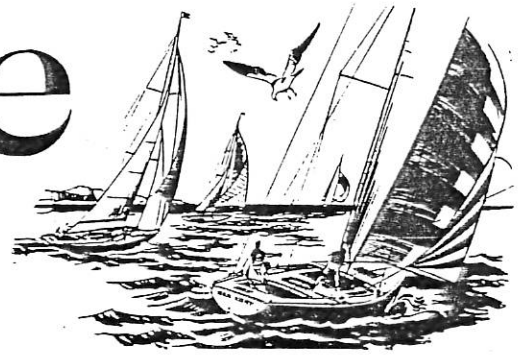
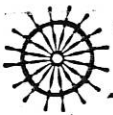


seashore news



Published monthly by the Niguel Shores Community Association

MAY 1987



FROM THE HELM

My subject this month is "Guest Access and Control". We have a petition from homeowners asking that we allow guests to park in our beach parking lot. The Board has referred their petition to the Security Committee for review. The current rules provide that only cars bearing owner or tenant decals are permitted in the beach parking lot between the hours of 6am and 10pm. One exception is provided for under Association Rule 6303 Guest Parking Permit which states, "Issuance of a Guest Parking permit is subject to the payment of a deposit and such other terms and conditions as the Association may deem appropriate."

Some of the problems we have had with guests parking at the beach parking lot are:

1. Drinking of alcohol by minors
2. Illegal activities
3. Litter on Association property
4. Resident car damaged by guest's vehicle. (His car landed on top of the resident's car on the lower level.)
5. Activities which increase liability to the Association

In many cases guests are obtaining the gate phone number from residents in the community and they attempt to "call themselves in". This has been a problem for a long time. I think it is about time we remind our residents that this is a private community and the phone number is confidential. Perhaps we can cure a lot of problems including the beach parking lot problem if residents will try harder to be more cooperative in following access procedures. It will then be possible to again consider use of the beach lot for guest parking.

We have installed signs on Cabrillo Isle providing for no parking between 10pm and 6am to help the residents in that area. In addition, some portions of this street are restricted permitting no guest parking. We ask all residents and their family members to cooperate in making Niguel Shores a super place to live.

Have a pleasant and safe Memorial Day weekend.

Phyllis Luengen
President

NSCA ANNUAL MEETING

TUESDAY, JUNE 16, 1987

8:00 PM

GENERAL MANAGER'S REPORT

ANNUAL MEETING MATERIALS

Members are reminded that this year's Annual Meeting and Election of Directors is scheduled for Tuesday, June 16, 1987 at 8:00pm.

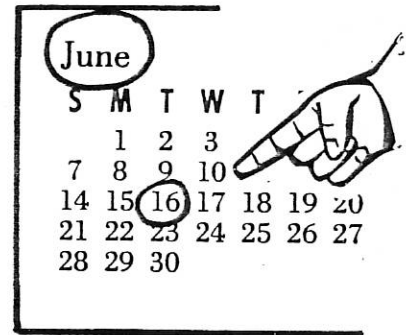
Each member of this Association will receive in the near future an Annual Meeting mailing which includes a "Notice of Meeting" and "Proxy". The Proxy is important. If you are not sure you will be able to attend the meeting and vote in person, you are urged to complete, sign and return your Proxy to ensure a quorum at the Annual Meeting. Should you later be able to attend, you may withdraw your proxy and vote in person. A quorum for a membership meeting is 481, which is made up of members attending in person or by proxy.

Please watch the mail for these important materials. If you have any questions, please contact the Association Office Monday through Friday, 9am to 5pm daily.

REMINDERS

The control of vehicular access into Niguel Shores is the prime function of our contracted security service. This Association annually spends considerable time, effort, and funds toward maintaining your privacy. As in any program such as this, the efforts and cooperation of the members and residents are necessary to its success.

Recently your security and I have noted actions by residents and members which are counter-productive. I would ask that each resident follow procedures set up by your Association for vehicle community access and identification.



Owner Vehicle Decals must be displayed on the windshield of owner vehicles.

