

# seashore news



Published monthly by the Niguel Shores Community Association

AUGUST 1990

## CC&R AMENDMENTS BALLOT RESULTS

Following are the results of the formal vote presented to the membership to amend the CC&Rs, Articles of Incorporation and Bylaws. The number of approvals required to pass an amendment to the CC&Rs and the Bylaws is 481. The number of approvals required to pass an amendment to the Articles of Incorporation is 720. A total of 602 valid ballots were received, satisfying the quorum requirement of 480.

AMENDMENT A was defeated with 370 yes votes and 231 no votes. This amendment would have changed Section 1 and 2 of the CC&Rs and Article I and II of the Articles of Incorporation to reflect the name change of the Niguel Shores Community Association to "The Shores Community Association".

AMENDMENT B passed with 536 yes votes and 64 no votes. This amendment changes Section 1 of Article VII of the CC&Rs so that the Architectural Control Committee will base its approval of requests on "architectural compatibility" rather than "adequacy of structural design". This amendment also adds Section 8 to the same article to indicate that the approval of the Architectural Control Committee does not mean that the Committee or the Association assumes any liability for the structural integrity of the building or its compliance with building code.

AMENDMENT C passed with 537 yes votes versus 63 no votes. This amendment changes Section 3 of Article VII of the CC&Rs to increase the maximum period for processing architectural submittals from 30 days to 45 days to permit "problem requests" to be reconsidered at the following meeting rather than be disallowed.

AMENDMENT D passed with 552 yes votes versus 44 no votes. This amendment deletes from Section 1 of Article VII of the CC&Rs any reference to landscape plantings since this is not a matter for the Architectural Control Committee, and adds landscape control to Section 5 of Article IX which now relates only to view blockage by buildings.

AMENDMENT E was defeated with 464 yes votes versus 128 no votes. This amendment would have changed Section 5 of Article V of the CC&Rs so that a special assessment to defray the cost of a capital improvement would require the approval of the homeowners if required under applicable law rather than the 2/3 approval currently set out in the CC&Rs.

AMENDMENT F passed with 525 yes votes against 72 no votes. This amendment changes Section 10 of Article IX of the CC&Rs so that the specific restrictions on signs will appear in the Association Rules as established by the Board of Directors rather than in the CC&Rs.

AMENDMENT G passed with 501 yes votes against 101 no votes. This amendment changes Section 11 of Article IX of the CC&Rs so that the specific restrictions on animals will appear in the Association Rules as established by the Board of Directors rather than in the CC&Rs.

AMENDMENT H passed with 533 yes votes against 68 no votes. This amendment changes Section 7 of Article IX of the CC&Rs to provide for Board regulation of all temporary structures visible from outside the Lots.

AMENDMENT I passed with 547 yes vote versus 55 no votes. This amendment changes Section 15 of Article IX of the CC&Rs to permit only businesses which conform to zone restrictions, do not increase traffic, and are not detectable by signs, sound or smell.

AMENDMENT J passed with 580 yes votes versus 22 no votes. This amendment adds Section 23 to Article IX of the CC&Rs prohibiting timeshare ownership of property in Niguel Shores.

AMENDMENT K passed with 535 yes votes versus 62 no votes. This amendment changes Section 4 of Article XI of the CC&Rs to give the Association the same rights in handling violations of regulations as it has in handling violations of the CC&Rs. This amendment also adds arbitration as an option to resolve disputes.

AMENDMENT L passed with 576 yes votes against 26 no votes. This amendment adds Section 11 to Article XI of the CC&Rs to provide that any member who has made application to any committee of the Association may appeal the decision of that committee to the Board of Directors in accordance with Rule 1401 of the Association Rules.

AMENDMENT M passed with 508 yes votes against 93 no votes. This amendment adds Section 24 to Article IX of the CC&Rs to prohibit the rental of Niguel Shores property for periods of less than one month.

AMENDMENT N passed with 538 yes votes versus 61 no votes. This amendment changes Article VI, Section 608 of the Bylaws to eliminate cumulative voting. Members will cast only one vote for a candidate.

ADVISORY A which sought to measure the extent of community support for the addition of an exercise room to the Community Center facilities resulted in 303 yes votes and 297 no votes. The final decision whether or not to pursue this project now rests with the Board of Directors.

