



# THE

# SEASHORE

# NEWS

Volume II

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Number 1

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

The "Open Forum" held last month was one for positive communication between residents and a difficult transition now being negotiated by their board with AVCO Community Developers. Ralph Morgan of Bowie and Morgan, Attorneys, currently representing the association during the final agreements, disclosed that the papers are nearing the signing stage, but specific details of wording are all that remain. AVCO's remaining interest in our community is the development of Tract 7509, which is the final phase of our community. We have always anticipated the addition of these 170 homes which brings our association up to the expected density of approximately 1000 homes. Now, the basic intention of your Board is to gain fee title to the beach parking lot, the recreation center, and all private streets within the perimeters of the community. It was, therefore, the general consensus of opinion during the "open Forum" that the annexation should be treated favorably by a 2/3 majority member vote necessary to complete our community. The next "Open Forum", will be held June 6th, prior to Ratification of the amendments in question. All correspondence with your Board is encouraged through Bill Misner at our Community Center Office. Once again, we are pleased with your comments and responses referring to the progress of our association to date!!

John B. Sauer  
Association President

ZONING COMMITTEE

Come to the next Committee meeting Tuesday evening, March 26th at 7:30 PM in the Rec. Center. Gene White, one of our Board members and Director of Community Relations for AVCO has arranged for the plans for tract 7509 to be shown at this time. These are the 170 homes, bounded by Selva Rd. and La Cresta, on whose annexation we will vote, and we hope the questions you have had regarding ingress and egress, safety, security, etc. can be answered.

Our February 26th meeting was well attended, and three resolutions resulted from discussion. They were, in essence 1) a recommendation of a two-story limit (as it relates to line of sight) from this side of the Coast Highway) on the ACD tract next to Niguel Beach Park; 2) a request that the Board establish a policy of formal acknowledgment of various Committee resolutions from all Association committees; and 3) that the Board consider supporting Proposition 20 at a general meeting.

The Community will be interested to know that construction on all uncompleted projects within the permit zone, and in most areas of Laguna Niguel owned by ACD, (except tract 7509 which has been approved by both the County and the Coastal Zone Conservation Commissions) is being delayed until the County reviews a new Master Plan for Laguna Niguel which ACD is now preparing. Plans for the Golf Course and Beach tracts are also in the hands of the South Coast Regional Commission for their review.

EMERGENCY PHONE LABELS

If you are involved in an emergency with Bodily injury, who do you call first? If it is an emergency, fire-rescue may be your first choice at 1-538-3501. Whatever the case may be phone labels with fire-rescue's number may be picked up for posting on your phone at the Community Center. Here's hoping you don't have to use it

Association President

PROGRESS REPORT FROM YOUR SECURITY COMMITTEE

We know that some of you will not believe this, but your Security Committee is at work, The job of issuing decals and key cards was completed in February, and the tightening up of our security at the gates is gradually taking effect.

Our Board of Directors has now approved most of the Committee's recommendations, which will result in these additional improvements during the coming few weeks;

1. Installation of rear-view mirrors at the gate houses, so that the men on duty will have better control of the gate arms.
2. Installation of better lights, for decal detection.
3. Installation of a burm (bump in the road), just in front of the gate houses to make you slow down for indentification.
4. "Speed Limit" - 25 miles per hour signs.
5. Extension of wrought iron walls out to the gates, so that our kids and their friends can't drive to over the lawns and sidewalks.

Under consideration by the Finance Committee is our recommendation that the round-pointed spikes on the exit side of all four gates be replaced by new heavy-duty " alligator-teeth" spikes that can not be driven over with the aid of a heavy foot, or surfboard. These cost in excess of \$670.00 each.

Our committee is quite small - usually about five attend our meetings due to illness and other committments - so if the SAFETY and SECURITY of our community is of special interest to you, YOU ar invityed to sit in on our meetings. Phone the Center office for the date and time of the April Meeting.

Art Powell, Acting Chairman

ATTENTION TOWNHOME RESIDENT.

During the last several months your Board of Directors of the Sea Terrace Townhome Association has been actively involved in organizing a new program for operation.

Two resident directors were elected at the December annual meeting to begin working with AVCO representatives to provide the foundation for the upcoming turnover of management and operational responsibilities to our resident membership. Your resident directors and Mr. Howard Morrett, (493-2890) and Dr. Davis Pardoll, (493-2131), while Messrs White, Steward, and Kester of AVCO fill the remaining three directorships.

Mr. Morrett has been elected President and presides over the ongoing efforts of the Board.

