

seashore news



Published monthly by the Niguel Shores Community Association

AUGUST 1991

JULY BOARD ACTIONS

1. Accepted Architectural Control Committee recommendation to revise Rule 3104 (copy attached).
2. Reviewed Recreation Committee recommendations to revise tennis court use rules. Decided to print draft in August Seashore News and seek comments.
3. Authorized management to offer 50% settlement to two individual claims for tire damage involving entry gates.
4. Reaffirmed Rule 6301 to enforce 72 hour parking limit on common area.
5. Chose not to install a soft drink machine at pool area.
6. Chose to refer issue of skateboarding within the Association to the Traffic & Safety Committee.
7. Appointed Bob Raymer as Chairperson of the Neighborhood Watch Committee.
8. Discussed suggested change to Rule 6406 - Beach Parking. Decided to reaffirm rule as written.

NEXT OPEN BOARD MEETING AUGUST 21, 1991, 8:00 P.M.

Items to be discussed:

1. Homeowner/resident input on proposed revisions to tennis court rules.
2. Homeowner/resident input on whether to spend approximately \$40,000 to raise and paint entry structures over Bay streets. One alternative would be removal of the structures.

Homeowners or residents wishing to give their input on these topics, yet cannot attend the open meeting, may send written comments to the office for distribution to the Board of Directors.

VANDALISM COSTS EVERYONE!

The Board of Directors has requested that homeowners be kept informed as to how much is being spent for vandalism repairs. During the month of May, the Association had spent approximately \$320.25 for replacement of broken gate arms and damaged coach lamp glass.

Help the Association stop vandalism!

NEIGHBORHOOD CRIME WATCH REPORT

Unfortunately, we have had some house break-ins, vandalism and car break-ins in the last three months.

The tragic thing for the parents is that some or all of these incidents have been committed by resident teenage boys. To safeguard your home when away, even with a security system, please let your neighbors and the Mariner gate know the dates you will be gone. Just hand the guard a slip of paper with name, address, and dates. Our patrol will drive by and at least observe the front of the house.

Thefts from cars should be easier to prevent. You would be amazed how many cars are left open, unlocked, and with valuables in sight. Make room in your garage for both cars, if possible, and keep the garage door closed. If parked on the street or driveway, keep the car locked with valuables out of sight.

Ninety-five percent of our teenage boys are great kids. But there are a few who seem to be angry at the world and seem to only derive pleasure from vandalizing or hurting something or someone. Vandalism may seem like a minor crime, but it is only a small step from this to a major crime and criminal record.

Last month, someone from within, and possibly from outside our community, was seen throwing water balloons from our bridge. Sound harmless? Don't believe it! It is a crime to throw anything at a moving vehicle and in this case, two windshields were broken; the drivers could have been severely injured or could have lost an eye.

Here's what the sheriff deputies say: "At the first sign of a suspicious act, crime, or vandalism, call them immediately. Call 911 if an emergency or 770-6011 if non-emergency."

Please, please do not give our gate telephone number to any non-resident. You never know who will call themselves in.

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

FINANCIAL SUMMARY

A copy of the Financial Summary for the period ending June 30, 1991 is attached to this issue of the Seashore News.

NEWS FROM THE DANA POINT POST OFFICE

In its efforts to keep us informed, the two mailings from the Dana Point Post Office have confused some of our residents. To clear up any misunderstanding, all Niguel Shores addresses remain with the 92677 zip code until the new facility on Del Prado is opened ... that's whether you're using Monarch Beach or Laguna Niguel as your city I.D.

When the post office opens officially, it is expected that all Shores residents will use "Monarch Beach, CA 92629". Final notice of the effective date will be sent you by the post office. Bear in mind the zip identifies Dana Point and its incorporated communities. (If you want to use Dana Point, that's your decision.) The "Zip + 4" designation is not presently available but will ultimately be very helpful in expediting mail delivery.

UPDATE: GUIDING EYES

About a year ago Bobbe Kahn addressed the NSCA Womens Club regarding Puppy Raising for International Guiding Eyes (IGE). At that time a yellow lab named Cister was being foster-parented. Cister has now graduated, in class 287 at IGE and has her blind person, a young lady.

Bobbe and Sid attended the graduation ceremony on July 7, at which time they had a chance to see Cister again and meet Vickie, Cister's new person. There were 12 graduates in the class this time. Amid much use of Kleenex and many tears of joy, Cister was formally presented to Vickie, now a student at Cal State Northridge.

IGE is looking for Puppy Raisers, and if you are interested in this very worthwhile effort, call IGE at (818) 362-5834.

WHITE LEAVES?

I have been asked by many homeowners in the community about the new growth of albino (white) leaves appearing on the Ficus Benjamina trees. According to Bob Nesbitt, an independent plant pathologist, it is probably due to damage to the stems by last winter's unusual cold spell.

