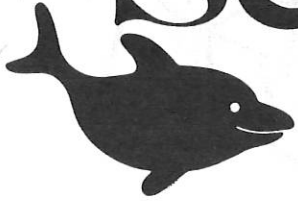


seashore news



Published monthly by the Niguel Shores Community Association

AUGUST 1989

BOARD ACTIONS JULY 1989

Approved revision to Bylaw 604(a) for notice of meeting deadline to "no less than fifteen (15) days nor more than ninety (90) days before such meeting." (4-0, 1 absent)

Approved revision to Bylaw 610 (c) to correct cross reference to "604(a)". (4-0, 1 absent)

Denied claim for tire damage at Selva Entry. (4-0, 1 absent)

Approved formation of poster subcommittee of Communication Committee with Lynn Dawson as chair. (4-0, 1 absent)

Approved documents for membership vote on six proposed CC&R amendments. (4-0, 1 absent)

Approved preparation of materials for formal vote on possible community name change. (5-0)

Denied request for security deposit refund without return of security items.

RULES AND REGULATIONS

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

Attached is a copy of part of the Association's Rules and Regulations amended to reflect a change in the Architectural Regulations and Guidelines and part of the Association's Bylaws amended to reflect a change in the Meetings of Members.

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

BOARD SECRETARY

With regret the Board of Directors has accepted the resignation of Patty Therolf as Recording Secretary. The Board is therefore accepting applications for a replacement.

The position requires attendance at all regularly scheduled Board meetings plus any special meeting as may be called by the Board. The applicant must be able to type accurately and be able to take and transcribe notes of the meeting. A wage of \$8.25 per hour is offered.

If you are interested, please fill out an application at the Administrative Office and schedule an interview with Kim Tate.

NSCA BOARD MEETING DATES

WEDNESDAY, AUGUST 2 AND 16, 1989

8:00PM

AUG 89

BEACH PARKING FOR GUESTS

The Board has directed a change in parking policy for the beach parking lot on a trial basis until December 31, 1989. Except on holiday weekends — Sept. 2-4, Nov. 23-26 and Dec. 23-25 — guest vehicles bearing a valid Day Permit or Special Entry Permit may park in the beach parking lot on the upper level only.

Guest vehicles bearing a Day Permit or Special Entry Permit PLUS a Guest Parking Permit (grey, laminated permit) may park on any level of the beach parking lot with no restriction.

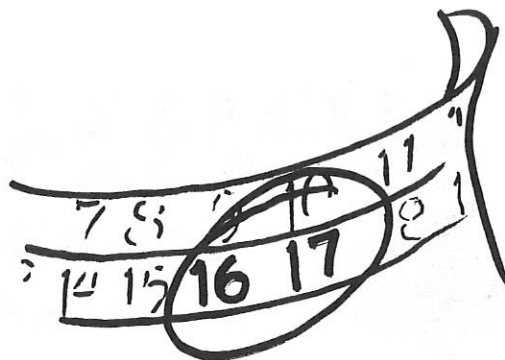
As usual vehicles with valid owner and tenant decals may park at the beach parking lot on any level on any day.

Kim Tate
General Manager



TRAFFIC & SAFETY

Several complaints have been received on speeding, sliding stops at stop signs, and other forms of hazardous driving. This is particularly noticeable along our feeder streets of Ports of Call and Niguel Shores Drive. The rush syndrome is not a real time saver and can often cause a lot of grief. Slow down, enjoy and keep the tranquility of this community. The speed limit is 25 MPH.



STREET SWEEPING SCHEDULE

The scheduled dates for street sweeping this month are Wednesday and Thursday, August 16 and 17. 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.



FOURTH OF JULY CELEBRATION

It was a nice day for a parade, and we had a fun one for the kids. Then there was a flag raising ceremony with some of our local Boy Scouts. Cooks and waiters from the Mens Club served more than 300 breakfasts and raised approximately \$150 for the Recreation fund. The day's final event was the annual sandcastle building contest at the beach.

**NSCA SETTLES SUIT
WITH ORANGE COUNTY AND AVCO**

A lawsuit was filed May, 1986, by Niguel Shores Community Association against Orange County and AVCO Developers to establish responsibility for repair and maintenance of beach revetment. Now, after three long years, many, many meetings, and countless hours, the lawsuit against Orange County and AVCO has been settled.

For the benefit of new residents, I would like to define Phase I and Phase II. Phase I is the present configuration of the beach revetment. Phase II would have extended the base of the revetment seaward by seven feet, raised the height of the revetment by five feet, and required construction of a pathway on top of the revetment from the ramp to the end near public rest-rooms.

During the Winter of 1986-87, the revetment sustained some minor damage. The estimated cost of repair was \$38,000. The Association applied for a permit in Fall of 1987 to repair damage. The County subsequently issued a permit with four conditions, including the Association to assume all future responsibility for maintenance and liability. The Board did not feel it was prudent to subject our community to this condition. The permit was not accepted and repair was not made.