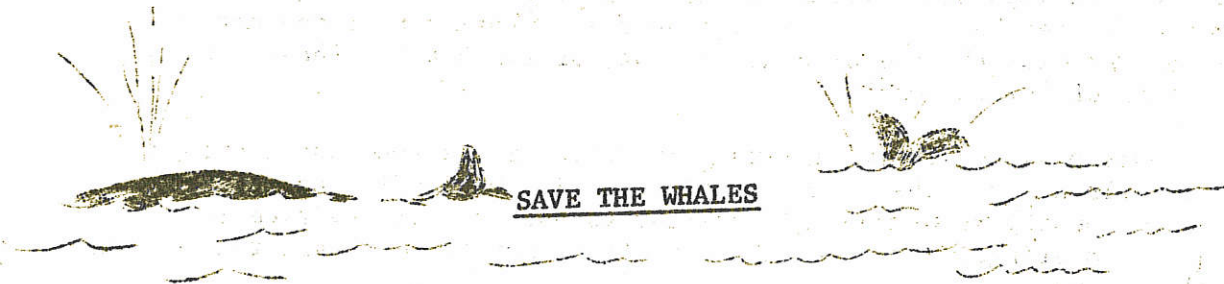
As you are aware, the Association's functions are limited to maintaining the exteriors of the townhome units, specifically the roofs, fences and outside walls of each building. The other facilities such as streets, landscaped common areas, security, recreation, etc. are under the jurisdiction of the Niguel Shores Community Association. The two Associations have no direct relationship with one another.

#### NEEDLEPOINT

Due to the large demand for the first session on Needlepoint, a second class will be offered starting Wednesday, April 24th at 10:00 AM. The course will be taught by Sally Bruce, and instructor with "Needleworks of Newport Beach". All supplies needed for the course will be included as part of the \$35.00 fee. Enroll for the class by calling 493-0122.

#### LADIES SOCIAL BRIDGE

Starting Monday, April 1 at 11:30 AM the Community Center will be open to ladies for social bridge play. All those ladies interested in playing bridge and making new friends are encouraged to take part in the activity on the first and third Monday of every month.



A Crusade to SAVE THE WHALES is being sponsored by the student body of Dan Hill High. This crusade is dedicated to preserving these mammals now an endangered species. A week-end trip has been arranged to leave Dana Marina at 6:00 PM, and go out to view the whales in their annual migration, plus seals, dolphins and the brilliant spring sunset, returning by 9:00 PM. Individuals must make reservation for the April 7th voyage at a cost of \$4:00 each. Reservations are necessary and must be paid in advance. Call Peg Miller at 496-0896.

WANTED: Will pay cash for used car in good mechanical condition. Prefer 6 or 4 cylinder compact, minimum extras. Contact H.R. Lawrence, at 493-6526

### NEED A BABYSITTER?

Join the Niguel Shores Babysitting Co-op. Many families in our community are participating. in an organized co-operative where:

1. You can always find a sitter.
2. An adult is caring for your children.
3. Your child always has others to play with.
4. A bookkeeper arranges all sits for you.
5. A point system is used - therefore no money is exchanged.

If you are interested read the Co-op By Laws in the Community Center office or call Linda Duffer at 831-1437.

ASSIST IN THE FALL OF THE ROAMING EMPIRE!  
ANCIENT ROMAN TENNIS FIASCO TO REVIVED!!

(rated X - Adults only)



LAGUNUS NIGELUS' OFFICIAL RIPLEY APPROVED, PALYER SANCTIONED, FULLY HANDI-CAPPED, COLLISEUM TYPE, MIXED DOUBLES TENNIS FRENZY AND TRICATHLON EVENTS!!

By decree of Tennus Committeum "All residents of Lagunus Nigelus are to gather at the courts on April 27th, 9 A.M. with tennis shoes. No official tennis clothes will be allowed. All will be properly conditioned to participate in a day of hilarious merriment, Jeer, Beer, Gheer, All of those.

Hat draws will occur on the courts immediately preceding your event. The crowd will then determine your handicap (carry a bucket, one arm in a sling, with an eye patch, etc.). As the match progresses additional handicap items may be added or removed depending on the mercy of the spectators. The first team to accumulate 21 points will win that match. The player will the most points at daze end, will be the winner. Three trophies will be awarded - 1st, 2nd, and 3rd place.

Everyone will play about 3 times during the day and always with a different partner. All equipment will be furnished by the C.C., (Colliseum Committee).

A fantastic 'Tricathlon' event for men and women will determine the King and Queen. The events will occur throughout the day. They will reign supreme though the pot luck dinner and cocktail party on the courts at 6 P.M. The party then moves into the recreation building for the annual Roman 'Hard Times Party', celebrating tax time.

**SIGN UP NOW AT THE OFFICE ! DON'T BE LEFT OUT!**

\$1.50

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TAXES !! TAXES !! TAXES !! TAXES !!

Got the April Tax Blues'? Wallet kind of Flat ? Spirits kind of down ?  
Well, get on the grubbest clothes you can find, and join us for a,

"HARD TIMES PARTY"

If you have been hit hard by taxes then your clothes for the night should be the grubbest.

You will be served a real hobo dinner in hobo style and surroundings. You can visit, dance, dine and have just lots of fun, so come on boost your spirits and join us!!

The date is April 27th at 7 P.M. at the clubhouse. The price is just \$1.00 per person and beer and wine will be sold for \$.50 each. If you want to bring a guest that's great, do it!!

We guarantee there will be no strangers in the house, so come on, be introduced to your neighbors and meet new friends.

