

seashore news



Published monthly by the Niguel Shores Community Association

MARCH 1989



FROM THE HELM

With the start of the repair of the seawall along our beach last week, at long last, the Association has during the past year concluded several major projects that enhance the quality and character of our community.

The swimming pool was repaired, and a new fence will be installed around the pool area in the next few weeks. A cover for the pool was purchased, and its installation already has reduced the cost of heating the pool.

Tennis courts 1 and 2 were enlarged to permit the installation of a fence between the two courts; fencing around all courts was repaired, and new lumite background screening was provided.

The new stairway leading from Abalone Drive down the slope to Niguel Shores Drive has been completed, and landscaping of the stairway and slope has commenced.

Resurfacing of cracked and raised asphalt pathways in the community will begin shortly, as will repair of concrete walks and drives located in the Association's common area.

As each of the foregoing projects is completed, the quality of the physical facilities and landscape of our community improves. Such improvement, however, makes more apparent the impact of vandalism on the care and maintenance of our community.

Several letters have appeared during the past year in the SEASHORE NEWS describing damage and destruction of our Association property due to vandalism, and appeals have been made to members of the Association for help in reducing it.

I wish to thank those members of the Association who have issued the appeal through their letters and those who have offered suggestions on how better to control the problem. If we are successful in this regard, the cost of repair and maintenance of Association property can be substantially reduced. Such savings should be reflected in the operating budget of the Association, on which the annual assessment of our members is based.

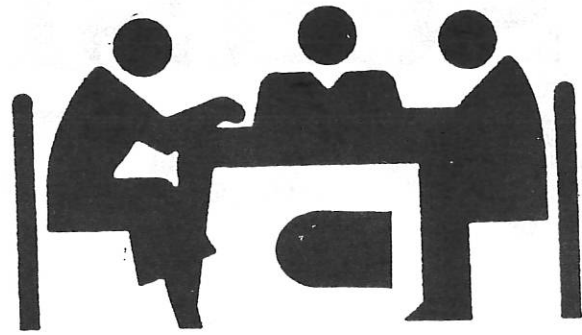
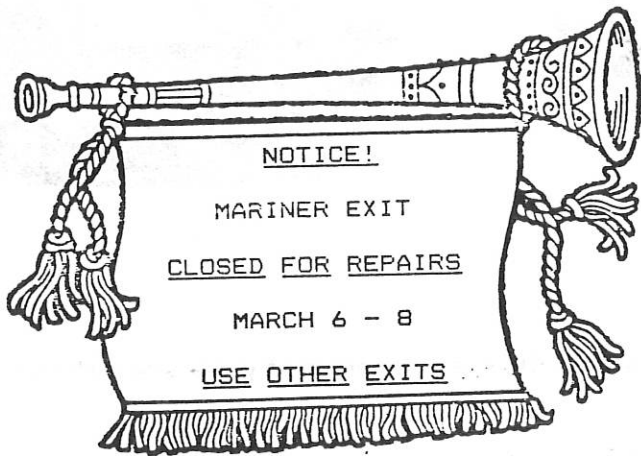
Daniel G. Aldrich
President

OPEN BOARD MEETING

WEDNESDAY, MARCH 15, 1989

8:00PM

MAR 89



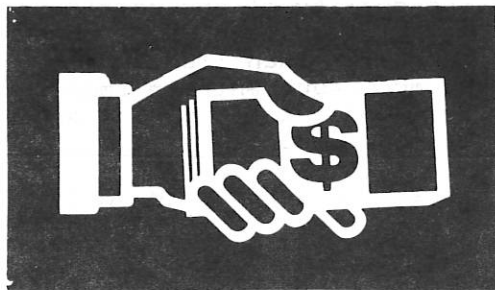
CANDIDATES FOR THE BOARD

It is with a sense of profound gratification that the Nominating Committee announces it has received acceptances from four homeowners volunteering to run as candidates for the forthcoming election to fill two openings on the Board of Directors.

While it cannot endorse any or all of these candidates until they are officially accepted as such by the current Board, the Nominating Committee wishes to express its sincere appreciation to these civic minded volunteers who are offering to run for the most important offices in this community.

The candidates are, in alphabetical order: Jack Broering, Lynn Dawson, Ron Lackey, and Dick Luedeke. The candidates will appear at the April 16 Open Board Meeting to introduce themselves to all attending.