During a violent storm in January of 1988, the revetment sustained major damage. Our attorneys continued to try to work out some agreement with the County to repair the revetment with no success. The estimated cost of repair had grown to \$161,400.

During the summer of 1988, several settlement conferences were held. At one of these conferences the judge introduced the other principles in the suit; namely VTN, Moore & Taber, and Dr. Pipkin. VTN was the engineering firm, Moore & Taber was a professional consultant, and Dr. Pipkin was the geologist.

A trial date was set for September 19, 1988. At the trial the County requested a postponement, stating they thought we could reach some agreement. We agreed. The Board has always felt the problem could be resolved out of court. The trial was estimated to last ten days at a cost of approximately \$40,000. The judge agreed to postponement but assigned the case to arbitration with Judge Phillip Swab presiding.

In the meantime our attorneys were negotiating with VTN, Moore & Taber, and Dr. Pipkin. An agreement was reached. VTN would pay the Association \$25,000, Moore & Taber would pay \$5,000, and Dr. Pipkin would pay \$10,000 over a year's time. If Dr. Pipkin did not pay the \$10,000 in one year, the settlement would be increased to \$20,000. We have been receiving payments.

At the end of September 1988 the County agreed to furnish rock for repair of Phase I at an approximate cost to the County of \$95,000. The disagreement on permit language still existed.

In early December, 1988, the County made a verbal proposal to the Association:

1. Reimburse attorney fees to NSCA as of November 1988:

A. Avco	\$107,200
B. Orange County	86,000
2. Repair Phase I
3. Construct Phase II
4. Attorney Fees Phase II
5. VTN
6. Pipkin
7. Moore & Taber

TOTAL COST TO AVCO, O.C., AND OTHERS	\$1,088,600
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COST TO NSCA

NSCA would have to assume full responsibility in future for liability and maintenance of revetment.

CONTINUED

Then, on January 23, 1989, the County modified their proposal as follows:

NSCA	COSTS	OC	AVCD
50,000	Labor Phase I Repair	95,000	0
89,500	Phase II	404,500	100,000
193,200	Expended Atty Fees a/o 11/88	0	0
100,000	Phase II Atty Fees	0	0
<hr/>		<hr/>	
432,700	GRAND TOTALS	499,500	100,000
		599,500	
	OC/AVCD COSTS	\$599,500	
	NSCA COSTS	432,700	
	TOTAL COSTS	<hr/> \$1,032,200	
	VTN,M&T,& PIPKIN (16,400)	56,400	
		<hr/> \$1,088,600	

NSCA would have to assume full responsibility in future for liability and maintenance of revetment.

The Board was very concerned about responsibility for liability and maintenance. We informed the County we would accept \$599,500, but would not assume responsibility for liability and maintenance.

In January, 1989, the permit for an interim repair of Phase I was modified and work commenced in early February.

In March, 1989, the County submitted another proposal. The County would pay the Association \$100,000 and AVCD would pay \$100,000. The responsibility for maintenance of Phase I would remain with the County and the Association. Our attorney went back and negotiated an additional \$25,000 from AVCD, for a total of \$125,000 from AVCD.

The Board approved the settlement in concept and instructed our attorney to draw up the required documents. One of our major concerns was the amount of time required by the County to issue a permit to repair any future repair to revetment. The final agreement states the following:

1. NSCA will receive the following:	
County	\$100,000
AVCD	125,000
VTN,M&T,DR.PIP	40,000
	<hr/>
Total	\$265,000

2. Phase II will not be constructed.

3. Phase I will be maintained according to the agreement, including:

a. If damage occurs to that portion of the revetment on Association property, the County will issue a permit in a timely manner to accomplish repair.

b. If damage occurs to that portion of the revetment that is on County property, the County will be notified and they are to make repairs in a timely manner. If repair is not performed in a timely manner, NSCA may make repairs and bill the County for the total cost of these repairs.

Final agreement was signed June 7, 1989.

Lloyd Somerfield
Chief Financial Officer

VOICE OF THE PEOPLE

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. Please see NSCA Rules #5221, 2, 3, and 4 for detailed information and restrictions. The Seashore News assumes no responsibility for the content of any letter. We would like to hear from you. Submission due before 7pm on the 19th of the month.



WHAT'S IN A NAME?

I moved into our community ten months ago and have seen some changes, mostly names.

Becoming involved in this community has been exciting and I am enjoying my new friends and my new "home", which consists of 960 residences.

But, where do I live? Before the ink was dry on my stationery, I no longer lived in Laguna Niguel, it was Monarch Beach. I moved into Niguel Shores. Now will it be Niguel Shores, Monarch Shores, THE SHORES, or half a dozen other Shores?

