

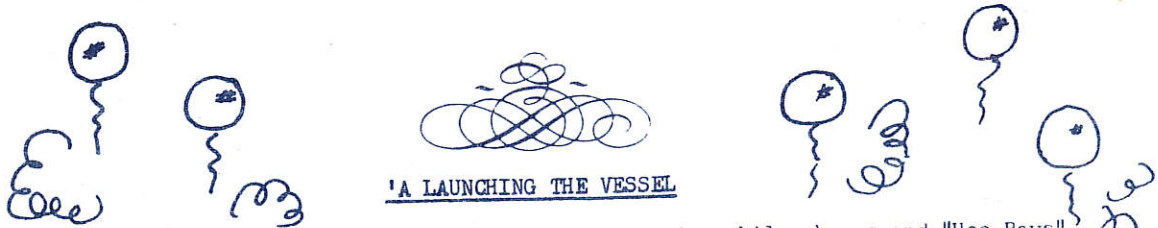


THE SEA SHORE NEWS

Volume I

May 1973

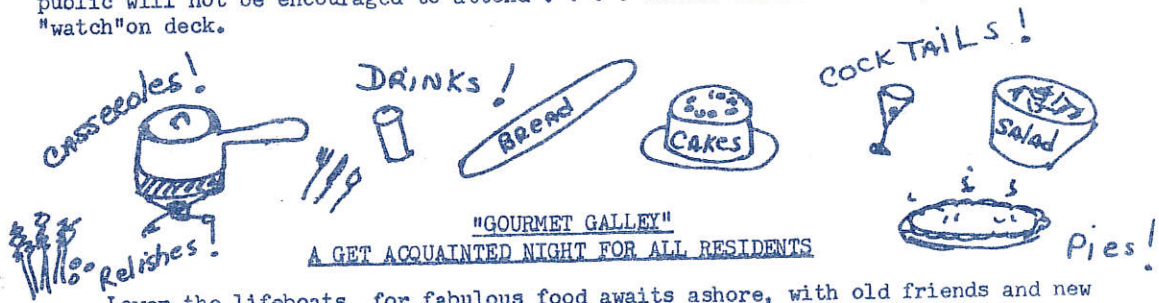
Number 2



'A LAUNCHING THE VESSEL

Flags wave, confetti covers all but breathable air, while cheers and "Hoo-Raws" ring 'long the South Orange Coast, for the Club-Ship we've all been hoping for is launched, floats ---- And is worthy of seas encountered!

The gala festivities of speech making, ribbon cutting, refreshments, and "Get-away----Give-away" prizes now enters the final planning stages for Saturday, June 16th at 2:00 p.m. in the New Sea Terrace Recreation Center. Following the formalities of ACD presenting the ships "papers" to the Homeowners Association, the "Hatches" will be opened for inspection by its passengers (Homeowners). General public will not be encouraged to attend unless concerned with posting the "watch" on deck.



"GOURMET GALLEY"

A GET ACQUAINTED NIGHT FOR ALL RESIDENTS

Lower the lifeboats, for fabulous food awaits ashore, with old friends and new neighbors to help you pass the time An old fashion pitch-in-potluck gathering is expected to take place Sunday evening, June 24th from 5:00 P.M. to 8:00 P.M. All residents are asked to call Mary Schuele at 496-5465 or the Sea Terrace Club at 496-0122 to register their dish for the semi-gourmet event. Additional requirements are your own utensils, beverages, a pleasant personality, and one big healthy appetite. This event will be the first social event planned for the community and we urge your support and attendance.

MAY 73



COMMUNITY LEGAL VIEWS



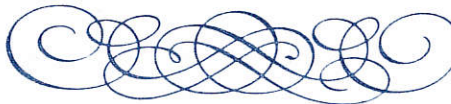
Frank Mead-Chairman Document Review Committee

For our first column for the Sea Shore News I think it may be helpful to explain about the legal entity that is our Community. First we should understand that Niguel Shores (this is the legal name as per the records of the State of California and the County of Orange) owes its existence to two agencies. The Association to which we belong is a corporation created under the California Corporations Code. Its name is Niguel Shores Community Association. This corporation is governed by articles and by-laws, and all business of the Association, to be duly constituted, must be conducted in accordance with these articles and by-laws. The by-laws regulate the manner of electing or appointing officers and directors, voting procedures, time and place of annual meetings and term of office of elected officials. The Articles are fairly standard and principally set forth the purposes of the Association. These purposes are important to us for two reasons: 1) A corporate entity may not carry on any business which is not within the limits of its articles; and 2) the gaining of a non-profit tax exemption may depend very heavily upon the specific purposes of the corporation and how closely those purposes are adhered to.

