

# seashore news



Published monthly by the Niguel Shores Community Association

JULY 1990

## BOARD ACTIONS

Elected officers as noted on last page of newsletter. Approved previous executive session minutes. Denied request for records (5-0).

Denied four damage claims for damages at automated entry. (5-0).

Adopted proposed architectural rules (roofing materials). (5-0).

Adopted revision to fees schedule. (5-0).

Deferred action on overnight parking rules. (5-0).

Accepted settlement of damage reimbursement for Atlantic entry structure. (5-0).

Adopted no "automatic inflation factor" for 1991 budget. Items to be considered on a case-by-case basis. (5-0).

Deferred consideration of alternate employee health plan to subsequent meeting. (5-0).

**NSCA BOARD MEETING DATE**

**WEDNESDAY, JULY 18, 1990**

**8:00 PM**

## RULES AND 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 Architectural Regulations and the Fines & Fees Schedule.

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



## REMINDER TO VOTE!

You are reminded to turn in your ballot for the proposed CC&R amendments **NO LATER THAN 5:00 p.m., JULY 16, 1990** to the administrative office in the community center.

Reminder calls are being made to those homeowners who have not yet turned in their ballot.

These amendments reflect changes in the governing documents of this Association and this affects you as a homeowner. This is YOUR community and your vote counts.

JUL 90

## GREENBELTS AND SPORTS

All residents are once again reminded of the long standing rule that the green belts should not be used for baseball, soccer, football, golf or any other such sports activity. Although it may seem like your particular activity causes relatively little damage to the grass and other landscaping, the cumulative effects in a community with approximately 1,000 households can be very substantial. Please use the playing fields at the Community Center for all sports activities and in this way help to preserve the beauty of the green belts for all to enjoy.



## VANDALISM COSTS EVERYONE!

Over the past couple of months your Association suffered several acts of vandalism - namely broken lamps, cut wires, graffiti, and misuse of equipment - and was forced to spend approximately \$682.00 to make repairs.

Vandalism costs money—money paid by each member of Niguel Shores Community Association in the form of assessments. Help us stop vandalism! The Association offers a reward for persons who provide information leading to the arrest and conviction of anyone who vandalizes and/or willingly destroys or damages Association property. Such information should lead to the apprehension of persons who make full restitution for damages (NSCA Rule #9401).



## COMMITTEE MEMBERS NEEDED!

### Finance Committee

New members are needed for the Finance Committee. Members of the Association who would like to serve on this committee should leave with the office a statement giving their name, address, phone number, and any information about their background which they think would be of interest to the committee. This statement will be forwarded to the committee for their consideration.

### Recreation Committee

The Recreation Committee needs additional members. Interested residents are urged to leave their names with the office and then are invited to the July meeting on Wednesday, July 18 at 2:00 p.m.

The Recreation Committee is advisory to the Board of Directors in matters pertaining to recreation activities and facilities in the community. It is responsible for a variety of ongoing programs including the Fourth of July Celebration, monthly tennis socials, the End of Summer Celebration featuring the Country Fair and Steak Fry, and the Art Affair. The committee initiated the recent purchase of a new concrete picnic table and two benches for the grassy area at the top of the bluff above the beach. It was also involved in the purchase of new equipment for the children's play area.

## NSCA COMMITTEES AND MEMBERS

The standing committees and their members are listed below for your information:

### Architectural Control Committee:

Lee Richards, Chairman  
Lydia Reeve, Board Liaison  
J.A. Goodman  
Marge Connell  
Lou Glasbrenner, Consulting Architect

### Communication Committee:

John Dickerhoff, Chairman  
Dick Luedeke, Board Liaison  
Richard MacNair  
Terry Scott  
Jackie Maier  
Mickey McLaughlin  
Harriet Writer  
Marien Knight  
Hazel Lafler

### Community Relations Committee:

Forrest Owen, Chairman  
Lloyd Somerfield, Board Liaison  
Dave Brame  
Steve Leonard  
Lynn Dawson