Since white leaves cannot photosynthesize to nourish the plant, only time will tell if the plant will survive. There is no specific treatment but it should help to feed with an all-purpose fertilizer and keep it on the dry side.

Dick Wendt
Landscape Contractor



SWIM LESSONS

As a reminder, the Association is offering lessons through Crown Valley Aquatics. Lessons are offered in the morning and late afternoon.

Classes are being taught by Katie Gabriel, one of our lifeguards. She loves working with kids and those she has taught this summer like her.

Sign-ups are handled by the office staff during normal business hours.

BOOK DISCUSSION GROUP

The Book Discussion group will meet for its first regular meeting on Monday, August 12, at 10:15 am in the Community Center conference room. At that time we shall choose the books our group will read for the 1991-1992 year.

If you are interested in becoming a member, please try to attend. We shall be serving coffee and goodies. We need your input on our book list, so bring along recommendations -- fiction or non-fiction, new books or old. We are going to strive for an ECLECTIC program -- some biography, some historical fiction, a touch of "who-dunit," adventure, travel -- lots of great reading that we might never have sampled without our enthusiastic Niguel Shores readers.

STREET SEALING UPDATE

Management has brought in an independent paving consultant to evaluate the quality of the work done in April. This consultant was at the July Open Meeting to discuss his findings. Below is his summary:

1. The Association received a quality product.

2. For the money spent, this was overall the proper product to use to extend the life of the streets and be able to maintain a five year rotation for sealing.

3. The overall condition of the streets is very good. Streets such as ours are designed for a 20 year life. It does not appear that any of our streets need major repairs.

4. The biggest disadvantage using a road slurry, such as we used, is that it will remain "soft" until the end of the first summer. The material hardens slowly and uses the summer heat in this process.

5. Repairs to lifted areas should be done this fall, not during summer.

6. For those with driveways that have faint "tracking marks", he suggested using a water power washer with detergent. This process may take several attempts. He will research and see if there are any mild solvents that can be used.

The best help residents can give is to be sure their vehicles are "creeping" (moving) when you are turning the wheels. Sitting still and turning the wheels just gouges the slurry mix because of the heavy weight of the vehicle. Your help will be greatly appreciated.

We hope these findings will alleviate any concerns on the work we received.

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 the month.

HURRAH FOR THE LANDSCAPE COMMITTEE

We have heard so many favorable comments about the beautiful mini-gardens around the community, that it seems appropriate to publicly acknowledge the efforts of those involved. Special credit must go to the members of the Landscape Committee who made the decision to spruce things up a bit. Without great expenditure of our limited funds, they added beauty and pizzazz in just the right amounts. The various plots of agapanthus and impatiens extend a cheerful welcome to residents and guests alike.

We also should express our gratitude to the grounds maintenance crew who created the islands of color on common areas as well as at the entrance to each of the Bays, and to those who maintain them so nicely. Thank you all.

Some Appreciative Neighbors

DANGER AT NIGUEL ROAD

There is a need for at least a "STOP" sign at Niguel Road and Mariner; not at some future date but now before there is a terrible accident. Have you noticed children trying to cross the road to go to the library, where there are so many wonderful programs and books for them, as well as for all of us?

The current traffic problems affect the accessibility of the offerings at the library. For those who are interested, and many of us are, there will be a meeting of the City Council and Traffic Commission at the Dana Point City Hall, 33282 Golden Lantern at Acapulco on August 21st at 7:00 pm.

Your attendance and support will aid the cause.

Betty Hitchcock

VILLAS PAINT COLORS

All over the democracy is flourishing. People who never had a say in their destinies are suddenly discovering the feelings of freedom and choice. Isn't it ironic that in Niguel Shores just the opposite is happening?

Recently, in response to a change to new "lighter and brighter" colors selected by the Architectural Committee and ratified by the Board of Directors for painting the exterior of our homes, owners of the Villas presented our Board with a petition signed by the majority of Villas owners requesting the inclusion of the original color as an option in repainting our homes.

The response? Well, the Board with all the records and history of the Shores at their command could not or would not identify the original and still predominant color and therefore declined to approve it.

Is it possible that the Board has a hidden agenda? Is it possible that we have a Board that knows what's best for the community despite the feelings of the majority of our residents? I would like to believe this isn't the case, but when the Board can't see fit to allow the original color as one of seven available choices to paint our home under the guise that they don't know what it is, then I smell a rat.

David E. Ott
24155 Vista D'Onde

RESPONSE TO DAVID E. OTT, THE VILLAS

In October 1990, new painting guidelines were established for the Villas. You wrote the Board of Directors on May 14, 1991 complaining about the color choice, saying it contrasted too severely with colors -- either original or repainted -- of other homes in the tract.

