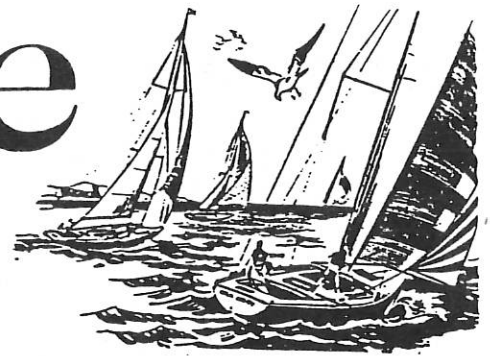


# seashore news



Published monthly by the Niguel Shores Community Association

MARCH 1992

## FEBRUARY BOARD ACTIONS

1. Appointed homeowner Tom Reath as the new chairperson of the Refurbishment Committee.
2. Board confirmed Lydia Reeve, Sid Kahn, Bob Raymer and Phil Magwood as candidates for the Board of Directors.
3. Authorized management to have Converse Consultants review drainage problem on upslope of Breakers Isle.
4. Board approved two (2) covenants for homeowner improvements that encroach on the landscape easement in Sea Terrace I.
5. Appointed homeowner Ken Knight to the Communication Committee.
6. Accepted Architectural Control Committee recommendations to revise Rules 3141 and 3145 (see attachments).
7. Passed retroactive motion to allow the purchase of a tax-free Muni-Bond for a period of 21 months. The funds for this purchase are from the reserves.
8. Denied request to contribute to the repair of a homeowner's fence.
9. Did not accept Maintenance Committee recommendation to remove two view decks located in Sea Terrace I.
10. Accepted Maintenance Committee recommendation to remove tan netting over ping-pong area at Community Center.
11. Accepted resignation of Michael Clements from Architectural Control Committee.
12. Agreed with General Manager's recommendation to use an outside contractor for lifeguard service.
13. Accepted Traffic & Safety Committee recommendation to remove the yield sign at Mariner intersection with Niguel Shores Drive and install a stop sign. Change to be completed by Feb. 28.
14. Accepted several Traffic & Safety Committee recommendations regarding issuance of service passes. New rules to begin in March. See attached rules.
15. Accepted Maintenance Committee recommendations to contract with Penhall Company to grind raised sidewalk pads and to purchase a mini-rooter machine to clean common area drain lines.

NEXT OPEN NIGHT MEETING  
FOR COMMITTEE REPORTS  
WILL BE MARCH 18, 8:00 PM

MAR 92

## NOMINEES CONFIRMED BY THE BOARD

Four nominees recommended by the Nominating Committee as candidates for the three open Board of Directors' positions in May have been confirmed by the Board.

The nominees are Phil Magwood and incumbents Sidney Kahn, Robert Raymer, and Lydia Reeve.

Their resumes and statements will appear in the April issue of the Seashore News.

"Meet the Candidates" night will be on Wednesday, April 15 at the time of the Board meeting (8pm). The election will be held at the annual Association meeting on Tuesday, May 19, 1992.

Many individuals have already been asked by the Committee of their interest to serve on the Board. If you know of other potential candidates, please advise us of their names through the Association office. In order for candidates to benefit by having their names printed on the ballot, candidates' names must be presented by March 11.

The Board wishes to express its thanks at this time to the members of the Nominating Committee for their time and efforts.

Dick Luedeke, Chairman  
NSCA Nominating Committee

## RULES AND REGULATIONS

Following procedure, revisions in the Association's Rules and Regulations or other governing documents are distributed with the Seashore News.

Attached are copies of parts of the Association's Rules and Regulations amended to reflect changes in rules pertaining to Architectural Regulations and Guidelines and Tennis Court Rules. The attached pages are to replace any published prior to this date. Please keep them for reference.

## COMMUNITY CENTER PARKING LOT

We need your help and cooperation!

The center has been receiving a lot of use over the last year and we expect it to continue in 1992. We ask that those of you who participate in car pooling to outside activities please park along Niguel Shores Drive. This will allow those who come and use the center a place to park in the lot.

Your cooperation is greatly appreciated!!

## PHONE CALLS TO MARINER GATE

If you don't get an immediate answer to your call to Mariner gate during the morning hours of week days, don't blame the guard. His first priority is to keep traffic from backing up and at the same time intercept unauthorized vehicles. The flow of service people and workmen entering most mornings is sporadic but at times becomes very heavy and the guard must perform many different functions almost simultaneously. It is suggested that the caller either wait patiently for the answer or call back in a few minutes. The guard will appreciate it.

## STREET SWEEPING SCHEDULE

The scheduled dates for street sweeping in March are Thursday and Friday, the 12th and 13th, and Thursday, the 26th. These dates are also noted on the attached calendar. If at all possible, you are requested to have your vehicles off the street on these dates to allow the street sweeper to do a thorough job.

GARDEN HOMES ENTRY STRUCTURE  
PAINTING RESCHEDULED

As most of you are aware, we were to have started painting the entry structures in the Garden Homes; however, the weather prevented the start of the project.

This work will now begin on Monday, March 2, by an outside contractor. PLEASE be careful when driving on Atlantic. The crew will be using a scissoring lift that must be parked in the street. The crew will put up warning barricades each day, and they would appreciate all drivers being careful.

It is expected that the work will take approximately three weeks to complete, depending on weather conditions.

Your help and cooperation are appreciated!

AUTOMATIC ENTRY TO YOUR HOUSE?

A recent happening precipitates this notice. Either as a coincidence or sometimes on purpose, someone may open your automatic garage door. There are limits to the number of frequencies so that someone else may have the same as yours.

