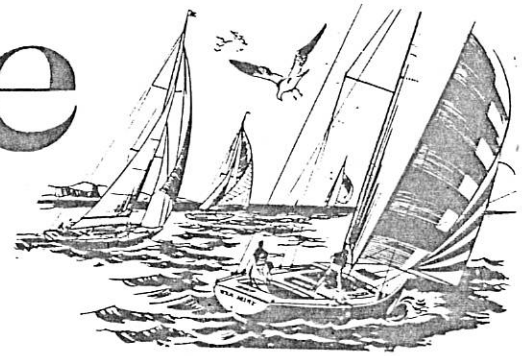
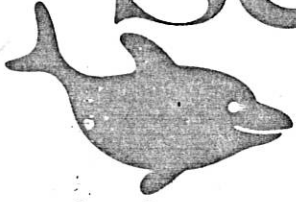


seashore news



Published monthly by the Niguel Shores Community Association

MARCH 1988



FROM THE HELM

Dear Residents:

When I walked around the community recently to look at sidewalk damage, I was quite surprised at the dogs' defecation on sidewalks and streets. I also noticed that very few people have a dog scooper and a bag to put the defecation in. Some people have their dogs on leashes and some do not. As we all are animal lovers, you should know that we go by Niguel Shores Community Association rules:

- 9101 County Rules on Animal Control
- 9102 Disturbance by Animals
- 9103 Animal Restraints Required
- 9104 Dogs and Common Areas
- 9105 Rabies
- 9106 Animal Trespass
- 9107 Dog License Required
- 9109 Violation

If you would like a copy of these rules, the office will supply it.

The children's playground area will be enlarged. The grass will be replaced with new sand and we are adding one more tots swing. The other swing will be moved to this play area. New rope will be supplied for the big toy. We hope this project will be completed by Easter vacation. Please drive carefully and keep our children safe.

There will be an Open Board Meeting on Wednesday, March 16. Please come and give your input.

Have a Happy Easter.

Fhyllis Luengen
President

OPEN BOARD MEETING

WEDNESDAY, MARCH 16, 1988

8:00 PM

GENERAL MANAGERS REPORT

Unfortunately, we found the in-house security arrangement unsatisfactory. We regret the loss of some security officers who had been associated with this community for some time. We will miss them and we wish them well.

In February we engaged the services of Lyons International Security, Inc. of Tustin, California. Many of you have already met Mr. Bob Byrnes or Mr. Joe Ryzewski, principals with the firm. They have been on the project almost daily learning the NSCA operating procedures, arranging and training personnel, etc. They are making every effort to get up to speed and make the change-over as smooth as possible.

Some problems will, no doubt, occur. Residents should report untoward incidents to the Administrative Office so that Management can follow up. Your patience and cooperation during the first few weeks of operation will be appreciated.

We look forward to a long and satisfactory relationship with Lyons International.

Richard S. Smiley
General Manager



ELECTION OF SEA TERRACE I OFFICERS IN JANUARY

President, Claudia Cinquegrana
First Vice President, Robert Scott
Second Vice President, Ron Miller
Treasurer, Don Beaver
Secretary, Donna Rosecrans



VOLUNTEERS FOR THE BOARD OF DIRECTORS

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

While it cannot endorse any or all of these candidates until they are officially accepted as such, 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.

To date, those volunteering for candidacy are: Daniel G. Aldrich, Jr., Thomas Brooks, Charles Clark, Dr. Ron Lackey and Phyllis Luengen. The dedication of those who have volunteered to run is applauded by all on the Nominating Committee.

Each of the above-mentioned has been asked to submit a resume and to meet with the members of the Nominating Committee who will then submit the names of the candidates to the Board of Directors.

Further information about these candidates and any others will appear in subsequent issues of the Seashore News.

Joe Lewis, Co-Chairman
Jim Delaney, Co-Chairman
Nominating Committee



STRAW VOTE RESULTS

The preference vote by telephone on how the Shores residents feel about the proposed Stein-Brief/Hemmeter hotel development showed a vote of 33 YES (supporting the size of the development) and 337 NO (opposing the size of the development). This 10 to 1 ratio is all the more impressive when it is realized that 265 owners are not using their Shores home as a primary residence, thus reducing the potential vote count from 960 to 695. It is also known that several streets did not get the request for a call-in vote because of absence of the block delivery person.