When you meet someone new, one of the first questions asked is, "Where do you live?" When I start to tell them, I am usually interrupted with, "Oh! The Shores!" "It's so lovely there!" or "How wonderful!"

I think we already have our (new) name, and it has been around a lot longer than I have. "The Shores" at Monarch Beach. What's in a name? Our identity.

Sincerely,
Eve Magnus
24105 Gourami Bay
248-0427

As a regular user of the Shores Association swimming pool — both summer and winter, off-and-on year-round — I'd appreciate a short article in our newsletter about the procedures for testing the water in the pool, and about how it is cleaned and chlorinated. It would be nice to see answers to some commonly heard questions, such as:

- How often is the water tested?
- Who does it?
- Who gets the results?
- Are these results provided to the Board of Directors?
- Does our Association pool ever have a problem meeting public health standards?

Such an article, based upon authoritative facts, would surely demolish a lot of rumors and myths.

(And perhaps some of the other Association facilities might deserve comparable editorial treatment in future editions of the Seashore News... just maybe — I'm not certain).

Thank you for your kind attention.

Sincerely,
Bill Donald
33725 Crossjack

SAGA OF THE SEASHORE NEWS:
A TRUE COMMUNITY INVOLVEMENT

It is easy to take for granted the many services we NSCA members enjoy. One such service which involves a tremendous number of people in our community each month is the publishing and distribution of the Seashore News. This is part one of a two-part series.

Its journey begins with a trickle of articles coming from the headwaters of 11 committees gathering to a stream submitted by about 20 clubs and groups, Board members, a Manager and a river of advertisers and commentators. These papers all find their way to the News reservoir in the office by the 19th of each month.

These items are then fished out by your Communication Committee consisting of John Dickerhoff (Chairman), Jane Chapman, Jackie Maier, Mickey McLaughlin, Dick MacNair, Terry Scott, Harriet and Lee Writer and Helen Mullen (an alternate). The submissions are edited, to be sure they all make sense, usually on the 20th or 21st by this committee.

From this stage the material seeps back to the office where Joy Johnson allows a day along with normal interruptions to type the whole catch into a continuous column. Two proofreaders from Communication Committee are called to come in to correct any typographical errors.

Doris Adams is then reeled in along with her usual helper, Betty Dickerhoff, to do the layout by cutting, arranging and adding appropriate art work to make it camera-ready for the printer. Others who help out on this creative effort are:

Anne Beabien	Eve Magnus
John Dickerhoff	Jackie Maier
Cecily Scoggins	Dorothy Eubank
Terry Scott	Jeanne Anderson
Shirley Smith	

This is a three and a half to five hour job, and keep in mind that Joy Johnson is the only paid, full-time person involved in the entire operation. So this brings us to the 23rd or 24th of the month. Getting close!

Someone from the office floats the finished paste-up over to Beacon Printers in Dana Point where it takes at least three working days for the pages to go cascading through the presses. The paper has been known to hit some nasty white water here causing it to take four days and, if there's a weekend in there as well, it could already be the 30th!

The next exciting episode involving the collating and distribution will appear in the September issue.

John Dickerhoff, Chairperson,
Communications Committee



MORE HELP PLEASE

There were some responses last month to a plea for volunteer members for the Finance Committee, but there's still a need for more. If you feel you can be of some help on this committee and have any questions about it, please contact the Administrative Office at 493-0122.

**A MESSAGE ABOUT LITTER
FROM THE LANDSCAPE COMMITTEE**

Litter, litter, litter — we have an abundance of it. Discarded beer and soft drink cans are at the top of the list followed by fast food debris, then anything else that can easily be thrown from a car window or a motor bike. We believe that the vast majority of the residents do take pride in our community and that the litterbugs are a small but noticeable percentage. We appeal to this latter group of residents to change their ways. Parents, if you have children who are old enough to be part of this problem but might not be reading this article, please talk to them about it. In an effort to cope with it we have asked our landscape contractor to make a litter clean up tour of the entire community every Monday morning, although this obviously takes time from regular landscape maintenance work. The members of the Landscape Committee have also been commissioned as volunteer "picker-uppers" whenever they are walking through the community. We would also be pleased to have all concerned residents join in the volunteer pick up effort whenever the opportunity presents itself.

The Landscape Committee



Do you recognize this trash?

EARTHQUAKE

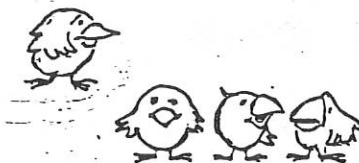
WILL YOU BE READY? When a major earthquake occurs in Southern California, will you know what to do? Will you know how to protect yourself until the shaking stops, or will you be injured by falling objects? Will your home be damaged by fires and broken water pipes, or do you know how to shut off your gas, water and electricity? Will you be a burden on your community, or have you stored food, water, and supplies?

