A R D M T G. 8:00pm	17. Aerobics 9-10am Bridge 7:30pm	18.
19. Potluck 6:00pm	20. Aerobics 9-10am Deadline/Seashore News OFFICE CLOSED: Aerobics 6-7pm	21. Men's Club Brkfst 8:30am Hill & Harbor 10am Watercolor 1-4pm Comm. Comm 7:30pm Hatha Yoga 6-7pm	22. Tai Chi 8:30-10am Mom's Club Bkfst 10am Bridge noon Aerobics 6-7pm	23. Ladies Day Tennis 9-11am Gatha Yoga 9-10am Legal Comm. 7:30pm	24. Aerobics 9-10am	25.
26. Aerobics 9-10am	27. Aerobics 6-7pm	28. Men's Club GOLF Watercolor 1-4pm Hatha Yoga 6-7pm	29. Tai Chi 8:30-10am Bridge noon Aerobics 6-7pm Cub Scouts 7:30pm			

