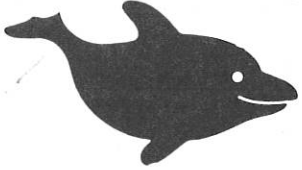


# seashore news



Published monthly by the Niguel Shores Community Association

MAY 1993

## APRIL BOARD ACTIONS

1. Authorize management to enter final negotiations with Avgar Computer Systems, Inc. for the purchase of a new computer system and property management software. New system should be installed by early June. (See article.)

2. Authorize management to contact Converse Consultants for an estimate to conduct investigation of slope behind 33841 Mercator Isle.

3. Appointed Marian Pearl and Bob Scott to the Recreation Committee at request of chairperson.

4. Approved Recreation Committee request for events to be held as part of July 4 celebration.

5. Accepted Phil Magwood's resignation from the Board of Directors, effective May 17.

6. Adopted the Architectural Control Committee Operating Procedures.

7. Accepted the 1993 budget for Kids Camp. Cost will be \$56 per child per week. (See article.)

8. Accepted recommendation from Traffic & Safety Committee to amend the Mariner gate manual and allow for unannounced florist deliveries to residents.

9. Authorized management to purchase two new computer work stations for staff use.

10. Accepted Landscape Committee recommendation to purchase video camera. This camera can be used by staff in conjunction with association committees.

11. Adopted miscellaneous fine and added it to schedule under Rule 2711. (See article.)

12. Authorized management to hire a fourth full-time maintenance worker.

13. Accepted the 1992 Audit from James L. Zimmerman, CPA. Copy to be mailed to each homeowner by April 30.

14. Accepted bid to repair stucco around outdoor showers at community center. Work to be done at time pool is closed.

15. Authorized management to install rock drain on the Windjammer Toe between Danzig Bay and Amundsen Bay.

16. Authorized management to have the pool deck in shallow end repaired at time pool is closed.

ANNUAL MEETING AND ELECTION  
TUESDAY, MAY 18, 1993

\* \* \* \*

REGISTRATION BEGINS AT 7:30 PM

The Administrative Office  
will be closed  
Monday, May 31, 1993  
for Memorial Day

NEW COMPUTER SYSTEM ON THE WAY  
FOR OFFICE STAFF

The Board of Directors, Finance Committee, and management staff have been looking at various options for new hardware and software. The Board has authorized management to enter final negotiations with Avgar Computer Systems to purchase new hardware and a property management software system.



RULES & REGULATIONS

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

Attached are copies of parts of the Association's Rules and Regulations amended to reflect changes in rules pertaining to the Fines & Fees Schedule. The entire section is being provided to you, required by California Civil Code 1363.

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

The software is specifically designed for homeowner's associations and has been in use for over six years. It is believed that the new system will allow management to be better able to manage the affairs of the association. Management will be able to computerize much more of the information collected, process it and hopefully communicate better with the residents.

When this change occurs in June, the association will sever its relationship with Applied Datametrics. Your July 1 quarterly assessment billing will be issued by Avgar. When you pay the assessment, you will be mailing back to Avgar in the envelope provided.

The office staff asks for your cooperation while they are in transition with the new system. So that staff can input data contained in your tract and lot file, the office will be closed for two to three hours each week day. We expect the process will take approximately two weeks. Signs as to when the office will close will be posted in advance at the community center and Mariner Gate.

1992 ANNUAL AUDIT REPORT

The 1992 Annual Audit Report was mailed to homeowners on April 28. If you have not received your copy by the first week in May, please contact the association office at (714) 493-0122 and a copy will be mailed to you.

Both the Board of Directors and office staff would like to thank you for your anticipated cooperation throughout the transition.

## RECREATION COMMITTEE REPORT

At its April 14 meeting, the committee was informed that the Children's play area (tot lot) equipment was now installed and receiving an enthusiastic welcome from parents and children. It was pointed out that there is already a problem with adults wanting to play on the new equipment that is intended for young children. The addition of a small, separate sandbox is expected to be completed within a few days. The horseshoe pits are now completed and ready for use by adults only.

It is expected that an illustrated lecture on birds in our community will be scheduled late in May or in early June. Another lecture on the impact of the new North American Trade Treaty is now being considered for October or early November.

The Community Census initiated by the committee will continue with a form included in this issue of the Seashore News. To date we have received fewer than 100 returns, so we urge you to take just a moment or two to complete the very brief form and return it to the office.

Plans are again being made for a Summer Camp Program.

The monthly Friday Night at the Movies is continuing as is the twice monthly Country Western/Square Dance class which meets at 7:30 pm on the 2nd and 4th Thursdays of the month.

Because there were not enough people interested in the Alive at 55 Class at this time, plans for this AARP sponsored class will be reconsidered in the Fall. In the meantime, for those interested, some classes are offered through the Capistrano Bay Parks and Recreation District.

Planning is underway for the 4th of July Celebration, the End of Summer Party and the Country Fair later in September.

It is expected that several new members will be added to the committee in May. However, we would welcome any additional people interested in helping with recreation activities in our community.

