

seashore news



FEBRUARY 1996

Issue 269

Published monthly by the Niguel Shores Community Association



FROM THE HELM

All of us are familiar with the "P" word procrastination. You know that's the word that we use, usually when we are talking about other people's actions or lack of actions, in fact. I know about the "P" word because I have heard it used as a gentle domestic noun to describe my behavior. Consider though, that there are some people in our community that may not realize that we may have such thoughts about them, or even that they have such thoughts about us.

When we drive around in The Shores we see that most of our private landscaping and our homes are attractive, but there are those few homes that need painting, trees and shrubs that need trimming and perhaps even replacement. If it's our home that needs attention, our friends/neighbors are usually reluctant to express their concerns personally to us or even to notify the NSCA office. If it's our rental property that needs attention, our tenants are

sometimes reluctant to complain unless something is desperately wrong. In effect, neighbors and tenants join in the attitude of thinking that the painting or these other needs will be attended to one of these days.

We are often told despite the condition of the housing sales market generally, property values in The Shores have been and remain relative higher than in surrounding areas. One principal reason for this is the fine appearance of our common areas and most of our private properties. Unfortunately, in many other areas where homes are 20 or more years old—they look it. The love and pride of ownership of a new home and incentive for its care and maintenance, and improvements seem to diminish with the passage of time along with the deterioration of the home. Maybe the original owners have moved or the home is now an absentee owner's rental, that the owner infrequently visits.

For those of us that live in our Shores homes, some things seem to demand our attention. The recent rain has shown the roof needs to be replaced or at least repaired, if we are lucky. The garage door will not open or close. The water, gas, electricity or sewer system fails. The sliding glass doors, windows will not operate properly.

(continued)

Next Board Meeting
for Committee Reports

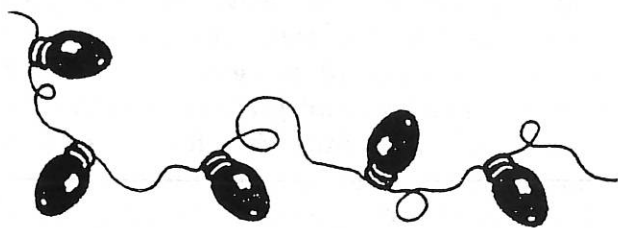
Wednesday, February 21, 1996
7:30 p.m.

The front fence and gate are starting to lean threateningly, oil dripping from the car has pooled on the driveway or the driveway has cracked and is breaking up, or the shrubbery or debris has clogged the back yard drainage system and the living room or bed room is now flooded. These not too subtle revelations are our payback for putting things off.

Homeowners occupy nearly 80% of the homes in The Shores, fortunately, most of whom periodically take a few minutes to appraise the condition of their homes to see what needs attention and then doing the needed work or arranging to have it done. Of course, also fortunately, most of the owners who rent or lease their properties are business like about their investments and know the benefits of the proper maintenance practices.

The fine appearance of The Shores and our properties and the advantage of higher market values is measurably attributable to the care that we give to our properties.

George Williams
NSCA Board President



HOLIDAY DECORATIONS MUST BE REMOVED BY FEBRUARY 6

Management performed a review of the community and noted many homes with holiday decorations still in place.

It is important the decorations be removed by February 6, 1996. Sometime during that week, management will perform another review of the community and will have the office staff send hearing letters to those who have not removed them. The Board feels that allowing five weeks after the holidays to remove decorations is sufficient for residents to plan for the removal.

The Board appreciates those residents who have made an effort to remove their decorations during January.

