



THE SEASHORE NEWS

Volume I

March, 1974

Number 4

"From the Helm", by John Sauer, President-Board of Directors

First of all I would like to remind all of you that the next scheduled "Open Forum" meeting for all homeowners will be held at the Community Center on Thursday evening, March 7, 1974. This is in keeping with the Board of Directors commitment to have an open meeting each quarter.

I'm sorry there have not been better communications between the Board and all homeowners during the last couple of months. We have been busy working out the details for a presentation to you of the full turnover of the Association from Avco to our own management company. This has now been accomplished, and Professional Community Management Co. (P.C.M.) of Newport Beach is now in full control of the day-to-day operations of the Association. All records and funds are in their hands, and as our agents, they are our daily watchdogs.

As a result of the turnover, Mr. Bill Misner has now been appointed by P.C.M. as Resident Manager. His former recreation duties have been assumed by Steve Sonies. Our heartiest congratulations to both men. We are confident that they will continue to do a fine job.

In our dealings with Avco regarding the turnover of the Association, we found several items of importance requiring negotiation.

"From the Helm"
(Continued)

To properly provide the Association with competent independent legal assistance, the Board has appointed Mr. Ralph Morgan, of the law firm of Bowie & Morgan, to represent us. Most of the legal negotiations are now complete, and full disclosure of all details will be made to all of you as required by the Department of Real Estate. This information should be forthcoming within the next 3 to 4 weeks. I am asking Mr. Morgan to give a report at the "Open Forum".

The audit report for the year ending December 31, 1973, is almost complete. The final work is contingent upon the findings of the Department of Real Estate as outlined in the above paragraph. As soon as it is available, a copy will be mailed to each of you.

The final budget for 1974 is being drafted and will be printed in the newsletter as soon as it is approved. We will then put into action the various committee recommendations included in this year's budget.

We are still in need of volunteers to serve on the Maintenance and Architectural Review Committees. If you are interested in helping on these, or any other committee, PLEASE leave your name with Bill Misner and he will put the proper people in touch with you.

Please remember that your Board is interested in knowing your desires, comments, etc. The office at the Community Center is our office, and Mr. Misner is our Resident Manager. He will be happy to collect your comments and pass them on to your Board.

See you at 7:30PM on March 7th!

John B. Sauer
President

If you see any acts of vandalism occurring in the community (such as tampering with the mailbox, speeding in the streets, breaking the glass in the lanterns, etc.) PLEASE CALL THE COMMUNITY CENTER OFFICE at 493-0122. If you can't reach anyone at the office call the guards at the gates: Shores, 496-5915 and Sea Terrace, 496-6301. We're going to get 'em!!!

A couple of important numbers to remember: Orange County Sheriff, 1-834-3000 and Orange County Fire Rescue, 1-538-3501.

ZONING COMMITTEE NEWS

Approximately 200 residents attended the January 29th meeting of the Zoning Committee at the Community Center when AVCO Community Developers presented their revised plan for the golf course and county beach area (Tracts 7479 and 7885) which reflected the following key changes:

1. Reduced densities on both tracts.
2. Removal of 2 major commercial centers from the Coast Highway to inland positions.
3. Increased golf course acreage, and addition of public park area along the Coast Highway adjacent to the golf course.
4. A resort hotel (270 units) on the southern bluff of the Coastal tract, surrounded by public park area.

A recommendation was made that those attending the meeting approve the plans, provided that the height of the motel and the homes on the pads adjacent to the Coast Highway be limited to two stories or the height of the Shores homes, whichever is lower. This resolution passed, but those in attendance expressed concerns, in addition to height limits, of architectural design (potential monotony of 2800 units in limited areas) and the use of the southeast and northwest corners of Niguel Road and the Pacific Coast Highway, both of which are zoned commercial.

This new plan must be approved at the county level after public hearing, and will then be heard for permits at the South Coast Regional Conservations Commission empowered by Proposition 20, the Coastal initiative. The community will be notified of the dates of these hearings when they are set.

For those who were concerned that there would not be shopping area facilities available since their removal from the Coast Highway on ACD's plan, a neighborhood center was included in the new plan to be located on the corner of Niguel Road and Stonehill Road. This center will be readily accessible to the entire community.