This is an invitation to everything in your garage and -- if there's an unlocked door leading into your house -- it too. Know that you can change the frequency number on your door opener if this has happened to you and keep that door locked going into your house!



DOG OWNERS

Leash Your Pet.  
Clean Up the Residue.

(NSCA Rule 9101; Orange County Ordinance, Title 4).

LANDSCAPE COMMITTEE UPDATE

The Landscape Committee has adopted a plan for the \$50,000 allocated in the 1992 budget. The plan calls for all upgrade work to be completed by July.

Each month we will list the projects that are to be completed. Below are the projects for February and March:

FEBRUARY

1. Berkus - Renovation of Spindle, Padina and Gelidum Circles.
2. Sea Terrace I - Renovate Selva Gate entrance and green belt, which will include addition of color beds.
3. Sea Terrace II - Add plants to hide utility boxes in traffic island on Gourami Bay.

MARCH

1. Broadmoor - On Niguel Shores Drive, next to tennis courts, remove ivy and install plants around coral tree.
2. Shores Garden - Addition of color beds and plants to entries at Mercator and Nauticus. Addition of trees along Ports O'Call.
3. Sea Terrace II - Along slope at Selva and LaCresta, over-plant fescue with Myoporum and Bougainvillea.
4. Community Center - Refurbish planting along Niguel Shores Drive and traffic island in parking lot.

VANDALISM COSTS EVERYONE!

The Board of Directors has requested that homeowners be kept informed as to how much is being spent for vandalism repairs.

During the month of February the Association spent approximately \$286.00 for damage to gates.

SERVICE PERMIT RENEWAL -  
RULE CHANGES!

It will be time again to renew the six month service permits. Please contact the association office during regular hours, 9am to 5pm, after March 23 to obtain a new permit for your service person. The old 90-day permit will only be honored until April 12.

THE BOARD OF DIRECTORS HAS ADOPTED NEW RULES FOR ISSUANCE OF SERVICE PERMITS. Please see attached revised Rule 6601, effective March 1, 1992.

Under the new rules, there will be three (3) types of permits issued: six month, thirty day and one day. In addition, issuance of permits for either six months or 30 days will require authorization from the homeowner or tenant, in writing, prior to issuance. PHONE CALLS FOR RENEWALS WILL NO LONGER BE ACCEPTED by the office.

To help those homeowners or tenants who cannot come to the office during regular business hours, a form is attached to this issue of the Seashore News (yellow paper) for return to the office. Once the office has received it, a permit(s) will be filled out and can then be picked up by the service person during regular business hours.

The Board urges all residents to read revised Rule 6601. A limit of six (6) six-month permits has been enacted. If you feel you need more than six, then you must send a written request to the Traffic & Safety Committee explaining why.

Another change will be that service personnel will be restricted to 7am to 7pm, Monday through Friday, unless their permit states otherwise.

Both the Board of Directors and Traffic & Safety Committee hope the changes do not inconvenience any residents. However, they felt that the rule needed to be revised to control vehicle access to the community.



PROPOSED WATER/SEWER RATE INCREASE

The Board of Directors has received information from the South Coast Water District that affects all homeowners. Attached to the newsletter (pink paper) is a copy of a memo written by Ray Miller, General Manager, to the Board of Directors at the water district. This memo describes the effects of a proposed change to the 1992-1993 California State Budget. If the change is allowed, then water and sewer rates would be raised significantly.

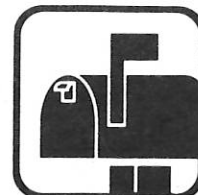
If you have strong feelings on this issue, please write to the following elected representatives:

Governor Pete Wilson  
State Capitol Building  
Sacramento, CA 95814

Senator Marian Bergeson  
State Capitol Building  
Room 4082  
Sacramento, CA 95814

Assemblyman Gil Ferguson  
State Capitol Building  
Room 2016  
Sacramento, CA 95814

Please send a copy of your letter to the South Coast Water District for their files. If you would like an example of a letter to send, please stop by the office and pick one up from the counter.



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. Submission due before 7 pm on the 19th of the month.

HOUSE FIRE IN THE SHORES

My house was 90% destroyed by an electrical fire on Brisbane Bay. The fire inspection revealed a light bulb of higher wattage than the limit was placed in the recessed ceiling fixtures over the kitchen sink, and thus was the cause of the fire. Just sharing this to help others avoid the same.

Doug Middlebrook

NEW LAW MANDATING BOARD MEETINGS

The new law mandating that homeowners may attend Board meetings had its first go-around the morning of the first Wednesday of February. Noticeably most of you were absent (no doubt working for the where-with-all to pay your dues.)

The Seashore News stated Board, Staff plus attorney were in EXECUTIVE SESSION until approximately 11 am when homeowners were allowed only to listen. Well, I was there, forgot the "approximately", knocked on the doors at 11:15. We cooled our heels until 11:40 when we were allowed to enter. (That ALLOWED part makes me cringe remembering all the Dues checks I've written since 1972). With great effort I kept my mouth shut, sat down and listened as the Board proceeded with business. All kidding aside, the problems discussed, and reactions of the Board members were an immense improvement on our previous dry-as-dust Open Meetings. I recalled how long ago the Board discussed everything with homeowners listening, and there was time allotted for comments.

Come on, you DUES PAYERS. Try it. You'll like it. After all -- it all comes out of your pocket.