BOARD ACTIONS FOR JANUARY

- ✓ Accepted the 1996 landscape maintenance and street sweeping contract with Wendt Landscape Service.
- ✓ Accepted the resignation of Eve Magnus from the Tree View Blockage Committee.
- ✓ Denied request for reimbursement for tire damage at the Ports O'Call gate.
- ✓ Accepted change to Rule 2305 (copy attached to this issue of Seashore News).
- ✓ Accepted bid from Sun Pointe Construction Services for replacement of posts and installation of beams involving the flat patio/roof cover at Community Center. Approximate cost for work - \$14,850.
- ✓ Accepted bid from Wendt Landscape Service to install post and board revetment near top of slope behind two homes on Brigantine Dr. Cost not to exceed \$4,200.
- ✓ Passed \$100 fine against homeowner for failure to trim tree(s) for view blockage.
- ✓ Appointed the following homeowners to the Nominating Committee: Jerry Pearl, Ed Adams, Patty Therolf, Forrest Owen, and Dale Baltimore. Committee is chaired by Don Ellis.
- ✓ Appointed homeowner George Evans to the Architectural Committee.
- ✓ Accepted contract with Lynn Muir, AIA, for the vehicle entry/exit redesign work for all gates. Contract is in three phases and is not to exceed a total of \$19,250.

STREET SWEEPING SCHEDULE

The scheduled date for street sweeping this month is **Monday, February 5.** You are requested to have your vehicles off the streets and out of the parking bays. This will allow the sweeper to do a better job.



BOARD OF DIRECTORS ASKS FOR ADDITIONAL COMMENT REGARDING UNAUTHORIZED USE OF THE COMMUNITY CENTER

The Board of Directors has reviewed written comments from approximately two dozen homeowners on this issue. To those who took the time to provide written comments, the Board wishes to thank you. The Board would like additional comments on this issue from more homeowners. Please turn in or mail your comments to the NSCA office by Thursday, February 15.

For those who may have missed last month's article, a reprint follows:

Use of the facilities by unauthorized outside persons or unaccompanied guests has been a problem for many years. The Board would like comment as to whether a better method should be used to control individuals entering the Community Center.

It has been suggested that the Board install a key card reader at the entry to the Community Center recreation facilities and one at the rear gate, next to the tennis courts. Card readers would open the gates for homeowners/residents using valid key cards. The use of a key card could assist in monitoring unauthorized persons or unsupervised minors coming to the Community Center. The existing key cards could be considered for use with this system or a new key card could be issued solely for the Community Center.

Another option to consider is using a photo ID system in lieu of key card readers. To gain entry to the Community Center, the homeowner/resident would surrender the ID card. Upon leaving, the card would be returned.

A simple numbered tag system is still another procedure to consider. One color tag could be issued to adults and another color issued to children. The tag could come with a ring to attach to keys or a wristband. Anyone entering the Community Center either could be required to leave the tag with the office or to wear and display the tag to staff to verify they belong within the Community Center.

The photo and tag systems are used by other large scale homeowner associations in California.

REQUEST FOR VOLUNTEERS TO SERVE ON COMMITTEES

The Board of Directors is currently seeking volunteers who would be interested in serving as a member of the Tree View Blockage Committee, or as Chairperson of the Architectural Control Committee.

If you are interested in serving on either of the above Committees, please send a note to the NSCA office with a daytime phone number. You will be contacted by the Committee Chairperson to discuss your interest.

COMMUNITY TO HOST MEETING ON SEVERAL IMPORTANT CIVIC ISSUES

On Wednesday, February 28, 7:30 pm, in the Community Center's MPR, residents shall hear about the following important issues:

DANA POINT CITY COUNCIL RECALL ELECTION

FUTURE USE OF THE EL TORO MARINE BASE

Residents will be able to hear from the candidates involved and hear the pros and cons on the future of the El Toro Marine base.

Look for posters at the gates confirming this event. Any change in the date or time will be included on the posters.

LANDSCAPE COMMITTEE UPDATE

The new year has started, thus new projects will also begin. During February, the following shall be accomplished:

Berkus Homes - install seven 24" box New Zealand Christmas trees in traffic medians on Periwinkle and Leeward. These trees match the existing ones planted in the medians.

Install eight five gallon Rhapsiolepis shrubs in common area along fence next to 33512 Dosinia.

Atlantic Garden Homes - On west side of Atlantic Dr., between Cassandra Bay and Marmara Bay, remove old ground cover, then install new gazania and sixteen five gallon Rhapsiolepis.

Sea Terrace II - Remove small turf triangle near lot 48 on Faeroe Bay and install shrubs & ground cover.

Villas - At Vista Grande & Garibaldi next to common area parking, remove Escallonias and Pittosporums, then replace with Xylosma.