Tenant Decals must be displayed on the windshield of tenant vehicle.

Visitor Permits and Service Permits must be current and displayed on the vehicle dash board at all times while the vehicle is in the community.

Guest Parking Permits must be displayed on the vehicle's dash board at all time while the vehicle is in the beach parking area.

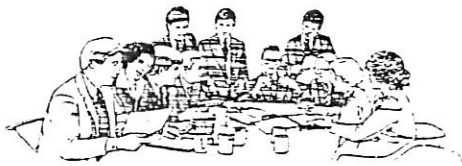
Vehicles in Violation of the rules and regulations are subject to tow-away and/or their owners being fined (CVC 22658).

Key Cards should not be used by anyone other than the resident/member to whom it was issued.

In addition to our contracted security, the Orange County Sheriff, in accordance with Orange County Supervisor's Resolution 76-173, enforces the California Vehicle Codes within Niguel Shores. At the request of the Association, their assistance within the community has been increased. Safe and proper operation of your vehicle is important.

If you have questions about operating procedures or rules and regulations, contact the Association Office.

Richard S. Smiley
General Manager



RULES AND REGULATIONS

Following procedure, revisions in the Associations Rules and Regulations are distributed with the Seashore News.

Attached are revised copies of Fines, Fees regarding the addition of the Guest Parking Permit and Architectural Regulations and Guidelines pertaining to Waste Water Disposal from Pools, Spas and Hot Tubs.

The attached pages replace those published prior to this date. Please keep them for future reference.



FINANCE REPORT

A quarterly financial report is attached to this issue of the Seashore News as an attempt to keep the community fully informed. It is expected that this will be a regular quarterly addition to the News. Any questions about content or details can be taken to an open board meeting.

Lloyd Somerfield, Chairman
Finance Committee

The Board



BOARD ACTIONS

APRIL 1987

COMMITTEE APPOINTMENTS

Appointed new members:

Architectural: Ken Knight, Lee Richards
Finance: Jack Edison
Nominating: Phyllis Bailey
Security: Bill Richards

Appointed new chairpersons:

Security: Ed Adams
Acting Chairman
Tree View: Phyllis McIsaac, to
replace Bob Lothringer
who resigned.

CONCRETE REPLACEMENT

Authorized removal and replacement of concrete at four locations.

FLOOR DRAINS

Authorized replacement of floor drains in the men's and women's dressing rooms.

CITYHOOD MEETING

Scheduled a community informational meeting on "Cityhood and Alternatives" for Monday, April 27 at 8pm in the Multi-Purpose Room. (This will not be a Board of Directors meeting.)

CLAIM FOR DAMAGE

Denied claim of a guest for purported damage to a car antenna at the Mariner entrance.

REPLACEMENT OF FENCES

Authorized replacement of perimeter wrought-iron fence west of Selva Gate with a slumpstone wall.

Authorized replacement of damaged wrought-iron on a slumpstone wall between Niguel Shores and Dana Strand.

CANDIDATE SELECTION

Joe Lewis and Judge Walt Smith were recommended by the Nominating Committee and appointed by the Board of Directors as candidates for new directors.

SPECIAL OPEN MEETING

8:00 PM

JUNE 3, 1987

INTRODUCTION OF CANDIDATES
FOR BOARD OF DIRECTORS

BOARD OF DIRECTORS CANDIDATES

Candidates for positions on the NSCA Board of Directors are appointed by the Board of Directors upon recommendation of the Nominating Committee. The candidates are then asked to submit a brief statement about themselves for publication in the Seashore News so that the membership may know a little about them. The brief statements of these candidates follow:

JOSEPH W. LEWIS

Resident of the Shores since 1977.

Education: Howard University, Washington, DC; Major: Pharmacy, Minor: Physical Education.

L.A. State, Administration.

East L.A. Junior College, Management.

Employment: L.A. City, Department of Recreation and Parks; retired 1987; 37 years of service.