### Finance Committee:

Andrew Boush, Chairman  
Lydia Reeve, Board Liaison  
Jean Rasmussen  
Rose Marie Lawson  
Tom Massey  
Grover Brown  
Jerry Quinlan  
Charles Clark  
Marian Kellard

### Landscape Committee:

Dick Beaubien, Chairman, Berkus Homes  
Dick Luedeke, Board Liaison  
Buck Ewing, Sea Terrace I  
Eve Magnus, Sea Terrace II  
Jack Pettit, Garden Homes  
Harry Landis, Villas  
Janet MacKaig, Upper Shores  
Fred Standefer, Garden Homes  
Sue McKeegan, Custom Homes  
Lee Writer, Broadmoor Homes  
Harry Otsubo, Landscape Consultant

### Maintenance Committee:

Norm Fomeroy, Chairman  
Bob Raymer, Board Liaison  
Dale Baltimore  
Dean Handley  
Rick Foth  
Tom Brooks  
Donna Reimers

### Nominating Committee:

Sid Kahn, Chairman  
(Members to be announced)

### Recreation Committee:

Kathy Jones, Chairman  
Bob Raymer, Board Liaison  
Ed Adams  
Doris Adams  
Donna Burns  
Donna Rosecrans

### Traffic & Safety Committee:

Rick Foth, Chairman  
Sid Kahn, Board Liaison  
Mary Miret, Secretary  
Bob Alexander  
Ray Goodhart

### Tree View Blockage Committee:

Carroll Cox, Chairman  
Sid Kahn, Board Liaison  
Dale Baltimore  
Ruth Levitan  
Harold Therolf  
Eve Magnus

Without the substantial contributions these committees make each month to our community, the costs of managing our Association would be much higher. Moreover, participation as a committee member provides the opportunity to become a real part of the daily success of our homeowners group.

## STREET SWEEPING SCHEDULE

The scheduled dates for street sweeping in June are Wednesday and Thursday, the 11th and 12th. These dates are also noted on the attached calendar. If at all possible, you are requested to have your vehicles off the street on these dates to allow the street sweeper to do a thorough job.

### IMPORTANT NOTICE

Be looking in the mail for notice of change in the security telephone number. This number is changed every year for security reasons.

Residents are reminded that the number to the gate is an unlisted, confidential number and is to be used only by adult residents for entrance authorizations or for emergency situations.

Please do not give this number to unauthorized individuals.



### DECAL REMINDER

Residents of the Sea Terrace II and Villas must register their vehicles with the Association and obtain a decal. Although there is not a manned gate at either of these entry areas, residents are obligated to comply with the Vehicle Rules and Regulations requiring proper registration of vehicles.



### FIREWORKS ARE ILLEGAL!

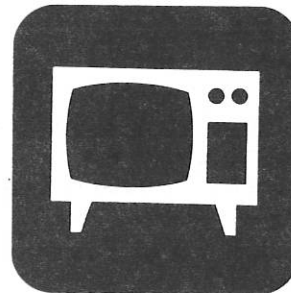
As a reminder, fireworks are illegal in Orange County. If you see someone using fireworks, you should contact the Orange County Sheriff's Department at 770-6011.

### SERVICE PERMITS ARE EXPIRING!

The green service permits issued to service personnel expired on June 30th. They will be honored only through July 11th to allow residents a little more time to obtain the new pink permits.

Service permits are normally issued from January 1 through June 30 and from July 1 through December 31. However, they are available to you for whatever time period you require a particular service.

You will be required to provide the name, address and phone number of the company or service person for whom you are obtaining the permit.



### MOVIE NIGHT

Movie night in July will be on Friday, July 27. The names of the two movies to be shown will be posted approximately a week in advance.

The June movies, "The Little Mermaid" and "Shirley Valentine" drew an audience of over seventy adults and children.

If volunteer coordinator/projectionists can be found, consideration will be given to trying to have two movie nights a month.

### NIGUEL SHORES PAPER DRIVE

CASH THEM, DON'T TRASH THEM!  
BRING THEM TO THE RECREATION CENTER  
PAPER BUILDING ANY DAY OF THE WEEK.