If at this time anyone else is interested in volunteering his/her service to the community by running for the Board, please contact Joe Lewis at 496-9288 immediately!



VANDALISM COSTS EVERYONE!

During the months of January and February your Association suffered several acts of vandalism and was forced to spend \$850 to make repairs.

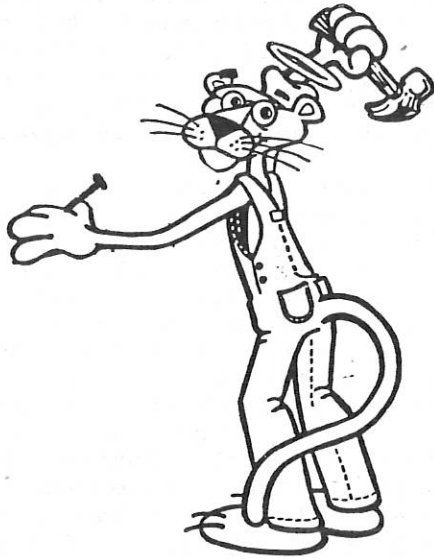
Vandalism costs money--money paid by each member of Niguel Shores Community Association in the form of assessments. Help us stop vandalism! The Association offers a reward for persons who provide information leading to the arrest and conviction of anyone who vandalises and/or willfully destroys or damages Association property. Such information should lead to the apprehension of persons who make full restitution for damages. (NSCA Rule #9401.)

Administrative Office



Sorry!

A mechanical breakdown of the computer that processes articles for the Seashore News caused this issue to be late.



IMPORTANT

Any exterior changes on your property must be submitted to the Architectural Control Committee for approval. This includes:

Room extensions or additions, including turning atriums into rooms.

Walls or fences, unless replacing existing with exactly the same.

Patio paving (brick, tile, etc.). The reason is to ensure proper drainage, and the drainage must be shown on the submittal plans.

Reroofing, if there is a change from the original roofing material.

All exterior painting, even if repainting the same color. This regulation was recently changed because with the passage of time, newer homeowners do not know the original color and some homes have been changed in color without approval.

Be sure to check the current Architectural Regulations and Guidelines when planning any exterior changes to your property, and be sure to pick up a checklist at the Niguel Shores office.

Lee Richards, Chairman
Architectural Control Committee

VOICE OF THE PEOPLE

Letters are limited to 200 words, typed if possible. Handwritten copy must be neat and legible. Include name, address and phone number of writer. If short of space, we may ask writers to condense their letters. Please see NSCA Rules #5221, 2, 3, and 4 for detailed information and restrictions. The Seashore News assumes no responsibility for the content of any letter. We would like to hear from you.



Thanks to Russ Paslaqua and our neighbors who salvage their newspapers. This community has taken in about \$62,000 in cash by salvaging over 2,000 tons of newspapers over the last 11 years. This money has benefited this community, but the real savings is in the close to 38,000 trees that have been saved through recycling. I only wish that those neighbors who are throwing out their papers would join in this effort. We could at least double these figures. Some of our residents even have their friends outside the community save papers for us, while we still have a large number of residents who throw them in the trash.

When we moved into Niguel Shores fifteen years ago the air quality index was very low. Recently we have had several days when the index reached well into the unhealthy range. Saving trees alone will only help in a very small way, but it does help, and as citizens of this country we must realize that the time has come to take any steps, no matter how small, for conservation and to save the environment.

Sincerely,
Raymond J. Goodhart



WOMENS CLUB NOTES

John Bulleit, long-time resident of Niguel Shores, will be the guest speaker at the Womens Club Luncheon on Thursday, March 2nd, at 12:30 at the Community Center. From his extensive travels Mr. Bulleit will speak and show slides of "The Obelisk of Egypt".

TTO will not be "out", but "in" Niguel Shores in March. Some of the residents will open their homes, and members of the Womens Club are invited on a guided tour. Meet at the Community Center at 9:30 a.m. on Thursday, March 16th for coffee and rolls and then begin the tour. No guests are invited, only members of the Womens Club. Sign up at the March luncheon or call Dottie Foth at 496-9561. Make reservations early because only a limited number of members can be invited. There will be a charge of \$3.