My name is Clinton Coil, a Sea Explorer in Ship 711 and a candidate for the rank of Eagle Scout. For my Eagle Service Project, I would like to help you to be able to answer these questions with, "YES, I'm prepared." We have all received written information about earthquake preparedness, but rarely has anyone taken the time to explain it to us, and almost never has someone offered to come to our home and assist us in this task.

On August 15th, 7:30 to 8:30pm at the the NSCA multi-purpose room, scouts Brian Hilts, D.C. Sener, Evan Baxter and I will be making an oral presentation on (1) How to prepare for an earthquake, (2) How to take cover during an earthquake, (3) What to do after an earthquake, and (4) Very basic first aid.

As a follow-up those who attend may sign up to have a team of scouts visit their homes to help them find their gas, water and electrical shut-off valves and show them how to operate them. This will take place the 17th, 18th and 19th of August.

We have received information and guidance from the San Clemente, Orange County, Laguna Beach, Huntington Beach, Los Angeles County and Los Angeles City Fire Departments, Southern California Gas Company, and South Coast County Water District to assure that our information is accurate. Please plan to attend.



SINGLES CLUB

Niguel Shores Singles was very pleased to welcome several new prospective members at our July B-B-Q potluck dinner.

There will be no meeting in August as you are all on VACATION. Happy travels, and we will see you at our regular meeting on September 12.

Steering meeting will be at 7:00pm, August 8th at Kathleen Calef's home. Come help us steer — all are welcome.

If you have any questions, call Eve Magnus, 248-0427, or Kathleen Calef, 661-7036.

WOMENS CLUB NOTES

One of our own residents, Jackie Maier, will be our speaker at the next luncheon on August 3rd. Jackie recently toured china with the Young at Heart Dancers. She will share her interesting experiences in that turbulent country. The luncheon will begin at 12:30pm.

Please take special note that the TTD will be on Wednesday, August 16th. We will be going to the Orange County Performing Arts Center. We will meet in the Community Center parking lot at 9:30 a.m. to carpool. There are many stairs to climb, so please take this into consideration when signing up for the tour. Following the tour, you will be on your own for lunch.

The Craft Class will meet on August 10th from 10:00am until 2:00pm. Come and enjoy the fun. Remember the Bead Lady will be at the September 8th meeting.

Our September Womens Club meeting will be on September 7th. Be sure to mark your calendars for this special program. Doctors Roger Ohanesian, Edward Kim and Diana Kersten will share their professional knowledge about the eye and possible solutions to problems.

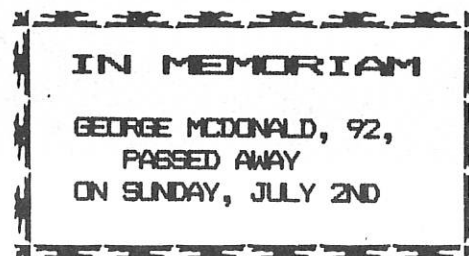
MENS CLUB

Programs planned for August are:

August 1 — Kenneth Knight and Ed Adams speaking about changes proposed for existing CC&Rs.

August 15 — John Bulleit who will present a travelogue.

August 29 — A speaker from the D.C. Department of Transportation on the subject of new freeways planned for the County.



COUPLES BRIDGE

Picture the multi-purpose room with a whopping 46 people eager to play bridge on a warm summer evening. That's exactly what happened on July 7th when the room overflowed with eleven tables, and when hosts Walt and Margaret Brugger were hustling to keep up with the crowd. With that much competition it was even more rewarding to win, as Nick and Mary Martin, Tom and Barbara Crist, Dolores Bootay, and Jean Freeman will attest. Sadly, one couple had to leave; we wish we could find a workable solution when that problem occurs.

High scorers on July 21st were Max and Dal Weber, first, John and Dorothy Knauf, second, and, only 60 and 70 points behind, the Maiers and the McLaughlins. But you don't win prizes for third and fourth, you just get your names in the Seashore News - sometimes! Margaret Costello and Mary Ann Cooper were in charge of coffee and piles of tempting goodies, so we thank them and all others who served us last month. Speaking of which, we are in need of chairmen for August 18th and September 1st, so if you plan to be around please call 496-9654 and tell us you can help.

WEDNESDAY AFTERNOON BRIDGE

Winners:

- June 21st: 1st - Dorothy Ambrose
2nd - Doris Kelman
- June 28th: 1st - Dal Weber
2nd - Adelle Shanta
- July 5th: 1st - Dorothy Ambrose
2nd - Margaret Costello
- July 12th: 1st - Leon Sall
2nd - Arnold Raffel
- July 19th: 1st - Dorothy Ambrose
2nd - Jeanne Wadkins

New members are always welcome. Play begins promptly at 11:50 a.m., so plan on coming early. For reservations please call Emily Salazar, 493-0435, on or before Monday preceding the Wednesday game.