## MENS GOLF

Here is a quick summary of what has been going on in Mens Golf.

On May 8 we played San Luis Rey with George Allaman winning the "A" flight and Don Ellis the "B" flight. There was no Closest to the Pin winner as no one ever got on the green off of the tee. Some bunch of duffers!

May 22 found us playing Willowick and Mickey McLaughlin won the "A" flight with a net 61. Don Ellis repeated as "B" flight winner with a 66. Closest to the Pin was George Allaman.

May 23 and 24 we traveled to the Inn at Silver Lake in Victorville for the tournament play-off between Tom Crist "A" flight winner and Don Ellis "B" flight winner. The play-off weather found us playing winds of 30-40 mph, but Don Ellis braved the winds to come out as the winner and 1990 club champion.

Congratulations Don. Next year you will be in the "A" flight.

To those of you who did not pick up the new golf schedule, July 10 is Fallbrook and July 24 is Mile Square.

### MENS CLUB GOLF SCHEDULE

July 10 - Fallbrook Country Club.  
Leave Rec Center at 8:30 a.m.  
Starting time is 10:00 a.m.  
Green fee: \$16. Carts: \$16.  
Location: SR76 to Grid Road,  
left to course.

July 24 - Mile Square Golf Course.  
Leave Rec Center at 9:30 a.m.  
Starting time is 11:00 a.m.  
Green fee (including mandatory cart): \$24. Location:  
I-405 to Brookhurst, right to  
Warner, right to course.

4th of JULY

## **PANCAKE DAY**

ALSO: PARADE  
& BEACH  
ACTIVITIES...

SEE SEASHORES  
NEWS FOR  
DETAILS...



## MENS CLUB NEWS

Kevin Brame, Orange County Fire Department Battalion Chief, was the featured speaker at the June 19 Mens Club meeting. Chief Brame discussed the Orange County Fire Department's newly developed Master Plan and the wide range of services provided by the Department. Speakers scheduled for July include General D.V. Shuter, Commanding General, El Toro Marine Corps Air Station, on July 3 and Dick Beck on July 17. Arrangements for the speaker on July 31 are yet to be finalized.

Again this year the Mens Club will be involved in the Fourth of July Celebration with responsibility for the pancake Breakfast. Last year 306 breakfasts were served and we hope to increase that number this year. Breakfast will include pancakes, ham, peaches, juice, milk and coffee. The price remains \$1.50 for adults and \$1 for children under 12. Tickets can be purchased in advance at the NSCA office or at the door. Breakfast will be served from 8:00 a.m. to 11:00 a.m.

Current projects include refurbishing the multipurpose room kitchen including a new refrigerator and microwave oven. It is expected that a new sound system for the multipurpose room will be installed in July.

The new 1990 golf champion is Don Ellis and Tom Crist was the runner-up. This year the championship match was played at Silver Lake near Victorville.



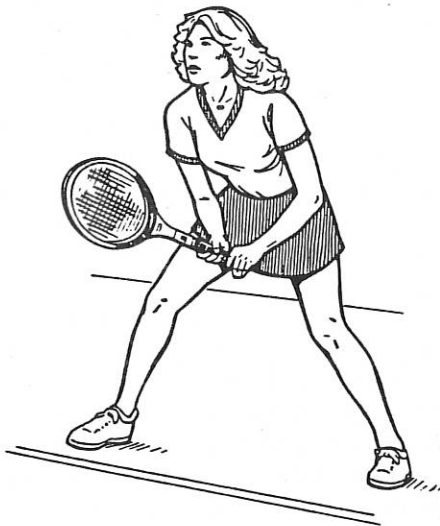
## WOMENS CLUB NOTES

The June luncheon speaker, Mary Lou Heard from Heard's Country Gardens in Westminster, sparked the interest of the many enthusiastic gardeners who attended the luncheon.

There will be no Womens Club luncheon in July. Also, there will be no TTD in July.

The Craft Class will meet Thursday, July 12 at 10:00 a.m. Come and enjoy the comradery with friends.