Craft Class meets at 10:00 a.m. on Thursday, March 9th at the Community Center.

Hats off and cheers to Barbara Crist and her committee for the enjoyable Fashion Show. Also, thanks to Anna Jo Phares for providing the music, and to the participants for digging into their closets for outfits, pressing and cleaning them to present a fun and entertaining program.

Looking ahead to April TTO, Bernice Zeigner is planning a bus trip to the Gene Autry Museum in Los Angeles. Call Bernice for more information at 496-2246.



MENS CLUB

1989 officers were installed at the January 7 meeting. President Dick MacNair announced the following as chairmen for the year:

Golf - Don Lutz

Golf Assistants:

George Keller (course selections)

Bill Merrithew (handicaps)

Gene Lachel (memberships)

Telephone - Colby Thompson

Sunshine Committee - Fred Kohler

On February 21 Mr. Michael Vaughn, account executive with Merrill Lynch, and Mr. Edw. Alebest, a lawyer with the same firm, spoke on the items that must be a part of any "Living Trust" in order to achieve maximum financial security. On March 7 members are looking forward to a talk by Dr. Barbara Crist on "What's in a Name."

An overnight to Catalina is scheduled for April 11 and 12. All members are welcome and should contact Lee Writer by March 7.

The Club golf schedule calls for Circle R on March 14 and San Luis Rey on March 28.



NIGUEL SHORES PAPER DRIVE

CASH THEM, DON'T TRASH THEM!
BRING THEM TO THE RECREATION CENTER
PAPER BUILDING ANY DAY OF THE WEEK.



SPRING AGAIN

As San Juan Capistrano welcomes the swallows, Potluck patrons will bethink themselves of flowers and the fresh outlook of spring. Banish all thought of the Ides of March! No gloomy preoccupations will be permitted on Sunday, March 19, as we again gather at our usual meeting place. The cocktail hour is at 6:00, to which you bring your own beverage, followed by the beautiful array of casseroles, salads, and desserts. Please bring your own tableware too.

The gallant bunch in charge of this sensual occasion are:

- | | |
|-------------------------|-------|
| Harriett and Lee Writer | A - G |
| 493-6196 | |
| Lois Salem | H - M |
| 661-6891 | |
| Hazel and Ed Lafler | N - Z |
| 661-9084 | |

Happy hour 6:00 p.m.
Dinner 7:00 p.m.

WEDNESDAY AFTERNOON BRIDGE

WINNERS:

- | | |
|---------|-------------------------|
| Jan 18: | 1st - Adele Shanta |
| | 2nd - Bernie Baskin |
| Jan 25: | 1st - Margaret Costello |
| | 2nd - Mary Brosnan |
| Feb 1: | 1st - Joan Sullivan |
| | 2nd - Bernie Baskin |
| Feb 8: | 1st - Adele Shanta |
| | 2nd - Margaret Costello |
| Feb 15: | 1st - Virginia Piper |
| | 2nd - Margaret Costello |

Please call Maggie Waterman, 855-4749, for March reservations.



WEIGHT WATCHERS

Our newly-formed Weight Watchers group is losing pounds weekly! The success of this group is due to a sound nutritional program, exercise, and especially the support of members, our neighbors. The current 12-week session will end soon. If you want to get a peek at one of the meetings, join us for an Open House cooking demonstration on Thursday, March 16 at 6:00 p.m. at the Rec. Center. Learn some healthy cooking tricks and join in the fun!

Sign-ups for the next 12-week session will be April 6.



COUPLES BRIDGE

Friday Night Bridge dates will be the same in March as they were in February, the first Friday being on the 3rd and the third Friday on the 17th. Our security guards have suggested that we not publish the names of members who will be hosting at specific times, so if you aren't sure of the date for which you volunteered, give me a call to verify your times.

Top honors in February went to Ruth Gardner and Dennis Dangberg, and Dick and Carla MacNair on the 3rd, with the MacNairs also acting as our hosts. It was a race to the finish with the winners edging the second pair by less than 200 points. On the 17th Regina Brevik and Dorothy Ambrose came out ahead, but Don Roberti and partner Dorothy Newcomer made a great showing too. Betty Rolapp and Gina Hancock took care of the chores that evening, serving as gracious hostesses. We all congratulate the winners and thank the chairmen for their efforts.