Jean Rasmussen

DO YOU JUST BELONG

Are you an active homeowner,  
the kind that would be missed?  
Or are you just contented  
that your name is on the list?  
Do you attend the meetings  
and mingle with the crowd?  
Or do you stay at home  
and crab both long and loud?

There's quite a program scheduled  
that means success is done,  
And it can be accomplished  
with the help of everyone.  
So attend the meetings regularly,  
and help with hand and heart --  
Don't be just a homeowner,  
take an active part.

Submitted by Dale Baltimore

SHORESIGHTINGS . . .  
Our People in the News

HATS OFF TO

Frank Bethard, Sea Terrace I, for his involvement with "Ride for Kids", a 60-mile motorcycle trek which took place February 16, Dana Point to the Del Mar Fairgrounds. Nearly \$27,000 was raised for research to find the cause and cure of pediatric brain tumors. Frank will be next year's grand marshal in honor of his contribution.

Rosemary Swimm, the Villas, for her role as co-chair of the January 31 S.P.I.N. (street people in need) gala which raised \$35,000 to benefit the organization.

[If you know of anyone residing in the Shores who deserves a "Hats Off" nod, please let us have the facts. Drop off clippings or specifics at the NSCA office for the Communication Committee.]



## MENS GOLF

The last golf tournament conducted January 28, under the able direction of Chairman Jack Horne provided for the most effective pairings in the history of the Club. Three foursomes out of eight tied for 1st place with the exact number of strokes on a low net basis! As impending darkness prevented a "sudden death shoot out" and Club rules forbid a carry-over to another day, the team captains George Allaman, Bob Munz and Lee Writer, along with the approval and sanction of the Golf Club Committee, agreed to split the winning purse three ways.

On February 1 Dave Lewis commenced his tour as the newly elected chairman. The first event under his direction, February 11 at Oceanside, produced the lowest overall scoring seen in recent years. The tournament was rained out!

The Golf group is continually seeking new members and don't worry about always hitting 'em down the middle as half of us are out there striving to break 100.

## LIBRARY HELP WANTED

The Book Store sponsored by the Friends of the Dana Niguel Library is now open. The hours are 11 am to 3 pm on two hour shifts six days a week. Volunteers are needed at the store. Also needed are donations of books, hard back or paper back in good condition. As the room is small, we do not have room for textbooks or most magazines; exceptions are Architectural Digest, Smithsonian, Gourmet, plus Travel, Art and similar publications.

All the money from the book sales goes to the Dana Niguel Library. Their budget is tight.

There are many special offerings available. Stop by and get acquainted. If you care to be a volunteer or want further information, call Betty Hitchcock at 661-7068 or Lois Salemi at 661-6891.

## MENS CLUB

The Mens Club successfully hosted a SUPER BOWL Party in the recreation center on January 26 with approximately 60 people in attendance. John Flynn coordinated this activity at which hot dogs, beer and wine were served along with high stakes wagering. Don Lutz was the big pool winner.

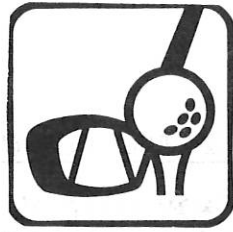
In March, our new vice-president Grover Brown has arranged for what promises to be interesting programs, one on Auto Fraud put on by the Automobile Club, the other on Strategic Investing in the 90's by Merrill Lynch. The March 30 topic will be announced later.

On Saturday May 2, the Mens Club will host a DERBY DAY PARTY. Sy Feiner has agreed to chair this event. John Bulleit, who has handled this previously, will assist Sy to help make Derby Day as much fun as in past years.

At the February 4 meeting our guest speaker was Dr. Sudhir Gupta from the University of California Irvine Medical School speaking on a very interesting and difficult topic, AIDS. He had some very enlightening points to make about this world-wide disease.

## NIGUEL SHORES PAPER DRIVE

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



## COUPLES BRIDGE

Neither thunder and lightning nor heavy rain daunted bridge fans in February when our group met on the 7th and 21st. Winners were Earle and Marge Seaborn and Jean Wells and Grace Smith. Because of newsletter deadline, names were not available for the third Friday and will be reported next month. Hosts on those evenings were Nick and Mary Martin and Bob and Terry Scott. (We still need chairmen for March 20 and April 3, by the way.)

PLEASE NOTE that we will not be playing regular games on April 17 as we normally would. It is not only Good Friday but also happens to be the beginning of Passover. At our March gathering we need to discuss alternative plans for that date. If any of you have creative ideas, please present them at our March 6 or 20 session in time to be announced in the April Seashore News.

## WOMENS GOLF

Rain cancelled our Fun Day last month, but Margaret Banerian provided a dry hearth and succulent quiche to warm our spirits. No play, no awards; that's the bad news. The good news is that Peg Bucci's hard-fought, year-long campaign to obtain reduced greens-fees for us at The Links finally bore fruit. A new Links League has been launched with 24 members now able to play reasonably-priced golf right on our own door-step. Back in 1984, when this course was known as Salt Creek, our group played it regularly and it was also the scene of all early Fun-Day tournaments. Thanks to Peg for her dedicated efforts.

And thanks, too, to Dick Johns, Ceacy's better half, for our 1992 roster. Additional thanks to Lucy, Fran and Pauline for arranging tournament shirts with our own logo -- just like a bowling league! It won't necessarily turn us all into Patty Sheehans but at least we'll have an identity.

Because of the storm and subsequent closure of Aliso Creek Course, the locale of the Maggie Waterman Memorial Tournament, scheduled for March 9, has not been determined at press time. Those signed up for this tournament should call Lucy (496-8565) or Fran (489-1811) for updated details.