Niguel Shore's resident Marian Pearl will speak at the August 2nd luncheon about her collection of Majolica. Members who wish to share their pieces of Majolica may bring them to the luncheon. Lunch will be served at 12:30 p.m. followed by the speaker.



## LADIES DAY TENNIS

**PLEASE NOTE THE CHANGE OF TIME!**  
During the summer months of July, August, and September, the hours of play for Ladies Day Tennis will be THURSDAYS, 8 TO 10. All women tennis players are invited to come play. We have the courts, you'll have a partner, and opponents.

We bring 50 cents to cover the cost of balls. See you on the courts.

## WOMENS GOLF

We will play The Links on Monday, July 16. If you wish to join — and if there is still room — call Mary Lou Delaney at 493-6613. Tee-off time is 9 a.m., but be there at 8:30, and bring your Texas Wedge to clear that wicked gulch on Number 15.

Next FUN-DAY is Monday, July 9, at Aliso Creek, 9 a.m. tee-off, but be there by 8:30. Brown-bag lunch and meeting at the home of Mary Lou Delaney. Call Ann Lassleben (661-0500) if you wish to be included.

For Monday play (other than FUN-DAY) call either Maggie Waterman (855-4749) or J.A. Goodman (496-7664) a week in advance. For Friday play, call Carol Hollinger at 496-8687 a week in advance.

Our Temecula Creek golf-get-away is set for Oct. 23, 24, 25. Fern Brooks and Carol Holinger thought they were off the hook as organizers, but we managed to persuade them to continue, because quite honestly nobody performs that thankless task as well.

FUN-DAY AWARDS last month were as follows:

Game — Team-Play Best Ball

Winners:

First Team: Marguerite Horne, Ginny Kenney (Borrerring!), Lucy Van Elzacker

Second Team: Fran Maurin, Pauline Ross, Bernice Zeigner, Liz Kelsch

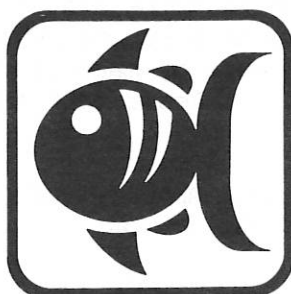
Third Team: Grace Densmore, Rose marie Lawson, Betty Mullen, Joan Pender

Closest to the Pin: Pauline Ross

Longest Drive: Maggie Waterman

## NO AEROBICS

The aerobic class has been discontinued due to lack of a teacher.



### LUAU GALA FOR POT LUCK

As July rolls around, "Luau Time" will also brighten the horizon for Pot Luck attenders. A bit of festivity is added to the occasion by the wearing of flowered shirts, caftans, or whatever comes to mind in the color department. Our committee for this event hopes you will be in the mood by Sunday, July 15, at 6:00 p.m. to join in for cocktails and dinner, consisting of an interesting array of casseroles, salads, and desserts—unless, of course, there should be a sudden failure of cooking skills amongst the members of our "do-it-yourself" group, which has never been known to happen. So remember also to bring tableware and your own special brand of congeniality—all of which help to bring about the magic formula for a gala evening.

Working toward that end also will be the following committee:

Charlene and Ed Brischke      A-G  
495-3949

Will and Joe Lewis              H-M  
496-9288

Helen and Dale Baltimore      N-Z  
493-8209

Bernice Zeigner (Hosting)

Cocktails            6:00 p.m.  
Dinner                7:00 p.m.

### WEDNESDAY AFTERNOON BRIDGE

Bridge players welcome. For reservations please call Frieda Baskin at 661-3521. Play begins at 11:50 a.m. on Wednesdays.

Winners on these dates:

May 23:    1st - Irene Nyland  
              2nd - Doris Kelman

May 30:    1st - Bob Alexander  
              2nd - Rene Nyland

June 6:     1st - Nayzelle Lasley  
              2nd - Jean Freeman

June 13:    1st - Doris Kelman  
                      Phyllis Bailey



### COUPLES BRIDGE

Our special event in June was the Spring Party, which all forty guests agreed was a smashing success. Not only was the buffet lavish, the dessert was sensational. Because of the large crowd four prizes were awarded to Bob and Lois Alexander, Mickey and Dorothy Ann McLaughlin, Dick and Carla MacNair, Grace Densmore and Jackie Maier.