Thanks to all the volunteers who gave their time and energy to develop the ballot, canvass the community for the return of the ballots and, finally, to validate and count the ballots. The amendments which passed will be recorded with the County of Orange and a copy of the recorded document mailed to each property owner.

#### BOARD ACTIONS - JULY 1990

Adopted revised policy regarding beach parking lot. (5-0)

Adopted new towing policy to become effective August 15. (5-0)

Denied appeal of damage claim for damage at automated entry. (5-0)

Approved closure of pedestrian access through wall to Leeward/Marlinspike area. (4-0, 1 abstention)

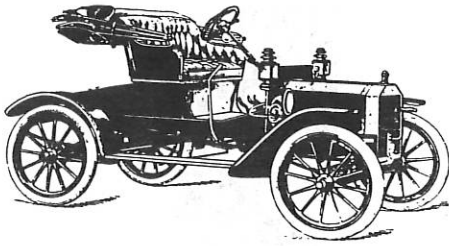
Approved scheduling of CPR course in MFR. (5-0)

Legal summary: Two architectural enforcement matters, one tree view blockage matter, one collection matter.

**NSCA BOARD MEETING DATE**

**WEDNESDAY, AUGUST 15, 1990**

**8:00 PM**



### OVERNIGHT PARKING OF RESIDENTS

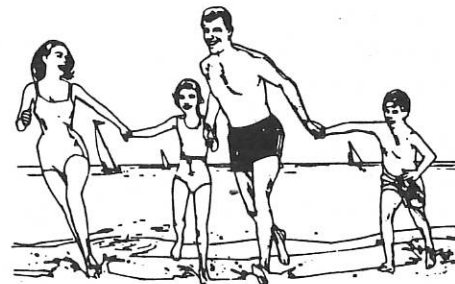
Your association Board of Directors has been asked by the Traffic and Safety Committee to help solve what appears to be a growing problem at the Shores. It seems that for some time now, overnight parking has been creating somewhat of a traffic jam. Guests have always been allowed to park overnight, with approved guest permits, but many of these guest-allocated spaces are taken up with resident vehicles parked in the common areas. Naturally, we all prefer to have residents park in their garages, or barring that possibility, parking in their driveways.

This problem does not seem to be as acute in some areas of the Shores as it is in others. The Board would like to address this situation by establishing, on a trial basis, the following rule:

"Overnight parking of resident vehicles in common areas parking spaces is authorized by special permit only. Permits are issued by the NSCA office and are limited to vehicles in excess of the number of parking spaces designed for the garage and driveway of each home. Temporary permits may be issued when a construction project or other emergency causes a driveway or garage to be blocked. Such temporary permits will be issued for the duration of the project or emergency only. Owners of resident vehicles parked overnight without a special common area parking permit are subject to fine(s) and/or tow-away."

The parking permit is available at the office at no charge to registered owners and tenants. The number of permits issued to a resident is limited to the number of vehicles which exceed the parking space available in the garage and driveway of the property. For example, if a resident has a two-car garage and a driveway which permits him or her to park two vehicles and that resident has three or four vehicles, no parking permit will be issued. However, if the same resident had five vehicles, he or she would be entitled to one parking permit. The permit is transferrable between vehicles.

This issue will be heard in open forum at the Board meeting on Wednesday, August 15, at 8:00 p.m. in the community center. The Board welcomes your input in this matter before any conclusions are reached. Please come and let the Board know your feelings on this matter.



### BEACH PARKING POLICY CHANGE

The Board has adopted a new, permanent policy regarding use of the beach parking lot. Effective August 1, vehicles bearing a valid owner or tenant decal, special entry permit, visitor day permit or guest parking permit may park on any level of the beach parking except for the following holidays: Memorial Day weekend; July 4 and weekends when the holiday falls on Friday, Saturday, Sunday or Monday; Labor Day weekend. On these holidays only vehicles bearing valid owner or tenant decals will be permitted to park in the beach parking lot.

## NEW TOWING POLICY

Attached to this issue of the Seashore News are several pages of revised rules which reflect a significant change in the Association's towing policy. This new policy will be enforced beginning August 15.