Mark your calendars now, and let's keep having these big turn-outs.



WOMENS GOLF

Our first alternate FUN-DAY held on Friday took place last month at Casta del Sol, replete with an al fresco luncheon enjoyed by all. Fern Brooks and Joan Pender have organized the next get-away trip to Temecula Creek Inn in April, and a good turn-out is expected. The next FUN-DAY will be held Monday, March 13, at Aliso Creek followed by a brown-bag lunch at the home of Mary Lou Delaney. Call Maggie (855-4749) a week ahead if you plan to be there.

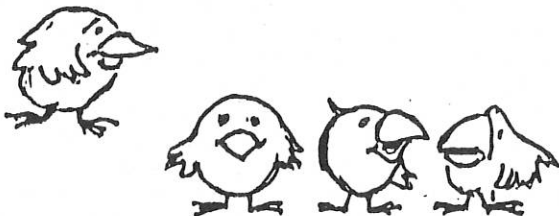
Friday players should call Carol Hollinger (496-8687) a week in advance; and thanks to Carol for handling the mind-boggling logistics of the Friday FUN-DAY, particularly in view of the no-shows who failed to notify in advance. Not cricket, ladies -- not even golf!

Louise Pretzinger has been on the very-ill list. You are missed, Louise. Our best wishes for a speedy recovery and return to the tee.

FUN-DAY AWARDS for February were as follows:

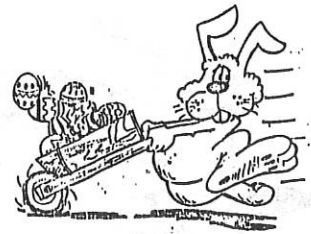
- LOW GROSS - Fern Brooks
- LOW PUTTS - Bea Bonestell
- LOW NET - Mary Lou Delaney
- BIRDIE - Peg Bucci

A special hooray for Carol Hollinger, who performed a 20-foot chip out of a trap and into the hole on #9. Not too shabby, Carol!



NIGUEL SHORES SINGLES...

March 14, 7:00 p.m. - Rec. Center
Irish Potluck -
Margaret Costello - 493-0465
Cards - Lucy Van Elzakker - 496-8565
Reservation deadline is March 10th.



EASTER PARTY

Moms Club is sponsoring the Easter Party to be held at the Rec Center on Saturday, March 25 at 2:00 p.m. Bring a basket or bag for all the goodies!

NEIGHBORHOOD EXCHANGE

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

FOR RENT: Beautiful furnished contemporary Niguel Shores Townhome. Ocean view. Available in February. Call Jean 643-2505.

FOR SALE: Apple II-C computer w/image writer print-out; fl. discs; computer programs (basic) plus comp. paper. All brand new...I won them. Will sell at super-low price. Have no use for them. 493-0467.

BABYSITTER NEEDED: Responsible and loving person to care for 6-week-old infant, Wed. & Thurs. afternoons. (Tues. possible also). 493-3815.

FOR SALE: TEAC reel-to-reel tape deck plus collection of recorded and blank tapes; \$100. 661-1079.

NEW CONDO on golf course in La Quinta, Palm Springs area. Tennis, pool, jacuzzi. 661-6088.

FOR SALE: 1985 VW Quantum, 5-speed stick, good condition. Call 524-6156.

FOR SALE: Fireplace windows with brass frame. Perfect, \$75. 240-2466.

GARAGE NEEDED TO RENT: One or two spots for dead storage of old classic cars. Needed immediately. 496-2893.

FOR SALE: Two mirrored wardrobe sliders, 78"x 36 1/2" each, from Broadmoor home. Call 240-3998.

FOR SALE: ProForm Rowing machine, cost \$290. Nordic Ski Trainer, cost \$148. No reasonable offers refused. 493-2743.