If interested in our Temecula Creek trip (March 31 - April 2), call Marge Dea (661-6816). Regular Monday and Friday captains continue to be J.A. (496-7664) and Marge (661-6816). Call them a week in advance for inclusion, but be advised that due to storm damage, the locale for play has yet to be determined.



## WEDNESDAY NOON BRIDGE

All Niguel Shores residents are invited to play bridge on Wednesday. Play starts at 11:50 am. For reservations call Yetta Robbins (493-7225).

Previous winners are:

- Jan. 22: 1st - Joan Sullivan  
2nd - Virginia Brooks
- Jan. 29: 1st - Evelyn Lingenberg  
2nd - Marie Milliken
- Feb. 5: 1st - Doris Kelman  
2nd - Joan Sullivan
- Feb. 12: 1st - Dorothy Johnson  
2nd - Margaret Costello
- Feb. 19: 1st - Mary Bethard  
2nd - Dorothy Ambrose

## FITNESS CLASSES



The Stretch and Tone classes continue to meet on Monday, Wednesday and Friday mornings from 8:10 to 9:00 am and from 9:00 to 10:00 am. Both men and women are welcome.

## BOOK DISCUSSION GROUP



The Page Turners will meet on March 16 at the home of Grace Smith, 23652 Verrazanno. It was agreed that we would change our meeting time to 10 am instead of 10:30, beginning that morning.

Marian Pearl will discuss the new, young Asian authors in the United States, and we will be reading either of Amy Tan's books, The Joy Luck Club or The Kitchen God's Wife. The Joy Luck Club is in paperback and also available on tape. A third choice, if you prefer, would be Gus Lee's China Boy. Jackie Maier will be furnishing the refreshments.

There has been one major change in our schedule. We have cancelled the April selection, The Closing of the American Mind and substituted Robert Fulghum's Uh-Oh. If you aren't able to get it from the library, Hazel Lafler has a copy that is circulating with a "reserve" taped to the inside cover. The last name on the list is Carla MacNair. If you want to be added, give Carla a call.

In the meantime, let Grace know whether you are coming to her house in March, 493-2677.



## MOVIE NIGHT - FRIDAY, MARCH 27

6:30 pm: For children, Steven Spielberg's "American Tale #2: Fievel Goes West".

8:00 pm: For adults, "City Slickers". Eastern dudes discover life on the prairies. Comedy, but with its serious moments. Good!

## SPRING FLING POTLUCK

Away with Winter,  
Leap into Spring  
at the March 15  
Potluck thing.  
Come dressed as you wish  
Bring your favorite dish.

The following committee will contact you, or if you are not on the list and wish to come, you may call one of them:

Patty and Harold Therolf	A-G
493-4657	
Jean and Roy Johnson	H-M
496-2524	
Jo and Frank Turner	N-Z
493-5137	

Cocktails	6:00 pm
Dinner	7:00 pm

## NIGUEL SHORES IN PARADE

Saturday, March 7, 10 am, about 20 children from Niguel Shores will start out carrying dolphins -- painted cardboard on sticks -- in the Festival of Whales parade in Dana Point. The parade will start at the corner of Blue Lantern and Santa Clara near Cannons Restaurant and head south, then cross over Del Prado and PCH, ending in the La Plaza area.

Leading the group of dolphins will be Dick Luedeke's spiffy '64 Mustang decorated by Patty and Hal Therolf and carrying Niguel Shores logo. Doris and Ed Adams and Betty and John Dickerhoff have already made the dolphins, and Joanne Bucholt will be enlisting all the children who will be wearing water colored T-shirts provided by the Recreation Committee.

See parade flyer attached to this issue for particulars.



NEIGHBORHOOD EXCHANGE

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.) Forms for placing an ad are available at the Association Office.

FULL OCEAN VIEW -- 3 bedroom, 2 1/2 bath -- largest model townhouse. Excellent condition. Best buy in the Shores. Call 495-3000.

WANTED TO BUY. Spacious 3 or 4 bedroom home in Niguel Shores. (No townhomes). Must have outstanding ocean view. We are flexible on timing and terms. Part-time: 661-1672; full-time: 818-848-0888.

BALLOON MAN OF THE SHORES - Birthdays, anniversaries, any special occasion. Can deliver or you pick up. Also decorate your affair ... country club to living rooms. Helium-filled decorator colors. 493-0467.

DESK FOR OFFICE, garage, etc. Simple and plain. Swedish fireplace with gas logs, brilliant red/orange, like new. 493-0467.

FOR SALE: Silver wall shelves for high-ceiling room; French antique sideboards; Italian dining table and chairs; bubble glass breakfast; Art Deco bedroom set; "Scene One" wall units; white twin bedroom set; lamps, etc. Reasonable prices. 493-8227.

REWARD: Car hood ornament (horse head) torn off at our beach parking lot. Sentimental value. 493-0899.

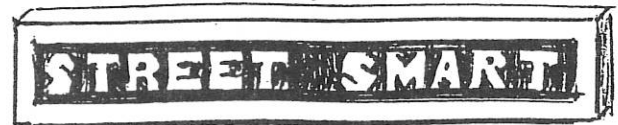
FOR SALE: Hitachi camcorder - complete \$375. Call 493-7135.

ROOM FOR RENT. Available April 15; master bedroom and bath in Kara Bay Garden Home (next door to recreation facility/pool/tennis); share home with professional mom and 5-year-old boy; \$650 + one-half the utilities; please call Lia at 248-7737.

FURNISHED RENTAL: Panoramic ocean view, 3 bedroom, 2 1/2 bath townhouse. Large master bedroom suite, 2 fireplaces, double garage. 213-874-3348.