Also included at the meeting was a report on the status of road development surrounding Association property. Decisions are being made at the county level regarding the completion and/or improvement of Selva Road which will funnel all traffic from Del Obispo Road through Dana Point directly through our community when its final tract is completed. Now is the time to inform the county of our concerns for the safety of our children and ourselves.

If you wish to have your name added to our telephone chain through which we communicate reminders of meetings and other pertinent information about development in the areas surrounding our community, please call Hope Luedeke at 496-5471.

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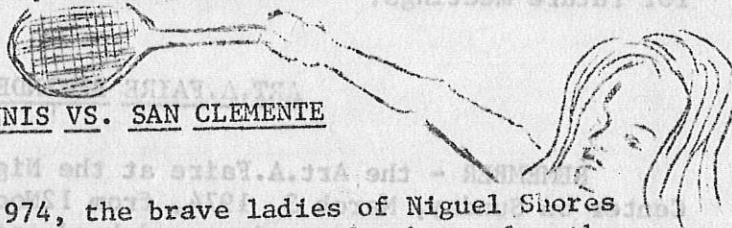
PLEASE REMOVE AND POST ON YOUR BULLETIN BOARD:

2	1	7-9PM-Game Night	1	2	3	2
<p>7 9:30-12:30 Ladies Tennis 11-1-Ladies Bridge 1-4-Coffee Clatch 3 - Cooking Class 3:30-Big Splash Day 7:30PM-Open Board Meeting</p>	<p>6 10AM & 2PM- Needlepoint Classes 11-Aquabatics 3 - Volleyball 3:30 - After Sch. Recreation</p>	<p>5 7AM-7PM-Election Day</p>	<p>4 9AM-Ladies Tennis Niguel Shores vs. San Clemente 11-Slim 'N' Trim 3 - Volleyball 3:30-After Sch. Recreation 7PM - Spanish</p>	<p>3 Art.A.Faire Noon - Dusk</p>	<p>8 7-9PM - Game Night</p>	<p>9 8-9:30AM Men's Tennis Lesson</p>
<p>14 9:30-12:30 Ladies Tennis 10AM-Men's Club 11-1-Ladies Bridge 1-4-Coffee Clatch 3 - Cooking Class 3:30-Big Splash Day</p>	<p>13 10AM & 2PM - Needlepoint Classes 11 - Aquabatics 3 - Volleyball 3:30 - After Sch. Recreation</p>	<p>12</p>	<p>11 11-Slim 'N' Trim 3 - Volleyball 3:30-After Sch. Recreation 7PM - Spanish</p>	<p>10 Square Dance Potluck</p>	<p>15 7-9PM - Game Night</p>	<p>16 8-9:30AM Men's Tennis Lesson St. Patrick's Day Dance</p>
<p>21 9:30-12:30 Ladies Tennis 11-1-Ladies Bridge 1-4-Coffee Clatch 3 - Cooking Class 3:30-Big Splash Day</p>	<p>20 10AM & 2PM - Needlepoint Classes 11 - Aquabatics 3 - Volleyball 3:30 - After Sch. Recreation</p>	<p>19 3:30-After Sch. Recreation-Big Splash Day</p>	<p>18 11-Slim 'N' Trim 3 - Volleyball 3:30-After Sch. Recreation 7PM - Spanish</p>	<p>17 24 Mixed Doubles Tennis & Social</p>	<p>22 7-9PM - Game Night</p>	<p>23 8-9:30AM Men's Tennis Lessons Mixed Doubles Tennis Social</p>
<p>28 9:30-12:30 - Ladies Tennis 11-1-Ladies Bridge 1-4-Coffee Clatch 3:30-Big Splash Day</p>	<p>27 10AM & 2PM - Needlepoint Classes 11 - Aquabatics 3 - Volleyball 3:30 - After Sch. Recreation</p>	<p>26 3:30-After Sch. Recreation-Big Splash Day</p>	<p>25 11-Slim 'N' Trim 3 - Volleyball 3:30-After Sch. Recreation 7PM - Spanish</p>	<p>24 Mixed Doubles Tennis & Social</p>	<p>29 7-9PM - Game Night</p>	<p>30 8-9:30AM Men's Tennis Lesson</p>

RECREATION NEWS

NEEDLEPOINT

A five week course in Needlepoint will be offered at the Community Center starting Wednesday, March 6, 1974. The course will be taught by Sally Bruce, an instructor with "Needleworks" of Newport Beach. Classes are being offered at 10AM and 2PM on Wednesdays. All supplies needed for the course will be included as part of the \$35 fee. Anyone interested in the classes is encouraged to attend a free needlepoint demonstration by Mrs. Bruce on Thursday, February 28, 1974, at 1:30PM at the Community Center. You can enroll in the class by calling 493-0122.