Holland **Scandinavia**
NEW ZEALAND **TOKYO**
Hawaii **America**
China
BARSTOW
Pismo Beach **AUSTRALIA**
ENGLAND **ALASKA**
The Riviera
TRAVELOGUE FOR POTLUCK

While designating August as their official Travel Month, Potluckers freely admit that any month would do for a person filled with interest in other cultures and backgrounds and dealing with new situations. Since all Potluckers quite likely fit into this category, there should be a pleasant time in store for those attending the August 20th get-together, where we are hopeful that some of these good experiences can be shared.

Be prepared to expand briefly upon this theme, if you have been lucky enough to have had a trip more or less recently, including those to Elderhostels. Any thoughts along this line will be appreciated by the committee in charge, who also request that you remember to bring tableware, a preferred dish, and cocktail beverage.

You may make contact with the group below and of course they may be contacting you.

- Shirley and Walter Smith A-G
496-0483
- Grace and Cliff Westberg H-M
240-8263
- Mary and Ray Goodhart N-Z
496-0903

Happy Hour 6:00 p.m.
Dinner 7:00 p.m.

TENNIS COURT IMPROVEMENT

Something new has been added to our tennis courts. Three Niguel Shores tennis groups have joined to provide the funds for the purchase of four "Tidy Cup" attachments, one for each court. These devices attach to a net post and include a rack for drinking cups and a waste receptacle. The Ladies Day tennis group contributed \$100 to cover the cost of two of these new attachments, the Hill and Harbor group contributed \$50 for one of them, and funds from the Social Tennis participants covered the \$50 cost of the fourth one.

HILL & HARBOR SENIORS

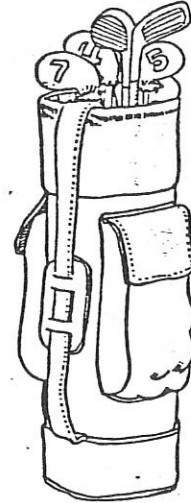
Any lady over 50 who is interested in playing tennis in this Orange County competitive/social league should contact Dottie at 496-9561 or Joyce at 496-7493. The format has been changed. This year we will be playing only two matches a month on Wednesday mornings.

We can turn in as many names for the roster as we have interested players. Even if you can play only a few times or would like to be a substitute, please let us know. The first match will be on Wednesday, September 13th. Our orientation meeting will be held at the home of Joyce McDowell on Friday, September 15th at 10:00am. Please bring \$5 for Hill & Harbor membership dues.



TENNIS PRO

At its meeting on July 5, the Board adopted the following policy at the recommendation of the Recreation Committee. The tennis pro will be permitted to block off time on the racking court (Court 1) on a priority basis.



WOMENS GOLF

The following were winners in July at N.S.W.G. FUN-DAY:

Low Gross: 3-way tie:

Mary Heyer, Ginney Kenney,
Maggie Waterman

Low Net: 4-way tie:

Marguerite Horne, Margaret
Brugger, Fran Maurin, Dorothy
Ambrose

Longest Drive: Rose Marie Lawson

Closest-to-the-pin: Fran Maurin

Low Putts: Peg Bucci

Birdie-Time-in-Dixie:

Lucy Van Elzaker

Next FUN-DAY will be Monday, August 14, to be followed by brown-bag lunch and meeting at the home of Bernice Zeigner. Please call Ann Lassleben at 661-0500 one week in advance if you wish to participate in this really SUPER wing-ding.

Ann will also be taking reservations for Monday play during the month of August, and Carol Hollinger continues to do the same for Friday play. Please call the tireless and dedicated captains at least one week in advance if you wish to be included. Carol's number is 496-8687.

NIGUEL SHORES PAPER DRIVE

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



WEIGHT WATCHERS TAKE SUMMER BREAK

Summer non-schedules and vacations make routine weekly meetings difficult, at best. Sooooo, keep exercising daily, continue eating the wonderful fruits and vegetables available this season and look forward to starting our great group meetings again in September. It seems that September will be the best time to renew our meetings and our commitment to better health. Look for the notice in the September "Seashore News" and put Thursdays at 6 p.m. on your calendar for a slimmer, healthier you!

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.

FOR SALE: Mahogany finish 19" x 36" side table, \$100. Two carved, chocolate-brown-painted, side chairs, \$15 each. Two high-backed, ladderback oak chairs (wicker seats need re-do), \$15 each. Patio set with table, umbrella, and four chairs; has seen better days, but still serviceable, \$35. Phone 493-7377.