In addition to the corporate structure of our Association, we are also governed by our Covenants, Conditions and Restrictions (CC&R's) which are filed with the County of Orange and referred to in each of our deeds. Niguel Shores is a planned community development (P.C. development) which has been completely pre-zoned. It is an unincorporated area and not a part of any city. The CC&R's are binding upon all of us who live in Niguel Shores (and our guests). Since Niguel Shores is a private community we enjoy a unique relationship with the County of Orange. We are subject to all the laws of the United States, the State of California and the County of Orange. We are also governed by our own rules, the CC&R's. Being a private community adds to our tax burden in that we must pay for our own maintenance (that includes streets, common areas, recreational facilities, gates and security services) while paying Orange County taxes. Although the Orange County Sheriff and other County services will respond to calls from the residents, there is no regular patrol of our Community by County Agencies.

Therefore, our most successful way of government has to be one of enlightenment and mutual cooperation. Observance of the Golden Rule, not in the essence of "do unto others what you can STAND to have done unto you", but "do unto others as you would WISH to have others do unto you", must be rule of this Community. Enlightenment of all the citizens of Niguel Shores concerning what our rules and regulations require, and how these CC&R's can be enforced, is a must for a successful community. Each of us has a right to know what is expected of us as residents of the Community. Ignorance of the law, not even an acceptable excuse under the law, is certainly not a friendly way to live together in a closely knit community. Especially in an area where people are so physically close, mutual cooperation is essential.

In succeeding issues we shall endeavor to explain and discuss additional topics of legal interest to you as residents of Niguel Shores. Should you have specific questions or want copies of the Association By-Laws and CC&R's please drop us a note at 33601 Brigantine Drive.



ANNUAL FINANCIAL REPORT

All residents will soon receive by mail a copy of the Auditor's Report presented at our General Meeting in late March. Additional copies have been provided, that all may share its contents. The Financial Committee has accepted the report as presented, giving detailed study and analysis with the Auditors.

FIRST NEWSLETTER A SUCCESS

received the full support of our Board of Directors in this newsletter and we are pleased with the many phone comments made to us in favor of the first issue. We have assistance - Margaret Stephen of Sidney Bay, and others who in this capacity or another. We're open to all new ideas, and have some new columns starting with the next issue. We will need several Block Chairmen to help with our social events, and ticket information, etc.. Come forth and volunteer for the future success of any project such as this newsletter will be - as homeowners and members of this association. This is a team effort, and to keep it in publication we need more help. Therefore, we are forming a newspaper group of people who will not be listed as reporters, etc., but members who can help with telephone work, folding and mailing the paper for mailing, and all such time consuming tasks that we can accomplish quickly. We would like to eventually receive the first of each month and have this paper to your door by the fifteenth.

6-9271 and volunteer! Our sincere appreciation.

John and Bev Sauer
Co-Editors

PS: There are several committees in our association and new ideas are welcome--List will be in next issue!

HIGHLIGHTS OF THE BOARD OF DIRECTORS MEETING

Tuesday, May 1, 1973 - 7:30 P. M.

Requests that monthly committee reports be submitted in person to the chairman of each committee, or his designate.

Investigating problems of the newsletter and other association mail being investigated by Gene White.

A motion was passed to provide association support for the Direct-Mead offered typing and printing services at no charge to the association.

Tommore was appointed as new Chairman of the Architectural Committee.

Snider, Recreation Director, gave the Recreation Committee a motion was unanimously approved for a Grand Opening of Recreation Center on June 16th.

Concerns were raised regarding the trimming of trees, height of trees, and the inability to read street signs and house numbers. Bob Baugh will investigate and report to the Board.

Discussion and comments regarding irregular watering schedules, area sprinklers, dirty street lanterns, speed problems on Main Drive, and purchase of individual lanterns in the Garden.

Meeting adjourned at 9:00 P. M.

Scuttlebott

-: / - ☆ ? "Love is sharing, A good joke!"



Hawaiian Hue

WHILE touring the Hawaiian Islands, we climbed aboard a crowded sight-seeing bus. Before our driver started the vehicle he introduced himself to the passengers. "I am not white or black, red, yellow or brown," he said. "I'm French, Chinese, Japanese and Hawaiian."
He paused, then added, "I am beige."