Many thanks to Forrest Owen who wrote the copy and to the members of the Communication Committee (Mickey McLaughlin, Jackie Maier, John Dickerhoff, Terry Scott, Jane Chapman, Harriet Writer and Lee Writer) for their help. Seashore News delivery coordinators include Marion Pearl, Mr. and Mrs. Zeigner, Jackie Maier, Betty Patterson, Judy Penny, Barbara Hall, Joyce McDowell, Mr. and Mrs. H. Hobaugh, Phyllis Landis and Margaret Resnick. Cooperation from Mr. Smiley and members of his staff was also greatly appreciated.

A letter describing the process and the voting results was hand delivered to the California Coastal Commission on the Monday after the weekend vote.

Richard MacNair, Chairman
Communication Committee



BOARD ACTIONS

FEBRUARY 1988

COMMUNITY RELATIONS COMMITTEE

Appointed Dave Brame, Betty Gordon and Linda Bracken to the Community Relations Committee.

OVERHANG REPAIR

Authorized repair of the Danzig Bay overhang damaged by a moving van.

PORTS-O-CALL GATE

Authorized the replacement of the damaged Ports-O-Call gate.

SLOPE STABILITY

Authorized a survey of Cabrillo Isle slope which was found to be superficially stable.

COMMITTEE REQUIREMENT

Changed the requirement for membership on a committee to delete resident requirement.

FINANCE COMMITTEE

Appointed Ron Lackey to the Finance Committee.

HOTEL PROJECT

Approved a Special Edition of the Seashore News to conduct a straw vote on the Hemmeter/Stein-Brief hotel(s) and its size. Voted to join with other community associations to appeal to California Coastal Commission to reduce the size of the hotel(s) and authorized donation.

IN MEMORIAM

MANNY SALEMI

FEBRUARY 12, 1988

HOME IMPROVEMENT
-- PRELIMINARY STEPS

About half the home improvement proposals submitted to the Architectural Control Committee are disapproved because the Committee is unable to determine exactly what the applicant is planning to do. Usually this occurs because the plans accompanying the submittal are incomplete.

Because the committee is concerned with view blockage, it is necessary that the size and location of the improvement and the exact location of neighboring buildings be shown. Because the Committee is concerned with easements, slopes and set-backs, it is necessary that the distances of the improvement from property lines and slope tops be shown; and because the Committee is concerned with aesthetics, it is necessary that elevation drawings be submitted showing how the improvement will look when completed. Colors and materials used in the improvement must also be indicated.

It is suggested that members planning a home improvement request the Administrative Office to provide them with information regarding the preparation of plans. It is also suggested that if a member wishes to see if his improvement idea is suitable from the standpoint of the Association before incurring the expense of detailed construction drawings, he mark his application as "PRELIMINARY" and enclose two copies of a "plot plan" giving the information indicated above. The Architectural Control Committee will not approve or disapprove this plan, but will comment upon its suitability and make suggestions for improvement.

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. We reserve the right to reject material that we feel is unsuitable for any reason. The Seashore News assumes no responsibility for the content of any letter. We would like to hear from you.

VOICE OF THE PEOPLE

I'd like to take this opportunity to present some input on the tree view blockage problem, as illness prevented my attending the January 20th Board meeting.

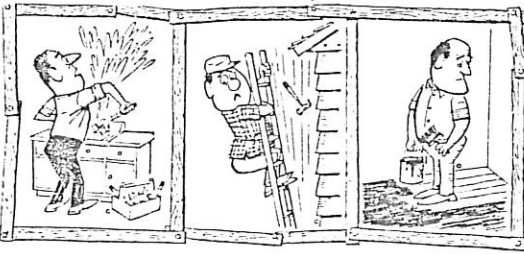
My wife and I were greatly influenced in purchasing our home here about ten years ago by the general wooded ambiance of the community as well as the particular trees on the slope behind our house. Just as others may have been influenced by ocean or other views. I am sure this ambiance contributes to general property values as well as individual views.

Sometime later we were forced to remove trees, at our expense, that had been planted by the original developer. This action was taken on behalf of owners two streets away and in spite of the wishes of owners adjacent to our property.