Winners at the earlier session in June were the McLaughlins plus Dick and Hope Luedeke. "Congratulations" to all those lucky people, and a big "thanks" to Walt and Margaret Brugger, who hosted on the 1st and to everyone who helped with the party.

July dates will be the 6th and the 20th - and we need chairmen for the latter date. See you there!

## DAY CAMP! DAY CAMP! DAY CAMP!

Sign up for Day Camp today! My name is Kari Kiehl, and I've been a counselor at Niguel Shores Day Camp for three years. This year, I am running the Day Camp program.

Our staff is highly qualified, with a great deal of experience working with young people. We are all looking forward to the first day of camp, which is July 9th.

- \* The 3-6 year-old camp will be Monday-Thursday, from 10:00 a.m. - 1:00 p.m. The cost is \$60.00 per two-week session.
- \* The 7-12 year-old camp will be Monday-Thursday, from 10:00 a.m. - 3:00 p.m. The cost is \$80.00 per two-week session.

The sessions are as follows:

Session I: July 9-19  
Welcome to Summer Week  
Christmas in July Week

Session II: July 23-Aug 2  
Holiday Week  
Beach Week

Session III: August 6-16  
Fiesta Week  
Water Week

Session IV: August 20-30  
Nature/Safari Week  
Farewell to Summer Week

- \* Art and games will take place in the mornings.
- \* Lunch will be at 12:00 p.m. - please pack a sack lunch from home!
- \* Day Camp will provide a light afternoon snack.
- \* In the afternoons we have sports, games, and pool time.
- \* Every Tuesday is BEACH DAY! Parents are invited too!
- \* Every Thursday is GAME DAY! Bring a favorite game to share!

## Important:

If a camper is to be picked up by anyone other than a parent, special arrangements must be made prior to the start of camp. Please talk to Kari at 493-0122.

FLYERS ARE AVAILABLE IN THE OFFICE!  
SIGN UP NOW!



## NEIGHBORHOOD EXCHANGE

Items for the Seashore News Neighborhood Exchange must be submitted by the 19th of the month together with a check payable to NSCA. (\$1.00 for each 20 words. No cash accepted.) Forms for placing an ad are available at the Association Office.

CAMBERIA RESIDENCE FOR RENT. (Near Hearst Castle). Excellent condition and very private among pine trees with small ocean view. No smoking, no pets, and no children. Ideal for 2 people. \$60.00 per night or \$360.00 per week. Call 493-7740.

ROOM FOR RENT: Master bedroom & bath - upstairs - view - furnished - phone & cable hookup. K & L privileges. Non-smoker. NO PETS. \$650.00 per month includes utilities. 496-8565.

ROOMMATE WANTED. Private bedroom with private bath & patio. House privileges. Ocean side of Coast Highway. Ready - 496-4620.

GOLD BRACELET. Channel set with 52 brilliant diamonds. Total weight 1 2/3 cts. Appraised at \$3,500. Sacrifice for \$1,600. Fred Taylor, 661-7892.



Come join the fun!

# FOURTH OF JULY Celebration

8<sup>00</sup> - 11<sup>00</sup>

**PANCAKE BREAKFAST**

Adults \$1.50 Children \$1.00

Tickets available in office  
or at the door

9:00

**FLAG RAISING CEREMONY**  
Recreation Center

9:30

**CHILDREN'S PARADE**  
Starts at Niguel Shores Dr.  
and Halvard

12<sup>00</sup> - 2<sup>30</sup>

**SANDCASTLE CONTEST**

At the beach  
Get entry forms at office  
Family and individual categories  
Judging at 2:30  
Prizes

(07-01-90)

## 2712 Administrative Fees (11-05-86)

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) Forclosure costs	All costs

## 2713 Architectural Fees See Rule 3181

## 2714 Security Fees (06-06-90)

A. Owners. Four or more key cards, each add. card, refundable upon return	\$25
B. Tenants. 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
D. Escrow withholding deposit refundable upon return of key card and decal	\$25 per item
E. Guest Parking Permit	
1. Owners per permit, refundable on return	\$50
2. Tenants per permit, refundable on return	\$75

**2715 Tenancy Fee (12-07-88)**

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 payable by the property owner. 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.