FOR SALE BY OWNER. Ocean side of PCH, quiet 4 bedroom, 3 bath home. Open beam ceilings in family, dining, living room and master bedroom. 3-Car garage, large lot. Ocean and Catalina views. 33725 Magellan Isle. Must sell. 496-1700.

'89 DODGE OMNI FOR SALE. 26,000 miles. Mint condition. White 4-door. \$5,000 OBO, 2LMX203. 661-5070.



Cockleshell Drive. A cockleshell is a frail, light boat or a shell of a scallop.

Colima Bay. Colima is a state in western Mexico.

Coral Bay. The Coral Sea is that part of the Pacific which lies between Australia, Papua New Guinea and the Solomon Islands.

Crossjack Drive. A crossjack is a triangular sail set on the mizzen mast. (The mizzen mast is the third mast from the forward end of the ship or, in the case of a ketch or yawl, the shorter of the two masts).

STAFF

General Manager.....Rob Cochrane
Assistant Manager/Controller.....Ivy Hsia
Secretary.....Joy Jungwirth
Receptionist.....Shirley LaBonte
Maintenance Supervisor.....Ed Manriquez

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control .....Lee Richards
Communication .....John Dickerhoff
Community Relations.....Forrest Owen
Finance .....Andrew Boush
Landscape .....Tom Reath
Maintenance .....Norm Pomeroy
Nominating .....Dick Luedeke
Recreation .....Ed Adams
Refurbishment .....Tom Reath
Traffic & Safety.....Bob Sewell
Tree View Blockage.....Carroll Cox
Board Advisory Group.....Lloyd Somerfield

OTHER ORGANIZATIONS

Sea Terrace Townehomes Assoc. I Sea Terrace Townehomes Assoc. II
Andy Boush, President Frieda Baskin, President
Ian Ross, 1st Vice-Pres. Pat Broering
Donald Fisher, 2nd Vice-Pres. Pat Long
Bobbe Kahn, Treasurer Melody Woods
Hal Therolf, Secretary Joanne Mitchell
Don Beaver, Assoc. Liaison Bernie Baskin, Treasurer

Mens Club
Don Ellis, President

Womens Club
Jean Wells, President

Paper Salvage Program
K.Russell Paslaqua,
Project Manager

NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, Ca. 92629
493-0122

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 Coordinators - Doris Adams and Betty Dickerhoff
Distribution Coordinator - Hardy Nisbet
Word Processing - Joy Jungwirth
Collation and Distribution - Shirley Smith, 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. Submission due before 7 pm on the 19th of the month.

SOUTH COAST WATER DISTRICT  
MEMORANDUM

January 24, 1992

TO: BOARD OF DIRECTORS

FROM: GENERAL MANAGER (RAY MILLER)

SUBJECT: AD VALOREM TAX (STATE'S ATTEMPT TO DISCONTINUE PAYMENT TO ENTERPRISE DISTRICTS)

The State of California Budget for Fiscal Year 1992/93 reflects a discontinuance of payment of any AD VALOREM TAXES to Enterprise Districts, such as South Coast Water District. This represents our District's portion of the 1% of Assessed Valuation which is used to supplement water rate revenue, as well as sewer service charge revenue for Operations & Maintenance of the System.

The Governor, in his quest for any funds he can locate to assist him in neutralizing his projected deficit, has made this proposal, which affects some 1500 so-called Enterprise Districts and would shift approximately 347 million dollars from Enterprise Districts to the school community and Community College Districts. Note: Enterprise Districts are those agencies that generally have elected boards and have authority to levy fees for services provided.

According to Mike Dillon, Legislative Advocate for CASA in Sacramento, if this effort were to be defeated, the School Community would still be entitled to their state guaranteed share.

It should be noted that Cities and Counties are not affected.

The obvious question is "Should the taxpayers of South Coast Water District be forced to pay substantially higher water rates and sewer service charges to assist the Governor in balancing his budget?"

NOTE: ESTIMATED AFFECT ON SOUTH COAST WATER DISTRICT:

Water Rate:

Current:	\$1.21 per 100/cubic feet
Projected:	\$1.54 per 100/cubic feet
Increase:	\$0.33 per 100/cubic feet

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**Sewer Service Charge:**

**Current:**                 **\$32.00 bi-monthly**

**Projected:**             **\$51.40 bi-monthly**

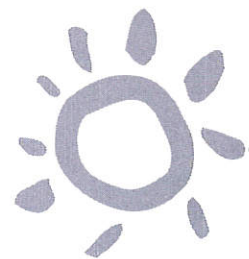
**Increase:**              **\$19.40 bi-monthly**

Needless to say, Associations such as ACWA & CASA are organizing to wage war against this proposal. Staff will keep the board informed as to the efforts proposed and any changes that occur.

Note: Staff proposes to educate the Advisory Committee on this matter. The Community should be informed and asked to forward letters to the Governor to assist in the effort to defeat this move.



21st ANNUAL  
D A N A P O I N T  
FESTIVAL OF WHALES



Presented by...



# Whale of a Parade

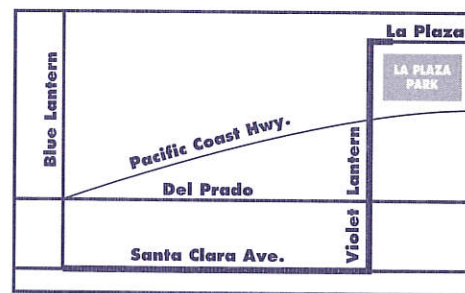
Music • Floats • Antique Cars • Animal Costumes  
Fun for the Whole Family • Ends at the StreetFaire!