You must make reservations so, do it now !! Don't read any further in the Newsletter until you called the recreation center at 493-0222 and make reservations.

SPONSORED BY YOUR  
RECREATION AND SOCIAL COMMITTEE

WHAT EVER HAPPENED TO THE COFFEE CLATCH???

Well...like the little girl "Topsy", we grew and grew!! Not that we no longer participate in provocative conversation, but we have found so many varied interests, so much talent (right in our own group), so much interest in making life happy and interesting. Coffee Clatch somehow just doesn't fit us anymore. We are now the Thursday Afternoon Women's Club.

Some of the interesting and fun doings we have participated in the last month were: Making a giant Easter Egg, taught by our own Jean Rasmussen. What fun, and what funny shapes some of our eggs turned out to be! Hosting a new Men's Club on March 14th was a success. The Thursday Afternoon Ladies decorated the tables and furnished some mighty tasty treats. It didn't take the Men long to show the Ladies they knew what it was all about. They have already established a bank account and made plans for several meetings ahead, including some new golf dates with some new partners. Bravo Señors!! Did you all notice the beautiful art work on the Community Center windows over the St. Patricks Day weekend, all by our Artistic Talent Staff? As we go to press, our luncheon at the Crown House is coming up on March 21st, and we are looking forward to "Play with Clay" on March 28th with Instructor Marge Becker.

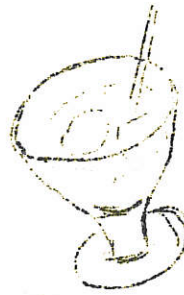
If you think any or all of the above interest you, or if you have any particular talents you would like to share with us, or if you would just like to meet some new faces, please come join us. For those of you who like Bridge---at 11 AM. Don't forget to bring a sandwich, or your cottage cheese. We'll supply the coffee. Main attraction starts at 1 P.M.

Our plans for April will be quite educational:

- April 4 Peter Weisbrod will speak on Artistic Lanscaping. We will also have a good White Elephant Sale. (Bring Money)
- April 11 Easter vacation for the children. We will have a question and answer session with our own Security Patrol.
- April 18 Lunch at Los Buenas Amigos Coffee Gardens at San Juan Capistrano Meet at the Community Center Parking Lot at 11:30 A.M.
- April 25 Guest Physicologist Helen Smith Will Speak on "Streaking-In the Here and Now".

RED CROSS CLASS STARTS APRIL 8TH, SIGN UP AT COMMUNITY CENTER OFFICE

COST \$2.00



T.G.I.F. PARTY

All Niguel Shores residents are invited to attend the T.G.I.F. party at the Community Center on Friday April 19th, from 6-9 PM. Everyone should bring a plate of horsd'oeuvres and their own libation!

→ NIGUEL SHORES IS VICTORIOUS AGAIN!! ←

Following in the footsteps of our victorious swim team, the Niguel Shores Ladies Tennis Team conquered the San Clemente Womens Tennis Club. Congratulations for a great team effort to Barbara Van Brunt, Vesla Allman, Joyceln Bierenkoven, Linda Duffer, Miriam Bas, Sharon Stevens, Stevie Erkeneff, and Barbara Steven.

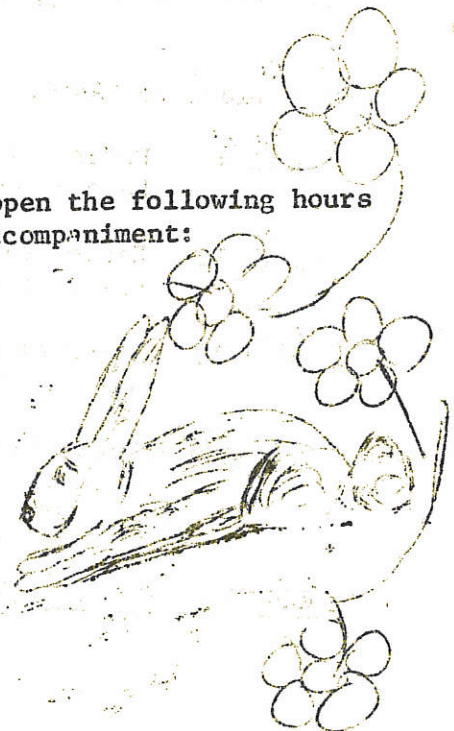
SWIM TEAM HIGHLIGHTS

The Niguel Shores Swim Team is now busily practicing on the up - coming season. Dick Shield is the new swim team coach. Practices is held on Monday, Wednesday, and Friday at 4:30 in the Community Center Pool. New members are welcome to join the team. For more info call 493-0122.

EASTER SWIM HOURS

During the Easter Vacation, the pool will be open the following hours for kids 6 years and older, to swim with parent accompaniment:

- MONDAY APRIL 8. th      1-4 PM
- TUESDAY APRIL 9th      10-12 noon
- WEDNESDAY APRIL 10th    1-4 PM
- THURSDAY APRIL 11th    10-12 noon



Easter Egg Hunt.  
Thursday April 11th 2 p.m.