Your letter was referred to the Architectural Control Committee, and they, after inspection of a newly painted Villa, agreed with you. At the June 19 Executive Board meeting, the ACC's recommendation of an expanded list of colors was ratified. That action was announced at the Open Board Meeting that same night.

While the letter to the Villas owners confirming the new colors was in preparation, you, without knowledge of the June 19 decision, solicited signatures of a majority of Villas homeowners requesting the original exterior color remain as one of the available options. NSCA's letter was mailed on June 24; your petition was received June 25.

You were correctly informed that the Board cannot locate the original color spec for the Villas. The Architectural Control Committee in recommending the new colors (all in the same tonal range) included two which correspond closely as possible to non-painted Villas homes. With years of weathering, a color sample of the original, if it could be found, would not match.

In response to your petition, another letter dated July 3, 1991 was mailed to Villas homeowners explaining the situation, urging they come to the office and review the approved colors. At this writing, there has not been one owner who has done so.

No, we don't have a hidden agenda, and we are responsive to all members of the Association as we were to your initial May 14 letter which precipitated a revision of the Villas Painting Guidelines within a matter of some 34 days. We'd like you to come to the office and review the color choices. We think you'll agree we've supplied what has been demanded.

Lydia R. Reeve
Board Liaison to the Architectural
Control Committee

FOURTH & JULY



BARBECUE



SANDCASTLE CONTEST

NSCA RESIDENTS CELEBRATED THE 4TH
IN GRAND MANNER

The Recreation Committee would like to thank the following participants for a fun-filled 4th of July!

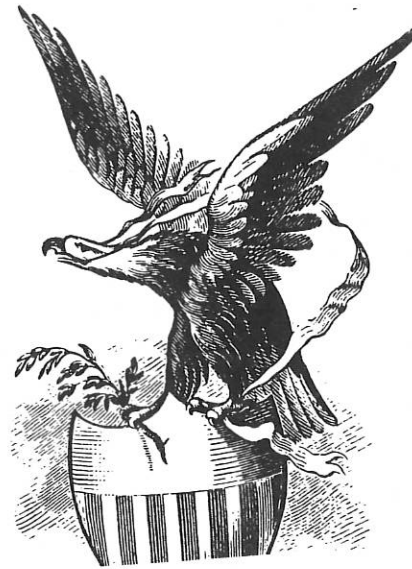
1. The Mens Club for once again providing us with the best breakfast in town at 1940 prices.
2. Cub Scouts Andy Jones, Tom Ambellan, Mark Bastia and Cary Nourani from R21, Dana School, Pack 715, Den 8 for their participation in the presentation of colors and flag raising ceremony.
3. Children's Parade
4. Sand Building Contest
5. Maintenance for setting up the barbecue grill, and Norm Pomeroy for firing it. Residents enjoyed talking and barbecuing with old and new friends while picnicking on the bluff before watching the coastal fireworks.

SANDCASTLE CONTEST RESULTS

From 21 original entries, 18 sculptures were completed in time to be judged just before the tide rushed in ahead of schedule. Prizes were awarded in two categories, but it was a tough assignment for the seven judges. First prize in the adult class went to the Standefer/Howard family for their contoured castle complex. Winners in the children's group were Willy and Simona Wilson, grandchildren of the Maiers, for their giant sea serpent.

NIGUEL SHORES PAPER DRIVE

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



PANCAKE BREAKFAST A SUCCESS

Approximately 400 people enjoyed the July 4th Pancake Breakfast at the Recreation Center. Of this number, 145 were children or grandchildren of Shores residents.

The day is sponsored by the community's Recreation Committee, and members of the Mens Club contributed their labor to purchase supplies, cook and serve the breakfast.

Cooks were:

1st Shift
Jack Fellows (Chief)
Dick Luedeke
Mickey McLaughlin
Lee Writer
Walter Brugger
Dale Baltimore

2nd Shift
Norman Pomeroy
Tom Crist
Hardy Nesbit
Gene Chapman
Bob Pinkerton
Bob Sewell

Servers were:

1st Shift
Hal Therolf
(Chief)
Bob Sieloff
Frank Turner
George
Freundlich
Jerry Pearl
Ray Walter

2nd Shift
Lew Peck
Ray Furst
Dick Harman
Jerry Quinlan
John Flynn
Dale Smith

Ticket Sales:

Bob Scott
John Knauf
Grover Brown
Joe Lewis

Event Chairman:

Dick MacNair

Many thanks to all who assisted in this function.