LADIES TENNIS VS. SAN CLEMENTE

On Monday, March 4, 1974, the brave ladies of Niguel Shores will pack up their tennis equipment and venture forth to play the San Clemente Ladies Club. Four doubles matches will be played with emphasis on social tennis - lunch will follow. All ladies interested in playing in future matches with other clubs are encouraged to call the Community Center office at 493-0122.

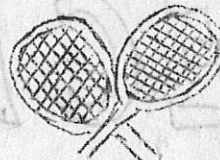
GIRLS - BE GRACEFUL!

Georgine Geer has had an excellent turnout of girls ages 3 to 5 for Ballet and everyone has been pleased with the results. However, we now need more girls ages 8 to 10 to participate in the class for the older girls. You'll really have a lot of fun, girls, and your parents will be delighted with your newly developed poise and grace. The class meets on Saturday mornings from 10AM to 12Noon, and the fee is \$10.00 per student per month.

Big Splash Day - Beginning March 19th, it will meet every Tuesday and Thursday afternoons.

HOUSE FOR SALE - 2½ baths, family room, dining room, 4 bedrooms with ocean view. Sea Terrace - reasonably priced for immediate purchase. Phone 493-8227.

MIXED DOUBLES TENNIS AND SOCIAL



A Hat Draw Mixed Doubles Tennis Tournament will be held on Saturday and Sunday, March 23rd and 24th. The highlight of the tournament will be a social held immediately following the Sunday matches. There will be a \$3.00 per person charge for this activity which will include both playing in the tournament and attending the social. Enroll at the Community Center office, or call 493-0122. The deadline for entering the tournament is the evening of March 20, 1974.

MEN'S CLUB

A Men's Club formation meeting will be held on Thursday morning, March 14, 1974, at 10AM. The meeting will be hosted by the Ladies Coffee Clatch Club with coffee cake and coffee being served by the ladies. At this time we will make plans for future meetings.

ART.A.FAIRE REMINDER

REMEMBER - the Art.A.Faire at the Niguel Shores Community Center on Sunday, March 3, 1974, from 12Noon to 6PM. Pottery, jewelry, paintings, terrariums and hand painted china will be exhibited and sold by our local artists. This is just the opportunity you've been looking for to pick up a nice work of art.

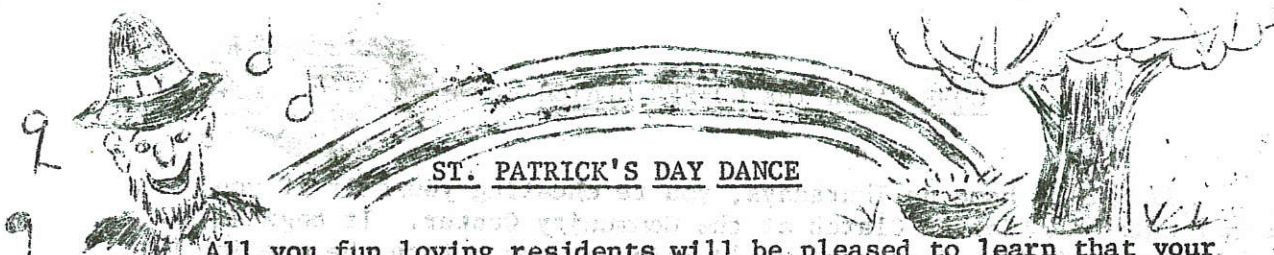


WELL MANERED DOGS ARE GOOD NEIGHBORS!

We enthusiastically announce that Bill Lindsey will again be teaching another Dog Obedience Class here at the Niguel Shores Community. It will be the last class of the year so COME AND SIGN UP NOW! The class will begin on Saturday, April 13, 1974, from 4:00PM to 5:00PM. The cost is \$25.00 per dog and the class lasts ten weeks. If you would like to be better informed of what this is all about, come and observe one of the classes now in progress on Saturdays from 4:00PM to 5:00PM at the Shores beach parking lot - you'll undoubtedly be convinced that you'll want your pooch to be polite!

