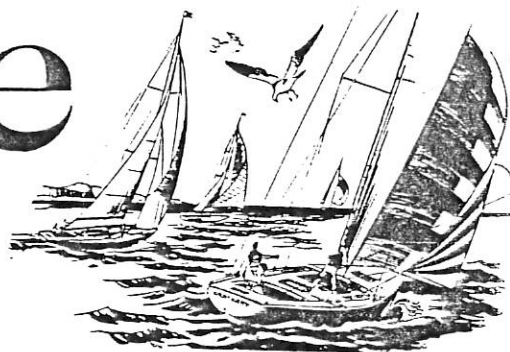
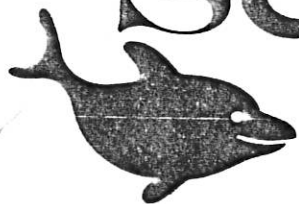


# seashore news



Published monthly by the Niguel Shores Community Association.

FEBRUARY 1987



## FROM THE HELM

The Board has regretfully accepted the resignation of one of its fellow members and president of the Association, Bill Henderson.

To replace Bill, we welcome Joe Lewis as the newest member to the Board. Joe has been actively involved in our community since his retirement. He was chairman of the Recreation Committee for which he was well qualified. He also served on the Finance Committee at the same time.

### ANNOUNCEMENTS

#### Officers of NSCA:

President -- Phyllis Luengen  
Board Liaison to Architectural Control Committee.

First Vice President -- Joe Lewis  
Board Liaison to Tree View Blockage Committee and Communications Committee.

Second Vice President -- Jim Delaney  
Board Liaison to Legal Committee and Nominating Committee.

Chief Financial Officer -- Frank Taylor  
Board Liaison to Landscape Committee, Maintenance Committee and Finance Committee.

Secretary -- Russel Moore  
Board Liaison to Security Committee and Recreation Committee.

The Board increased the Fidelity Bond from \$100,000 to \$400,000 at a cost of \$621.00 for three years to accommodate lender requirements for members who are refinancing.

The Board approved reconstruction of the Garden Homes entry structure on Atlantic which was paid for by the insurance of Solag Disposal.

The Board approved a contract for carpeting in an amount not to exceed \$1863.00 for the office. It is the same quality carpeting as recently installed in the Multi-Purpose Room. The Board accepted the lowest of four bids on this carpeting.

The Board approved \$3800.00 for card reader memory upgrade from 4000 to 8000 capacity. It will also include 500 new key cards.

The Board adopted a policy requiring payment to the Association of 20% from all income-producing activities. This fee is intended to off-set the costs of wear, maintenance, etc. However, the income is considered Recreation Auxiliary income and its use is administered through the Recreation Committee. Specific damage costs will continue to be charged to the user.

FEB 87

The Board appointed Donna Rosecrans, Recreation Committee Chairperson; Lynda Bracken, member of Legal Committee; and Greg Blackburn, member of Legal Committee.

We continue to need members for the Finance and Architectural Committees. Please let the office know if you can help in these areas.

The next Open Board Meeting will be Wednesday, February 18 at 8pm in the Multi-Purpose Room of the Community Center. Please come and give us your input.

Phyllis Luengen  
President



### GENERAL MANAGER'S REPORT

#### A new rule is adopted!

For some time now, skateboards have been the subject of discussions and concern. While the Association would like to promulgate as few rules and regulations as possible, it often becomes necessary to add a rule for the common good. We've all seen the fun that young people have on skateboards. Lately, however, skateboard-related activities have caused concern for members'/guests' safety and pose Association liability exposure.

After some consideration, the Board adopted a new rule which is also an Orange County ordinance, OCCC #6-4-8. The rule (codified) states: "No person shall ride or cause to roll or coast any skateboard, roller skate or other conveyance powered by human power except a bicycle on the roadway portion of any highway. Does not apply on cul-de-sacs less than 500 feet long.