Current Activities: Enrolled in instructional golf, Saddleback College. Member of Senior Citizens Club, Capistrano Parks District. Volunteer, Pharmacy division, South Coast Hospital. Volunteer, Capistrano Parks District.

Niguel Shores Community Association: Past member of the Finance Committee. Past member and Past Chairman, Recreation Committee. Member of the Mens Club. Member of the NSCA Board of Directors (5 months).

WALTER SMITH

Personal Information: Age 57. Married to Shirley Boone Smith. Two grown daughters and two, soon to be three, grandchildren. Resident of Fullerton, California until 1973 when we moved to Niguel Shores.

Formal Education: Graduated from University of California--Berkeley in 1951. Graduated from University of Southern California Law School in 1958.

Military Service: Served in U.S. Navy during Korean War 1951 to 1955.

Civil Activities: Board Member of Fullerton High School and Junior College 1963 to 1968; served as President 1965 to 1966. Member Board of Directors of the Orange County School Board Association. Currently member of the Niguel Shores Legal Committee.

Professional Career: Private practice of law from 1958 to 1968. Appointed to Central Municipal Court in 1968. Appointed to Orange County Superior Court Bench in 1972. Currently retired.

The following nominee became a candidate in accordance with the petition provision of the Association's By-laws:

L. "SOMMY" SOMERFIELD

Resident of Niguel Shores for 13 years. Member of the Finance Committee for 3 years. Presently Chairman of the Finance Committee.

Served as vice president of Starlight Mesa Homeowners Association in LaCanada for 3 years.

Retired manufacturing executive. Thirty years experience in the management of small and large companies.



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

As Board members, we are deeply concerned about the up-coming election, and believe the rest of the community should be equally concerned. Much has been said in meetings over the past year about the Nominating Committee. This year, the Nominating Committee -- which includes members who volunteered a year ago -- spent several months and many hours determining who would be the best nominees to present to the Board of Directors. Very careful consideration was given to the recommendation of Mr. Joe Lewis and Judge Walter Smith.

These recommendations were carefully considered by the Board. During this consideration process, the need to have Mr. Lewis continue on the Board with the experience and insight he has gained in this capacity during the last six months became clearly evident. Judge Smith has considerable legal experience and expertise which are of prime importance to this Association in coping with the many legal issues facing us. Judge Smith's presence on the Board would supplement the advice and counsel of the Association's attorney and hopefully enable the Association to reduce the legal costs we are experiencing. The Committee recommended the two people named above and the Board has accepted this committee action. The input of these two gentlemen as board members, without question, would have a profound affect on the operation of this Association.

While the Board recognizes the need for financial control, a majority of the Board believes that with the management policies currently in place and the continuing valued support of the Finance Committee, together with the possibility of some minor outside consulting, this important area can continue to be adequately and properly addressed. Any expense incurred in this area, though minor, will no doubt be quickly offset by the savings in legal expenses anticipated as a result of the membership's voting for the candidates the Board of Directors has recommended.

Russel Moore
Member, Board of Directors

F. James Delaney
Member, Board of Directors

VOICE OF THE PEOPLE

A TALE OF THREE CITIES

Since March 24 the residents of Niguel Shores have been subjected to a slick disinformation campaign from a few residents of Monarch Bay, Emerald Ridge, Three Arch Bay and South Laguna calling themselves Coastal Taxpayers for Local Control. These mailings were planned and written by a professional political public relations company at a cost of more than \$20,000. Who paid? The resulting misrepresentations and distortions have had an effect. A "coastal city" seems like a good idea to many of us, never mind what the facts may be about the proposed incorporation of Laguna Niguel.



In May 1986 LAFCD, including Supervisor Riley, rejected our own proposed Coastal Community Services District. Last week Supervisor Riley and his assistant Christie McDaniels laid it on the line with regard to cityhood, "The coastal city idea IS FEASIBLE IF IT INCLUDES DANA POINT". Yet nowhere in letters from Coastal Taxpayers is Dana Point mentioned. Thanks to Tom Riley we now know that today we have three choices: City of Laguna Niguel as proposed by 5600 signed petitions; City of Laguna Beach through annexation; City of Dana Point/Capistrano Beach through revised proposal or by future annexation. Christie McDaniels says the answer must be Dana Point. What do YOU say?