Ed Adams, Chairman

### LANDSCAPE PROJECTS FOR MAY

1. Villas - near south side of Garibaldi at Vista Grande, remove two pine trees. Create new color planter with new Coralloides tree.
2. Sea Terrace II - Add 50 five gallon shrubs to add color on the Selva and LaCresta slopes.
3. Berkus - at end of Cockleshell, add shrubs, color, rocks and phone poles to match end of Dosinia.
4. Shores Garden - Further rehabilitation of landscape along Niguel Shores Drive.
5. Garden Homes - Remove and re-landscape area at end of Coral Bay.

### STREET SWEEPING SCHEDULE

The scheduled date for street sweeping this month is Friday, May 14. This date is also indicated on the attached calendar. If at all possible, you are requested to have your vehicles off the street on this date to allow the street sweeper to do a thorough job.

POOL AREA AND LOCKER ROOMS  
TO BE CLOSED IN MAY

The pool will be drained in May and refilled with fresh water, then the chemicals will be rebalanced. This is a necessary process every three to four years. Staff will also be servicing the filters and heater.

For approximately two weeks, the pool area will be closed and locked while work is on-going. An outside contractor will be repairing the surface of the pool deck and another will be repairing the stucco around the outside showers. Our maintenance staff will be repainting the locker rooms and cleaning the floor. The men's room will be receiving new lockers.

While all this work is on-going, the spa will be available for resident use.

Signs will be posted at the Community Center as to the specific day the pool area and locker rooms will be closed. We fully intend to have the area re-opened prior to the Memorial Day weekend. We expect to close during the first two weeks in May, however, final details have yet to be worked out.

We hope all the work will flow smoothly so that the pool area and locker rooms are only closed for a minimal amount of time. Thank you for your anticipated cooperation.

NIGUEL SHORES SHIRT SALE

LAST CHANCE THIS YEAR! Orders are being taken for the last batch of Niguel Shores t-shirts and sweatshirts.

Order blanks are available in the office, ready to be filled out and attached to your check made out to SportPrint.

If you missed getting your order in earlier - here's your chance!

VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words, typed if possible. Include name, address and phone number of writer. Refer to NSCA Rules 5221, 2, 3, and 4. The Seashore News assumes no responsibility for the content of any letter. Submission due before 7 pm on the 19th of each month.

The decisions our Association Board makes are frequently tough, and ones where all residents simply cannot be in total agreement. A win-win proposal is not possible all the time. Our current Board has accomplished a great deal and will continue to govern in a purposeful and effective way. We must be reminded on occasion that these people volunteer their expertise and receive no compensation for their many hours of involvement. We are among the best self-managed associations to be found anywhere in the country.

Hats off to this Board, its committees, and our fine staff.

Dick and Carla MacNair.

Kaitlin and Christopher have asked me to thank Niguel Shores for arranging an exciting Easter egg hunt and for providing some SUPER playground equipment. It made their day, (and ours too).

Grandpa Ken Knight  
33611 Windjammer Drive

DOG OWNERS

Leash Your Pet.  
Clean Up the Residue.

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



## MENS CLUB

One of our best meetings is coming up on Tuesday, May 4. In honor of Mother's Day, we host our wives and also the widows of former members. George Williams and his assistants will be preparing a special breakfast for us. Bob Converse, V.P. and program chairman, has arranged for Dick Beals, the "Voice" on The Pillsbury commercials, to deliver what has been referred to as his humorous speech. We expect it to be an entertaining program.

At our regular breakfast meeting on Tuesday, May 18, Michael O'Neal, V.P. of Finance at Pepperdine University, will discuss "Problems Facing Private Universities Today."

Since the June Seashore News may not be delivered or at least read by our June 1st meeting date, we look forward to Dr. Wes Fields on that date. Dr. Fields is Medical Director of the Emergency Room at Saddleback Memorial Medical Center and is also on the staff at UCI. He will be describing a day at a busy emergency room.



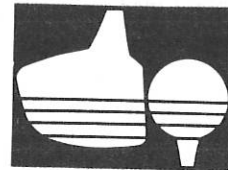
## FRIDAY NIGHT MOVIES - MAY 28

6:15 pm - "The Mighty Ducks."  
A tiny team of misfits may have what it takes after all.

7:45 pm - "The Last of the Mohicans." An epic adventure and romance, set in a time of violence and uncertain loyalties.

Free popcorn - come and enjoy!

Hosts: Harriet & Lee Writer.



## MENS CLUB GOLF

Eight eager foursomes turned out in two flights for an individual low net tournament at San Luis Rey Downs Country Club. The course had sustained considerable storm damage and some major repairs were still underway. A few of the fairways were quite narrow and the rough was tough! However, Lee Writer found the course to his liking and easily outdistanced all competitors in both flights with a low net score of 64. Don Ellis, Bob Munz, John Flynn, George Freundlich and Don Beaver scored well enough to also share in the purse. Gene Lachel won the prize on the closest to the pin hole.

The other match during the reporting period took place at the Oceanside Golf Course with three flights competing. Fred Standefer, Jack Broering and Jack Horne were the winners of their respective flights. Lee Writer, Ed Adams, George Freundlich, Ed Lafler, Mickey McLaughlin and Gene Chapman were close enough to the winners to share in the purse. Grover Brown took the prize for closest to the pin on the front nine while Fred Standefer won it on the back nine.