Add ten fifteen gallon New Zealand Christmas trees along Via del Cielo to replace old and diseased Evergreen Pears.

The Landscape Committee is also working on improving the look of the turf area in and around the "dolphin" next to the Community Center parking lot. A plan to add shrubs, trees, and possibly large boulders is in process.

The Landscape Committee will be presenting its plan on the issue of the large Eucalyptus trees along Pacific Coast Highway to the Board of Directors. If the plan is accepted, staff would expect that the work to trim/remove trees could start sometime in April or May. Staff expects the plan to be published in a future issue of the Seashore News before work is started.

SEVERAL RULES REMINDERS

Residents are requested to remind their children of the following:

✓ SKATEBOARDING is not allowed at the Community Center or in its parking lot.

Skateboarding at the Community Center is very dangerous because of the many vehicles entering/exiting the parking lot. In addition, within the Community Center, the low windows along the south wall of the MPR are dangerous if someone were to fall against one.

✓ SKATEBOARDING ON RAMPS is not allowed if the ramp is on the street or sidewalk.

It has been noticed that children are beginning to once again use skateboard ramps. Parents should be aware that the use of a ramp is very noisy. The noise generated by a ramp may upset your neighbors. While it is against the Association's policy to use a ramp on the common area, you may use a ramp on your property. However, under Article IX, Section 2, of the CC&R's, this section prohibits disturbing the neighborhood. Using a ramp may constitute a "nuisance" which the above section prohibits.

Those involved with a skateboard ramp are asked to be cooperative with your surrounding neighbors if they complain about noise.

✓ FREE STANDING BASKETBALL STANDARDS must be stored away from view at sunset each day. Leaving the standard out on the street or driveway overnight is not permitted. [Rule 3152(C)]

DANA POINT CITY COUNCIL ON CH 30 TV

2nd and 4th	Tuesday
Start	6:00 pm
Recess	6:30 pm
Resume	7:00 pm



MAJOR CONSTRUCTION PROJECT AT COMMUNITY CENTER WILL OCCUR IN FEBRUARY

The Board of Directors has accepted the bid from Sun Pointe Construction to replace all the vertical posts holding up the flat patio/roof cover. When the posts are replaced, a galvanized metal insert will be installed to raise the post base off the concrete deck. This will keep the bottoms of the posts from being affected by wet rot.

All of the existing lighting will be removed and replaced with new halogen flood lights.

Originally, the patio cover was designed using twin 2x8's to support the roof joists. Over time, these 2x8's have developed sags. It has been decided to remove the posts and replace them with a series of single 6x12 beams. After the basic work is completed, a fascia board will be installed on the ends of the roof joists and the existing flat roof extended out and then reroofed using a new three-ply builtup.

Residents are advised to heed the warning barricades will be installed as the work progresses. Noise will be a problem for those using the MPR; however, your patience will be appreciated. Parents are asked to advise their children of this work and to please request they keep away from the work area !

It is expected that work will occur Monday through Friday, 8 am to 4:30 pm. It should all be completed by the end of February.

TO ALL BERKUS HOMEOWNERS - The Berkus area within Niguel Shores is comprised of 105 privately owned homes on individual lots. Unfortunately, there are no guidelines which specifically address the landscaping and maintenance of the individual homes.

The Niguel Shores Community Association is responsible for the common area landscaping and maintenance of the eight traffic islands within the Berkus area, the common area along the north side of Niguel Shores Drive and the slope easement surrounding the Berkus area on Mariner Drive, Niguel Road, and Stonehill.

In order to maintain the quality of Berkus home ownership, the Landscape Committee is asking for your suggestions, opinions and recommendations regarding individual landscaping and property maintenance. With a consensus of opinions, we hope to formulate landscape guidelines for the Berkus homes. The purpose is to ensure quality of the individual homes.

Please take the time to submit your written opinions and suggestions to the Landscape Committee, Attention: Berkus Homes, as soon as possible. Either mail or drop off your correspondence at the NSCA office.



CLASSIC COMEDY MOVIE NIGHT - FEBRUARY 9, 7:30 PM

If you like slapstick comedy you won't want to miss Classic Comedy Movie Night on February 9, 1996 in the multi-purpose room at 7:30 pm. The program will be a Charlie Chaplin movie, complete with refreshments -- all for free! This is a great way to introduce the young people to classic, old-time movies.