More recently we were requested to lower or remove trees that were reportedly obscuring another owner's view, not of the ocean, but of a distant hillside. I have "before and after" pictures of the miniscule change in their view that this accomplished. I believe that owners who have been here ten to fifteen years do not realize the massive denuding of the area that would have to take place to restore the views that they may recall.

Further, I think it should be kept in mind that individuals or groups requesting changes will always be more vocal than those content with the status quo, and that this should be considered in making recommendations or decisions.

Roland Halper





MENS CLUB

Newly elected officers Lee Writer, President; Dick MacNair, Vice President; Mickey McLaughlin, Treasurer; and Warren Vetter, Secretary, were installed at the February 2 meeting.

Members enjoyed two fine programs during the month. The first one was a trio of Merrill-Lynch personnel who spoke on the Federal tax changes and investment strategies. The second program featured Michael Murray, President and CEO of South Coast Medical Center.

For March 1, our speaker will be Sharon Easterly, speaking on current and future expansion of the John Wayne Airport; on March 15, Jack Fellows will head-up a panel of Mens Club members focusing on the use of their own personal computers; and on March 29, Carol Ranger from the South Coast YMCA will speak on physical fitness for seniors.

All members were saddened to learn that Manny Salemi, outgoing president, died on February 12, 1988 after a long bout with cancer. President Lee Writer read a eulogy detailing Manny's long and distinguished career of service to his profession, his family, his friends and his God.

**REMEMBER THE MENS CLUB
CONTINUING PAPER DRIVE.**

**CASH THEM,
DON'T TRASH THEM!**

NIGUEL SHORES WOMENS CLUB NOTES

The March meeting of the Womens Club will be held at 12:30pm on Thursday, March 3. The speaker should arouse all of our collective sense of adventure. We are fortunate to have Barbara Crist as our Program Chairman for many reasons but often because she has such fascinating friends. This friend is coming all the way from the Bay Area to tell us about her BIG adventure as one of the first groups composed exclusively of women to climb Mount Anapurna. Her name is Olive Horrell.

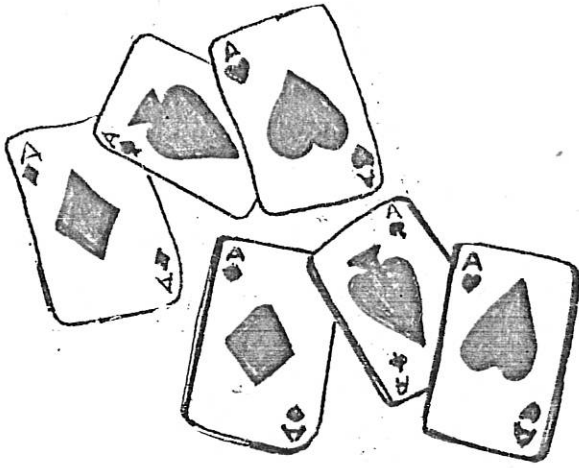
On the third Thursday, March 17, we will meet for lunch at 12 noon at the Wind and Sea Restaurant in Dana Point. Following lunch we will go whale watching. The boat returns at approximately 4pm. The cost for both the luncheon and boat trip will be \$12.50.

A reminder that dues are payable on April 1st. Also, mark your calendar now for the Installation Luncheon on April 7th. Details will be in the next Seashore News.

TREE VIEW BLOCKAGE COMMITTEE

The Tree View Blockage Committee needs two more members. At this time we have members who live in the Broadmoor Homes, Sea Terrace I and Garden Homes. If possible, we would like someone from another area.

Carroll Cox, Chairman
Tree View Blockage Committee



COUPLES BRIDGE

Winners at our recent meetings:

- | | |
|-------------|--|
| January 22 | Schneider-Dangberg
Costello-Cooper
The Martins |
| February 5 | The Van Nostrands
Scheider-Dangberg
The Bruggers |
| February 19 | Schneider-Dangberg
The Songers
The Bunkers |

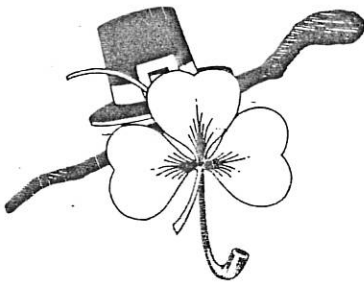
Prizes are given for first and second places only, but when there is a large group we feel honorable mention is in order for third place.