"Declared" rounds for the prestigious Medicare Open were being played in April with 26 golfers competing. Results were not available at press time, but will be announced in the next newsletter.

Lee Writer, who scored two consecutive low net rounds in the sixties during tournament play was named Golfer of the Month.

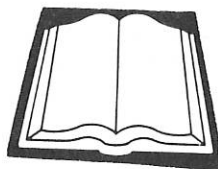
## WOMENS CLUB NOTES

Sharon Ranks, a registered dietitian, will be the speaker at our luncheon meeting on Thursday, May 13 at 12:30 pm. She will speak on nutrition, eating around the world, and how to become a guiltless gourmet. It should be very interesting and informative.

For late reservations or cancellations, please call Barbara Peever, 661-1672.

\$3 dues are now due and payable at the meeting, or you can mail your check to Phyllis Landis at 24165 Vista D'Onde.

A paper marbling workshop is planned for Thursday, May 6 meeting of the Craft Group. Everyone is invited to come and participate or just to observe. \$1 material fee. Time: 10 am to 2 pm.



## PAGE TURNERS

The May meeting of the book club, Page Turners will be held on the 17th at 10:30 am in the home of Barbara Crist, 24156 Vista D'Onde, 493-4257.

This month the book is from the George Fraser Flashman series, entitled "Royal Flash." Discussion will be led by Jackie McKay. All are invited. For more information, please call Marian Pearl, 493-9500.

## IN MEMORIAM

Jean Rasmussen  
Don Roberti

## WOMENS GOLF

Report on the recent Temecula Creek Spring get-away comes too late for press time, but anticipation -- based on past jaunts enjoyed at this resort -- ran high.

Our roster indicates that we now number fifty-one, with applicants waiting in the wings. This represents a new high. We must be doing something right.

Next FUN-DAY will be held Monday, May 10 at Aliso Creek. With summer approaching, and crowds increasing, our tee-times have been advanced, so PLEASE sign in at the course no later than 8 am. Captain is Joan Pender (496-1428). Brown-bag luncheon and meeting following golf will be held at the Rec Center. Hostess is Bea Bonestelle (661-5389). Those who have not signed up should call and confirm.

Playing days at Aliso Creek are now Mondays (Millie Deffebach in charge -- 496-4835); and Fridays (Jean Aldrich in charge -- 496-7020). It is important to notify these captains at least a week ahead if you wish to be included.

The new Catalina Island shuttle which departs virtually right from our doorstep (Dana Strands parking lot at Selva) has opened up the possibility of playing the attractive course at Avalon (very similar to Aliso Creek) on a one-day group trip. Greens fees are reasonable. Boat departs Dana Point at 9:30 am and returns from Avalon at 5 pm. If interested, call Peg Bucci (496-5134).

## FUN-DAY AWARDS IN APRIL

Low Gross -- A tie: Fern Brooks  
and Rose Marie Lawson  
Closest to the Pin -- on two  
holes: Lucy Van Elzakker &  
Bernice Zeigner  
Low Putts -- also on two holes:  
Rose Marie Lawson and Bernice  
Zeigner  
Longest Drive -- Angie Bolton

WHAT'S COMING?

OUR ANNUAL NIGUEL SHORES  
COUNTRY FAIR!!!

WHERE? At our Recreation Center  
and playing field

WHEN? Saturday, September (date  
to be announced)

WHAT TIME? 10 am to 4 pm

WHAT ELSE? A Steak Dinner in  
the early evening organized by  
the Mens Club.

WHO IS SPONSORING THE FAIR? Our  
own Recreation Committee

WHAT FUN!! Things to buy, games  
to play, food delights, fortune-  
telling, arts and crafts.

PLAN TO COME!! Put your thinking  
cap on and create your own booth  
- or table or area. (This is  
what the Country Fair is all  
about!)

\* Do you have treasures in your  
cupboards, closets or garage?

\* Do you have books you no  
longer need and want to sell?

\* Do you have a talent and want  
to sell your creative endeavors?

\* Do you want to cook your  
favorite goodies and sell them?

\* Are plants your thing - and  
would you like to share these or  
sell any prize seedlings?

Or do you have your own clever  
ideas for a booth or area?

If so, sign up at the office  
and receive your instruction  
sheet. It will show you how very  
simple it is to provide your own  
booth.

(NOTE: There will be a \$5 fee  
for each booth as a donation to  
the Recreation Committee.)

COUPLES BRIDGE

Apr. 2: 1st - Ruth Gardner &  
Jean Wells  
2nd - Margaret Costello  
& Virginia Brooks  
3rd - Sue Edison & Sy  
Feiner

Apr. 16: 1st - Nick & Mary Martin  
2nd - Ruth Gardner &  
Lois Salemi  
3rd - John & Dorothy  
Knauf

New couples welcome. Call  
reservations to your May  
hosts/hostesses:

May 7 - Kay Wittmack, 661-8177

May 21 - Ray Walter, 493-8287

Play begins at 7:15 pm.