Why was the open meeting in Niguel Shores cancelled without notice? Why did Coastal Taxpayers not tell us that they REALLY were promoting a greater Dana Point? Why did they not tell us the truth? Why is the Coastal Taxpayers group frantically writing and calling this week finally to ask us to choose between Dana Point or Laguna Beach (no mention of Laguna Niguel)? And why were they so afraid to face the residents of Niguel Shores that they cancelled the open meeting where the tale of three cities was at last to be debated.

Why?

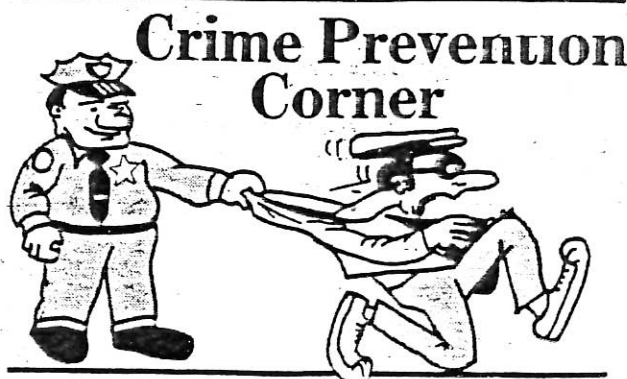
Forrest F. Owen, Chairman
Community Relations Committee

NEIGHBORHOOD WATCH

Reporting suspicious persons to the local Sheriff's Office is an essential part of our Neighborhood Watch program. It is better to err on the side of caution than to permit a burglar to move ahead unreported and unimpeded. Several weeks ago in the Shores a man sitting in a parked car for a long period of time was reported. It turned out that he was the husband of an insurance agent visiting a client in a nearby house. In another incident a burglar dressed like a jogger was not reported and did break into a home. So, if you observe a person who looks or acts suspiciously, please don't hesitate to call the Sheriff's Office (834-4411).

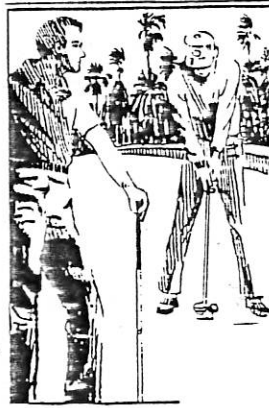
Recently one of the daily papers had an article on safeguarding your home, particularly when leaving on a trip or a vacation. Most of the suggestions were common sense ideas that are often recommended in Neighborhood Watch programs. However, good ideas can stand repeating and these are some of them.

When you are going on a trip or vacation, one of the most effective ways of discouraging burglaries is by leaving your home with the "at home, lived-in look". This can be done by discontinuing delivery of mail and the newspaper. You should also arrange to have a friend or neighbor regularly pick up any throw away papers, doorknob advertising, and junk mail. It is also important to have them pick up any packages that might be delivered and left at the front door. Another suggestion is to have that friend or neighbor park their car in your driveway from time to time so that it looks as if someone is home.



Be sure you don't leave a door key under a mat or flower pot where a burglar would be sure to look. Never leave a message on a phone recorder that you are on vacation. Do use timers to turn lights on and off. And, certainly be sure you have dead bolt locks on all doors and windows. Then go, have a nice trip and an enjoyable, carefree vacation.

Ed Adams, Chairman
Neighborhood Watch



MENS CLUB

Last month we learned about the power of memory and what to do to prepare for an earthquake. If you are interested in an Earthquake Awareness Checklist, you may pick one up at the Association office free of charge.

On May 5th, Dr. Stanley Van Der Noort, MD, a member of the Department of Neurology at the College of Medicine at UCI, will speak to us on the topic, "Alzheimers, From A to Z". Then on May 19th we switch themes to the savings and loan industry. We have asked California Savings and Loan Commissioner, Bill Crawford, to update us on the current status of the industry and what changes he sees for the future.