On the above dates in February, Bob and Terry Scott, Gina Hancock, and Betty Rolapp served as hosts. In March, chairman duties will be filled by the McLaughlins, Songers and McDonalds. We look forward to seeing you all again on the 4th and the 18th.

WEDNESDAY AFTERNOON BRIDGE

- | | | |
|--------|-----------|-------------------|
| Jan 20 | First | Juanita Schneider |
| | Second | Maggie Waterman |
| Jan 27 | First | Adelle Shanta |
| | Second | Betty Pease |
| Feb 3 | First | Corinne Brunn |
| | Second | Virginia Piper |
| Feb 10 | First | Corinne Brunn |
| | Second | Betty Pease |
| Feb 17 | First-tie | Maggie Waterman |
| | | Margaret Costello |
| | Third | Adelle Shanta |

Play begins promptly at 11:55am. For reservations, call Juanita Schneider at 493-8546.



Happy
St. Patrick's
Day!

SUNDAY TENNIS SOCIALS

We had a good turnout for the Team Tennis Tournament on Valentine's Day. Most players liked the format because they played a lot of tennis. We had many new people come out to play. It is a good way to get acquainted in the community. We liked it so well, we are scheduling the same format for April 17. That is the same day as the Potluck so we will encourage people to join the Potluck in the evening.

There will be a Men's Tennis Morning on Sunday, March 20 similar to the one held in December. Play will begin at 8am with singles and doubles. All men tennis players interested in this event should sign up at the Administrative Office or call Dick or Stevie Erkeneff at 493-6359.

NEIGHBORHOOD EXCHANGE

FOR SALE: Attractive dark-finish wall unit with shelves and cabinet, \$250. Also king headboard, \$50. Call weekends 493-2073.

FOR SALE: Almost new portable Singer sewing machine with warranty. Swing-arm, buttonholer, adjustable stitch, etc., \$195. Call 493-2592.

WANTED TO BUY: We are currently leasing a home in the Shores and are interested in purchasing a 3- or 4-bedroom, single-family home with ocean view in Niguel Shores. Please contact Larry Linger, 240-3356.

FOR SALE: One sofa, great condition, value \$700, now \$125. One brown reed square table, \$45. One chair \$55. One lamp, \$30. Call 496-3357.

FOR SALE: Hawaiian Island surf board. Good condition with leash, \$125, obo. Also Victoria skim board in great condition, used twice, \$50. Two bunk beds, good condition, extra set of rails included, \$100. Call 493-3205.

MOVING SALE: Freezer, 17 cubic feet, frost free. Sleeper couch, two ottomans. Oak desk. Game table. Ice chest with drawers for camping. Call 496-4620.

FOR SALE: 1984 Corvette — 14,300 miles, like new! Leather interior. Senior citizen says — "30 years too late!" Call 496-3735.

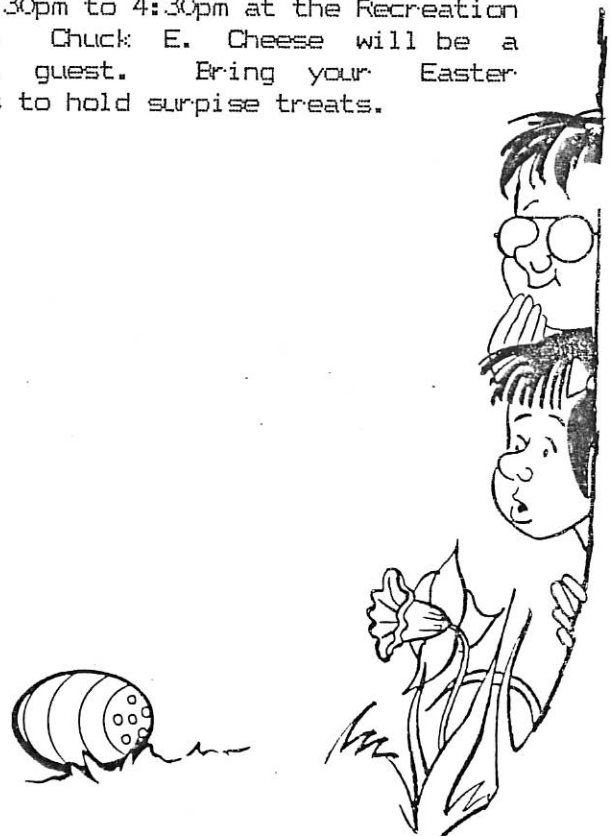
REMINDER

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.