WEDNESDAY AFTERNOON BRIDGE

Mar. 24: 1st - Virginia Brooks  
2nd - Margaret Costello

Mar. 31: 1st - Joan Sullivan  
2nd - Leon Sall

Apr. 7: 1st - Doris Kelman  
2nd - Joan Sullivan

Apr. 14: 1st - Virginia Brooks  
2nd - Doris Kelman

Please call Joan Sullivan for  
reservations at 493-1992. Play  
begins at noon.

KIDS CAMP ISN'T FAR OFF!

My name is Andrea Stanton, and I am excited to be returning for another summer as the Kids Camp Director. Last year was great fun and an overall very rewarding experience. This year I am looking forward to providing the kids with more fun activities.

CAMP DATES: July 12 - August 27  
CAMP HOURS: Mon - Fri, 10am - 3pm

THE FUN IS AVAILABLE TO: Children who are at least 4 and no older than 10 years old.

-----  
\* SIGN UP INFORMATION \*  
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- \* Registration begins June 28 at Association office, M-F, 9-5 only.
- \* Registration must be completed by 5 pm Wednesday prior to the week of participation (\$10 late fee).
- \* \$56 per child per week.

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\* ACTIVITIES \*  
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Beach Days                      Pool Fun  
Arts & Crafts                  Outside games  
    ...and More!

It's not too early to start planning ahead for this summer! I am looking forward to seeing new faces and those that will be returning.

CHILDREN'S PROGRAMS

Dana Niguel Library's children's programs are held on Tuesdays from April 20 through June 8.

Toddlers  
(Ages up to 3 with parents)  
    10:15 am

Preschool  
(Ages 3 and up)  
    11 am.

Please register for either of these programs at the information desk, 33841 Niguel Road, Monarch Beach. Phone: 496-5517.

PARENTS CLUB - POTLUCK/BBQ

The Parents Club is hosting a Potluck/Barbecue on May 16 to begin at 4pm. Bring your families, and enable your children to meet and play with kids their own age - perhaps make a NEW friend for summertime fun!

A few families continue to plan events for all to enjoy - we hope to meet more parents at the BBQ, and enlist support for future activities. Our March and April Parents Club meetings were attended by only six moms - not nearly enough support to continue efforts in planning for the 4th of July, Country Fair, Halloween and a "Santa" Party.

So let's plan a fantastic "family BBQ" in Niguel Shores on Sunday, May 16. Bring paper goods, drinks, main entree to BBQ for YOUR family.

- Last names beginning A-M:  
    Bring a salad to share.
- Last names beginning N-Z:  
    Bring a dessert to share.

Potluck Coordinators:  
    Sharon Stewart - 240-7235  
    Kathy Buskirk - 248-9293

TOT LOT RENOVATIONS -  
WHY USE WOOD MIX?

The office has received several inquiries as to why the sand was removed and wood shavings installed. The following are the reasons:

1. This material is recommended for children's safety if they fall off the equipment. It is much softer than sand and absorbs impact.
2. This material will compact down, thus meeting the requirement of the Americans with Disabilities Act for handicap access. Sand does not allow for wheelchair access.
3. This material has maintenance advantages - cats are not interested in using it as a litter box.

The cost to the association was approximately the same as sand would have been.



SWIM LESSONS OFFERED

Swim lessons are offered to Niguel Shores residents this year by The Lifeguard Company. The lessons are based on the same program used by the American Red Cross.

Lessons are offered seven days per week, scheduled from 8 am to 6 pm, excluding 12 to 1 adult swim.

The company offers a very flexible swim program, with no minimum or maximum course length, according to the needs of the student. Generally, the program works well in 8-10 lessons of 30-45 minutes each.

For more information, you may pick up a packet of materials at the association office, or you may call The Lifeguard Company directly at 292-9866.



MEMORIAL DAY WEEKEND

A lifeguard will be on duty over the Memorial Day weekend, May 29, 30 & 31, from 1 - 6 pm.

All children between 6 and 14 years who wish to swim without adult supervision will be required to pass a swim test. The requirement for passing this test is completion of two laps and treading water for one full minute. A permission form must be filled out and returned to the lifeguard BEFORE a swim test will be given.

As a reminder, adult swim is from 7-9 am and 12-1 every day. Also, NO ONE under 18 years is allowed in or in the area of the jacuzzi.

TENNIS CLUB FOR THE YOUNGER CROWD?

Is your child interested in joining in a tennis club that gives the opportunity to learn new skills, meet and play with new friends, and play with other players under match-like conditions?

The association is considering the organization of a tennis club for the young residents of Niguel Shores, depending upon the level of interest. This service is being offered by the lifeguard service currently contracted by the association.

The cost of the program will vary, depending upon the length of the session and size of group. For example, a one hour session with a group of three or more would cost each participant \$25 per session. Whereas a half hour group session would cost each person \$15 per session.

If your child is interested, please fill out the form below and return to the association office by May 15. Thank you.

-----  
YOUNG PEOPLE'S TENNIS CLUB  
INTEREST INDICATOR

Last Name \_\_\_\_\_  
Child's Name \_\_\_\_\_  
Child's Age \_\_\_\_\_  
# of Days/Wk Preferred: 1 2 3  
Days Preferred: M T W T F  
Prefer: \_\_\_ Morning \_\_\_ Afternoon

WATER EXERCISE

During May, the Water Exercise Class will be held on May 17 and May 24 only. Classes are \$4 and are on Mondays from 1 to 2 pm. All adults are welcome. Vickie Mireau is the teacher. Come in your suit, ready to give it a try.