LADIES DAY TENNIS PARTY

Calling ALL Ladies Day Tennis players! On August 8th at 11:30am we are going to the beach for lunch. Call Carl MacNair and tell her what kind of sandwich you want, or sign up on the courts on Thursdays. We're hoping all of you will come -- (1) present players, (2) those who are out because of bad knees, shoulders, elbows, etc, (3) those who are taking classes that conflict and (4) those who have switched to golf. Bring your own beverages. A possible mini-tournament will be held that morning at our regular eight o'clock time. Bring a towel or beach chair, and look for the umbrellas to the right of the ramp. SEE YOU ON AUGUST 8TH AT 11:30.

REVISED TENNIS COURT RULES

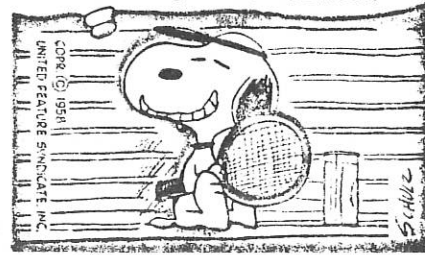
Included in this issue is a copy of the proposed revised tennis court rules. The Recreation Committee has recommended that the Board of Directors formally accept them. The Board has decided to seek comment from the residents prior to adopting in September.

You may come to the August 21 Open Meeting or send your written comments to the office for distribution to the Board.

The main changes proposed:

1. The racking court (#1) may be reserved by residents on a limited basis.
2. All residents using the courts must sign in and note start time on log sheet at office.

IT'S NICE TO HAVE
A WINNING SMILE, BUT
A WINNING SET IS BETTER!



NEW TENNIS PRO - STEVE FIELD

The Recreation Committee has selected a new tennis pro. He is Steve Field and has extensive experience:

- * General Manager, Lindborg Racquet Club, Huntington Beach.
- * Teaching Professional, Foothill Tennis and Swim Club, Arizona.
- * Teaching Professional, Beavers Swim and Tennis Club, Santa Cruz, California.
- * Teaching Professional, Beverly Hills Tennis Club.
- * Member of USTA and ranked #5 in Southern California for over 45 age division.

You can reach him at his home, 495-2903, if you would like to arrange for a lesson. Fees are paid directly to him and not to the office.

You can meet Steve informally by coming to the Tennis Social on the fourth Saturday of each month, at 2:00 p.m. Cost to participate in this event is \$2.00 per person.

WOMENS GOLF

Because so many of us have been among the walking wounded for the past several weeks, our alarm was understandable when Chairwoman Carol Hollinger opened last month's meeting by announcing solemnly that she was suffering from C.R.S. Relieved to learn the disease was not fatal and that many of us were similarly afflicted, we promised to confine the definition to members of the group.

This month's FUN-DAY will be held Monday, August 12 at Aliso Creek (be there at 8:30 am, please), followed by luncheon and meeting at the home of Pauline Ross who has requested that we bring nothing but ourselves that day -- unless, of course, there may be those who are on special diets. Captain in charge is Fern Brooks who warns that the tournament requires participants to use only four irons. Anyone trying to smuggle woods or more than four clubs in their bag will be barred from play. If you wish to join, call Fern at 458-8638 one week in advance. J.A. Goodman is her co-captain.

Regular Monday and Friday captains continue to be J.A. Goodman (496-7664) and Marge Dea (661-6816), respectively. Call them a week in advance for inclusion. Our golf-getaway is still set for Oct. 22, 23, 24. Joan Pender and Marge Dea are in charge.

FUN-DAY AWARDS - JULY

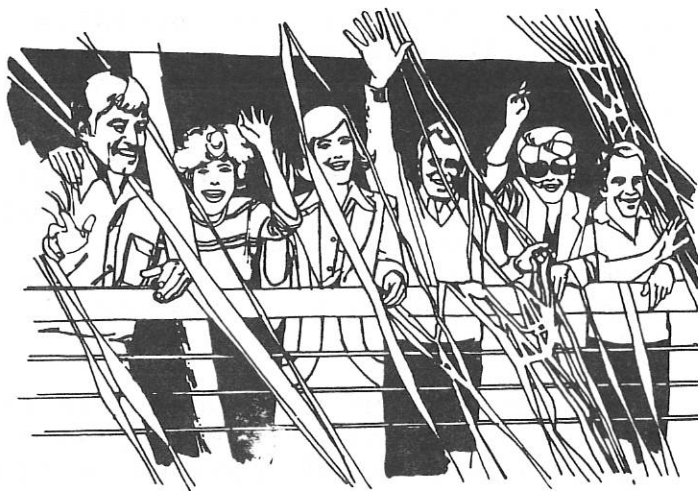
Best-Ball Partners -- Ann Lassleben and Betty Mullen

Runners-up -- J.A. Goodman and Rose Marie Lawson

Longest Drive -- Millie Deffebach

Closest to the Pin -- Lydia Reeve

Low Putts -- Bea Bonestell



AUGUST POTLUCK WITH ENTERTAINMENT

On August 18th the theme will be "Cruisin'", so anything goes as far as summer attire. If you have been on a cruise, you know you can wear a "tux" or be as casual as you like. We are again going to be entertained by Jerry Powers, who was with us last year. He is a former professional singer and brings with him music machine which plays all the favorites as background music. Come join us for a sing-a-long.