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. Submissions due before 5 pm on the 19th of the month.

ERROR IN CANDIDATES' DESCRIPTION

A serious error in the January issue's Mens Club Seashore News item does a grave disservice to the candidates running for City Council against the incumbents in the March election. The four candidates scheduled to introduce themselves at the January 30 meeting of the Mens Club were identified in the article as "the people who have initiated the special election".

Nothing could be further from the truth. These four candidates, Douglas Bitter, Michael Eggers, Bill Lane and Ruby Nietzley, had nothing whatsoever to do with initiating the special election, and, in fact, filed their intention to run long after this election was announced. They are running as independents. Bitter is a family recreation advocate; Eggers, a government aide; Lane, an educator; and Nietzley, a business executive.

To claim these candidates initiated this special election is not only totally in error, but seriously misrepresents them to the voting public. Unlike the incumbents, they do not enjoy the distinct advantage of being visible twice every month at the City Council meetings -- in person -- and four times a month on television. This highly valuable exposure is denied the new candidates, and our own newsletter, abetting the imbalance by describing them incorrectly, certainly does nothing to level the playing field.

Peggy Phillips Bucci

Editor's Note:

It is unfortunate if an error was made by the writer of the Mens Club article. The Seashore News takes no responsibility for the accuracy of the submitted articles.

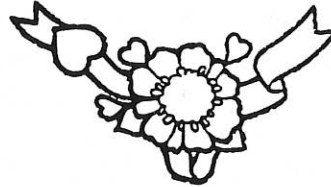
THANK YOU

The management and staff of Securtec District Patrol would like to thank the residents of Niguel Shores for their Christmas gifts to the sentry personnel at Mariner Gate and patrol.

We want to take this opportunity to wish all residents of Niguel Shores a "Happy New Year" and good health through 1996.

It is our pleasure to serve you.

*Mike Sharrow
Post Supervisor #351*



WELCOME NEW RESIDENTS

Another attractive young family has recently joined our very special community. Shortly before the end of the year, John and Joanne Doelz, with daughters Julianne and Jaclyn, moved from San Juan into their new home on Dosinia Drive. The couple owns a wholesale nursery in the area that keeps them busy; however, the whole family still has time for church activities. They also participate at Capo Valley Christian School where the girls are in 4th and 2nd grades. Other interests include golf, fishing, and soccer. When asked about hobbies they said, "spending the last two years wishing we lived in Niguel Shores". They maintain that between San Clemente and Newport Beach no coastal neighborhood can compare with what the Shores has to offer.

With an attitude such as that, they should have no difficulty meeting new friends and fitting right in. Welcome to the four J's -- we're glad your dream has come true.

NOTES FROM THE RECREATION COMMITTEE

Beginning on February 5, 1996, and for succeeding Mondays, the Recreation Committee will sponsor classes in Line Dancing to be held in the multi-purpose room at 7:00 pm.

Classes will be taught by Vernetta Mills. She has led classes at several local clubs and schools, saying, "If you like to dance, you'll like line dancing". The cost is \$4 per lesson, payable in increments of 4 weeks (\$16). It is not necessary to have a partner to enjoy line dancing.

The Recreation Committee welcomes Alice and George Freundlich, new members of the group.

Next meeting on Wednesday, February 14, 2:00 pm in the conference room.



DAN ALDRICH MEMORIAL LECTURE SERIES - FEBRUARY 13, 7:30 PM

Date: Tuesday, February 13

Time: 7:30 p.m.

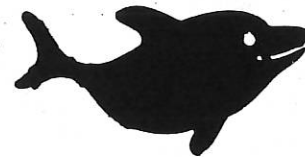
Place: Multi-Purpose Room

A LECTURE NOT TO BE MISSED. John Whiteley, UCI Professor of social ecology, global peace and conflict resolution, at the invitation of Russian authorities helped draft their nation's first nuclear-waste laws. Firsthand he surveyed the horrors of radioactive pollution in the secret City of Chelyabinsk-65 and the war torn City Chechnya. The title of his talk will be "Chechnya and Chelyabinsk, Twin Challenges for a Humane Russia".