NEIGHBORHOOD ADS

Items for Seashore News Ads must be submitted by the 19th of the month together with a check payable to NSCA. (Currently \$3 for a maximum of 30 words.) Advertisers must fill out a form available at the association office.

BEST BUY IN THE SHORES. Lowest priced listed 4 bedroom, 2 bath single family home in Niguel Shores. Best potential for expansion into large ocean view estate. Closest to Rec and ocean area. New tile kitchen with new appliances -- all white. New tile entry, new carpet, many more features. Priced at lot value! Call owner broker for appointment, 498-2501, (714) 492-2958.

REFRIGERATOR FOR SALE: Small Westinghouse with top freezer, two shelves, bottom vegetable crisper and door racks. Good working order. \$50. You move it. Please phone 496-0464.

ELECTRONIC AIR CLEANER: Sears large table top model. Has charcoal and electronic filters, two fan speeds. Helps remove most pollen, dust, smoke, etc. Recommended for allergies. \$60. Please phone 496-0464.

FOR RENT - 2 bedroom 1 1/2 bath townhome. No pets. Newly decorated. Re-landscaped garden. \$1100. Newly paved bike path in back of home. 552-3062.

FOR SALE - Sears electric portable typewriter. \$30. 661-8177.

ENGLISH CARPENTER/HANDYMAN, Shores resident, all carpentry and home repairs. Electrical/plumbing. John, 661-2904. Local and Shores references.

MARCY PADDED WEIGHT BENCH, includes leg developer and weights - full incline 2" pad. \$95. 493-3949.

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

KING KOIL CHIROPRACTIC MATTRESS, dual box springs w/frame, \$300. 493-7167.

ORNATE BEVELED GLASS WINDOW, 19th Century. 5 ft. x 26 inches. Purchased in Alexandria, Virginia for \$750. Will sell for \$500. Call 493-9478.

FOR SALE: 18" Haro mountain bike, used. \$150. 661-8591.



"A PICNIC TO REMEMBER" POTLUCK  
SUNDAY, MAY 16

Come join your friends and neighbors for a picnic potluck. Bring your favorite picnic foods - gourmet or traditional potluck fare. Dress as you would for a picnic.

6:00 pm - No host social hour. Bring your own liquid refreshments.

7:00 pm - Dinner is served

If you are new to our community and would like to join us for a fun evening of good food and fellowship, please call one of the members listed below:

Sally Armstrong A-G  
661-2093

Ken and Marien Knight H-M  
496-2949

Ian and Linda Ross N-Z  
248-3408

NIGUEL SHORES COMMUNITY ASSOCIATION  
 PERIOD ENDING MARCH 31, 1993  
 MARCH = .250

SUMMARY REPORT

CURRENT MONTH	ACCT CATEGORY	BUDGET	Y-T-D ACTUAL	BALANCE	% EXP
128,696	INCOME	1,579,861	407,104	1,172,757	0.258
4,115	COMMUNITY CENTER EXPENSES	69,948	15,751	54,197	0.225
45,148	LANDSCAPE EXPENSES	611,482	121,269	490,213	0.198
14,453	TRAFFIC AND SAFETY EXPENSES	173,745	43,900	129,845	0.253
48,351	GENERAL AND ADMINISTRATIVE EXPENSES	502,338	124,075	378,263	0.247
15,228	RESERVE TRANSFER	182,348	45,497	136,851	0.250
2,135	BOARD CONTINGENCY	40,000	2,843	37,157	0.071
733-	REPORT TOTALS		53,768	53,769-	

Note:

YTD Surplus - NSCA Operating Fund	\$53,768
YTD Deficit - Other	(2,519)
	-----
Total YTD Surplus	\$51,249

NSCA DIRECTORY

BOARD OF DIRECTORS

Dick Luedeke.....President  
Lydia Reeve.....1st Vice-President  
Sid Kahn.....2nd Vice-President  
Phil Magwood.....Secretary  
Bob Norton.....Chief Financial Officer

STAFF

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

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control.....	Lee Richards	1st & 3rd Thursday
Communication.....	John Dickerhoff	See Calendar
Community Relations.....	Forrest Owen	3rd Wednesday
Entrance Improvement.....	Tom Reath	See Calendar
Finance.....	Andrew Boush	See Calendar
Landscape.....	Tom Reath	4:00 pm, 2nd Monday
Maintenance.....	Norm Pomeroy	9:30 am, 2nd Monday
Nominating.....	Lydia Reeve & Phil Magwood	See Calendar
Recreation.....	Ed Adams	See Calendar
Traffic & Safety.....	Bob Sewell	4:00 pm, 2nd Wednesday
Tree View Blockage.....	Carroll Cox	1:00 pm, 2nd & 4th Monday
Board Advisory Group.....	Lloyd Somerfield	

OTHER ORGANIZATIONS

Sea Terrace Townehomes Assoc. I  
Andy Boush, President  
Don Fisher, 1st Vice-President  
Hal Therolf, 2nd Vice-President  
Bobbe Kahn, Treasurer  
Ian Ross, Secretary