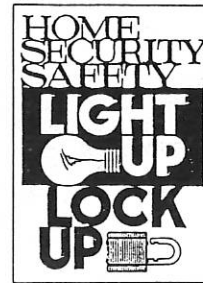
If a vehicle is found in violation of the Association's rules, it will be cited. If the vehicle is found to be in violation of the same rule at a later time, it will be cited and warned of tow-away in two hours from the date and time of this second citation. If, at the end of the two-hour time limit, the vehicle remains in violation, the patrol service will cause the vehicle to be towed at the owner's expense. No further notice shall be given prior to tow-away.

Towable offenses are as follows:

No valid permit/decal  
Double parking  
Parking in red zone; on sidewalk; obstructing driveway/road; creating a traffic hazard  
Parking in violation of posted hours at beach parking lot  
Abandoned/stored vehicle (in excess of 72 hours)  
Failure to observe posted traffic signs or speed in excess of 25 mph  
Parking in fire lane, within 15 feet of fire hydrant, in designated hand-capped space without permit, in a manner which interferes with entrance to or exit from Niguel Shores

All residents are reminded to register their vehicles with the Association to receive the proper permit. Vehicles belonging to guests of residents must display a valid permit at all times.

The policy described above has been developed and adopted in an effort to stream-line our procedures in view of recent legislative changes and to control more effectively the vehicular access to the community.



## CRIME REPORT

During the last month attempted burglaries, burglaries and acts of vandalism have occurred in the following areas within Niguel Shores:

Berkus homes - 2 incidents  
Broadmoor - 1 incident  
Garden homes - 1 incident  
Sea Terrace I - 2 incidents  
The Villas - 1 incident

Please be sure to lock your doors and windows. If you observe suspicious activity, call the Sheriff.

And, support your local Neighborhood Watch organization. Neighborhood Watch is an effective crime deterrent.

## STREET SWEEPING SCHEDULE

The scheduled dates for street sweeping in August are Wednesday and Thursday, the 8th and 9th, and Wednesday and Thursday, the 22nd and 23rd. 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.

## ANIMAL CONTROL

Stray dogs, dead critters? Don't delay! Call animal control at 834-7419. After regular business hours in emergency situations, call 834-7158. Licensing information for your own pet is available by calling 834-6300.





### MOVIE NIGHT

Movie Night date for this month will be posted in advance on the bulletin boards: Look for it. There will be a twin bill starting at 7:30 p.m. First movie oriented for the young, second, for adults.

### FOURTH OF JULY WRAP UP

Another Fourth of July Celebration is history. In many ways it was the biggest and one of the best we have had. Nearly 350 breakfasts were served. Approximately 200 children, parents and grandparents were involved in the parade and there were seventeen entries in the Sandcastle Contest. The sweepstakes winner was the Mayer-Mundiveil group with "Sea Fort". Other winners were the Howard group, the Pearson-Smith group, and individuals Shriker and Dossey.

We had the help of a lot of people to make this a successful celebration. They include Jay and Mary Ellen Herron and Frank Taylor who took the lead with the parade. Don Beaver and Hazel Lafler helped with the Sandcastle Contest sign-up. Chris and Don Beaver, Ken Knight, Mary Goodhart, and Jackie Maier served as Sandcastle Contest judges. Pancake breakfast workers included Jack Fellows, Supervising Chef, and the following cooks: Bernie Baskin, Lee Writer, Mickey McLaughlin, Dick Luedeke, Ed Lafler, Jerry Quinlan, Bob Pinkerton, Dick MacNair and John Bulleit. Bob Scott, Lew Peck, Dale Baltimore and Joe Lewis handled ticket sales. And the hard working waiters were John Dickerhoff, Hal Therolf, Tom Crist, Dave Gordon, Grover Brown, Bob Raymer, John Flynn, Gene Lachel, Don Ellis, Ray Walter, John Maynard, Forrest Owen and Ken Knight.

Ed Adams  
Project Coordinator

### MENS CLUB NEWS

In recent weeks Mens Club members have enjoyed several outstanding speakers. Battalion Chief Kevin Brame described the Orange County Fire Department Master Plan now being put into effect. General D.V. Shuter, Commanding General of the Marine Corps Air Station at El Toro, described the operations at El Toro and some of the problems he deals with on a daily basis. On July 17 Richard Beals, a motion picture and TV actor, made a unique presentation, "TV Commercials: Why and How". Future speakers will be Bill Lorin of the KNX Radio News Bureau, David Lewis, General Manager of the Capistrano Bay Parks and Recreation District, and Charles Desnarais, Director of the Laguna Beach Art Museum.