ANNUAL EASTER HUNT

Children of all ages are invited to meet the Easter Bunny at the annual Easter Egg Hunt on Friday, March 25, from 3:30pm to 4:30pm at the Recreation Center. Chuck E. Cheese will be a special guest. Bring your Easter baskets to hold surprise treats.



NIGUEL SHORES COMMUNITY ASSOCIATION
 STATEMENT OF REVENUE, EXPENSES AND BALANCES
 ALL FUND
 FOR THE MONTH ENDING DECEMBER 31, 1987

	TOTAL	OPERATING	RESTRICTED	PLANT	AUXILIARY
REVENUE:					
Regular Assess	1553280	1553280			
Extraord Assess					
Breakers Isle	9499		9499		
Sea Terr II	21792		21792		
Other	123741	113143			10598
TOTAL REVENUE	1708312	1666423	31291	0	10598
=====					
EXPENSES:					
Community Ctr.		77842			
Landscape		545112			
Traffic/Safety		152172			
G&A		683103			
Transfers to Reserves		96845			
TOTAL OPERATING	1555074	1555074			
Breakers Isle			6195		
Sea Terrace II			16496		
TOTAL RESTRICTD	22691		22691		
PLANT FUND	27439			27439	
AUX. FUND	9469				9469
TOTAL EXPENSES	1614673	1555074	22691	27439	9469
=====					
NET EXCESS/ (DEFICIT)	93639	111349	8600	-27439	1129
FUND BALANCE					
12-31-86	682020	-26454	-4036	709218	3292
TRANSFERS-IN:					
Reserves	101213			101213	
Invest in Plant	9490			9490	
TRANSFERS-Other					
CURRENT FUND					
BALANCE	886362	84895	4564	792482	4421
=====					

NSCA DIRECTORY

MARCH 1988

BOARD OF DIRECTORS

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

STAFF

General Manager.....Richard S. Smiley
 Accountant.....Ivy Hsia
 Admin. Assistant/Office Manager.....Kim Tate
 Secretary.....Pam Beckwith
 Receptionist.....Shirley LaBonte
 Maintenance Supervisor.....Jose Angulo

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	Ken Knight	1st & 3rd Thursday
Communication	Dick MacNair	See Calendar
Finance	Frank Taylor	See Calendar
Landscape	Dick Beaubien	4:00pm, 1st Monday
Legal	INACTIVE	
Maintenance	Norm Fomeroy	9:30am, 1st Monday
Nominating	James Delaney	See Calendar
Recreation	Stevie Erkeneff	7:30pm, 1st Tuesday
Traffic & Safety.....	Ed Adams*	4:00pm, 3rd Wednesday
Tree View Blockage.....	Carroll Cox	2:00pm, 2nd & 4th Monday
Ad Hoc		
Community Relations.....	Forrest Owen	See Calendar

Sea Terrace Townhomes Assoc. I

Sea Terrace Townhomes Assoc. II

Claudia Cinquegrana, President
 Robert Scott
 Ron Miller
 Don Beaver
 Donna Rosecrans