Sea Terrace Townehomes Assoc. II  
George Freundlich, President  
Don Lutz, 1st Vice-President  
Gene Chapman, 2nd Vice-Pres.  
Pat Long, 3rd Vice-President  
Joanne Mitchell, Secretary  
Bernie Baskin, Treasurer

Mens Club  
Grover Brown, President

Womens Club  
Mary Elin Ellis, President

Paper Salvage Committee  
Russ Paslaqua

NIGUEL SHORES COMMUNITY ASSOCIATION  
33654 Niguel Shores Drive, Monarch Beach, California 92629  
(714) 493-0122



SEASHORE NEWS

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

Word Processing - Joy Jungwirth  
Editorial Staff - Communication Committee  
Layout Coordinators - Doris Adams and Betty Dickerhoff  
Collation Coordinator - Shirley Smith  
Distribution Coordinator - Gene Chapman











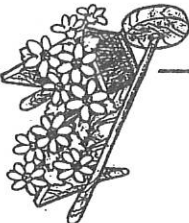




The Communication Committee expends all reasonable effort to confirm the accuracy of statements in the News but assumes no responsibility for errors, omissions of fact or use of material that might be offensive in some way to members.

Contributions from NSCA committees, NSCA member organizations and individual members are welcomed. Submission due before 7 pm on the 19th of the month.



# MIGHTY SHORES CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>APRIL</p> <p>S M T W T F S</p> <p>4 5 6 7 8 9 10</p> <p>11 12 13 14 15 16 17</p> <p>18 19 20 21 22 23 24</p> <p>25 26 27 28 29 30</p>	<p>3</p> <p>Womens Golf</p> <p>Fitness Class 9:00</p> <p>No Swim Exercise</p> 	<p>4</p> <p>Mens Club Brkfst 8:15</p> <p>Paper Slvg Comm 10:30</p> <p>Art Class 1-4</p>	<p><b>MAY 1993</b></p>			<p>1</p> <p>JUNE</p> <p>S M T W T F S</p> <p>1 2 3 4 5</p> <p>6 7 8 9 10 11 12</p> <p>13 14 15 16 17 18 19</p> <p>20 21 22 23 24 25 26</p> <p>27 28 29 30</p>
<p>2</p> 	<p>3</p> <p>Womens Golf</p> <p>Fitness Class 9:00</p> <p>No Swim Exercise</p>	<p>4</p> <p>Mens Club Brkfst 8:15</p> <p>Paper Slvg Comm 10:30</p> <p>Art Class 1-4</p>	<p>5</p> <p>Fitness Class 9:00</p> <p>Board Meeting 11:00</p> <p>Noon Bridge 11:50</p>	<p>6</p> <p>Ladies Day Tennis 8-10</p> <p>Sr. Mens Tennis 11-1</p> <p>Womens Crafts 10-2</p> <p>Arch Comm by appt</p>	<p>7</p> <p>Womens Golf 9:00</p> <p>Fitness Class</p>	<p>8</p> 
<p>9</p> <p>MOTHER'S DAY</p> 	<p>10</p> <p>Womens Golf FUN-DAY</p> <p>Fitness Class 9:00</p> <p>No Maintenance Comm</p> <p>No Swim Exercise</p> <p>Tree View Comm 1:00</p> <p>Landscape Comm 4:00</p> <p>Parents Club 7:00</p>	<p>11</p> <p>Mens Club Golf</p> <p>Art Class 1-4</p>	<p>12</p> <p>Fitness Class 9:00</p> <p>Noon Bridge 11:50</p> <p>Hill &amp; Harbor Sts. 10-1</p> <p>Rec Comm 2:00</p> <p>Traf&amp;Sfty Comm 4:00</p>	<p>13</p> <p>Ladies Day Tennis 8-10</p> <p>Sr. Mens Tennis 11-1</p> <p>Wmns Club Inchn 12:30</p>	<p>14</p> <p>Couples Bridge 7:15</p>	<p>15</p> <p>Womens Golf 9:00</p> <p>Fitness Class</p> <p>Street Sweeping</p> 
<p>16</p> <p>Parents Club Potluck and Barbecue 4:00</p> 	<p>17</p> <p>Womens Golf 9:00</p> <p>Fitness Class 10:30</p> <p>Page Turners 1:00</p> <p>Swim Exercise</p>	<p>18</p> <p>Mens Club Brkfst 8:15</p> <p>Art Class 1-4</p>	<p>19</p> <p>Fitness Class 9:00</p> <p>Noon Bridge 11:50</p>	<p>20</p> <p>Ladies Day Tennis 8-10</p> <p>Comm Comm 10:00</p> <p>Sr. Mens Tennis 11-1</p> <p>Arch Comm by appt</p>	<p>21</p> <p>Womens Golf 9:00</p> <p>Fitness Class</p>	<p>22</p> 
<p>23</p> <p>Potluck 6:00</p> 	<p>24</p> <p>Womens Golf 9:00</p> <p>Fitness Class 1:00</p> <p>Tree View Comm 1:00</p> <p>Swim Exercise</p>	<p>25</p> <p>Mens Club Golf</p> <p>Art Class 1-4</p>	<p>26</p> <p>SSN Deadline 7:00</p> <p>Fitness Class 9:00</p> <p>Noon Bridge 11:50</p>	<p>27</p> <p>Ladies Day Tennis 8-10</p> <p>Sr. Mens Tennis 11-1</p> <p>Country Western Dance 7:30</p>	<p>28</p> <p>Womens Golf 9:00</p> <p>Fitness Class</p> <p>Movie Night</p> <p>The Mighty Ducks 6:15</p> <p>Last of the Mohicans 7:45</p>	<p>29</p> <p>Lifeguard On-Duty 1-6</p> <p>Tennis Social 2:00</p>
<p>30</p> <p>Lifeguard On-Duty 1-6</p> 	<p>31</p> <p>M E M O R I A L DAY</p> <p>Lifeguard On-Duty 1-6</p> <p>Admin Office Closed</p>					