Again this year the Mens Club prepared and served the Fourth of July Pancake Breakfast. Nearly 350 breakfasts were served, and about \$200 was raised for additional recreation equipment.

The refurbishing of the multi-purpose room is moving ahead. A new refrigerator and freezer are in place. Stainless steel sloped drain boards have been purchased, and work is progressing on the new sound system. This project is being paid for by the Paper Salvage Fund.



### NIGUEL SHORES PAPER DRIVE

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



## WOMENS GOLF

Sixteen golfers enjoyed a balmy day at The Links on July 16th. Scores??...who cares...the course, the fellowship and the day couldn't be topped.

Those women, and other club members, will remember the fun and be prepared to sign up for a golf-get-away at Temecula Creek. Sign-up time is in August for October dates of the 23rd, 24th and 25th.

Also, in August, FUN-DAY will be Monday, August 13th, at Aliso Creek. Ann Lassleben (661-0500) is in charge of foursomes and tee-off times. A meeting and brown-bag lunch to follow at J.A. Goodman's (496-7664), co-hosted by Maggie Waterman (855-4749).

Shores Women Golfers will continue to play on Mondays and on Fridays at Aliso Creek through the summer. J.A. Goodman and Maggie are in charge of Monday play, and Carol Hollinger (496-8687) is in charge of Friday play. Please call one week in advance if you wish to tee-off with the group.

FUN-DAY awards for July...lots of ties, we all must be improving together!

Low gross: Tie - Ginny Kenney, Maggie Waterman

Runner-up: 4-Way Tie - Gwen Halstead  
Ceacy Johns, Rose Marie  
Lawson, Pauline Ross

Low net: Lucy Van Elzaker

Runner-up: 4-Way Tie - Grace Densmore,  
J.A. Goodman, Marguerite  
Horne, Liz Kelsch

Longest Drive: Maggie Waterman  
Closest-to-the-Pin: Ceacy Johns  
Lowest Putts: Rose Marie Lawson

And a Birdie prize to Ginny Kenney...

Ttthaa-tt's all, folks!!

## WOMENS CLUB NOTES

Niguel Shores resident, Marian Pearl, will speak at our 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.

There will be no Craft Class in August.

TTO will be to the Hortence Miller Gardens in Laguna Beach on August 16, We will meet at the club house at 9:30 a.m. and car pool to the gardens. We will have lunch at the Cedar Creek Inn at noon.

Marjorie Ramirez, a practicing psychologist, will be our speaker at the September luncheon. Marjorie has a second home here in the Shores. Her topic will be "Unconditional Love".

## HILL & HARBOR SENIOR DIVISION TENNIS LEAGUE

Any lady who is 50 or over or will be 50 during the playing season and is interested in playing tennis in this competitive/social league should contact Claudia at 493-3611 or Joyce at 496-7493.

## COUPLES BRIDGE

There was a bit of suspense at our July 6th session when the winners were not determined until the final hand was completed and Dick and Hope Luedeke edged past Pete and Adele Shanta to take first place. What was it Yogi Berra said? On July 20th Nick and Mary Martin had the high score for the evening, while Bernie and Frieda Baskin tied with Margaret Costello and Jean Wadkins for second place.

Congratulations to all winners, and thanks to Tom and Barbara Crist, Ruth Gardner and Jean Wells for their gracious hosting and delectable refreshments.

Our August meetings will be on the 3rd and 17th, so head on over to the Rec Center before 7:30 p.m. and join the fun.

We are still in need of chairmen for August and September. Please call 496-9654 to offer your services.

## WEDNESDAY BRIDGE GROUP

Twenty-three members of the Wednesday group initiated a new activity Saturday, July 7th, at their first Summer Holiday Buffet and Bridge. There was a real picnic atmosphere with blue ribbon salad and sandwich trays, chips, popcorn, beverages and cookies worthy of the Pillsbury Bake-Off \$25,999.00 prize. (Those cookies were so good, they were worthy of a few extra dollars of prize money!)

Only thing missing was a group of regular players who were off on pre-planned holiday jaunts.

We are back on our regular schedule of bridge at 11:50 a.m. each Wednesday. Please call Mary Brosnan at 493-7115 by the preceding Monday for reservations. All are welcome.