FOR RENT: Garden Home, 2 bdrm, den, 2 bath, separate laundry. No common walls. Private yard, quiet street. Small pet acceptable. \$1250. 714-496-3735

FOR SALE: Rattan dining/game table, formica top, 48" round with 4 chairs, \$200. Maple break front, \$200. All in excellent condition. 496-8382

FOR SALE: Small Wurlitzer organ "Fun Maker". Includes taped lessons. Excellent condition. Music included. \$200 OBO. 496-0814

GOLDEN RETRIEVER PUPPIES, pure bred Cutter and Kelly have 10 beautiful puppies here in the Shores. They're weaned and ready to capture your affection, \$300. 493-7424

GIANT MOVING SALE - INTERIOR DESIGNER'S HOME: Custom white sofa and loveseat, \$900; pair of custom built birch bookshelves/entertainment units, \$750/pr; antique wicker sofa bed, \$795; 2 matching wicker arm chairs, \$150/ea; 42" x 72", 3/4" thick glass dining table, \$500; 8 Queen Anne dining chairs, \$1700; "Plummers" white desk, return and file cabinet, \$300; 2 wicker club chairs with ottoman, \$350/set; 2 antique soda fountain bar stools, \$495/pr; black cane and natural bamboo dinette set and 2 bar stools, \$545/set; "antique" painted small drop front desk, \$130; 14" x 16" drop leaf side tables, Chippendale, \$180/ea. All excellent condition. Mary or Jeff, 240-0439.

FOR SALE: 2 tickets to "Fiddler on the Roof" at Orange County Performing Arts Center for Sunday, August 13th, 2:00pm. Orchestra seats - Row Q - Seats 9 & 10. Selling at ticket price, \$34.20 each. 493-4657

LOST: Female orange cat with very furry tail near Brigantine Drive. Reward. 240-7015

FOR SALE: Women's new set of Cougars golf clubs. Eight irons, three woods, plus Lynx putter. 493-3457

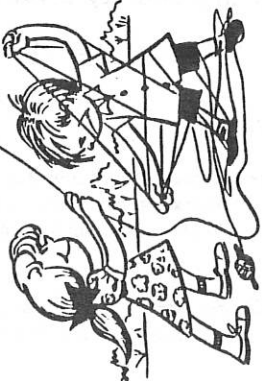





REMODELING SALE: Plantation shutters and custom draperies for Berkus Plan #207, 9 x 12 oriental karastan rug. 496-8309

NIGUEL SHORES COMMUNITY ASSOCIATION
 STATEMENT OF REVENUE, EXPENSE AND BALANCE
 ALL FUND
 FOR THE MONTH ENDING JUNE 30, 1989

	TOTAL	OPERATING	RESTRICTED	PLANT	AUXILIARY
REVENUE:					
Regular assess	720000	720000			
Extraord Assess					
Breakers Isle	2392		2392		
Sea Terr II	11396		11396		
Other	80951	80452			499
TOTAL REVENUE	814739	800452	13788	0	499
=====					
EXPENSES:					
Community Ctr.		25771			
Landscape		249936			
Traffic/Safety		59127			
G&A		323792			
Transfers to Reserves		90418			
TOTAL OPERATING	749044	749044			
Breakers Isle			3195		
Sea Terrace II			13389		
TOTAL RESTRICTD	16584		16584		
PLANT FUND	156425			156425	
AUX. FUND	952				952
TOTAL EXPENSES	923005	749044	16584	156425	952
=====					
NET EXCESS/ (DEFICIT)	-108266	51408	-2796	-156425	-453
FUND BALANCE					
12-31-88	1184220	-6004	2547	1182731	4946
TRANSFERS-IN:					
Reserves	94440			94440	
Invest in Plant	-4189			-4189	
TRANSFERS-Other					
CURRENT FUND BALANCE	1166205	45404	-249	1116557	4493
=====					