## SATURDAY, MARCH 7 at 10 A.M.

Help Protect the Environment!  
For more information, call 496-1555



Flier compliments of the Dana Point Resort



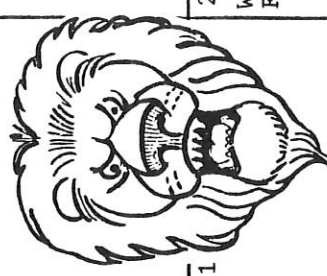



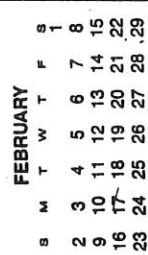
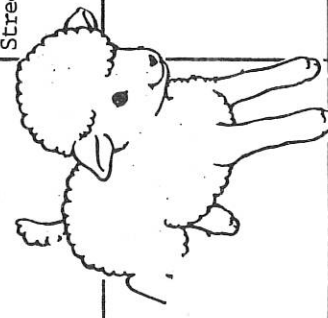
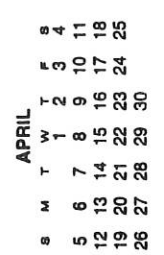
Walk down or use the Free Shuttle  
(Free Parking at Selva, Salt Creek & Dana Hills High School)



MAR 9 2

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# NIGUEL SHORES CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 1	2 Womens Golf Fitness 8:10 & 9:00	3 Mens Club Brkfst 8:15 Hill & Hrbr C-2 10-12 Paper Slvg Comm 10:30 Art Class 1-4	4 Fitness 8:10 & 9:00 Board Meeting 11:00 Noon Bridge 11:50 Arch Comm by appt	5 Ladies Day Tennis 9-11 Sr. Mens Tennis 11-2 Wms Club Lnchn 12:30 Arch Comm by appt	6 Womens Golf Fitness 8:10 & 9:00 Couples Bridge 7:30	 7
8	9 Womens Golf Fun-Day Fitness 8:10 & 9:00 Maint Comm 9:30 Tree View Comm 2:00 Landscape Comm 4:00	10 Mens Club Golf Art Class	11 Fitness 8:10 & 9:00 Noon Bridge 11:50 Traf & Sfty 4:00	12 Ladies Day Tennis 9-11 Sr. Mens Tennis 11-2 Womens Crafts 10-2 Street Sweeping	13 Womens Golf Fitness 8:10 & 9:00 Street Sweeping	14
15  Potluck 6:00	16 Womens Golf Fitness 8:10 & 9:00 Page Turners 10:00	17 S T Y ' S P A D Y ' S Mens Club Brkfst 8:15 Hill & Hrbr C-2 10-12 Art Class 1-4	18 Fitness 8:10 & 9:00 Hill & Hrbr Srs. 10-1 Noon Bridge 11:50 Rec Comm 2:00 Comm Rel. Comm 4:00 OPEN BOARD MTG 8:00	19 Ladies Day Tennis 9-11 Sr. Mens Tennis 11-2 Arch Comm by appt SSN Deadline 7:00	20 Womens Golf Fitness 8:10 & 9:00	 21
22	23 Womens Golf Fitness 8:10 & 9:00 Tree View Comm 2:00	24 Mens Club Golf Hill & Hrbr C-2 10-12 Art Class 1-4 Finance Comm 7:30	25 Fitness 8:10 & 9:00 Noon Bridge 11:50 Street Sweeping	26 Ladies Day Tennis 9-11 Sr. Mens Tennis 11-2 Street Sweeping	27 Womens Golf Fitness 8:10 & 9:00 Movie Night American Tail #2 6:30 City Slickers 8:00	28 Tennis Social 1:00
29 	30 Womens Golf Fitness 8:10 & 9:00	31 Mens Club Brkfst 8:15 Art Class 1-4				

NIGUEL SHORES COMMUNITY ASSOCIATION  
6-MONTH/30 DAY SERVICE PERMIT FORM

- ( ) RENEWAL  
( ) NEW PERMIT (ALL INFORMATION MUST BE PROVIDED)

RESIDENT'S NAME \_\_\_\_\_

NIGUEL SHORES ADDRESS \_\_\_\_\_

=====

1. COMPANY NAME \_\_\_\_\_

COMPANY ADDRESS \_\_\_\_\_

PHONE ( ) \_\_\_\_\_ TYPE OF SERVICE \_\_\_\_\_

2. COMPANY NAME \_\_\_\_\_

COMPANY ADDRESS \_\_\_\_\_

PHONE ( ) \_\_\_\_\_ TYPE OF SERVICE \_\_\_\_\_

3. COMPANY NAME \_\_\_\_\_

COMPANY ADDRESS \_\_\_\_\_

PHONE ( ) \_\_\_\_\_ TYPE OF SERVICE \_\_\_\_\_

4. COMPANY NAME \_\_\_\_\_

COMPANY ADDRESS \_\_\_\_\_

PHONE ( ) \_\_\_\_\_ TYPE OF SERVICE \_\_\_\_\_

5. COMPANY NAME \_\_\_\_\_

COMPANY ADDRESS \_\_\_\_\_

PHONE ( ) \_\_\_\_\_ TYPE OF SERVICE \_\_\_\_\_

6. COMPANY NAME \_\_\_\_\_

COMPANY ADDRESS \_\_\_\_\_

PHONE ( ) \_\_\_\_\_ TYPE OF SERVICE \_\_\_\_\_

=====

Six month service permits are issued twice a year: April 1 (expiring on September 31) and October 1 (expiring March 31). If you wish to renew your service permits, either come in to the association office 9am to 5pm, Monday through Friday, or provide the above information in writing prior to the expiration date of the permit.