Ward Finch, President
 Estelle Kupperman
 Bob Lassleben
 Myron Miller

NIGUEL SHORES COMMUNITY ASSOCIATION

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



SEASHORE NEWS



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

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

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

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

MIGUEL SHORES CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
FEBRUARY 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	APRIL S M T W T F S 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	<h2>MARCH 1988</h2>					
	1 Mens Club Breakfast 8:15am Hill & Harbor C-2 10a-12noon Watercolor Class 1-4pm	2 Aerobics 9am Noon Bridge 11:50am Watercolor Class 1-4pm	3 Ladies Day Tennis 9-11am Womens Club Luncheon 12:30pm Arch Comm	4 Aerobics 9am Womens Golf Couples Bridge 7:30pm	5		
6 Womens Golf Bridge Lessons 2-4pm Landscape Comm 4pm	7 Mens Club Golf Watercolor Class 1-4pm Rec Comm 7:30pm	8 Aerobics 9am Noon Bridge 11:50am	9 Ladies Day Tennis 9-11am Womens Crafts 10am-2pm	10 Aerobics 9am Womens Golf Couples Bridge 7:30pm	11 Aerobics 9am Womens Golf	12	
13 Maint Comm 9:30am Womens Golf FUN DAY Bridge Lessons 2-4pm Tree View Comm 2pm	14 Mens Club Breakfast 8:15am Hill & Harbor C-2 10a-12noon Watercolor Class 1-4pm	15 Aerobics 9am Noon Bridge 11:50am Traffic & Safety 4pm OPEN BOARD MEET 8PM	16 Ladies Day Tennis 9-11am Womens Club TTB Arch Comm Finance Comm 7:30pm Saint Patrick's Day	17 Aerobics 9am Womens Golf Couples Bridge 7:30pm	18 Aerobics 9am Womens Golf	19	
20 Mens Tennis Morning 8am Potluck Catered Dinner 5pm 	21 Womens Golf Comm Comm 1:30pm	22 Mens Club Golf Hill & Harbor Srs. 11am-1pm Noon Bridge 11:50am	23 Ladies Day Tennis 9-11am Womens Club Easter Egg Hunt 3:30-4:30pm	24 Aerobics 9am Womens Golf	25 Aerobics 9am Womens Golf	26 	
27	28 Womens Golf. Tree View Comm 2pm	29 Mens Club Breakfast 8:15am	30 Aerobics 9am Noon Bridge 11:50am	31 Ladies Day Tennis 9-11am			

(3-1-88)

1201 Purpose of Committees (2-1-85)

Various committees are appointed by the Board of Directors to carry out designated functions and to advise the Board with regard to these functions.

1202 Requirements for appointment to a Committee (2-3-88)

Committee members.

- (1) Shall be owners.
- (2) Shall not have a "Conflict of Interest" with the Association.
- (3) Shall not have a self-interest in the area of the committee's operations which is the primary motivation for seeking membership on the committee.
- (4) Shall be able to work cooperatively with other members of the committee.
- (5) Shall meet any special requirements which have been established for the committee.
- (6) Shall be recommended by the committee on which they will serve.
- (7) Shall be appointed by the Board of Directors.

1203 Appointment of Members (2-1-85)

Members of the Association who would like to serve on a committee should leave with the office a statement giving their name, address, phone number, the name of the committee on which they would like to serve, and any information about their background which they think would be of interest to the committee. This statement will be forwarded to the appropriate committee for consideration. The committee's recommendation regarding the appointment will be forwarded to the Board by the Chairman. The Board will either approve or deny the appointment and will notify the applicant and the chairman.

1204 Conflict of Interest-Applicants (2-1-85)

Applicants for committee membership should not be appointed when such applicants at the time of application are (1) involved in a lawsuit with the Association, 2) are refusing to follow a course of action requested in writing by the Board, or (3) have a strong self-interest in the area of the committee's activities.

1205 Conflict of Interest-Committee Members (2-1-85)

Committee members who are involved in a lawsuit with the Association or who are refusing to follow a course of action requested in writing by the Board should be suspended from committee activity until the matter is resolved. In other instances where a self-interest is apparent on a specific issue for committee action, the committee member should abstain from both the discussions and the voting on such issues.

1206 Duties of Committee Chairmen (2-1-85)

The committee chairman shall supervise the activities of the committee. The chairman shall

- (1) supply the Board with a brief summary of the activities of the committee (minutes) soon after the close of committee meeting.
- (2) inform the Board in each open meeting of any special activities or problems of the committee and may describe actions which the committee wishes the Board to take.
- (3) forward recommendations to the Board regarding new members.

1207 Multiple Chairmanships (2-1-85)

A member may serve as chairman of only one committee at a time.

1208 Committee Quorum (2-1-85)

The Board member serving as liaison with a committee may be counted as a member of that committee for quorum purposes but may not vote.

1211 Rights of Committees (2-1-85)

Committees have the right to establish certain of their own policies, such as number of members, qualifications of members, and operating procedures, providing these actions are not inconsistent with Association Rules, By-Laws or CC&R's.