ANNUAL DANA POINT "FESTIVAL OF THE WHALES PARADE" - SATURDAY, FEBRUARY 17

Those interested in having their family members participate may pick up a form in the Association office. Each year about two dozen children have represented the Shores. Children need to be between the ages of 4 and 12 and able to walk the six-block parade route. (PLEASE NO STROLLERS). Deadline for entry forms is Tuesday, February 6.

Join us for a morning of fun and the opportunity to represent our community.



POTLUCK - FEBRUARY 18

Get ready for Tee Shirt Night. The committee will be awarding prizes for the prettiest, the funniest, and the grossest. Dig out those gag birthday presents you've never worn and win!

Bring your own cocktails, tableware, and food contribution as usual. Drinks at 6 pm and dinner at 7 pm.

Call for reservations:

- A - F Phyllis & Harry Landis
 496-2858
- G - M Joan & Fred Beyer
 496-1428
- N - Z Barbara & Tom Crist
 493-4257

MENS CLUB

On February 6, the Mens Club will have as guest speaker Darwin Horne, a retired United States Secret Service Agent. Mr. Horne worked for every President from Eisenhower to Bush. During this period he also served Interpol. Darwin is a friend of Dick MacNair.

Speaker for February 20 will be David G. Schetter, Director of University/Industry Research and Technology. His topic will be "Partnerships in Innovation: Novel University and Industrial Collaboration".

Please mark your calendars to attend.

MENS CLUB GOLF

Twenty golfers gave up shopping the day after Christmas and played at San Luis Rey. It was mostly a father-son affair. The Borlands and Grover Brown won the only prize offered. We all did enjoy a \$1.99 breakfast at Dennys.

Thirty-five golfers showed up at El Toro for the first tournament of the year. Winners were Bob Borland, Peter Rask, Don Ellis, Art Peever and Dave Jameson. Closest to the pin awards went to George Keller and Dave Jameson.

In the club championship, Dick Johns ousted George Freundlich in a close match to win the "Groaners" flight. He will play the winner of the "Moaners" flight which is currently scheduled between golf giants Tom Crist and John Flynn. Hopefully, the club championship will be played at Pendleton.

The 1996 Medicare Open is now planned but waiting for the budget crises to get official blessing from Washington. We will start play for those eligible in April. Hit'em straight.

"If golfers can run around and crow when they make a birdie, I think it would be just as proper to lie down on the green and cry when you make a bogey." -J. C. Snead

WOMENS CLUB

The Womens Club Luncheon will be held on February 8, 1996, at 12:30 pm in the multi-purpose room. The program will be a fashion show presented by The Carved Horse of San Juan Capistrano.

All Niguel Shores women are invited to come. Please call Mary Williams, 248-7164, for reservations if you have not been contacted.

Craft class will meet on February 1 at 10 am.

A Board meeting will be held on February 1 at 4 pm.



PAGE TURNERS

Peggy Bucci was the guest speaker at the January meeting of the Page Turners. Her personal observations of her Nobel Prize-winning cousin, Richard Feynman, the subject of our book for that month, "Surely You're Joking, Mr. Feynman", were most interesting and informative. As a youth, the family sometimes found this future physicist more exasperating than "genius". However, as a member of the committee, Feynman's minority report on the space shuttle disaster committee regarding the O rings really endeared him to Peggy.

The next book to be reviewed is "Stones from the River" by Ursula Hegi. The 10:30 meeting will be at Wanda Bunker's house, 23881 Coral Bay. Call Betty Dickerhoff, 240-8298, with any questions.



WOMENS GOLF

Our new President, Gretchen Letson-Rask, began the new year by presenting Lydia Reeve with a special award for her three years' service in office as past President. The award, a lucite sailboat, was highly appropriate because nothing appeals to Lydia more than cruising on blue water.

Next Fun-Day, Monday, February 12, will be held at Aliso Creek. Sign-in time is 8 am. Captain is Margaret Banerian (661-5307). Brown bag luncheon and meeting following golf will be at Niguel Shores recreation center. Hostess is Sharon Becraft (248-5191). Anyone who has not signed up for lunch and/or golf should confirm with Margaret and Sharon.