Increased Enforcement: The South County Division of the Orange County Sheriff has been asked to increase their enforcement of the California codes within the community under the existing authority (Orange County Resolution 76-173). Members are reminded that use of skateboards, mopeds, motorcycles and autos by young people must be done in accordance with the California Vehicle Code and Orange County Ordinances. Violators will be cited.



A Note of Thanks: Management appreciates the time and effort of residents who report lights out, sprinkler problems, etc. These reports help us keep up with maintenance and repairs throughout the Community. Completing a Homeowners Request Form in the office on more detailed items is also appreciated. Subject to parts availability, budget considerations and priorities, we attempt to take the appropriate action as soon as possible.

Richard S. Smiley  
General Manager

## **REMINDER**

**OPEN BOARD MEETING**

**8:00 PM**

**FEBRUARY 18, 1987**

**SEA TERRACE  
TOWNEHOMES ASSOCIATION I  
ANNUAL MEETING**

Please be advised that in the elections held at the Annual Meeting of the Sea Terrace Townhomes Association the following members will serve in the 1987 term.

President, Don R. Beaver  
First Vice President, Lowell Eubanks  
Second Vice President, Robert Scott  
Treasurer, William Hornbarger  
Secretary, Claudia Cinquegrana



**SEA TERRACE  
TOWNEHOMES ASSOCIATION II  
ANNUAL ELECTION MEETING**

The Sea Terrace Townhomes Association II will hold its annual meeting on Tuesday, February 17 at 8pm in the Multi-Purpose Room. The agenda will include election of three new Board members and results of a proposed amendment to the CC&Rs regarding inspections for termites.

Be sure that your proxy for the election and consents for the CC&R amendment have been forwarded to the Association office. This will ensure that we have the necessary quorum to hold the meeting as well as the necessary 60% approval of the amendment.



**BOARD ACTIONS  
JANUARY 1987**

**ELECTION OF OFFICERS**

The directors were elected to the following offices: President — Phyllis Luengen; First Vice President — Joe Lewis; Second Vice President — James Delaney; Chief Financial Officer — Frank Taylor; Secretary — Russel Moore.

**COMMITTEE APPOINTMENTS**

Appointed Lynda Bracken and Greg Blackburn to the Legal Committee. Appointed Gloria Burns to the Security Committee. Appointed Donna Rosecrans new Chairperson of the Recreation Committee.

**SKATEBOARDS**

Adopted Orange County's Ordinance #6-4-8 on skateboards as an Association Rule/Regulation.

**OFFICE CARPETING**

Approved purchase of carpeting for the Administrative Office.

**SECURITY/ACCESS CARD READERS**

Approved modification of automated gate card readers to increase memory capacity and purchase 500 additional key cards for access at the gates.

**GARDEN HOME OVERHANG REPAIR**

Awarded contract to reconstruct the overhang on Atlantic and Niguel Shores Drives.

**CORAL TREE REMOVAL**

Approved Landscape Committee recommendation for removal of a Coral tree in the cul-de-sac on Windjammer.

**FIDELITY BOND**

Increased the limits of the Fidelity Bond (from \$100,000 to \$400,000) to accommodate loan requirements of certain lenders/agencies making real estate loans to Association members who are refinancing, etc.



## WOMENS GOLF

At the January meeting the membership voted to open golf play to non-residents. Dues of \$5.00 are now payable.

Our February "Fun Day" will be held on Wednesday, the 18th, at Aliso Creek. Call Lucy Van Elzakker at 496-8565 or Ceacy Johns at 493-8355 for starting time.

The February monthly meeting will be held on Wednesday, the 11th, at 7:30pm, at the home of Carol Hollinger. For directions call Carol at 496-8687.

Mark your calendar for our "Fun Day". Come play and bring a friend. Let's all get into the act; that's what makes a successful club.

All Niguel Shores women are welcome to join. For more information call our chairperson, Lucy Van Elzakker, at 486-8565 or our secretary, Betty Hitchcock, at 661-7063. See you on the golf course!

HIT 'EM STRAIGHT.



## MOMS CLUB

Come one and all!

Niguel Shores Moms Club for a special Valentine's Day Luncheon! We are going to treat ourselves to a nice lunch at Cannons Restaurant at Dana Point, overlooking the harbor!