MICHELLE SHORES CALENDAR

SUNDAY THURSDAY WEDNESDAY TUESDAY AUGUST 1989 FRIDAY SATURDAY

SUNDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>6</p> 	<p>1</p> <p>Paper Slyn Comm 7:30 Mens Club Brkfst 8:15 Art Workshop 1-4</p>	<p>2</p> <p>Noon Bridge 11:50 Arch Comm by appt 12:30</p>	<p>3</p> <p>Ladies Day Tennis 9-11 Womens Club Luncheon 12:30 Arch Comm by appt</p>	<p>JULY</p> <p>S M T W T F S 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 30 31 25 26 27 28 29</p>	<p>SEPTMBER</p> <p>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</p>
<p>7</p> <p>Womens Golf Day Camp Session III Swim Lessons III</p>	<p>8</p> <p>Mens Club Golf Art Workshop 1-4</p>	<p>9</p> <p>Noon Bridge 11:50 Rec Comm 2:00</p>	<p>10</p> <p>Ladies Day Tennis 9-11 Womens Crafts 10-2</p>	<p>11</p> <p>Womens Golf</p> 	<p>12</p> <p>Couples Bridge 7:30</p>
<p>13</p> <p>14</p> <p>Womens Golf FUN DAY Maint Ccmm 9:30 Tree View Comm 2:00 Lands Ccmm 4:00</p>	<p>15</p> <p>Mens Club Brkfst 8:15 Art Workshop 1-4</p> 	<p>16</p> <p>IT0 9:30 Noon Bridge 11:50 Traff&Safety Comm 4:00 Comm Rel Comm 4:00 Street Sweeping</p>	<p>17</p> <p>Ladies Day Tennis 9-11 Arch Comm by appt Street Sweeping</p>	<p>18</p> <p>Womens Golf</p>	<p>19</p>
<p>20</p> <p>21</p> <p>Womens Golf Day Camp Session IV Swim Lessons IV Comm Comm 1:00</p> 	<p>22</p> <p>Mens Club Golf Art Workshop 1-4</p>	<p>23</p> <p>Noon Bridge 11:50 OPEN BOARD MTG 8:00</p>	<p>24</p> <p>Ladies Day Tennis 9-11</p>	<p>25</p> <p>Womens Golf</p>	<p>26</p> <p>Couples Bridge 7:30 SSN DEADLINE 7pm</p> 
<p>27</p> <p>Potluck 6:00</p> <p>Tennis Tourney and Social 2:00</p> 	<p>29</p> <p>Art Workshop 1-4</p>	<p>30</p> <p>Noon Bridge 11:50</p>	<p>31</p> <p>Ladies Day Tennis 9-11</p>		

NSCA DIRECTORY

AUGUST 1989

BOARD OF DIRECTORS

President.....Dan Aldrich
First Vice-President.....Phyllis Luengen
Second Vice-President.....Ed Adams
Secretary.....Dick Luedeke
Chief Financial Officer.....Lloyd Somerfield

STAFF

General Manager.....Kim Tate
Accountant.....Ivy Hsia
Secretary.....Joy Johnson
Receptionist.....Shirley LaBonte
Maintenance Supervisor.....Jose Angulo

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	Lee Richards	1st & 3rd Thursday
Communication	John Dickerhoff	See Calendar
Community Relations.....	Forrest Owen	3rd Wednesday
Finance		See Calendar
Landscape	Bob Lothringer	4:00pm, 2nd Monday
Legal	Board	
Maintenance	Norm Pomeroy	9:30am, 2nd Monday
Nominating	Dick Luedeke	See Calendar
Recreation	Cathy Jones	2:00pm, 2nd Wednesday
Traffic & Safety.....	Rick Foth	4:00pm, 3rd Wednesday
Tree View Blockage.....	Carroll Cox	2:00pm, 2nd & 4th Monday

Sea Terrace Townhomes Assoc. I

Sea Terrace Townhomes Assoc. II

Don Beaver, President
Ron Miller
Sheila DeKalb
Craig Fry
Ron Lackey

Martin L. Ullman, President
Ralph Brown
Maurie VanNostrand
Ernest Stegmann
Bernard Baskin

NIGUEL SHORES COMMUNITY ASSOCIATION

33654 Niguel Shores Drive, Monarch Beach, 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 Coordinator - Doris Adams
Word Processing - Joy Johnson
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. Submission due before 7 pm on the 19th of the month.

ARTICLE VI

MEETINGS OF MEMBERS

Sec. 601 Place of Meetings

All annual and other meetings of Members shall be held at the principal office of the Association, or at any other place within the County of Orange which may be designated by the Board of Directors. (9-4-85)

Sec. 602 Annual Meetings

The annual meeting of the Members shall be held on the third Tuesday of May at the hour of 8:00 o'clock P.M. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour of the first day following which is not a legal holiday. (9-4-85)

Sec. 603 Special Meetings

Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon the written request of Members holding five percent (5%) or more of the voting power of the entire membership. (9-4-85)

Sec. 604 Notice of Meetings

(a) Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary, or other person authorized to call the meeting, by mailing a copy of such notice by first-class mail, postage prepaid, not less than (15) days, nor more than ninety (90) days before such meeting, to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or provided by such Member to the Association for the purpose of notice. (7-19-89)

(b) If no address of the Member appears on the books of the Association and the Member provides no such address, notice shall be deemed to have been given the Member if mailed to the place where the principal office of the Association is situated, or published at least once in a newspaper of general circulation in the County of Orange. (9-4-85)

(c) The notice shall state the place, date and time of the meeting and
(1) in the case of a special meeting, the general nature of the business to be transacted, and no other business may be transacted, or
(2) in the case of the regular meeting, those matters which the Board, at the time the notice is given, intends to present for action by the Members, but, except as provided by law, any proper matter may be presented at the meeting for action. The notice of any meeting at which Directors are to be elected shall include the names of all those who are nominees at the time the notice is given to Members.
(9-4-85)