RESIDENT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

(03-01-92)

## 3141 Front Yard Improvements in Sea Terrace I and II (02-05-92)

No improvements or changes of any kind, including structures (driveways and walkways) may be made in the front yard of any lot in Sea Terrace I (Tracts 7515, 6881, 6884) and Sea Terrace II (Tract 8602) without the prior written approval of the Architectural Control Committee (Committee).

A. Easements have been granted to the Association for the maintenance of the entire front yard of each lot in these tracts. Any application for encroachment or improvement on these easements will require applicant's written agreement to waive the Committee's forty-five (45) day approval or disapproval provision of the Covenants, Conditions and Restrictions (CC&Rs) and applicant shall agree to a sixty (60) day Committee review period.

B. All applications submitted under this section for improvement(s) will be reviewed by the Board of Directors of the Sea Terrace Association in which the lot is located for their comments and recommendations. Their recommendations will be considered by the Committee prior to the Committee's final approval or disapproval of such an application.

C. Conditions of approval may require and include, but not be limited to:

1. The improvement area be fully described in a covenant running with the land to be recorded as part of the title to the property. Such covenant shall provide that the owner and his successors and assigns shall be completely responsible for future repair, maintenance and replacement of such improvement(s) or change(s). If the improvement(s) encompass exterior walls or fences, the Sea Terrace I and II Association shall also be a party to the covenant. Covenant shall be executed prior to any improvement(s) being commenced.

2. The NSCA Board of Directors' consent and execution of the Covenant to be recorded in connection with approved improvement(s).

3. Fees and costs as detailed below:

a. Processing fee of \$600 covering legal/architectural costs of preparation and recording of the Covenant and any other expenses related thereto.

b. Any additional charges in excess of the \$600 processing fee pertaining to filing fees, photo copies, legal fees, etc.

c. In the event fees are less than \$600, homeowner will be rebated the excess amount.



(03-01-92)

## 3145 Painting (02-05-92)

A. Approval must be obtained from the Committee for painting/staining or repainting/restaining, including fences, walls, planters, etc. Color chips must be provided with the submittal. Color choices are to be designated for each area of the house to be painted/stained; for example, stucco walls, wood siding, garage door, garage door trim (if any), fascia board and/or underside of eaves, window trim, doors, patio or house overhangs and posts.

B. Garden Homes (Tracts 6782, 8038, 6883, 7203, 7573).

1. Colors are to harmonize with the existing slumpstone.
2. Slumpstone walls and pillars installed by the developer visible from outside the lot may not be painted or altered.
3. Fascia board color must be the same on all four sides of house/garage, including side of house at the lot line.
4. Gutters, metal flashing and vents (pipes) on top of roofs to be painted to blend with house.

C. Broadmoor Homes (Tract 6935). All exterior walls and trim are to be painted the same color scheme at the same time.

D. Villas (Tract 9098)

Stucco: All four house and garage walls and all walls except exterior (side and/or rear) walls. Choice of following Dunn Edwards (or equivalent) colors:

60	Navajo White	407	White Sands
14	Baja White	Q6-51P	Milkweed
70	Pearl White	514	Bone China
427	Bone White		

Exterior (Side and/or Rear Walls): All exterior walls (those facing street or common areas) to be painted Dunn Edwards 427 Bone White.

Trim: Dunn Edwards 79 Norfolk Brown (or equivalent); or approved house color; or color selected by homeowner for approval.

Preparation: All vines must be removed prior to painting.

Note: When approval request received, Architectural Control Committee will consult on-site with homeowner and specify painting requirements for property. Colors as provided blend and have been selected to maintain a harmonious appearance in the tract. Color chips are on file in the NSCA office for review.

E. Berkus Homes (Tract 7447):

The outside of the perimeter fences may be required to be painted Dunn Edwards #51 Birchwood. These fences may be considered for this treatment on an individual, partial or total basis.

F. Gutters, metal flashing and vents (pipes) on top of roofs to be painted to blend with house.

G. Repainting/restaining shall be accomplished within ninety (90) days after approval.

3146 Private Parking Areas (04-04-90)

Existing open parking spaces on private property shall not be reduced to less than the space necessary to park two automobiles.

3150 General Regulations (04-16-86)

Regulations relating to the utilization of existing structures are shown in Rules 3151-3158.

3151 Exterior Antennas (04-16-86)

Exterior antennas of any kind are not permitted.

3152 Basketball Backboards (03-20-91)

A. Only one backboard permitted per residence.

B. Backboards must be solidly constructed and board and hoop firmly affixed to garage or other portion of house.

C. Backboards, including target stripe, must be completely painted or stained to match background structure, and must be neatly maintained and painted when necessary.

3153 Flag Poles (03-20-91)

A. Flag pole brackets may be positioned on house at owner's discretion.

B. Free standing flag poles must be submitted for approval, with diagram showing location and height of pole.

C. Free standing flag poles must not constitute a view blockage either from the standpoint of height, location of pole or size of flag.