DATE: Thursday, February 12, 1987  
TIME: 11:30am  
WHERE: The Cannons Restaurant

For more information, please call Beth Pucci at 493-9331. See you all there!



## WOMENS CLUB NOTES

The Niguel Shores Womens Club will meet at 12:30pm, Thursday, February 5th. The program is "The Young at Heart Dancers". This is a group of women who dance for fun and fitness. In the group are two of our members — Jackie Maier and Letty Smyth. Because they need a hard surface and an elevated stage, the meeting will be held at the Dana Point Youth Group Facility. It is the new gray and white building at the harbor, at 34451 Ensenada Place. Go down Pacific Coast Hwy., turn down to the Marina on either Green or Golden Lantern. From Golden Lantern turn right at the bottom of the hill and go almost to the end of the road.

We will car pool from the Rec Center, or you may drive on your own. There is ample parking nearby. If you need a ride, please call Hazel Lafler. We will pot-luck as usual, and you will be called. If you bring a guest, bring food whether it is your turn or not.

The Crafts Group will meet, as usual, on the second Thursday, February 12.

The third Thursday outing to NBC has been cancelled due to lack of participation, and checks will be returned. Instead, we will go to the California Museum of Photography at Riverside. Please sign up at the next meeting. No host lunch will be announced there.



## NIGUEL SHORES MENS CLUB

February 3 -- To be announced.

February 17 -- Orange County Sheriff Brad Gates will bring us up to date on some of the critical issues facing law enforcement in "our little part of the world."



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## NIGUEL SHORES MENS CLUB

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**POT LUCK  
SUNDAY, FEBRUARY 15**

Join us for a neighborly good time in our blues-chasing compatible club house. Bring a "loved one" -- and a casserole, salad or dessert. Also include your own "beverage" and place setting. All else is provided. If you wish to come and are not contacted by one of the committee members, you may notify:

Shirley & Walt Smith                    A-B  
496-0483

Catherine & George McDonald        H-M  
493-7968

Mary & Ray Goodhart                    N-Z  
496-0903

Happy Hour            6:00pm  
Dinner                    7:00pm.

**WEDNESDAY AFTERNOON BRIDGE**

Jan. 7th 1st Emily Salazar  
2nd Margaret Costello  
3rd Virginia Piper

Jan. 14th 1st Joan Sullivan  
2nd Doris Kelman  
3rd Margaret Costello

Chairman for February is Virginia Piper, 651-9707.



**THANK YOU**

We, the security officers of Niguel Shores, want to take this opportunity to thank each and every one of you for thinking of us at Christmas time.

Thank you.

Tom Riegun, Supervisor  
ABCD Security



**COUPLES BRIDGE**

It seems the secret to winning at our Friday night bridge sessions is to make either two games in a minimum of three rounds or two games in two rounds, one of which is a slam that has been bid. At least that is what happened last time when Jean Freeman and partner Dolores Bootay tied exactly with Carol and Maurie Van Nostrand for first prize money. Sounds easy, doesn't it? All you have to do is be dealt a great hand, bid it perfectly, and then play it brilliantly. Now that we all know that, let's get on to future plans and thanking those who so graciously serve as hosts each time.

Dates for February are the 6th and 20th; the Songers, McDonalds, and Zeigners have offered to be chairmen on those evenings. Dorothy Ann and Mickey McLaughlin treated us on January 9th, and we thank them for coming through cheerfully so soon after all the holiday activities. The Van Nostrands were there to greet us on January 23rd, but since that date came after the SSN deadline, results won't be published until next month. Attendance has been averaging 32 players, which is great, but we always welcome more. If you have been meaning to come or if you are new residents, come join us on the first and third Fridays. The 7:30pm starting time is usually preceeded by some casual socializing when we chat, enjoy coffee and cookies, and pray that the number of people will come out evenly. Don't stay home just because you can't come early. Sometimes you are just the person or couple we need to complete a table. Hope to see you on February 6th and 23rd.

## REMINDER

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 a maximum of 20 words. No cash accepted.) Forms for placing an ad are available at the Association Office.