## SUNDAY NIGHT FOTLUCK AUGUST 19TH

If you want a great night out with good food and entertainment, meet us at the OK Corral Recreation Hall Sunday, August 19th.

Cocktail hour starts at 6:00 p.m., and a variety of casseroles, salads and desserts will be served at 7:00 p.m. Following the meal Jerry Power will entertain us with wit and song along with his music machine. If you like to sing some of the old favorites, you all come. Don't forget to bring your table setting and cocktail hour favorites. Western attire is welcomed but optional.

Committee members for August are:

Don & Laurel Moonier	A-G
493-7050	
John & Dorothy Knauf	H-M
496-2524	
Lee & Harriet Writer	N-Z
493-6196	

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

## 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.



### CPR INSTRUCTION

A course in CPR is being offered on Friday, August 10 from 9am to 1pm. The cost of the course is \$20 per person, with a 20 person minimum. Cost increases to \$25 per person if the 20 person minimum is not met. The course will cover infant, child, adult and two-man CPR.

Please sign up in the Administrative office no later than Wednesday, August 8. Space is limited so sign up now!

### RULES AND REGULATIONS

Following procedure, revisions in the Associations 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 vehicle regulations and the fines schedule.

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

CONFUSED about how to connect your new CD player or VCR? Niguel Shores resident offering free advice on connecting VCRs, TVs and stereo equipment. Economical repair service is available on a part-time basis. Call for advice or repair service in the evening or weekends, 496-6790, Ron.

WANTED TO BUY - a set of ladies golf clubs. Please call 496-9546.

WANTED TO BUY - Hamster cage(s) Habitrail - and accessories. Tom Herron, 496-6993.

FOR LEASE - 3 bedroom/2 bath Villa. Good ocean view. Professionally decorated, alarm system, gardener. \$1700/month. Available September 1. 661-0953.

FOR SALE: Assorted plant pots, some rubbermaid, some clay. Sizes vary from 5 to 12 inches. Call 493-6466.

FOR SALE: Small Victorian settee and two matching arm chairs, walnut lamp table. (714) 493-8397 evenings.

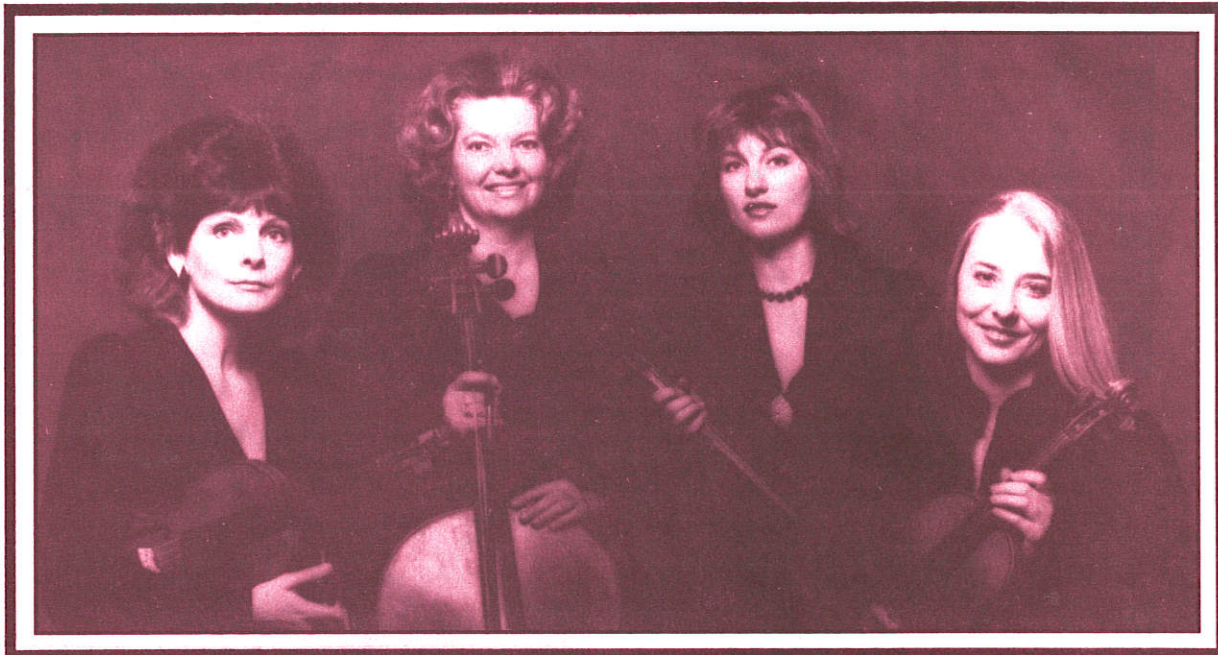
FOR RENT/LEASE: Niguel Shores near spa and beach. Three bedrooms, two baths, Model B, interior patio, fireplace. Please call 581-5409.