Regular playing days for the group are Mondays and Fridays. Monday's captain is Bernice Zeigner (496-2246). Friday's captain is Sharon Becraft (248-5191). Be sure to call them a week in advance if you would like to participate. All Niguel Shores residents are invited to join us, regardless of skill level.

FUN-DAY AWARD - DECEMBER

- Low Gross -- Lavonne Borland
- Low Net -- Lee Sweeney
- Low Putts -- Joan Beyer
- Longest Drive -- Sharon Becraft
- Closest-to-the-Pin On #6 -- Alice Freundlich
- Closest-to-the-Pin On #8 -- Rose Marie Lawson
- Birdie -- Lee Sweeney

WEDNESDAY NOON BRIDGE

Our regular Wednesday Afternoon Bridge meets at 11:50 am. It is a friendly and most agreeable group and it would be appreciated if you signed up as early as possible, or if not, please phone us so proper arrangements can be worked out. We finish at approximately 3:15 pm.

For the month of February, Wilma O'Keefe will be in charge. Please call her at 493-6319. Winners are:

- | | | |
|--------|-----|------------------|
| Dec 20 | 1st | - Joan Sullivan |
| | 2nd | - Wilma O'Keefe |
| Dec 27 | 1st | - Doris Kelman |
| | 2nd | - Yetta Robbins |
| Jan 3 | 1st | - Frieda Baskin |
| | 2nd | - Evelyn Kitzman |



COUPLES BRIDGE

All interested residents are invited to play at the Couples Bridge sessions which are held on the first and third Fridays of each month beginning at 7:15 pm. in the Multi-Purpose Room. Call Gordon or Nina Furth at 661-3683 for a reservation.

Nick and Mary Martin were hosts on January 5. There was no bridge in December. The winners on November 17 were:

- | | | |
|-----|---|-------------------------|
| 1st | - | Gordon & Nina Furth |
| 2nd | - | Doug and Helen Campbell |

Dates for this month are February 2 and February 16.

NEIGHBORHOOD EXCHANGE

**DANA NIGUEL LIBRARY -
CALENDAR OF EVENTS FOR
FEBRUARY**

Readers Theatre

February 14 - "Valentine's Day"
7 pm. Free Admission

Tax Counseling For Elderly

Mondays, February 5 and 26
1 - 4 pm. Free help.
Call Library for an appointment.

Free Tax Help Provided By VITA

Tuesdays, February 6, 13, 20, 27
6 - 8:30 pm.
Call Library for an appointment.

Children's Programs

Storytime
Wednesdays, February 7, 14, 21 at
11:00 a.m.

Pajama Storytime
Monday, February 26 at 7 pm.

The Dana Niguel Library is located at
33841 Niguel Road in Monarch Beach
at the Pacific Coast Highway. For
more information on Library activities
and services, please call (714) 496-5517.

Items for Seashore News Ads must be submitted by the
19th of the month together with a check payable to NSCA.
(\$3 for a maximum of 30 words.) Advertisers must fill out
a form available at the Association office.

Neither NSCA nor Seashore News assumes responsibility
or liability for quality of goods advertised.

FOR SALE: Niguel Shores Terrace, one-level,
remodeled, 3 bedrooms, 2 baths, shutters,
skylights, mirrored closet doors, new kitchen
and baths. Lovely yard, backs up to greenbelt.
Call June at 496-8800.

WANTED: Niguel Shores/San Marino family
needs three or four bedroom home for July
and/or August 1996. Clean, quiet, non-smokers.
Will commit early. Please call (818) 795-9155.

FOR SALE: Skis, poles, boots. Skis Equipe
180's (71"), bindings Tyrolia, paid \$190, sale \$69.
Boots, Caber Rally's, size 10 1/2 - 12, paid
\$119.99, sale \$25 - used three times. Call Norm
at 489-8476.

FOR RENT: Beach side PCH, front row, 3
bedrooms, 2 baths, ocean view from living
room, large den, kitchen, master bedroom, large
yard, gardener, available March 1. For
appointment call Maryestel White, (901) 754-
4012 or Joy Cuda, (714) 498-0765.