—Contributed by Clara M. Daines

Slogan Slants

A CARDINGTON, Ohio, junior-high-school student, Terry Ramborger, won a traffic-safety slogan contest with: "Belt Your Wife and Save Her Life."
— Good News From Everywhere, Los Angeles Times Syndicate

PLACARD on a desk: "Lead, Follow, or Get Out of the Way."

—Mark Belaire in Detroit Free Press

SIGN in front of an Atlanta restaurant featuring fried chicken: "If the Colonel Had *Our* Chicken Recipe He'd Be a General." —Atlanta Journal

AN APPEAL from columnist Paul Harvey: "The familiar cry has always been 'Help, police.' I think it's time we took out the comma."

—General Features Corp.

WOMEN'S-LIB slogan for housewives: "The Life You Slave May Be Your Own."
—Earl Wilson, Publishers-Hall Syndicate

AFTER a long search, I finally found a house that seemed to meet all my requirements. But every time I drove by, I noticed a gang of boisterous, screaming children hanging around the neighborhood. I asked the owner if she had much trouble with them.

"Yes," she said. "There are four who do cause a lot of trouble. But you don't have to worry," she added pensively. "They move when I move."

BABYSITTERS ON BOARD

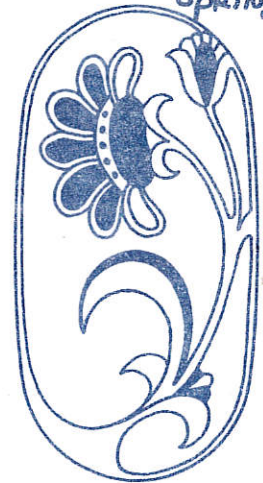
Janet Brown, age 14, 496-5366
Kathy Hackett, age 13½, 496-6679
Carrie Luedeke, age 13, 496-5471
(Yards and plants too!)
Marbury Stevens, 493-0366
Lisa Talcott, age 12, 496-3146

Any others interested in listing their names for babysitting please put your name, age, and phone number on a slip of paper and put it in the Sea/Shore News box at either gate.

THE SEA/ShORE NEWS STAFF

Co-Editors - John and Beverly Sauer
Art Direction - Sally Hermanson
Reporters - Bob Baugh
- Bill Misner
- Committee Chairman
Typist - Margaret Stephen
Newspaper Committee - Virginia Van Doren
- Angie Bolton
- Jean Rasmussen

Where's Spring?



Some of these items cut from Reader's Digest Magazine.

NIGUEL SHORES ZONING COMMITTEE - Dick Luedeke

meeting of the "Zoning Committee" was held on May 8th at 8:00 PM at the home of Dick Luedeke. This meeting will not have taken place at the time of the News deadline. Interested members of the committee have attended meetings of the USOCC (United South Orange Coast Communities) Land Use and Planning Committee, and we will continue to send representatives to such meetings. The committee's direct interest will be zoning and land use problems in our immediate area. We will also send representatives to meetings on issues of larger scope, such as County Open Space and Conservation Plans, Orange County Scenic Road Proposal. We have requested Niguel Shores Community Association Board approval and recognition of the committee as an official body within the Association, and have filed a request with the Planning Offices to be placed on the "Approved List of Civic Associations" so that we will receive notice of Planning Department and Planning Commission hearings. We have a particular concern to our residents.

We are satisfied that the Proposition 20 Commission denied exemption to AVCO on agricultural areas on the Coast Highway here in Laguna Niguel. This means that the Commission can evaluate each permit request as it comes before them. Commissioner Robert Rooney has recently suggested a moratorium on all building within the permit zone until an overall plan can be developed for the coastal area. We are pleased to hear what our petition requested for our locale.

The Niguel Homeowners' Association has requested meetings with ACD relating to the Laguna Niguel Master Plan, and meetings have already been initiated. More

to wish to serve on this committee, call John and Barbara Hall at 496-7838 or Dick Luedeke at 496-5471.

TREASURE ISLAND VOYAGE ✓

ALL JR. HANDS ON DECK FOR SPORTS, GAMES, ARTS AND CRAFTS, SPECIAL TRIPS, HIKES AND SUMMER SUN! CHILDREN, AGES 6 TO 13, ARE INVITED TO SIGN-UP IN CLUB OFFICE ANYTIME AFTER JUNE 4TH. MONDAY THROUGH FRIDAY SESSIONS ARE TWO WEEKS IN DURATION, AND HAVE A DIFFERENT THEME EACH SESSION. THUS, A "VOYAGER" MAY WANT TO REPEAT EACH VENTURE AS BEING NEW IN EXPERIENCE (F U N!), AND EXPANDING IN CONCEPT. THE SHIP'S COMPANY WILL SUPPLY THE CREW, GROUNDS AND PROGRAM. THE SPECIAL TRIPS, SUCH AS DISNEYLAND, LION COUNTRY SAFARI, SEA WORLD, ARTS AND CRAFTS SUPPLIES, WILL BE PROVIDED AT A COST-ONLY FIGURE. VOYAGE DETAILS WILL BE AVAILABLE DURING SIGN-UPS PRIOR TO SAILING BY CALLING 493-0122. SESSION DATES ARE AS FOLLOWS:

- I - JULY 9 TO JULY 20
- II - JULY 23 TO AUGUST 3
- III - AUGUST 6 TO AUGUST 17
- IV - AUGUST 20 TO AUGUST 31



FROM THE GALLEY"

Interested people on the streets who wish to enjoy a neighborhood gourmet

Tampico Bay
Haranto Bay

restaurants in these areas wish to please get in touch with us. We are looking for people with an interest in gourmet dining experiences.

Regular meeting of the Board of Directors will be held at the Old Clubhouse on Tuesday, June 5th. You are cordially invited to attend this open meeting.

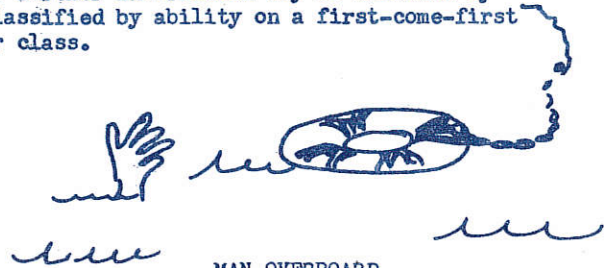
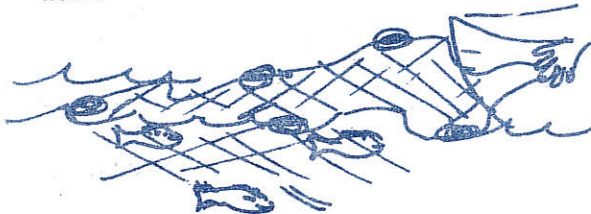
GRAND SLAM BELOW DECK I

BRIDGE INSTRUCTION for beginners, intermediates, and advanced will be offered at 6:45 p.m. on Wednesday nights during the first week of July. Players will be encouraged to gain in basic skills and social bridge as well as improving personal game strategies.

Gustav Finer has been named the instructor for this group at a cost of \$15.00 for ten lessons. Each session will last approximately one hour and forty five minutes. Would be interest, sign-ups or further information may be obtained by calling 493-0122. Enrollment will be classified by ability on a first-come-first serve basis limiting only 20 players per class.

HOISTING THE NETS

While spring quietly blossoms into summer, surfboards and home gardening are vacated for a fast set of tennis. Just as quick, and almost in time, are the new tennis courts being built at the Sea Terrace Club. If that is not prosperous enough news, Doris Stevens has consented to fill the position of Club Tennis Pro, giving group and individual lessons. Mrs. Stevens, now of San Clemente, was formerly the No 4 Junior Singles Tennis player in the United States, a past winner of the National Sportsmanship award, and a member of the U.S.A. Junior Whitman Cup Team. Lessons will be available by June 26th in group or private sections. Interested resident members may call 493-0122 for further information. Welcome aboard new pro, new courts, and hoisted nets!



MAN OVERBOARD

Its a season for splashing if you know how, and knowing how is only as far away as the nearest 35 ft. pool of fresh water. With that well defined rumor, it is a pleasure to announce swim and diving lessons for all ages at the Sea Terrace Swimming pool.

Lifeguard instructors holding the Red Cross's esteemed "W.S.I." credential will be on hand to assist all beginners to learn, or to offer accomplished swimming for those who can swim. Initially, classes will be offered on Monday, Wednesday, and Friday from 9:00 a.m. to 11:00 a.m. Classes will last one hour, sessions will last approximately four weeks.

Session number I will begin Ju 25th and go through July 29th. Five dollars (American Currency) for the four week course will be charged to each swimmer. Sign-ups and further information may be obtained at the Sea Terrace Recreation Club Office by calling 493-0122.

SHAPE 'N UP THE CREW!!!

EXERCISE is stretching, bending and flexing bones surrounded by tiny little flesh-like ropes called "muscles," surrounded by a soft, padded-like material made up of extra calories. The more one moves, the more this padded area takes the intended shape of the musculature....HOORAY....!! Such a crew will be organized. For those interested, call 493-0122. Probable starting dates will occur on Monday and Wednesday nights, commencing at 8:00 p.m., June 18th.