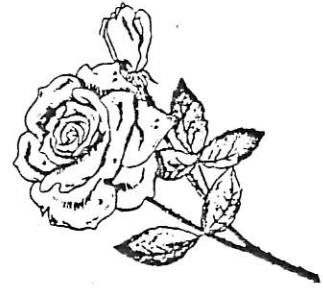
Golf Chairman, George Freundlich, reports that Match Play Tournament has only two rounds left. The first will be played at Fallbrook on April 28th and the final round at the annual Singing Hills over-night. Participants in the A Flight are Ed Adams and Lee Writer and in the B Flight Mickey McLaughlin, Jack Broering and Don Lutz.

MOMS CLUB

Moms Club meeting for May will be lunch at the Wind & Sea, Dana Point Marina, on Thursday, May 21 at 11:30am.

All members are encouraged to come and anyone who is interested in joining is cordially invited. We are looking for new members.

To find out more about the Moms Club or to RSVP, call Erin at 496-6993 or Lei Lani at 493-5018.



WOMENS CLUB

The Niguel Shores Womens Club will meet Thursday, May 7 at 12:30pm. Come -- and perhaps you'll be the lucky volunteer who gets "The Total Look."

Crafts will meet as usual on Thursday, May 14th.

There will be no Ladies Day Out in May.



POT LUCK

May is a frolicsome month, and what better way can there be to pick up the pace than by joining all of us on deck at the Community Club House for the monthly potluck dinner on May 17?

Join us, if you can, with your casserole, salad, or dessert serving 10 or thereabout. Bring your own cocktail beverage and place setting.

Should you care to come and are not contacted, you may call:

- | | |
|--------------------------|-----|
| Cecily Scoggins | A-G |
| 496-0166 | |
| Charlene and Ed Bieschke | H-M |
| 459-3949 | |
| Marien and Ken Knight | N-Z |
| 496-2949 | |

HAPPY HOUR 6PM
DINNER 7PM

WOMENS GOLF

Four intrepid members drove down to the Oceanside Muni Course early last month, and neither rain, sleet nor driving wind kept them from their appointed putts. Phyllis Luengen admitted the going was even rougher than a Board Meeting. Lucy Van Elzaker, cozy in her storm hood, managed some great tee shots. Carol Hollinger did some neat chipping, and Peg Bucci managed to catch a cold. Anyway, the dinner at The Grove, with its tempting sea-salad bar, made it all worth while.

A special "Duffer's Holiday" is being planned for our next Fun Day, Monday, May 11, with the kind of tournament even your grandmother could win, so don't miss out on this one. Call Maggie Waterman (661-2922) for details and a starting time.

Our May meeting is Wednesday, May 13th, at 7:30pm, at Peg Bucci's. Call her (496-5134) to RSVP. We are planning another golf clinic with Gordon Smith on June 10th, so be sure to attend the meeting for more information on this. Gordon's clinic with us last year was thoroughly enjoyed. Space will be limited, so demonstrate your interest early.

Our new secretary-treasurer is Liz Kelsch who kindly volunteered at the last meeting. Thanks to Marguerite Brodahl for pinch-hitting. Ceacy Johns will be responsible for the next several Seashore News articles. Lucy Van Elzaker continues as chairperson. All Niguel Shores women residents and their friends are invited to join our group. Call Lucy (496-8565) for further information.

TENNIS TOURNAMENT

The Recreation Committee is sponsoring a round-robin tennis tournament Sunday, May 24, from 11am to 4pm. All levels are welcome. Come and enjoy the sunshine and exercise. Last month's big winners were Ed Adams and Marilyn Waideleich.

Please sign up for the tournament in the Association office.



SUMMER DAY CAMP NEWS

Hello again! This is Summer Day Camp Director Sue Ziehmer returning to get the Summer Camp program under way. I am pleased to have been asked back, and am looking forward to another fun-filled summer here at Niguel Shores. Because of the positive response from parents and children to Summer Camp 86, I have decided to continue with the same type activities and the same general schedule as last year. In addition, we will be enjoying an overnight camp-out at the end of the summer. I will be working on schedules in May and will have more detailed information about the program at that time.