(07-01-90)

**3137 Walls and Fences (01-18-89)**

A. Property line walls and fences shall be constructed of a material which is consistent with the design character of the residence. Chain link and grape stake fences are prohibited except as temporary fences during actual construction of another structure.

B. Height and location of all fences shall be such that views are not obstructed. The general rule is that fences on the view portion of the lot may not exceed three feet in height, including any wind screen attached to top. Committee approval is required as set forth under preceding sections.

C. Any addition to or replacement of an existing fence which changes the height, color, material or placement of the fence requires Committee approval.

D. Sea Terrace Townhomes Association I (Tracts 7515, 6881, 6884) members may replace existing wood fences with same design or with slumpstone of specified color, material, size and height to conform to community standards on file at the Association office. All fences must conform with previous fencing regarding height and placement. Wrought iron is also an option for the original front fence only. Members are responsible for costs and Association and County permits, where applicable. The exception to the choice of wood or slumpstone is not applicable to rear fences adjacent to greenbelt areas. These fences are to remain wood.

**3138 Driveways (01-04-89)**

A. Any change in original driveway must have approval of Committee.

B. Asphalt or asphaltic concrete driveways are not permitted.

C. Install the following across the front of the driveway by the sidewalk to take care of NSCA electrical and water lines. Pipes are to be extended one foot on both sides of driveway so connections can be made.

One 3/4" PVC electrical conduit  
One 3/4" PVC water pipe

**3139 Roofs (06-06-90)**

A. Any change in type of roofing or deviation in color from the original requires the approval of the Committee.

B. Approved roofing materials for pitched roofs:

Wood shingles, wood shakes, clay tile, concrete tile, concrete shakes, Decra metal tile (or equivalent), Sierra metal tile (or equivalent) and Hardishake (installed to Class A specification).

C. Gravel

Gravel may be used on flat roofs only. Color of gravel shall be submitted for approval to the Committee (no white gravel allowed). Generally color will be beige or brown. Gray may be approved when this goes best with house color.

D. Metal flashings and vents (pipes) to be painted to blend with house.

**3141 Front Yard Improvements in Sea Terrace I and II (02-21-90)**

No improvements or changes of any kind, including structures (driveways and walkways) may be made in the front yard of any lot in Sea Terrace I (Tracts 7515, 6881, 6884) and Sea Terrace II (Tract 8602) without the prior written approval of the Architectural Control Committee (Committee).

1. Easements have been granted to the Niguel Shores Community Association for the maintenance of the entire front yard of each lot in these tracts. Any application for encroachment or improvement on these easements will require applicant's written agreement to waive the Committee's thirty (30) day approval or disapproval provision of the Covenants, Conditions and Restrictions (CC&Rs) and applicant shall agree to a sixty (60) day Architectural Control Committee review period.

2. All applications submitted under this section for improvement(s) will be reviewed by the Board of Directors of the Sea Terrace Association in which the lot is located for their comments and recommendations. Their recommendations will be considered by the Architectural Control Committee prior to the Committee's final approval or disapproval of such an application.






# MICHAEL SHORES' CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

JUNE 1990  
 S M T W T F S  
 3 4 5 6 7 8 9  
 10 11 12 13 14 15 16  
 17 18 19 20 21 22 23  
 24 25 26 27 28 29 30

## July 1990

1	2	3	4	5	6	
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

AUGUST 1990  
 S M T W T F S  
 5 6 7 8 9 10  
 12 13 14 15 16 17  
 19 20 21 22 23 24  
 26 27 28 29 30 31