FOR SALE: Dual sleep ensemble. Perfect for small room. Includes corner table, 2 bolsters, 2 spreads and 4 sofa pillows - all in good condition - call 493-0435.



## **INTRODUCE YOUR FAMILY TO THE MASTERS**

Bring your picnic baskets, blankets and friends!.....Savor the sounds of Mozart, Handel, Gerswin and other greats.....Enjoy the artistry of Orange County's OPUS IV string quartet.....Get acquainted with local visual artists and delight in the imagery of junior artists from the Dana Point Coastal Arts Council.



Opus IV

### **CONCERTS IN THE PARKS SERIES      FREE!**

**Every Sunday in August: 3:00-4:30 p.m.**

August 5	La Plaza Park	(La Plaza & PCH-Dana Point)
August 12	Pines Park	(34090 Camino Capistrano-Capo Beach)
August 19	*Sea Canyon Park	(Santiago & Elisa - Dana Point)
		*featuring junior artists
August 26	Sunset Park	(Calle Naranja & Calle Juanita - Dana Point)

Dana Point Coastal Arts Council Artists:

Doris Adams, Karl Burde, Katherine Burns, Kathy Harder, Janice Pell  
Connie Sanchez, Arabella Schwartz

Dana Point Coastal Arts Council Junior Artists:

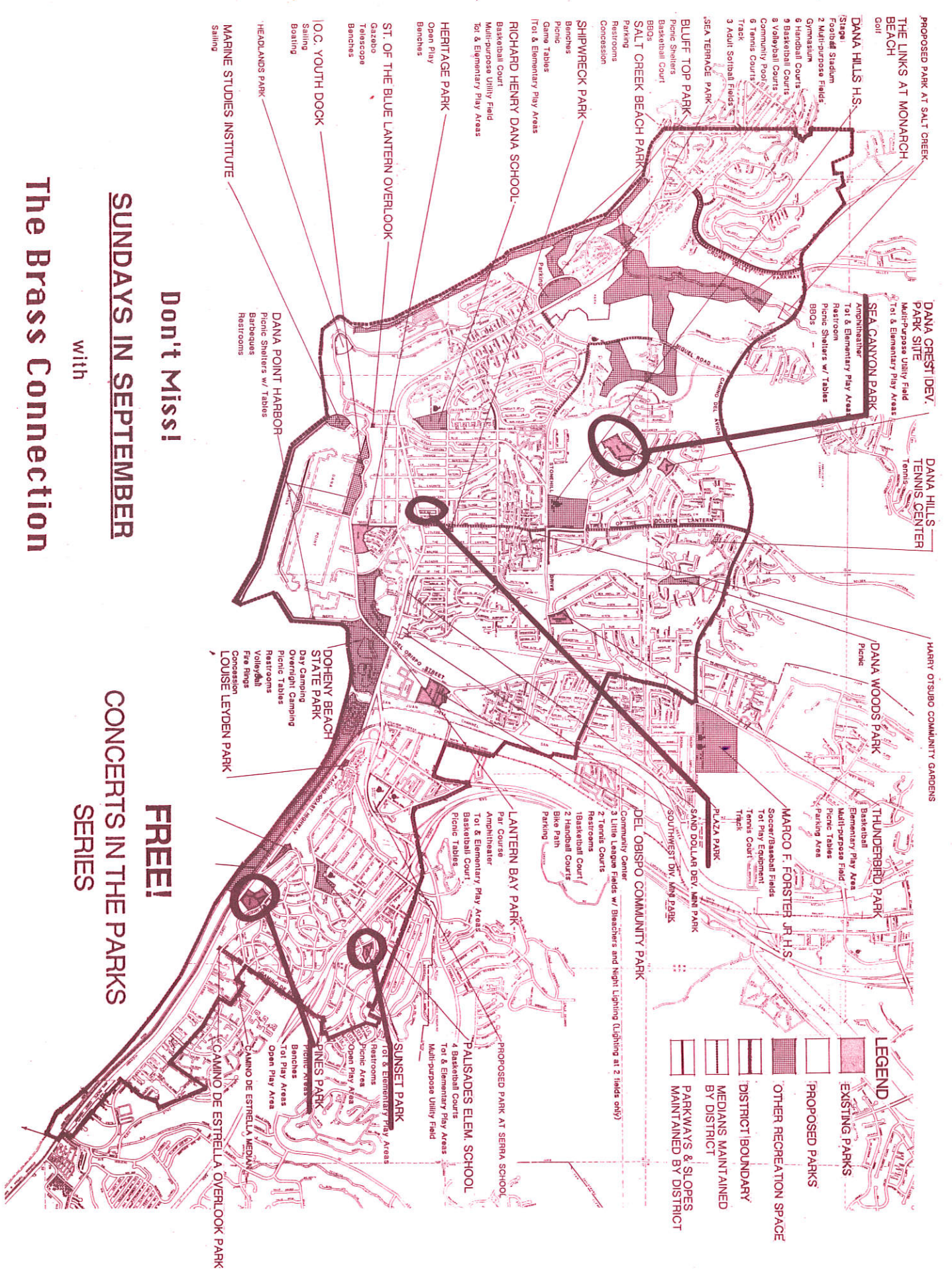
Matt Eckl, Brad Hayden, Michelle Irwin, Keri Paul and Julie Pierson