See you all in June!

Sue Ziehmer
Day Camp Director

WEDNESDAY AFTERNOON BRIDGE

New members and old members are always welcome. Play begins promptly at 11:50am each Wednesday. To make a reservation to join us during May, please contact Jean Freeman before noon on Monday at 493-6667.

The winners for the past month are:

Mar. 25	1st	Virginia Piper
	2nd	Margaret Costello
April 1	1st	Betty Pease
	2nd	Evelyn Kitzman
April 8	1st	Mary Brosnan
	2nd	Gloria Thailkill
April 15	1st	Doris Kelman
	2nd	Maggie Waterman



COUPLES BRIDGE

Do you believe in miracles? Let us assure you that the evening bridge group witnessed TWO in April when Don Maier and his partner scored highest on the 3rd, winning for only the second time in eight and one-half years, and then Carl and Marguerite Printz pulled off a coup on the 17th, wowing everyone with 5400 points. Maybe you even heard cheers emanating from the clubhouse on that second occasion. Runners-up on respective dates were Bob and Terry Scott tying with the Juanita Schneider-Dennis Dangberg team, and then Dennis with Doris Kelman finishing strongly at our last session. Scores were very high all around that night; both the Martins and McLaughlins earned as much as it usually takes to win, and almost everyone had some good games. Good people, good play, good fun.

Many thanks to our hosts for the month -- the above mentioned Scotts plus Mary Ann Cooper and Dorothy Buttner.

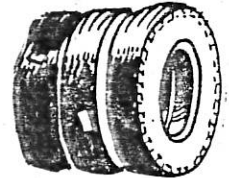
Coming up in May chairmen will be Dennis and Juanita, and then we'll have our annual Spring Fling with the Knaufs heading up a committee of eight. Extra help is always appreciated for this event. The format for the party will be the same as always with the treasury furnishing a meat platter and a variety of wine and soft drinks. Then each couple contributes some kind of hearty hors d'oeuvres to make up the lavish and tasty buffet we all enjoy before starting to play bridge at 7pm. Remember the celebration on the 15th starts at 6:00pm so we will have plenty of time to socialize. On May 1st we will begin at the regular 7:30pm starting time. Mark your calendars and we'll plan to see you all on both evenings.

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

NEIGHBORHOOD EXCHANGE



FOR SALE: 280 SE 4-dr blue Mercedes sedan. Recently repainted, refinished wood dash, new master cylinder, price \$8500. Will consider offers. Call Vangi Christiansen at 661-7179.

WANTED: Niguel Shores resident has family wedding planned in May. Require Shores home to sit or rent for English guests attending. From May 26 through June 9 (approx.). Will take good care. 493-6571.

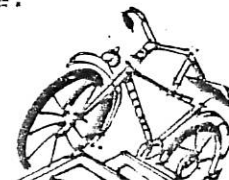
FOR SALE: 2-bedroom, 1-1/2 bath on Capstan Drive, excellent ocean view. \$215,000. Owner/Broken 496-4693.

FOR SALE: Quality vertical drapery. Fits townhouse model 116. Neutral beige (off-white). Excellent condition. Best offer. Remodeling. Call 240-2797.

TO TRADE: Long Beach home near ocean, 3-bedroom, 2-1/2 baths, for similar in or near Niguel Shores. 619-323-5853.

FOR SALE: Beautiful floral sofa. In soft colors of gold and citron on beige tapestry. \$95. Call 496-6680.

WANTED TO PURCHASE: Niguel Shores 4-bedroom, ocean-view, detached home (no common wall) with family room. Call 661-6456, leave message.