As always, bring your own table setting and cocktail beverages. If one of the following doesn't get in touch with you, you should call one of them.

Barbie & Grover Brown A - G
248-9997

Valerie & Jack Fellows H - M
496-9759

Harriet & Lee Writer N - Z
493-61 96

THE MENS CLUB -
FUN AND GAMES AT MID SUMMER

Once again on July 4th 30 of our members volunteered to put on the big community Pancake Breakfast. More the 400 residents were served! Thanks, fellas. Everyone enjoyed the fruits of your labor.

Later in the month Dick MacNair led a bus load of happy Mens Club fans to Anaheim for our annual Angels' game. And what a game! Thank you, Dick, for another big day.

On the 20th we will hear nothing but facts from, of all places, Hollywood Boulevard, home of radio station KNX. Veteran broadcasting executive Steve Smith will drive down to give us the latest and best news about KNX News Radio.

IN MEMORIAM

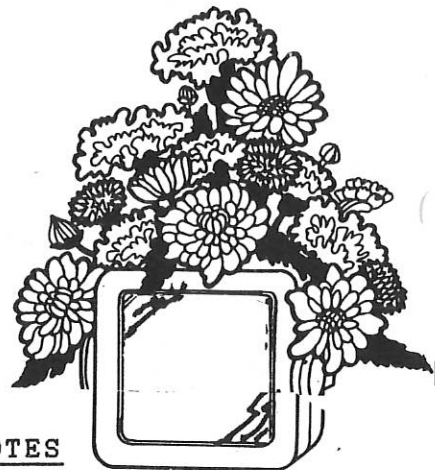
John Bunker

SUMMER CAMP

There are two more sessions of Day Camp in August. Session III begins August 5 and Session IV begins August 19. Sessions run Monday through Thursday from 10 to 3 for kids 7-12 and from 10 to 1 for 3-6 year olds. Tuition per session is \$85 for the bigger kids and \$65 for the little ones.

Activities planned for August include relay races, bingo, puppets, beach day, movies and much more.

If you plan to enroll your child in either session, please sign up early. Spaces are limited and they're filling up fast.



WOMENS CLUB NOTES

The August 1 luncheon will start at 12:30 followed by the featured speaker, Mr. Douglas Beckett of Celebrations Flowers and Plants. Reservations are required. To make or cancel reservations, call Edie Newton, 493-6652, or Lois Salemi, 661-6891.

The Craft Class will meet August 8 from 10 am to 2 pm. Bring a brown bag lunch.

Sherman Gardens is our destination for the August 15 TTO. A tour of the gardens will start at 11am, followed by lunch at noon in the adjacent restaurant. We'll carpool from the community center parking lot at 10am. The luncheon entree will be Cashew Chicken, with soup or salad included; the \$10.82 price includes tax and tip. If you'd like dessert as well, the selection Chocolate Silk Pie, and the cost is an additional \$3.29. If you plan to attend, you may bring your check to the August 1 luncheon or have it in the office by August 12. Your check is your reservation and is non-refundable.

An interesting musical program has been planned for the September 5 meeting. Members will be entertained by an instrumental group composed of four women.

You might want to mark your calendar now for the September 19 TTO. We'll have lunch at the Tale of the Whale restaurant in Balboa, and then take a boat cruise around Newport Harbor.

WEDNESDAY NOON BRIDGE

All bridge players are welcome. For August reservations please call Virginia Brooks, 496-4763.

We will be holding our Second Annual Summer Picnic on Saturday, August 10. Lunch will be served at 11:15 am followed by bridge. For reservations please call Virginia Piper, 661-9707, before August 3.

Winners:

- June 26 - 1st: Joan Sullivan
2nd: Phyllis Bailey
- July 3 - 1st: Rene Nyland
2nd: Yetta Robbins
- July 10 - 1st: Regina Brevik
2nd: Dal Weber
- July 17 - 1st: Joan Sullivan
2nd: Richard Barth



FRIDAY NIGHT AT THE MOVIES - AUGUST 23

6:30pm -- Disney's Newest: THE BRAVE LITTLE TOASTER. Five electrical appliances in a summer cottage go hunting for their young owner who has mysteriously disappeared. The intrepid toaster is the hero.