NSCA DIRECTORY

MARCH 1989

BOARD OF DIRECTORS

President.....Dan Aldrich
 First Vice-President.....Phyllis Luengen
 Second Vice-President.....Ed Adams
 Secretary.....Joseph Lewis
 Chief Financial Officer.....Lloyd Somerfield

STAFF

General Manager.....Kim Tate
 Admin. Assistant/Office Manager.....
 Accountant.....Ivy Hsia
 Secretary.....Joy Johnson
 Receptionist.....Shirley LaBonte
 Maintenance Supervisor.....Jose Angulo

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	Lee Richards	1st & 3rd Thursday
Communication	John Dickerhoff	See Calendar
Community Relations.....	Forrest Owen	3rd Wednesday
Finance	Frank Taylor	See Calendar
Landscape	Bob Lothringer	4:00pm, 2nd Monday
Legal	INACTIVE	
Maintenance	Norm Pomeroy	9:30am, 2nd Monday
Nominating	Joseph Lewis	See Calendar
Recreation	Stevie Erkeneff	7:30pm, 1st Tuesday
Traffic & Safety.....	Rick Foth	4:00pm, 3rd Wednesday
Tree View Blockage.....	Carroll Cox	2:00pm, 2nd & 4th Monday

Sea Terrace Townhomes Assoc. I

Sea Terrace Townhomes Assoc. II

Don Beaver, President
 Ron Miller
 Sheila DeKalb
 Craig Fry
 Donna Rosecrans

Maurie VanNostrand, President
 Ralph Brown
 Martin Ullman
 Estelle Kupperman
 Bernard Baskin

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 - Doris Adams
 Word processing - Joy Johnson
 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.

CHANGING THE CC&RS

The Niguel Shores Declaration of Covenants, Conditions, and Restrictions (the CC&Rs) lists many of the duties and responsibilities of the Board and the Members, and defines certain restrictions on their activities. This document was written before the first lot in Niguel Shores was sold (1969) and is considered by some to be out-of-date, verbose, incorrect, incomplete, ambiguous and sometimes oddly silent. The CC&Rs provide that they may be changed if approved by three-fourths membership. Since only about 70% of our members live here, it would be extremely difficult to obtain the 75% approval necessary to improve the document.

However, the CC&Rs do provide that during 1989 they may be changed by a majority approval, rather than 75%. Therefore, in order to determine which changes should be presented to the membership for approval, we are requesting members to indicate their wishes on the attached "straw ballot."

STRAW BALLOT - Circle YES or NO to indicate whether this change should be submitted to the membership for vote. Remove entire page. Return completed ballot to the Administrative office.