(03-01-92)

## 6601 Types of Permits (02-19-92)

There shall be four (4) types of limited vehicle entry permits. The type of permit issued by the Association for access to and use of the property and streets within Niguel Shores will depend upon the purpose for entry and the length of time that the vehicle will be utilizing the streets and property (including common areas and residential lots) within Niguel Shores. These shall include the following:

A. Visitor Day Permit. Issued by management or by guard at the main guard gate and only upon request of a resident. Residents may authorize daily issuance of Visitor Day Permits for one (1) to a maximum of three (3) days by notifying the guard. A Visitor Day Permit is valid for one day only and must be renewed each day (to a maximum of three days) by notifying the gate guard. Visitor Day Permits may be authorized for more than three days by issuance of a Special Entry Permit (paragraph B below) and only upon prior arrangement with management.

B. Special Entry Permits (Guests). Guests may be issued permits valid for more than three, and up to thirty, days upon completion of the Guest Permit Registration Form, complete with an adult owner or tenant's authorization. Permits are issued by management only. Permits may be renewed upon submittal of renewal application, completion of an updated Guest Permit Registration Form, and re-authorization by an adult owner or tenant. Expired Special Entry Permits must be returned prior to issuance of a new permit.

C. Member/Tenant (Decal) Permit.

1. Members: Issued only to NSCA members or registered members of their household and valid until re-issued, revoked or change in membership status, whichever first occurs.

2. Tenants: Issued to tenants or registered members of their household and valid for one to twelve months, dependant upon the term of leasehold unless tenant vacates property prior to expiration of lease or NSCA Administrative Office voids the permit.

D. Service Permits. May be issued to service personnel, including but not limited to contractors, housekeepers, nurses, gardeners, pool service, etc. There will be three (3) types of permits issued. All permits, except one-day permits, are valid Monday through Friday, 7am to 7pm, unless a special request is approved by the office.

Service personnel will have to supply satisfactory identification (drivers license and vehicle registration) if requested by office staff. If you are renewing an existing permit, the expired service permit must be returned prior to issuance of the new permit.

1. Six (6) Month Permits. These permits will be valid from April 1 to September 30 or October 1 to March 31. These permits must be renewed by September 30 and March 31 of each year. They will be issued to those who perform repetitive services on a regular schedule such as: housekeepers, nursing care/therapy, landscape maintenance, pool maintenance, etc.

To obtain permit for service personnel, the owner/tenant must authorize the permit in writing. The owner/tenant may come to the office during normal business hours or obtain a form to fill out and mail to office. Verbal/phone requests will not be honored. Once written authorization is received, the service person can pick up the service permit.

A homeowner/tenant may only receive a maximum of six (6) service permits. Anyone desiring additional permits must submit a written request to the Traffic & Safety Committee before the office can issue more than six per property. The committee will have discretion to authorize the office staff to allow a variance to this rule, based on the request submitted.

The written request must be turned in no later than the first Friday of each month. Those turned in late may not be put on the committee's agenda until the following month's meeting.

2. Time Limited Permits. These permits will be valid for only 30-days. These permits will be issued to those service personnel who will only be at a home for a concentrated, limited time, such as: home repairs, interior renovations, landscape installers, pool/spa installation, etc.

To obtain permit for time limited service personnel, the owner/tenant must authorize the permit in writing. The owner/tenant may come to the office during normal business hours or obtain a form to fill out and mail to the office. Verbal/phone requests will not be honored. Once written authorization is received, the service person can pick up the service permit from the office.

3. One Day Service Permit. These will be issued by the Mariner Gate with a call from the owner/tenant prior to the arrival of the service person. The permit will be valid for 12 hours from time issued at gate.

(03-01-92)

## 5107 Use of Tennis Courts (08-21-91)

1. Court reservations may be made at the Community Center office no earlier than 7:00pm two days in advance of the playing date. (Example: sign-ups for Saturday reservations can be made at 7:00pm the previous Thursday). Reservations are made on a "first come - first served" basis.

Court 1, the racking court, is available for reservation on weekdays from 8:00 a.m. to 9:00 a.m. and on weekends and holidays from 8:00 a.m. to 9:30 a.m.

From 9:00 a.m. to noon Mondays and Fridays and from 2:00 p.m. to 4:00 p.m. Tuesday, Wednesday, and Thursday, the Tennis Professional has first call on the use of Court 1. The rest of the time Court 1 is a racking court.

2. Courts must be relinquished when scheduled time is up: Weekdays - 1 hour. Weekends/Holidays - Singles, 45 mins; Doubles, 1 1/2 hours.

The following holidays are recognized: New Years Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and the day after. Facility is closed on Christmas Day.

3. If a court is not occupied within 10 minutes after scheduled time, it will be opened for use of racking players or standby players, on a "first come - first served" basis.

4. Reservations may only be made by or for a current resident and only one court reservation per day is permitted.

5. Players who do not appear to use the court they reserve and who fail to call in or come in before the scheduled time to cancel the reservation may lose the privilege of making reservations for one month.

6. Players are required to sign in upon arrival by initialing the space next to their names and noting the time. Failure to sign in may forfeit the court.

7. Players are encouraged to play doubles during "prime" time and whenever possible.

8. Tennis etiquette is to be observed at all times and must observe posted court rules.

9. Children under 6 years of age are not permitted on the courts unless accompanied by an adult and playing tennis. Children over 6 must be players or seated spectators. Players may use an unoccupied court until the end of a reservation period when players with a reservation appear and are ready to play.

10. No food or open beverage containers are allowed on the courts.

11. Courts are to be used for tennis only. No skateboarding or roller skating.

12. Tennis activities sponsored by the Association shall have priority over two or three courts on weekends.

13. Tennis clinics, private lessons or any group tennis instruction must be approved by the Community Center staff four weeks prior to being conducted, and must be open to all members. No tennis lessons will be permitted during prime weekend playing time.