(05-01-93)

2711 Fines (04-13-93)

Fines may be levied by action of the Board of Directors, after notice and hearing, in accordance with the schedule below. Such fines shall become an obligation of the owner and shall be billed in the same manner as the quarterly assessments.

For violations of the CC&Rs, Bylaws or other rules and regulations not listed in I through VII below, the Board of Directors has the discretion to take the following action.

- a. 1st Offense                      Notice of Violation/Request to Correct
- b. 2nd Offense                      2nd Notice of Violation/Request to Correct or Notice of Hearing to impose fine between \$25 and \$50
- c. 3rd Offense                      Request to Correct and Notice of Hearing to impose fine between \$25 and \$100

Type of Violation	1st Offense	2nd Offense	3rd Offense
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I Architectural Rules

A. Rule 3103 Failure to obtain requisite approval for modification	Notice of violation: Request to submit to	Failure to submit: \$100	Failure to submit: \$200 plus referral to att'y
B. Rule 3151 Non-permitted antenna	Notice to remove	Failure to remove: \$100	Failure to remove: \$200 plus referral to att'y
C. Rule 3152 Improper backboard construction/failure to paint or stain	Notice to correct/ remove	Failure to correct/ remove: \$50	Failure to correct/ remove: \$100 plus referral to att'y
D. Rule 3157 Failure to observe rule.	Notice to correct/ remove	Failure to correct/ remove: \$50	Failure to correct/ remove: \$100 plus referral to att'y

II Landscape Rules

A. Rule 4101 Failure to obtain approval	Notice of violation/ request to submit	2nd Notice \$100	3rd Notice \$200 plus referral to att'y
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(11-01-90)

2701 Basic Policy on Penalties, Fines, Fees (02-01-85)

(1) Whereas it is the policy of the Niguel Shores Community Association to protect the rights and privileges of the members and to enforce the CC&R's and Rules and Regulations of this Association, therefore pursuant to the authority vested in the Board of Directors of said Association by the CC&R's and by the By-Laws, the following system of penalties, fines and fees is hereby established and supersedes all previously adopted systems for such penalties, fines and fees.

(2) This system shall be binding on the members of the Association, and shall not be the exclusive remedy of the Association to deal with violations of the CC&R's, By-Laws or Rules and Regulations. Members shall be responsible for the acts or omissions of their guests, lessees or invitees.

(3) All penalties and fines, pursuant to this Rules and Regulation, shall be imposed by Board action after reasonable notice and hearing, as set forth hereinafter:

2702 Violation of CC&R's (02-01-85)

Pursuant to Article XI, Section 4 of the CC&R's, the Association has the right to prosecute a proceeding at law against any person or persons who have violated or are attempting to violate the CC&R's, and the losing party shall pay any attorney fees of the prevailing party as may be fixed by the court.

2703 Non-Payment of Assessment (02-01-85)

In addition to the right of the Association to bring an action at law against the Owner for non-payment of assessments, (as set forth in Article VI of the CC&R's), Section 304 of the By-Laws provides that the voting rights and use of the common areas by any member, his guests and delegates, may be suspended by action of the Board of Directors during any period when assessments owed by such member remain unpaid.

2704 Continuing Violation of Rules (10-03-90)

Section 304 of the By-Laws also provides that the right to use of the common areas and facilities may be suspended by the Board of Directors for violation of the Rules and Regulations relating to the use of the Common Areas and the conduct of Members thereon, for a period not to exceed thirty days.

Type of Violation	1st Offense	2nd Offense	3rd Offense
<u>II Landscape Rules</u>			
B. Rule 4114 Failure to prevent encroachment of plant(s) on or over common area pedestrian walkways	Notice of violation/ Request to correct	2nd Notice \$50	3rd Notice \$100 plus referral to att'y
C. Rule 4121 Failure to maintain landscape	Notice of violation/ Request to correct	2nd Notice \$50	3rd Notice \$100 plus referral to att'y
D. Rule 4211 Add to, remove, or change plants on common areas, front yards or slopes maintained by Association	Warning	\$50 plus restoration	\$100 plus restoration plus possible legal action
<u>III Tree View Blockage</u>			
A. Rule 4112 Exceeding height restrictions for pad-level plantings resulting in view blockage	Notice of violation/ request to cut trees	2nd Notice \$100	3rd Notice \$200 plus referral attorney
B. Rule 4113 Exceeding height restrictions for slope plantings resulting in view blockage	Notice of violation/ request to cut trees	2nd Notice \$100	3rd Notice \$200 plus referral to att'y
<u>IV Community Center Facilities</u>			
A. Rule 5102, Para. 1-9 Failure to observe community center rules	Warning	\$25 plus suspension for 24 hours	\$100 plus suspension for 30 days
B. Rule 5102, Para. 10 Vandalism of facilities	Costs of repair	\$100 plus costs of repair	\$200 plus costs of repair