(d) Upon request in writing to the Chairman of the Board, President, Secretary, or any Vice President, by any person (other than the Board) entitled to call a special meeting of Members, within 20 days after receipt of the request, notice shall be given to the Members entitled to vote that a meeting will be held at a time fixed by the Board not less than 35 or more than 90 days after the receipt of the request.
(9-4-85)

(e) Attendance of a Member at a meeting without protesting, prior thereto or at its commencement, the lack of notice to such Member, shall constitute a waiver of notice of the meeting by such Member.
(9-4-85)

(8-1-89)

Sec. 610 Action Without Meeting - Written Ballot

(a) Pursuant to the provisions of Section 7513 of the California Corporations Code, any action which may be taken at any regular or special meeting of Members may be taken without a meeting if the Association distributes a written ballot to every Member entitled to vote on the matter. Such ballot shall set forth the proposed action, provide an opportunity to specify approval or disapproval of any proposal, and provide a reasonable time within which to return the ballot to the Association. (9-4-85)

(b) Approval by written ballot pursuant to this provision shall be valid only when the number of votes cast by ballot within the time period specified equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds number of votes that would be required to approve at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot. (9-4-85)

(c) Ballots shall be solicited in a manner consistent with the provisions of Section 604(a) of these Bylaws relating to notice of meetings to Members. All such solicitations shall indicate the number of responses needed to meet the quorum requirement and, with respect to ballots other than for the election of directors, shall state the percentage of approvals necessary to pass the measure submitted. The solicitation must specify the time by which the ballot must be received in order to be counted. (7-19-89)

(d) Directors may not be elected pursuant to the written ballot procedure (without a meeting) provided in this Section. (9-4-85)

8. Reduction of open space between certain dwellings. (8-1-89)

Note: The open space between dwellings in the town-homes and garden homes (tracts 6782, 6881, 6883, 6884, 7203, 7517, 7573, 8038, and 8602) as initially provided shall not be reduced to less than three feet (or five feet on certain lots) and no construction shall be placed within the easement area.

9. Structures, plantings or other materials shall not be placed or permitted to remain, or other activities undertaken, including regrading, which might interfere with established slope ratios, create erosion or sliding problems, or interfere with established drainage functions or facilities.

10. Slumpstone walls and pillars installed by the developer and visible from outside the lot may not be painted or altered.

3106 Correction of Violations (4-16-86)

The Committee has the right to require any modification which is in violation of the CC&Rs or these Regulations to be corrected, improved or destroyed. Oversight or failure of the Committee to note violations with respect to approved plans will not be binding on the Committee nor constitute approval, and the Committee may require all such violations to be corrected.

3107 City Approval Required (6-15-89)

Approval by the Committee does not eliminate the need to obtain proper permits from the City of Dana Point, where required, and such approval will be null and void without such permits being obtained. Any deviation approved by the City must be re-submitted for approval by the Committee. Construction must be in accordance with Committee-approved plans. Construction may not be started until a copy of the City approved plans has been brought in to the Association office for comparison with the plans which were approved by the Committee and for retention in the Association files.

3108 Consulting Architect (4-8-86)

The Committee may use the services of a consulting architect for all new structures and exterior design modifications or additions to existing structures. The architect may inspect the property as part of his review of the plans and may also check the job upon completion to ensure compliance with the approved plans. Such approval will be in writing for attachment to the file copy of the plans stating that the work has been satisfactorily completed.

3111 Committee Meetings (4-16-86)

A. The Committee will meet not less than twice each month on a regularly scheduled basis.

B. Applications, containing all the necessary information and plans must be filed in the Association office at least one week prior to the established meeting date in order to be reviewed by the Committee at that meeting. Applications filed late will be held for review at the next regularly scheduled meeting.

3115 Committee Approval or Disapproval (01-04-87)

A. An application may be approved or disapproved at any regular or special meeting of the Committee at which two or more members cast votes. Should only one member be casting a vote, the Board liaison representative shall be permitted to cast the second vote. An application shall be considered approved if there are more "approved" votes cast than there are "disapproved" votes cast. An application shall be considered disapproved if there are not more "approved" than "disapproved" votes cast.

B. Failure to provide all required information, documents, plans and specifications as required by these Regulations to the satisfaction of the Committee will result in automatic disapproval of the application as incomplete.

C. In the event the Committee fails to either approve or disapprove a timely and complete application within thirty days after submittal of the application to the Committee, it shall be conclusively presumed that the Committee has approved such application as submitted.

D. The approval of an application for new construction or alterations to existing structures shall be for one year from the date of approval. If construction is not started within one year, such approval shall be null and void and a new application will be required and will be subject to the regulations and requirements in effect at the time of re-submittal.

E. Any additions or alterations to any portion of the approved plans shall be re-submitted to the Committee for review and approval prior to construction. Construction of any work approved by the Committee shall be diligently pursued to completion within six months from commencement.