### NEIGHBORHOOD EXCHANGE

**WANTED TO PURCHASE:** Niguel Shores 4-bedroom ocean-view, detached home with family room. (No agents please.) Call 714-661-6456.

**FOR SALE:** Brand new custom shower door, fits tubs in Townhomes. Clear glass, antique bronze frame. \$100. Call 496-9654. Can leave message.

**SITTER WANTED:** Child care after school. Teenager is fine. My kids are 12 and 9. They need some attention 3:00pm to 6:00pm daily and some weekends. \$3.00 per hour. 493-2425.

**WANTED:** Want to rent or borrow a porta-crib or play pen for March 16, 17, 18. Call Lois Salemi, 661-6891.

**FOR SALE:** Sears refrigerator, side-by-side, interior icemaker, water dispenser, harvest gold. \$285. Call 240-2177.

**FOR RENT:** Expanded garden home. Upgraded throughout. 2 bed, 2 bath, 2 living rooms, dining, eat-in kitchen, owner occupied. \$1535 per month, plus gardener. 240-2177.

**FOR SALE:** Decorative iron gate with locks 38-1/2" x 70", with two 8-1/2" x 70" panels. Reasonable. 493-8483.

**FOR SALE:** Columbia 26" 10-speed man's bicycle. New brakes, tires, tubes. Excellent condition \$75.00. 493-7686

**REMODELING SALE ITEMS:** Drapery hardware, toilets, medicine chest. All from 2 story, 3 BRM, Berkus model. Great for remodeling income property. Any reasonable offer accepted. 493-7135



## Bodies in Motion

### EXERCISE and HEALTH EDUCATION PROGRAM

### EASY DOES IT!

#### NEW RULES OF EXERCISE

Exercise and health education program for midlife. Individualized instruction and a limited class size. Classes include:

- Non-impact cardio-respiratory aerobic conditioning with specific progressive resistance exercise to increase endurance and muscular strength and bodyfat reduction.

- Appropriate floor exercise with instruction in proper body mechanics to minimize musculoskeletal strain and prevent injuries.

- Stretch and yoga exercises for maximum flexibility and to improve body alignment.

- Training in progressive relaxation, mental imagery and other relaxation techniques.

- Nutrition and dietary guidelines for bodyfat reduction and optimal health.

Classes are Monday and Friday, 9am to 10am. Cost is \$35 per month or \$5 per class with continuous registration. For more information call Maureen Stevens at 496-4095.

# NSCA DIRECTORY

FEBRUARY 1987

## BOARD OF DIRECTORS

President.....Phyllis Luengen  
 First Vice-President.....Joseph Lewis  
 Second Vice-President.....James Delaney  
 Secretary.....Russel Moore  
 Chief Financial Officer.....Frank Taylor

### STAFF

General Manager.....Richard S. Smiley  
 Accountant.....Ivy Hsia  
 Administrative Secretary.....Kim Tate  
 Secretary.....Jeri Keister  
 Receptionist.....Pam Beckwith  
 Maintenance Supervisor.....Jose Angulo

### NSCA COMMITTEES

### CHAIRMEN

### MEETINGS

Architectural Control .....	Warren Vetter	4:00pm, 1st & 3rd Thursday
Communication .....	Dick MacNair	See Calendar
Finance .....	L. Somerfield	See Calendar
Landscape .....	Dick Beaubien	4:00pm, 2nd Monday
Legal .....	John Maynard	7:30pm, 2nd Monday
Maintenance .....	Norm Pomeroy	9:30am, 1st Monday
Nominating .....	James Delaney	See Calendar
Recreation .....	Donna Rosecrans	7:30pm, 1st Tuesday
Security .....	Manny Salemi	4:00pm, 2nd Monday
Tree View Blockage.....	Bob Lothringer	3:00pm, 2nd & 4th Monday
Ad Hoc		
Conference/Social Room...	Russ Paslaqua	See Calendar
Community Relations.....	Forrest Owen	See Calendar
MPR Renovation.....	Dick Phares	See Calendar
Laguna Niguel/CSD.....	Don Beaver	See Calendar