FOR SALE/LEASE: Ocean view townhome,
two master bedrooms plus dens, formal dining
room, 1620 s.f., on one floor, extensive remodel,
french doors, fireplace, huge kitchen. Sale
\$348,000, lease \$1600/month. Call (619) 436-
0823.

FOR RENT: 30-day rental - Niguel Shores.
Ocean view townhouse, fully furnished, three
bedrooms, contemporary decor, washer/dryer,
dishwasher, fireplace, outdoor grill on protected
lanai, two-car, patio with rose garden. Call (907)
276-4502.

**AFTER-SCHOOL
ACTIVITY PROGRAM**

* * * *

Monday - Friday
3:30 - 5:30 pm

Recreation Director - Rocky Brown

NSCA DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
(714) 493-0122 Fax (714) 831-0116

BOARD OF DIRECTORS

George Williams	President
Sid Kahn	1st Vice-President
Don Beaver	2nd Vice-President
Dave Lewis	Secretary
Don Ellis	Chief Financial Officer

STAFF

Rob Cochrane, CCAM, PCAM	General Manager
Ivy Hsia	Controller
Jeanette Federico	Adm. Assistant
Shirley LaBonte	Receptionist
Ed Manriquez	Maintenance Supervisor

NSCA COMMITTEES

Architectural Control
Communication
Finance
Landscape
Maintenance
Nomination
Recreation
Traffic & Safety
Tree View Blockage

CHAIRPERSONS

George Williams
John Dickerhoff
Grover Brown
Bob Theel
Rick Foth
Don Ellis
Marian Pearl
Pat Long
Carroll Cox

MEETINGS

1st & 3rd Thursday
See Calendar
See Calendar
3:00 pm, 2nd Monday
9:30 am, 2nd Monday
Contact Committee
2:00 pm, 2nd Wednesday
10:00 am, 1st Monday
1:00 pm, 2nd & 4th Monday

OTHER ORGANIZATIONS

Sea Terrace Townhomes Assoc. I
Bob Scott, President
Bill Henderson, 1st Vice-Pres.
Dick Johns, 2nd Vice-Pres.
Margaret Brugger, Treasurer
Mary White, Secretary

Sea Terrace Townhomes Assoc. II
Bob Sewell, President
Gene Virgin, 1st Vice-Pres.
Gary Mitchell, 2nd Vice-Pres./Secretary
Myron Miller, 3rd Vice-Pres.
Paul Nicholls, Treasurer

Womens Club
Terry Scott, President

Mens Club
Dick Luedeke, President

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.

Editor in Chief - John Dickerhoff
Editorial Staff - Communication Committee
Word Processing - Jeanette Federico
Layout - Betty Dickerhoff
Collating - Shirley Smith
Distribution - Dale Smith

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.

Contributions from NSCA committees, NSCA member organizations and individual members are welcomed. Submission due before 7 pm on the 19th of the month.

(02-01-96)

2301 Accounts Unpaid for 30 Days (02-02-94)

Members, whose accounts have a balance outstanding for more than 30 days, are assessed a late charge of 10% or \$10.00, whichever is greater, plus interest figured at 10% per year. The mailed quarterly assessment payment must be canceled by the U.S. Post Office by the 30th day of the month due. If not, then the late charge and interest will be assessed. Reminder billings, with the late charge and interest due, are sent by the NSCA office staff.

2302 Accounts Unpaid for 60 Days (10-05-88)

Members, whose accounts are 60 days delinquent, are noticed by certified mail that if payment in full is not received within 15 days, a lien will be filed against the property.

2303 Accounts Unpaid for 75 Days (10-05-88)

Members, with delinquent accounts of 75 days, are liened. Members are assessed a charge for lien filing and administrative costs (minimum charge \$50.00).

2304 Accounts Unpaid for 90 Days (10-05-88)


Members, whose accounts are 90 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 90 Days (01-17-96)

A member's account that is 90 days delinquent, is referred to the Association's attorney for collection action, which includes filing a Notice of Default. The member is assessed a minimum charge of \$450 for related attorney fees.

2306 Accounts Unpaid for 120 Days (02-01-85)

Failure to cure a delinquency of more than 120 days may result in foreclosure proceedings against the property.