**Sponsors:**

Capistrano Bay Parks and Recreation District  
(714) 496-4251

Arrowhead Institute  
(714) 248-1156





- LEGEND**
- EXISTING PARKS
  - PROPOSED PARKS
  - OTHER RECREATION SPACE
  - DISTRICT BOUNDARY
  - MEDIANS MAINTAINED BY DISTRICT
  - PARKWAYS & SLOPES MAINTAINED BY DISTRICT

**Don't Miss!**

**SUNDAYS IN SEPTEMBER**

with

**The Brass Connection**

**FREE!**

**CONCERTS IN THE PARKS SERIES**





# MICHAEL SHORES CALENDAR

SUNDAY

MONDAY

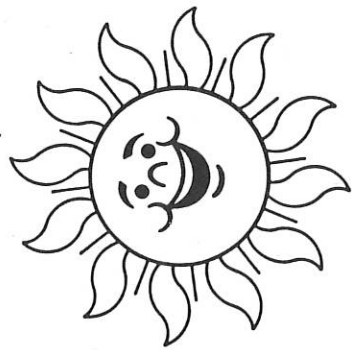
TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY



## August 1990

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5			1 Noon Bridge 11:50	2 Ladies Day Tennis 8-10 Womens Club Luncheon 12:30 Arch Comm by appt	3 Womens Golf	4
6	Womens Golf	Mens Club Brkfst 8:15 Paper Slvg Comm 10:00 Art Class 1-4	8 Noon Bridge 11:50 Rec Comm 2:00 Traff&Sfty Comm 4:00	9 Ladies Day Tennis 8-10	10 Womens Golf CPR Class 9-1	11
7	Day Camp Session III Begins	Mens Club Golf Art Class 1-4	15 Street Sweeping	16 Ladies Day Tennis 8-10 TTO 9:30 Arch Comm by appt	17 Womens Golf	18
12	Womens Golf FUN-DAY Maint Comm 9:30 Tree View Comm 2:00 Landscape Comm 4:00	Mens Club Brkfst 8:15 Art Class 1-4	22 Noon Bridge 11:50 Comm Rel Comm 4:00 OPEN BOARD MTG 8:00	23 Ladies Day Tennis 8-10	24 Couples Bridge 7:30	25
13	Day Camp Session IV Begins	Mens Club Golf Art Class 1-4	29 Street Sweeping	30 Ladies Day Tennis 8-10	31 Movie Night 7:00	
19	Womens Golf Comm Comm 1:00 Day Camp Session IV Begins	Mens Club Brkfst 8:15 Art Class 1-4 Finance Comm 7:30	28 Noon Bridge 11:50	31 Ladies Day Tennis 8-10		
POTLUCK 6:00						
26	Tennis Social 2:00	Womens Golf Tree View Comm 2:00	1 Noon Bridge 11:50			