### Sea Terrace Townhomes Assoc. I

### Sea Terrace Townhomes Assoc. II

Don Beaver, President  
 Lowell D. Eubank  
 Bill Hornbarger  
 Robert Scott  
 Claudia Cinquegrana

J.E. Dickerhoff, President  
 Paul O. Gustafson  
 Gerald Wildermuth  
 Myron Miller  
 Ward C. Finch

### NIGUEL SHORES COMMUNITY ASSOCIATION

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



### SEASHORE NEWS

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


Editorial Staff - Communication Committee, Volunteer NSCA Members.  
 Layout, Wordprocessing and Printing - NSCA Staff.  
 Collation and Distribution - Volunteer NSCA Members.

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

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



# NIGUEL SHORES CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p><b>JANUARY</b></p> <p>SUN MON TUE WED THU FRI SAT</p> <p>1 2 3</p> <p>4 5 6 7 8 9 10</p> <p>11 12 13 14 15 16 17</p> <p>18 19 20 21 22 23 24</p> <p>25 26 27 28 29 30 31</p>	<p>2</p> <p>Aerobics 9am</p> <p>Maint Comm 9:30am</p>	<p>3</p> <p>Mens Club Bkfst 8:15am</p> <p>Watercolor Class 1pm</p>	<p>4</p> <p>Noon Bridge 11:50am</p>	<p>5</p> <p>Ladies Day Tennis 9am-11am</p> <p>Wmns Club 12:30pm</p> <p>Arch Comm 4pm</p>	<p>6</p> <p>Aerobics 9am</p> <p>Couples Bridge 7:30pm</p>	<p>MARCH</p> <p>SUN MON TUE WED THU FRI SAT</p> <p>1 2 3 4 5 6 7</p> <p>8 9 10 11 12 13 14</p> <p>15 16 17 18 19 20 21</p> <p>22 23 24 25 26 27 28</p> <p>29 30 31</p>
<p>8</p> <p>Aerobics 9am</p> <p>Tree View Comm 3pm</p> <p>Landscape Comm 4pm</p> <p>Security Comm 4pm</p> <p>Legal Comm 7:30pm</p>	<p>9</p> <p>Aerobics 9am</p> <p>Tree View Comm 3pm</p> <p>Administrative Office Closed</p> <p>Finance Comm 7:30pm</p>	<p>10</p> <p>Mens Club Golf</p> <p>Watercolor Class 1pm</p> <p>Rec. Comm 7:30pm</p>	<p>11</p> <p>Noon Bridge 11:50am</p> <p>Wmns Golf Mtg 7:30pm</p>	<p>12</p> <p>Ladies Day Tennis 9am-11am</p> <p>Wmns Crafts 10am-2pm</p> <p>Moms Club Lch 11:30am</p> <p>A. Lincoln, 1809</p>	<p>13</p> <p>Aerobics 9am</p>	<p>14</p> <p>Aerobics 9am</p> <p>Valentine's Day</p>
<p>15</p> <p>POT LUCK</p> <p>Pot Luck 6pm</p>	<p>16</p> <p>President's Day</p> <p>Aerobics 9am</p> <p>ADMINISTRATIVE OFFICE CLOSED</p> <p>Finance Comm 7:30pm</p>	<p>17</p> <p>Mens Club Bkfst 8:15am</p> <p>Watercolor Class 1pm</p> <p>Sea Terrace Tnhms Assn II Annual Mtg 8pm</p>	<p>18</p> <p>Wmns Golf FUN DAY</p> <p>Noon Bridge 11:50am</p> <p>OPEN BOARD MEETING 8PM</p>	<p>19</p> <p>Ladies Day Tennis 9am-11am</p> <p>Wmns Club Trip</p> <p>Arch Comm 4pm</p> <p>SSN DEADLINE 7pm</p>	<p>20</p> <p>Aerobics 9am</p> <p>Comm Comm 11am</p> <p>Couples Bridge 7:30pm</p>	<p>21</p> <p>Valentine's Day</p>
<p>22</p> <p>G. Washington, 1732</p>	<p>23</p> <p>Aerobics 9am</p> <p>Tree View Comm 3pm</p>	<p>24</p> <p>Mens Club Golf</p> <p>Watercolor Class 1pm</p>	<p>25</p> <p>Noon Bridge 11:50am</p>	<p>26</p> <p>Ladies Day Tennis 9am-11am</p>	<p>27</p> <p>Aerobics 9am</p>	<p>28</p> 