(02-01-92)

IV Community Center Facilities

Type of Violation	1st Offense	2nd Offense	3rd Offense
C. Rule 5102, Para. 11 Skateboarding prohibited in community center or in parking lot	Warning	\$25 plus possible suspension	\$50 plus possible suspension
D. Rule 5103, Para. 1-18 Failure to observe pool rules	Warning	Request to leave center	\$50 plus possible suspension
E. Rule 5104, Para. 1-6 Failure to observe jacuzzi rules	Warning	Request to leave center	\$50 plus possible suspension
F. Rule 5105, Para. 1-4 Failure to observe sauna rules	Warning	Request to leave center	\$50 plus possible suspension
G. Rule 5107, Para. 1-13 Failure to observe Tennis Court Rules	Warning	Request to leave center	\$50 plus possible suspension

V Vehicle Rules (05-01-91)

NOTE: The fine policy set forth below is in addition to the remedies open to the Association including but not limited to tow-away as outlined in Rule 6440C. Imposition of a fine is not a requisite to tow-away.

Type of Violation	1st Offense	2nd Offense	3rd Offense
A. Rule 6303 Abandoned/stored vehicle (CVC)	Notice of Violation	\$50 plus tow-away	\$100 plus tow-away
B. Rule 6401 Failure to obtain and display visible permit	Notice of Violation	\$50 plus tow-away	\$100 plus tow-away

			(02-01-92)
Type of Violation	1st Offense	2nd Offense	3rd Offense
<u>V</u> <u>Vehicle Rules</u> (05-01-91)			
C. Rule 6402 Double parking prohibited	Notice of Violation	\$50 plus tow-away	\$100 plus tow-away
D. Rule 6404 Failure to observe prohibited parking restrictions	Notice of Violation	\$50 plus tow-away	\$100 plus tow-away
E. Rule 6406 Visitor parking in restricted beach parking lot	Notice of Violation	\$50 plus tow-away	\$100 plus tow-away
F. Rule 6408 Boat, trailer or mobile home parked in excess of 24 hours	Notice of Violation	\$50 plus tow-away	\$100 plus tow-away
G. Rule 6430 Failure to observe posted traffic signs or speed in excess of 25 mph	Notice of Violation	\$50 plus tow-away	\$100 plus tow-away
H. Rule 6435. Driving motorized vehicle on common area green- belts, or over assoc- iation landscape material.	\$200 plus costs to repair.	\$250 plus costs to repair.	\$300 and complaint filed with District Attorney, plus all costs to repair.
I. Rule 6512. Failure to apply for gate access package with- in prescribed time frame.	Warning	\$50	\$100 plus suspension of common area priv- ileges.

(02-01-92)

VI Animal Control

A.	Rule 9102 Noise nuisance	Warning	\$25 plus notice to Animal Control	\$50 plus notice to Animal Control
B.	Rule 9103 Failure to restrain	Warning	\$25 plus notice to Animal Control	\$50 plus notice to Animal Control
C.	Rule 9104 Failure to curb/ clean up.	Warning plus re- quest to clean up.	\$50	\$100

VII Miscellaneous

A.	Rule 9201 Littering or disposal of trash, grass, clippings, debris on or around common areas.	Warning	\$100 plus clean-up costs	\$200 plus costs
B.	Rule 9204 Placement of trash containers for collection	Warning	\$25	\$50
C.	Rule 6211 Failure to observe Orange County skate- board ordinance.	Warning	\$50	\$100 plus possible suspension

\* C O M M U N I T Y C E N S U S \*

Date: May 1, 1993

To: All Residents

From: Recreation Committee

In order to fulfill the recreational interests of the members of the NSCA and to help the Recreation Committee plan for the future, the committee has been authorized to submit this brief census of all current residents. This census will be a valuable guide in planning future activities. We urge your cooperation in completing this form and returning it to the office or the ballot box adjacent to the Mariner entrance guard shack. Please return your response no later than Wednesday, May 12, 1993.

1. Name \_\_\_\_\_

2. Property Address: \_\_\_\_\_

3. Do you rent or own the property? Rent \_\_\_\_\_ Own \_\_\_\_\_

4. How many persons are living in your home?

\_\_\_\_\_ Full-Time

\_\_\_\_\_ Part-Time

5. Please identify others in the home:

Children:

Name \_\_\_\_\_ Age \_\_\_\_\_ Male \_\_\_ Female \_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Male \_\_\_ Female \_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Male \_\_\_ Female \_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Male \_\_\_ Female \_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Male \_\_\_ Female \_\_\_

\_\_\_\_\_ Adult Relatives

\_\_\_\_\_ Other Adults

Thank you for your help!