8:00 pm -- Mike Nichols "POSTCARDS FROM THE EDGE", with Meryl Streep and Shirley MacLaine. Gary Franklin says "IT'S A 10-PLUS, A SUPERIOR, ABSOLUTELY SUPERB NEW FILM." Don't miss this one! Edith Patterson, host.

COUPLES BRIDGE

The monthly report of WINNERS of Couples Friday Night Bridge meetings includes:

- July 5: Mickey and Dorothy Ann McLaughlin
Walt & Margaret Brugger
- July 19: Nancy Kendall and Jean Hubbard
Bernice Zeigner and Lois Salemi

Hosts deserving a big HURRAH for their superb efforts are: Grover and Barbie Brown on the 5th, and Dick and Carla MacNair on the 19th.

We will meet again on August 2nd for a regular session at 7:30 p.m. Read on for plans for a summer gala on the 16th at which time we will gather at 6:00pm instead of the usual time.

COUPLES BRIDGE SUMMER PARTY TO BE ALFRESCO BURGER BBQ

Couples Bridge semi-annual party is going outdoors this summer (weather permitting). Wine and socializing start at 6:00pm, Friday, August 16.

We'll be gathering in the grassy area 'round the picnic tables, where we'll barbecue hamburgers. Tickets are \$1 per person.

The club will furnish the meat, buns, cheese, wine, and the briquettes. Members will be asked to bring condiments, relish, and side dishes (salad, potato salad, etc). So we'll have a complete menu without duplicate items, we'll have a list of options at the next bridge meeting -- or you'll be contacted prior to the party.

The evening's host will furnish cookies, etc. in the usual fashion. In fact, after we've enjoyed dinner outside, we'll move indoors for coffee, dessert and B-R-I-D-G-E!

See you there!

WATER

Does it not seem rather funny
California's much too sunny?
Officials called me on the phone
To say our State's as dry as a
bone.

"You mustn't ever take a bath!"
(This message didn't make me
laugh.)
"Don't brush your teeth or take a
drink,
Nor run the water in the sink.

This sacrifice may seem too hard,
But don't consider watering the
yard.
By using sprinklers on your lawn,
Our small reserve may soon be gone.

Don't wash your dishes, dogs or
clothes,
And don't turn on the garden hose.
Fry an egg, don't ever boil it,
And for heaven's sake don't flush
the toilet!

You mustn't take a weekly shower
You're rationed just one ounce an
hour.
Life without rain is very tough.
We haven't begun to have enough.

If you don't wish to cooperate,
We suggest you leave the State.
If your rules provoke and annoy
Why don't you move to Illinois?

They have water everywhere,
In lakes and ponds and in the air.
There it rains and pours and
floods,
Causing leaks and making mud.

It teems and hails and sleet and
snows,
Sometimes it soaks right through
your clothes!
If you live there, you'll have it
all,
Summer, Winter, Spring and Fall.

I think I'd rather stay at home
And wash myself in Eau de Cologne.
I've got another excellent notion
I'll make soap suds in the ocean!

A drought is not a funny joke.
Instead of water, I'll drink coke,
And think it would be mighty fine
To brush my teeth in good white
wine!

I'll buy a bucket and a pail
And wash my car in ginger ale.
I wonder if the ale would spoil it?
I'll flush some Pepsi down the
toilet.

I'll shower with Sprite and grape-
fruit juice,
And put some other drinks to use.
If substitutes will have to do,
I'll use tap beer for my shampoo.

Cider might be good for grass?
And Gatorade to polish glass?
I think it would be rather nice
To cook my vegetables in Slice.

So you can have the wet Midwest.
California's still the best.
We can live without the rain
Because we have our own champagne!

Rowena Baggerly

STREET SWEEPING SCHEDULE

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

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.

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

FOR RENT: Garden home, 23861 Marmara Bay. 2 Bedroom, den, 2 bath, \$1400 month. Call Lillian Snodgrass, (213)696-0275 or (714)240-3124.

FOR RENT: Large master bedroom townhome, 1620 sq.ft., all on one floor. Brand new extensive remodel. Ocean view. Huge kitchen w/nook and formal dining room. Family room with fireplace and wet bar. (619)755-2528 (evenings).

FOR RENT: Beautiful ocean view, 3 bedroom, 2 bath Villa. \$1275. 493-8594.

FOR RENT: Townhome on Halyard with view. Unfurnished two bedroom, two bath, den. Available August 15. 970-7740.

For Sale: Nintendo cartridges, games, bikes, assorted children's toys - ages 10 and under. 493-7135

FOR SALE: Westbend "5100" rowing machine. Stores under bed. Like new. \$60.00. Call 496-3735.

FOR SALE: 1 glass top wrought iron 3'x 6' table with six chairs. Two painted white book cases with matching cabinets. Misc. household items. 661-8130.