.....WE'RE GOING TO SHIP OUT THE CALORIES AND SHAPE UP THE CREW.....

SUMMER RECREATION ATTRACTIONS

SATURDAY, JUNE 16th	GRAND OPENING 2:00 p.m. - SEA TERRACE CLUB
MONDAY, JUNE 18th	SLIM N' TRIM EXERCISE Begins 8:00 p.m. Every Monday and Wednesday Multi-Use Room - Sea Terrace Club
TUESDAY, JUNE 19th	GAME NIGHT Social Bridge, Checkers, Chess, Cards, Every Tuesday (Adults Only) Multi-Use Room - Sea Terrace Club
SUNDAY, JUNE 24th	GORMET GALLEY PITCH-IN-POT-LUCK Cover Dish Dinner Call Mary Schuele 831-0238
MONDAY, JUNE 25th	SWIM LESSONS BEGIN In Club Pool 9:00-11:00 a.m. Ages 6 and up To Register Call 493-0122
MONDAY, JULY 9th	TREASURE ISLAND SUMMER CAMP First Session Begins Ages 6-13 Call Sea Terrace Club 493-0122
WEDNESDAY, JULY 11th	BRIDGE INSTRUCTION Beginners, Intermediate, Advanced Instructor - Gustav Finer \$15 for 10 lessons Sign-ups - Call 493-0122 Multi-Use Room - Sea Terrace Club

HEAVING NEW LINES

The Sea Terrace Club now has phones! Members will be able to page friends and family alike. Information on swim lessons, exercise classes, bridge lessons, card games, the grand opening, a September canoe adventure, or a potluck get acquainted supper may also be obtained by calling 493-0122.

MAY 73

"FROM THE HELM" by Robert P. Baugh

Good news! The sand is coming back! A visit to our beach will remind you that all is not lost. The interesting story behind the nature of tides is again reaffirmed that our beach will be more beautiful than ever. It's interesting to see the degree of change each week. You will enjoy the walk to the beach bluff during the evening, now that we have daylight well into the evening hours. Share in this observation of nature and the beauty that surrounds us, now that plantings are becoming established.

A special meeting of the Board of Directors on May 1st acted in accepting the resignation of Jim Bullitt as Director. Jim has taken a new position with another construction company. We wish you well, Jim! Mr. Gene White, former Mayor of Orange was elected as new Director. Gene will be handling many of the details of Community Relations for our developer along with other responsibilities. I like him, and I am sure you will too, as you get to know him.

Your Board of Directors recently implemented the Document Review Committee to be headed by Frank Mead. This Committee of resident attorneys will assist us on all matters of contracts and legal interpretations, including matters of our own CC&R's. Gratefully, their first meeting follows press time or comments would be made of its plans.

Our own Frank Irvine, Vice President of United South Orange Coast Communities is working closely with the Laguna Niguel Homeowners Assn. on the Plan Review Committee of this group that is now meeting for re-evaluation and review of development plans for greater Laguna Niguel. The committee of resident professionals are finding an objective approach being taken in the many areas of master planning for our area. You will be kept informed, especially if you subscribe to the news letter service of the Laguna Niguel Homeowners Assn. for which you received a circular by mail not too many days ago. This master association, which includes all area associations as members of its board, including our own, is showing great potentials this year thru its new chairman, Jim Thompson. I urge your support of this work.

Your Board has adopted the resolution of recommending your affirmative vote for the passage of the Sanitation District Bonds at the special election to be held May 22nd. The measure will provide funds for the repair of the interceptor line, which is old and leaking, to the beach areas north of Three Arch Bay to Aliso Beach, as well as provide other necessary improvements. Interest and principal payments will be met by connection charges for new service users. It creates no addition to your property tax base or rate; but if not passed, portions of the cost will not be met by Federal and State anti-pollution assistance. Your "YES" vote is urged. A 2/3 majority is required for passage.

John Densmore has accepted the Chairmanship of the Architectural Committee after spending considerable time familiarizing himself with the working of plan review, etc. John is developing a working plan toward having this committee serve the role it should. Good luck, John, and I know as you expand activities, you will find some willing workers.

If you know of any resident who does not receive a newsletter, please call the editors at 496-9271. We are having trouble with the machine addressing duplicates and/or missing names of residents. If you call for your neighbor we can correct our problem immediately as we print a few extra copies. We would like the news to reach all residents!