(3-1-87)

BOARD OF DIRECTORS		ACTIVITIES	
1000		5000	
1100	Meetings	5100	Community Center
1200	Committees	5200	Communications
1300	Actions	5300	
1400	Appeals	5400	
1500	Election	5500	
1600	Rules	5600	
1700		5700	
1800		5800	
1900		5900	
BUSINESS OPERATIONS		SECURITY	
2000		6000	
2100	Budget	6100	Entry
2200	Purchasing	6200	Skateboards
2300	Collections	6300	Vehicles
2400		6400	
2500	Employees	6500	
2600		6600	
2700	Member Penalties	6700	
2800		6800	
2900		6900	
STRUCTURES			
3000		7000	
3100	Architectural Control	7100	
3200		7200	
3300		7300	
3400		7400	
3500		7500	
3600		7600	
3700		7700	
3800		7800	
3900		7900	
PLANTINGS			
4000		8000	
4100	Landscaping	8100	
4200	Landscape Committee	8200	
4300	View Blockage	8300	
4400		8400	
4500		8500	
4600		8600	
4700		8700	
4800		8800	
4900		8900	

(2-1-85)

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MISCELLANEOUS

- 9000
- 9100 Animals
- 9200 Rubbish
- 9300 Records Access
- 9400 Rewards
- 9500
- 9600
- 9700
- 9800
- 9900

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(3-1-87)

**6211 Skateboards (1-21-87)**

No person shall ride or cause to roll or coast any skateboard, roller skate or other conveyance powered by human power except a bicycle on the roadway portion of any highway. Does not apply on cul-de-sacs less than 500 feet long.

(3-1-87)

**2712 Administrative Fees (11-5-86)**

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

**A. ADMINISTRATIVE**

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

**2713 Architectural Fees (2-1-85)**

See Rule 3181

**2714 Security Fees (2-1-85)**

1. Owners	
a. Four or more key cards, each add. card, refundable upon return	\$25
2. Tenants	
a. Security package (1 key card, 1 decal), \$25 refundable upon return of both items	50
3. Lost or stolen key cards, passes, decals requiring reissuance. Non-refundable	25

2715 Tenancy Fee (2-1-85)

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

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(3-1-87)

**2301 Accounts Unpaid for 30 Days (11-5-86)**

Members whose accounts have a balance outstanding of 30 days or more are assessed a late charge of \$10 per month and the then legal rate of interest on a monthly basis. Reminder billings are sent by computer service.

**2302 Accounts Unpaid for 60 Days (2-1-85)**

Members whose accounts are 60 days delinquent are noticed by registered mail that if payment in full is not received within 30 days, a lien will be filed against the property.

**2303 Accounts Unpaid for 90 Days (11-5-86)**

Members with delinquent accounts of 90 days are liened. Members are assessed a charge for lien filing and administrative costs (minimum charge \$50.00).

**2304 Accounts Unpaid for 91 Days (2-1-85)**

Members whose accounts are 91 days delinquent are referred to the Board of Directors for suspension of Association voting rights and use of common area/facility privileges, (including participation in committees, clubs and organized community events) which includes use by the member, his guests and tenants, pursuant to suspension procedures.

**2305 Accounts Unpaid for 120 Days (2-1-85)**

Members whose accounts are 120 days delinquent are sent to the Association's attorney for collection action, which includes filing a Notice of Default. Members are assessed a minimum fee of \$300.00 for attorney fees.

**2306 Accounts Unpaid for 150 Days (2-1-85))**

Failure to cure a delinquency of more than 150 days may result in foreclosure proceedings against the property.