NISQUEL SHORES COMMUNITY ASSOCIATION
STATEMENT OF REVENUE, EXPENSES AND BALANCES
ALL FUNDS
FOR THE THIRD MONTH ENDING MARCH 31, 1987

	TOTAL	OPERATING	RESTRICTED	PLANT	AUXILIARY
REVENUE:					
Regular Assess	388320	388320			
Extraord Assess					
Breakers Isla	2944		2944		
Sea Terr II	7700		7700		
Other	23299	23036			263
TOTAL REVENUE	422263	411356	10644	0	263
=====					
EXPENSES:					
Community Ctr.		22329			
Landscape		123275			
Security		28920			
G&A		163640			
Transfers to Reserves		24211			
TOTAL OPERATING	362375	362375			
Breakers Isle			1678		
Sea Terrace II			3957		
TOTAL RESTRICTD	5635		5635		
PLANT FUND	4541			4541	
AUX. FUND	223				223
TOTAL EXPENSES	372774	362375	5635	4541	223
=====					
NET EXCESS/ (DEFICIT)	49489	48981	5009	-4541	40
FUND BALANCE					
12-31-86	699716	-7958	-4036	708418	3292
TRANSFERS-IN:					
Reserves	25718			25718	
Invest in Plant					
TRANSFERS-Other					
CURRENT FUND					
BALANCE	774923	41023	973	729595	3332
=====					



NSCA DIRECTORY

MAY 1987

BOARD OF DIRECTORS

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

STAFF

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

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	Phyllis Luengen*	4:00pm, 1st & 3rd Thursday
Communication	Dick MacNair	See Calendar
Finance	L. Somerfield	See Calendar
Landscape	Dick Beaubien	4:00pm, 2nd Monday
Legal	John Maynard	7:30pm, 2nd Monday
Maintenance	Norm Pomeroy	9:30am, 1st Monday
Nominating	James Delaney	See Calendar
Recreation	Donna Rosecrans	7:30pm, 1st Tuesday
Security	Ed Adams*	4:00pm, 2nd Monday
Tree View Blockage.....	Phyllis McIsaac	2:00pm, 2nd & 4th Monday
Ad Hoc		
Community Relations.....	Forrest Owen	See Calendar

*acting chairperson

Sea Terrace Townhomes Assoc. I

Sea Terrace Townhomes Assoc. II

Don Beaver, President
Lowell D. Eubank
Bill Hornbarger
Robert Scott
Claudia Cinquegrana

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.

MIGHTY SHORES CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

April
 S M T W T F S
 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

June
 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 30



SUMMER IS
 JUST AROUND
 THE CORNER!

MAY 1987

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
31	Memorial Day					Traditional Memorial Day
 Mother's Day	Aerobics 9am Maint Comm 9:30am	Mens Club Breakfast 8:15am Rec Comm 7:30pm	Noon Bridge 11:50am	Ladies Day Tennis 9am-11am Womens Club Lunch 12:30pm Arch Comm 4pm	Aerobics 9am Couples Bridge Spring Party 6:00pm	
 Potluck 6:00pm	Aerobics 9am Security Comm 3pm Finance Comm 7:30pm	Mens Club Breakfast 8:15am	Noon Bridge 11:50am Comm Comm 2:30pm	Ladies Day Tennis 9am-11am Mems Club Lunch 11:30am Arch Comm 4pm	Aerobics 9am	
Tennis Tournament 11am-4pm	Administrative Office Closed	Mens Club Golf	Noon Bridge 11:50am Tree View Comm 2pm	Ladies Day Tennis and Picnic 9am-12noon	Aerobics 9am	

(5-1-87)

2712 Administrative Fees (11-5-86)

Fees shall be set to offset costs for providing specific services and/or materials, as follows:

A. ADMINISTRATIVE

1. Transfer, resale fee	\$200.00
2. Providing copy of CC&R's, By-Laws and Articles	50.00
3. Refinance fee (includes documents)	125.00
4. Delinquent account collection	
(a) Preparation of Lien & Release documents	50.00 plus recording fee
(b) Attorney fees	As charged
(c) Foreclosure costs	All costs