FOR SALE: Amana Radarange, microwave \$85, Kitchenmaid trash compactor \$75, large oak dresser/mirror \$195, matching nightstands \$20 each. (714) 661-8583.

BAR STOOLS, two custom-tufted Naugahyde butterscotch upholstered 20"(w) x 23"(h) seats, sturdy 27"(h) wrought iron bases, excellent, both - \$200, 248-7164.

MOVING SALE: Beautiful 6-piece solid oak Mediterranean living room furniture. Quality! \$995. Queen sofa bed with a Riviera inner spring, orange/rust tweed, \$95. Wood upholstered rocking chair, \$40. Ping pong table, very good condition, \$85. (714) 240-8313.

FOR SALE: Full Catalina ocean view expanded 204 model townhome. Landscaped for a garden lover's delight; 3 bedroom, 3 baths, sun room and enlarged dining room. New custom kitchen is packed with extras. Mirrored walls reflect landscaping and ocean view. Fresh paint and Berber carpet throughout. The bricked entry opens to an unusually large front yard and covered 10 x 12 porch/patio. Quiet location, cul-de-sac street in Sea Terrace I. Call Jack at 248-7104 or Eve at 248-0427 for information or viewing.

FOR LEASE: 2 bedroom townhouse, ocean view on Flying Jib, very clean with front and back bricked patio. Long term lease, \$1200 a month. Call 582-2497.

NSCA DIRECTORY

BOARD OF DIRECTORS

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

STAFF

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

<u>NSCA COMMITTEES</u>	<u>CHAIRPERSONS</u>	<u>MEETINGS</u>
Architectural Control	Lee Richards	1st & 3rd Thursday
Communication	John Dickerhoff	See Calendar
Community Relations.....	Forrest Owen	3rd Wednesday
Finance	Andrew Boush	See Calendar
Landscape	Tom Reath	4:00pm, 2nd Monday
Legal	Board	
Maintenance	Norm Pomeroy	9:30am, 2nd Monday
Nominating	Dick Luedeke	See Calendar
Recreation	Ed Adams	2:00pm, 2nd Wednesday
Traffic & Safety.....	Rick Foth	4:00pm, 2nd Wednesday
Tree View Blockage.....	Carroll Cox	2:00pm, 2nd & 4th Monday
Board Advisory Group.....	Lloyd Somerfield	

<p><u>Sea Terrace Townhomes Assoc. I</u> Don Beaver, President Dave Hrisca, 1st Vice-Pres. Andy Boush, 2nd Vice-Pres. Bobbe Kahn, Treasurer Ron Lackey, Secretary</p>	<p><u>Sea Terrace Townhomes Assoc. II</u> Frieda Baskin, President Pat Broering Pat Long Melody Woods Joanne Litchell Bernice Baskin, Treasurer</p>
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Mens Club
 Forrest Owen, President

Womens Club
 Jean Wells, President

Paper Salvage Program
 K.Russell Paslaqua,
 Project Manager

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 Coordinators - Doris Adams and Betty Dickerhoff
 Word Processing - Joy Jungwirth
 Collation and Distribution - Shirley Smith, 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.

NIGUEL SHORES COMMUNITY ASSOCIATION
 PERIOD ENDING JUNE 30, 1991
 JUNE = .500

SUMMARY REPORT

CURRENT MONTH	ACCT CATEGORY	BUDGET	Y-T-D ACTUAL	BALANCE	% EXP
132,301	INCOME	1,671,423	857,272	814,151	0.513
5,702	COMMUNITY CENTER EXPENSES	65,190	32,500	32,690	0.499
54,780	LANDSCAPE EXPENSES	575,916	282,566	293,350	0.491
13,934	TRAFFIC AND SAFETY EXPENSES	166,011	78,673	87,338	0.474
46,526	GENERAL AND ADMINISTRATIVE EXPENSES	648,575	309,352	339,223	0.477
14,373	RESERVE TRANSFER	175,732	88,005	87,727	0.501
2,440	BOARD CONTINGENCY	40,000	14,209	25,791	0.355
5,454-	REPORT TOTALS		51,968*	51,968-	

* \$ 2,716 From current operations
 49,252 From reserves to cover budget shortfall per Board of Directors

\$51,968 Total YTD surplus

Note:

YTD Deficit - Other (\$3,432)

P.4

AUG 9 1

(08-01-91)

3103 Modifications -- Approval Required (04-04-90)

All modifications to existing premises, other than interior changes, shall require the review and approval by the Committee of a properly prepared and completed application. Such modifications shall include, but not be limited to:

1. New construction, additions, or modifications to existing buildings.
2. Other improvements, replacements or modifications, including roofs, skylights, solar panels, walks, decks, driveways, walls, fences, swimming pools, spas, hot tubs, awnings, patios and patio covers.
3. Exterior painting or repainting of any structure, including fences, walls, planters, etc.
4. Temporary structures, including playground equipment, recreational and sports accessories, playhouses, etc.
5. Auxiliary buildings or structures, where permitted, shall be constructed of materials and colors compatible with the residential structure.