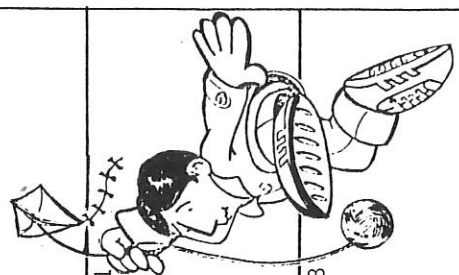



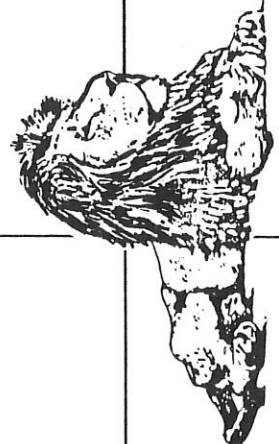
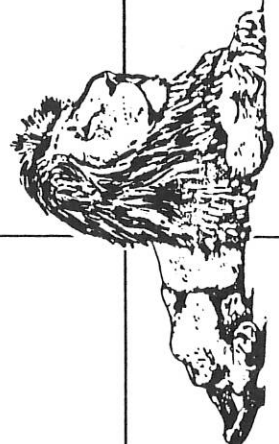
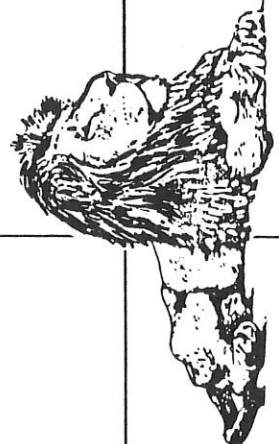
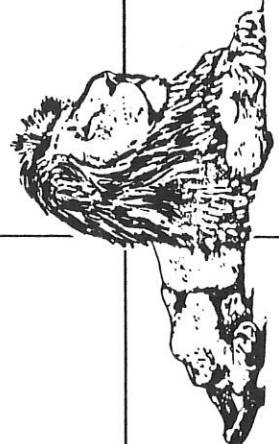
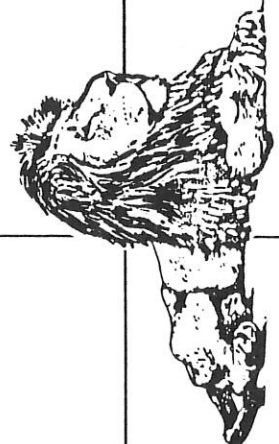
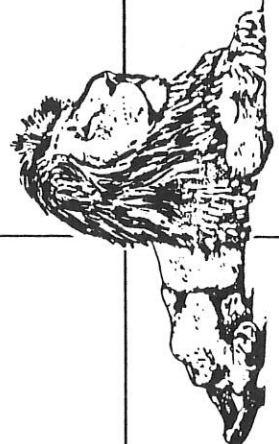
- YES NO 1. CC&R changes should require 60% approval of members.
- YES NO 2. CC&R changes should require majority approval of members.
- YES NO 3. Monetary penalties should be possible for violations of present architecture standards.
- YES NO 4. Monetary penalties should be possible for violations of present restrictions on owner's use of property.
- YES NO 5. A capital improvement itself should require the approval of 2/3 of the members. (Now only a special assessment for a capital improvement requires 2/3 approval.)
- YES NO 6. A capital improvement should require the approval of a majority of the members.
- YES NO 7. Arbitration should be required to settle differences between the Association and its members.
- YES NO 8. References to the rights of the Developer and Prudential should be eliminated from the CC&Rs.
- YES NO 9. Maintenance should be defined as restorative rather than preventative.
- YES NO 10. The Architecture Committee should not be asked to base their approval on "adequacy of structural design and material" but rather on "suitability of design and material."

IF YOU FAVOR OTHER CHANGES, DESCRIBE THEM ON THE OTHER SIDE.

MICHEL SHORES CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

MARCH 1989

19 Palm Sunday Tennis Social 10:00 	20 Womens Golf Aerobics Comm Comm  <i>Val Day of Spring</i>	21 Mens Club Brkfst 8:15 Drawing Class 1-3 	22 Noon Bridge 11:50 OPEN BOARD MTG 8:00	23 Ladies Day Tennis 9-11 Weight Watchers 6:00 	24 Womens Golf Aerobics Good Friday ADMIN. OFFICE CLOSED	25 Moms Club Easter Party 2:00 
12 Womens Golf Aerobics Maint Comm Tree View Comm Lands Comm	13 Womens Golf FUN DAY 9:00 Aerobics 9:30 Tree View Comm 2:00 Lands Comm 4:00	14 Mens Club Golf Hill & Harbor C-2 10-12 Drawing Class 1-3 Singles Group 7:00	15 Noon Bridge 11:50 Traf&Safety Comm 4:00 Comm Rel Comm 4:00 OPEN BOARD MTG 8:00	16 Ladies Day Tennis 9-11 TTO 9:30 Arch Comm by appt Weight Watchers 6:00 Finance Comm 7:30	17 Womens Golf Aerobics Couples Bridge 	18 Womens Golf Aerobics Couples Bridge 7:30 ST. PATRICK'S DAY!
5 Womens Golf Aerobics Bridge Lesson 2:30 CC&R Review Comm 7:30	6 Womens Golf Aerobics Bridge Lesson 2:30 CC&R Review Comm 7:30	7 Paper Slvg Comm 7:30 Mens Club Brkfst 8:15 Hill & Harbor C-2 10-12 Drawing Class 1-3	8 Noon Bridge 11:50 Rec Comm 2:00 	9 Ladies Day Tennis 9-11 Womens Crafts 10-2 Weight Watchers 6:00	10 Womens Golf Aerobics 9:00 Couples Bridge 7:30	11 Womens Golf Aerobics 9:00 Couples Bridge 7:30 
26 Womens Golf Aerobics Tree View Comm 2:00	27 Womens Golf Aerobics Tree View Comm 2:00	28 Mens Club Golf Hill & Harbor C-2 10-12 Drawing Class 1-3	29 Hill & Harbor Srs. 10-12 Noon Bridge 11:50	30 Weight Watchers 6:00 	31 Womens Golf Aerobics 9:00 	
19 	20 	21 	22 	23 	24 	25 