2713 Architectural Fees (2-1-85)

See Rule 3181

2714 Security Fees (9-1-86)**A. Owners**

1. Four or more key cards, each add. card, refundable upon return	\$25
---	------

B. Tenants

1. Security package (1 key card, 1 decal), \$25 refundable upon return of both items	\$50
--	------

C. Lost or stolen key cards, passes, decals requiring reissuance. Non-refundable	\$25
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D. Guest Parking Permit

1. Owners per permit, refundable on return	\$50
2. Tenants per permit, refundable on return	\$75

2715 Tenancy Fee (2-1-85)

Beginning January 1, 1984, a tenancy fee of \$100.00 will be charged for each new tenancy registration or change of tenancy in any member's unit. Tenancy is defined as any person or family occupying a unit and not residing with the owner(s) in that unit. This tenancy administrative fee is in addition to current security fee charged for each security package (one car decal and one key card per vehicle) issued to a tenant.

(5-1-87)

3123 Solar Panels (4-16-86)

An application form and two sets of drawings must be submitted. No fee is initially required, but may be assessed later if additional architectural review is required. The contractor should be asked to attend the Committee meeting with the applicant to discuss any details or recommended changes with the Committee. The Committee will take into consideration the appearance of the installation and its effect on neighboring views. Solar panels which are raised at an angle shall be boxed in on all sides. In consideration of the available alternatives, the Committee may disapprove panels or arrays of panels that create an architectural discord or an unsightly appearance. The entire review and approval process will be carried out with statutory requirements in mind, but cooperation will be an essential ingredient if Niguel Shores is to remain the attractive community its members desire.

**3124 Plans for Pools, Spas, Patio Covers, Walls, (4-16-86)
Fences, Decks, Paving**

An application form and two sets of plans are required, as follows:

1. Plot plan, drawn to scale, showing existing building outlines, walls, drives, etc. A plot outline of adjacent property must also be included.
2. Location of proposed improvement and any mechanical equipment including piping.
3. Elevations. Fence and wall heights must be shown.
4. Construction drawings.

3125 Waste Water Disposal for Pools, Spas and Hot Tubs (3-4-87)

All waste water from a swimming pool, spa or hot tub is to be disposed of through a public sewer. A minimum of three (3) inch P trap shall be required. The tail piece from the trap shall extend a minimum of three (3) inches above finished grade and below finished floor grade. Traps need not be vented when located on the exterior of the building. The connection between the filter waste discharge piping and the P trap shall be made by means of an air gap.

3131 Building Height (4-16-86)

The Committee may limit the height of all new buildings and additions to existing buildings to avoid unreasonable view obstruction and to maintain the architectural character of the area. Certain tracts have established specific height limits as follows:

1. Building height in Tract 6988 (Breakers Isle) is limited to twenty-four feet above the original pad elevation.
2. Building height in Tract 7156 (custom homes) is limited to fifteen feet above the original pad elevation.

3132 Proximity of Structure to Toe of Slope (4-16-86)

All buildings shall be set back from the toe of the slope, without the use of a retaining wall, a distance of one-half the height of the slope.

3134 Side Yard and Front Yard Setbacks (4-16-86)

- A. Side yard setback (except in the garden homes and townhomes) must be at least five feet from the property line and roof overhang must be at least three feet from the property line.
- B. Front yard setback in tracts 6988 (Breakers Isle) and 7156 (custom homes) must be at least one foot six inches from the front property line. Straight-in drive garages in these two tracts must be either less than two feet or more than seventeen feet from the front property line (to permit a car to be parked completely in the driveway).
- C. Additions to existing townhomes in tracts 6384, 6881, and 7515 shall be set back a minimum twenty feet from the property line.

3135 Berms (4-8-86)

- A. The originally established berm on each lot must be maintained and not disturbed in order to maintain the established drainage pattern and to avoid erosion and damage to the slope.
- B. No construction of any kind shall be permitted beyond the berm.

3136 Utilities (4-8-86)

- A. All utilities are now underground, including gas, water, electric, TV/FM and telephone. All extensions of utilities shall be placed underground or concealed within approved permanent structures.
- B. All exterior electric meter panels shall be recessed or enclosed and painted to match the color of the adjoining wall.