3104 Modifications (07-17-91)

Modifications: Shall include but not be limited to:

A. Considerations

1. Second-story additions to one-story dwellings.

A. The following tracts were designed to have only single-story houses: Broadmoor (6935), Garden (6782, 8038), Custom (7136), and Villas (9098).

B. The following Tracts were designed to have a balanced mix of one- and two-story houses: Shores (6883, 7203, 7573), Berkus (7447), Sea Terrace I (6881, 6884, 7515) and Sea Terrace II (8602).

The addition of a second story to any single-story house will be considered on an individual basis, taking into account adequacy of site dimensions, architectural compatibility and harmony of external design with neighboring structures, effect of location in relation to topography, preservation of natural view and aesthetic beauty.

2. Vertical expansion of roofs above the existing height.

Any submittals will be considered on an individual basis, using criteria stated in Rule 3104-1B.

B. Prohibited

1. Modifications which would result in more than one dwelling unit on a single lot.
2. Reflective glazings or coatings.

Note: Such treatments cause an unpleasant, reflective distraction to neighboring properties.

3. Structural additions beyond the "Privacy Fence".

Note: A privacy fence is the high tier portion of the two-tiered rear fencing provided by the developer of certain tracts as part of the planned community for privacy and for lateral view preservation. In those instances where the privacy fence extends out further on one side of the lot than the other side, no building or other structural addition shall extend beyond a line drawn between the outward ends of the two privacy fence extensions.

4. Building or other structural additions of any kind (including fences, trellises, etc.) which would obstruct or interfere with the natural view of another property.

Note: Many of the tracts in this planned community as initially constructed included tiered fencing on the rear yard side-lot property lines of view lots; a high tier (approximately six feet in height) to provide some degree of privacy adjacent to the rear of dwellings and a low tier (approximately three feet in height) to preserve the maximum natural lateral view from all homeowner properties. Changes in the height, location, or construction of such fences on any lot, or the construction across the rear of any lot, or the construction across the rear of any lot of a fence that is higher than the lowest tier of the original tiered fencing on that property would interfere with the view from other properties.

In some instances where the major view is from the front or side of the property, low height or tiered fencing was initially provided there also. The above comments would apply to such properties.

12. Tennis activities sponsored by the Association shall have priority over two or three courts on weekends.

13. Tennis clinics, private lessons or any group tennis instruction must be approved by the Community Center staff four weeks prior to being conducted, and must be open to all members. No tennis lessons will be permitted during prime weekend playing time.

DRAFT

(00-00-00)

(REVISIONS PROPOSED 07-03-91)

5107 Use of Tennis Courts (00-00-00)

1. Court reservations may be made at the Community Center office no earlier than 7:00pm two days in advance of the playing date. (Example: sign-ups for Saturday reservations can be made at 7:00pm the previous Thursday). Reservations are made on a "first come - first served" basis.

Court 1, the racking court, is available for reservation on weekdays from 8:00 a.m. to 9:00 a.m. and on weekends and holidays from 8:00 a.m. to 9:30 a.m.

From 9:00 a.m. to noon Mondays and Fridays and from 2:00 p.m. to 4:00 p.m. Tuesday, Wednesday, and Thursday, the Tennis Professional has first call on the use of Court 1. The rest of the time Court 1 is a racking court.

2. Courts must be relinquished when scheduled time is up: Weekdays - 1 hour. Weekends - Singles, 45 mins; Doubles, 1 1/2 hours.

3. If a court is not occupied within 10 minutes after scheduled time, it will be opened for use of racking players or standby players, on a "first come - first served" basis.

4. Reservations may only be made by or for a current resident and only one court reservation per day is permitted.

5. Players who do not appear to use the court they reserve and who fail to call in or come in before the scheduled time to cancel the reservation may lose the privilege of making reservations for one month.

6. Players are required to sign in upon arrival by initialing the space next to their names and noting the time. Failure to sign in may forfeit the court.

7. Players are encouraged to play doubles during "prime" time and whenever possible.

8. Tennis etiquette is to be observed at all times and must observe posted court rules.

9. Children under 6 years of age are not permitted on the courts unless accompanied by an adult and playing tennis. Children over 6 must be players or seated spectators. Players may use an unoccupied court until the end of a reservation period when players with a reservation appear and are ready to play.

10. No food or open beverage containers are allowed on the courts.

11. Courts are to be used for tennis only. No skateboarding or roller skating.