(02-01-96)

**2712 Administrative Fees (12-06-95)**

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

A. Administrative

- | | |
|--|---------------------------------------|
| 1. Transfer fee (includes documents) | \$100 |
| 2. Providing copy of CC&Rs, ByLaws and Articles (documents only) | \$50 |
| 3. Refinance Fee (includes documents) | \$75 |
| 4. Refinance Fee (no documents) | \$25 |
| 5. Supplemental CC&Rs Package | \$40 |
| 6. Delinquent Account Collection | |
| a. Preparation of Liens and Releases | \$50
plus recording fee |
| b. Attorney Fees | As charged |
| c. Foreclosure Costs | All costs including
attorney fees. |

2713 Architectural Fees (See Rule 3181)**2714 Gate Access Deposits and Fees (10-30-95)**

- | | |
|---|------------------|
| A. Owners. If Board of Directors authorizes extra key card, deposit per card is refundable upon return of key card. | \$50 |
| B. Tenants. Gate Access Package (1 key card, 1 decal), \$40 refundable upon return of BOTH items. | \$50 |
| C. Lost or stolen key cards, passes, decals requiring reissuance. Non-refundable FEE | \$25 |
| D. Escrow withholding deposit refundable upon return of key card and decal. | \$25
per item |
| E. Guest Parking permit - Villas & Sea Terrace II.
(The first two are issued without deposit.) | |
| 1. Owners, refundable on return (per permit). | \$50 |
| 2. Tenants, refundable on return (per permit) | \$50 |

(02-01-96)

2715 Tenancy Fee (10-30-95)

Beginning January 2, 1996, a tenancy fee of \$25.00 will be charged for each new tenancy registration or change of tenancy in any member's unit payable by the property owner. 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 fee/deposit charged for each gate access package (one car decal and one key card per vehicle) issued to a tenant.

February 1996

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
4	5 STREET SWEEPING 10:00 Traffic & Safety Comm. 7:00 Line Dancing Class - MPR	6 8:15 Mens Club Breakfast	7 9:00 Fitness Class 9:00 NSCA Board Meeting 11:50 Noon Bridge	8 8:00 Ladies Day Tennis 12:30 Womens Club Luncheon	9 Womens Golf 9:00 Fitness Class 7:30 MOVIE NIGHT	10
11	12 Womens Golf Fun-Day 9:00 Fitness Class 9:30 Maint. Comm. 1:00 TVB Comm. 3:00 Landl. Comm. 7:00 Line Dancing Class - MPR	13 Mens Club Golf 7:30 Dan Aldrich Memorial Lecture - MPR	14 Valentine's Day 9:00 Fitness Class 11:50 Noon Bridge 2:00 Recreation Comm.	15 H.O. Comment Due re: Entry into Comm. Center 8:00 Ladies Day Tennis 10:00 Womens Club TTO 1:00 Arch. Comm.	16 Womens Golf 9:00 Fitness Class 7:15 Couples Bridge	17 FESTIVAL OF WHALES PARADE
18 6:00 POTLUCK	19 Womens Golf 9:00 Fitness Class 10:30 Page Turners 3:00 SSN Deadline 7:00 Line Dancing Class - MPR	20 8:15 Mens Club Breakfast 7:00 ST II Annual Meeting - MPR	21 Trash Pickup - Villas/STII 9:00 Fitness Class 11:50 Noon Bridge 1:30 Communication Comm. 5:30 NSCA Board Meeting 7:30 NSCA BD. Meeting-MPR	22 8:00 Ladies Day Tennis	23 Womens Golf Trash Pickup 9:00 Fitness Class	24
25	26 Womens Golf 9:00 Fitness Class 1:00 TVB Comm. 7:00 Line Dancing Class - MPR	27 Mens Club Golf	28 9:00 Fitness Class 11:50 Noon Bridge 7:30 Spec. Meeting re:City Council Recall/EI Toro Base	29 8:00 Ladies Day Tennis		

January

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

March

S	M	T	W	T	F	S
	3	4	5	6	7	8
	10	11	12	13	14	15
	17	18	19	20	21	22
	24	25	26	27	28	29
	31					