WE REPEAT!! - Hours of operation at the Community Center are now 9:00AM to 9:00PM as of March 1, 1974.

Laguna Niguel Tee Shirts now on sale at the Community Center office at \$2.50/ea. A wide range of sizes is available.



ST. PATRICK'S DAY DANCE

All you fun loving residents will be pleased to learn that your Social Committee has planned another "biggy" for the month of March. On March 16, 1974, there will be a St. Patrick's Day Dance at the Community Center from 9PM to 1AM. There will be a three-piece band to lift your spirits as well as a bar (serving green drinks for all you leprechauns) and hors d'oeuvres. Tickets will go on sale on Sunday, March 3, 1974, and they will be \$3.50 per person. The tickets will be sold on a first-come-first-serve basis, and since the party will be limited to 120 people, you'd better hurry on down and get your tickets at the Community Center office from 9AM to 6PM starting Sunday, March 3rd.

MEN'S WEEKEND TENNIS SESSIONS



Beginning Saturday, March 9, 1974, at 8AM, Men's Tennis Sessions will be offered at the Community Center. Dick Butterworth, former tennis pro, will instruct the class. Cost of the class will be \$10 for four (4) one and one-half hour lessons. Sign up at the Community Center by calling 493-0122.

LET'S CONSIDER OUR NEIGHBORS - LEASH YOUR DOG!

We have heard several remarks by residents that there are many dogs in this community that are allowed to "run wild" particularly at the beach and are never leashed. We would all enjoy your animal much more if he or she is put on a leash when in the community and if more supervision is given to their going and coming.

FOR SALE - 2 living room chairs, sky blue, high back at \$50/each. Call Rita Dahlem at 493-6594.

Stereo (Silvertone) Italian Provincial \$125.00. Call Rita Dahlem at 493-6594.

AFTER SCHOOL RECREATION - ARTS AND CRAFTS

On Monday and Wednesday afternoons at 3:30PM, beginning March 11, Arts and Crafts will be offered to children six years old (or in the first grade) and up for 25¢ per child per session. A new resident, Louise Juteau, has agreed to teach the class and we are extremely grateful to her. Let's show our appreciation by a good turnout on March 11th!

COME CATCH THE COFFEE CLATCH



If you're home on Thursdays, you're cheating yourself if you don't catch the Coffee Clatch at the Community Center. It begins at 11AM with bridge for those who'd enjoy a game before the meeting at 1PM. You'll find congeniality, friendship and interesting people who are involved in many things.

Marilyn Caldwell gave two FREE lessons in macrame on February 7th and 14th which had the group enthusiastically knotting exotic flower pot hangers and purses. Everyone provided their own materials and Marilyn provided the know-how and neighborly patience and kindness as well as a sample of her work which was raffled off for a quarter a chance. Marion Peal was the lucky winner and the proceeds went to the Coffee Clatch Sunshine Fund.

In January Ramona Barrett of Malin's Florist gave a floral arranging demonstration and one of the lovely arrangements was won by Roberta Battersby. On January 31st, Betty Robeson of San Diego Gas and Electric demonstrated "Cooking In The Energy Crisis", and the delicious casserole she prepared was won and taken home by Mary Burling.

So you see, if you're not coming down on Thursdays, you're missing opportunities to make friends, have fun, learn interesting skills and win goodies. Usually we bring our own sandwiches (coffee is provided by the Center) and once a month we visit a restaurant for a change-of-pace luncheon. On February 21st, 23 ladies enjoyed lunch at the Margarita Inn in Capistrano Beach.

Plans for March are as follows:

- March 7th - Easter home decorating demonstration
- March 14th - Host Men's Club
Paint windows for St. Patrick's Day
- March 21st - Lunch at the Crown House - fashion show
- March 28th - Pottery Demonstration

DO-SI-DO POTLUCK

Come to the Community Center on Sunday, March 10, 1974, at 5PM to do some square dancing and enjoy a potluck supper. Seating in the Multi-Purpose Room will be limited to 100, so it will be necessary to call the office at 493-0122 by Friday, March 8th, to make reservations. When you call we will ask whether you are bringing a casserole, salad or dessert (a serving for eight is suggested) and we will make note of this so everyone doesn't bring the same thing. A professional square dance group will be on hand to give a demonstration and call at 6:30PM after which there will be square dancing for all in attendance. Come down, eat supper and dance!