

seashore news



Published monthly by the Niguel Shores Community Association

AUGUST 1992

JULY BOARD ACTIONS

1. Appointed Joe Lewis to Architectural Control Committee.

2. Appointed Steve Stewart and Peggy Bucci to Community Relations Committee.

3. Board will not pursue professional proposal to obtain tax exempt status from IRS/Franchise Tax Board. To raise chances to obtain status, community would have to allow public access on streets and possibly open up beach parking lot to the public.

4. Accepted recommendations from Architectural Control Committee on modification to Rules 3115 and 3137. (Copy attached).

5. Authorized changing of the gate access cards in October. All homeowners and residents will turn in existing cards and be issued new ones. Cards have not been replaced since 1988. Further details will be forthcoming in September Seashore News.

6. Board directed that "Roller Hockey" be added to Ruled 5102-11 and 6211. This activity is not permitted under these conditions. (Copy attached).

7. Authorized management to purchase four "No Trespassing/Soliciting" signs for posting in the community. This was a recommendation from Traffic & Safety Committee.

8. Authorized management to install stop sign or yield sign on exit side of Ports O'Call gate. This was a recommendation from Traffic & Safety Committee.

9. Accepted recommendations from Communication Committee on modification to Rules 5201 - 5251. (Copy attached).

RULES AND REGULATIONS

Attached are copies of parts of the Association's Rules and Regulations amended to reflect changes in rules pertaining to architectural guidelines, Communication Committee and Seashore News guidelines, community center and skateboarding rules, and collections. Please keep them for reference.

NEXT OPEN MEETING
FOR COMMITTEE REPORTS
WEDNESDAY, AUGUST 19
8:00 PM

CONTINUED VANDALISM/THEFTS

Over the past several months, we have written several articles about common areas being vandalized. This problem is continuing and residents need to HELP US OUT!

Currently, the following is happening:

1. Landscape vandalism on Niguel Shores Drive slope, near Abalone.
2. Theft of plants, including those from homes in the Villas and Sea Terrace II areas.
3. Continued driving on the greenbelts and through color pools.
4. Throwing or driving of golf balls from Cabrillo Isle dirt lot onto the homes on Breakers Isle.
5. Vehicles broken into all along Atlantic.

We received help from one concerned homeowner who observed an individual driving over our greenbelts. Reimbursement for damages will be forth coming. Hopefully, the individual who was observed will not continue to damage our common areas. Had it not been for the concerned homeowner, we never would have have never collected for the damages nor identified the resident involved.

Residents must get involved by identifying those causing the damage!

TENNIS COURT USE -- SHOES

Residents are asked not to wear shoes on our tennis courts that have BLACK soles. As most of you are aware, we just had the courts resurfaced. Some types of black soled shoes leave marks that cannot be cleaned off.

Your help and cooperation will be greatly appreciated!

Rob Cochrane, General Manager

RECREATION COMMITTEE REPORT

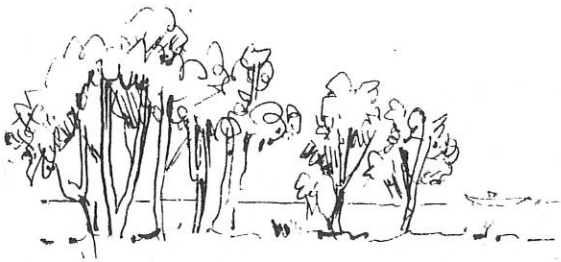
After another successful Fourth of July Celebration, the Committee is looking forward to the End of Summer Celebration, including the Country Fair and Steak Barbecue. This year the Country Fair will be headed by Eve Magnus assisted by Doris Adams. It is scheduled on Saturday, September 19 and is expected to include additional activities such as various races and an exhibition tennis match featuring Steve Field, the Niguel Shores tennis professional. Anyone interested in a booth for the Country Fair should begin planning now.

Response to the change in colors for the tennis court surfaces has been very favorable. However, the problem of black sole marks on the courts has become more evident. Tennis shoes are required on the courts, but some residents and guests have been playing with black soled shoes and leaving marks on the recently resurfaced courts. All players are urged to be sure that their shoes do not deface our tennis courts with black marks.

The Recreation Committee is joining with the Parents Club in urging the Board to begin modernizing the children's playground equipment with priority to correcting any safety problems. In cooperation with the Parents Club, the committee hopes to sponsor a presentation by the Reader's Theatre which is active in the South Orange County area.

A recommendation has been sent to the Board of Directors asking approval for making the association's barbecue grill available on the second and fourth Tuesdays for the rest of the summer at the beach parking lot as was done on the Fourth of July. Charcoal would be provided by the Recreation Committee from the Recreation Fund. The grill would be available to interested families and friends.

Ed Adams, Chairman
Recreation Committee



LANDSCAPE COMMITTEE - TREE VIEW
BLOCKAGE

Over the past six months, the Landscape Committee has seen a significant increase in the number of homeowners requesting relief from believed tree view blockage violations alleged to be occurring in the community common areas. (As provided for in the CC&Rs, the Landscape Committee is the standing committee of the Board of Directors that, among other things, handles complaints of view blockage occurring on community maintained common areas.) Fully a third of the monthly meeting and hours of individual members' time is spent investigating and attempting to resolve the growing number of requests/complaints.

However, the problem is not the amount of time being spent. Indeed, this is what respective members have volunteered to do. The problem is the absence of a clear policy and a consistent standard against which to evaluate these requests. Concepts such as "View vs. Privacy" and "Reasonable" vs. "Unreasonable" (Unobstructed? -- and at what distance?) are nebulous and require greater definition in our Rules and Regulations. The problem is further exacerbated by lack of understanding, and inconsistency in application and enforcement.

As the appearance of the community continues to improve, the unnatural appearance of many of our trees becomes more apparent. The Landscape Committee has requested the Board of Directors to authorize a review of our Rules and Regulations that deal with view blockage. This review would be made from the perspective of what we want our community to look like in 10-15 years, and what policies need to be in place NOW to achieve this. In short, develop a plan for our trees.

Until this study is completed and the Board takes appropriate action on specific recommendations, there will be a moratorium on dealing with requests for the removal or severe/unnatural pruning or thinning of trees. Unless such requests involve overgrown bushes or ground cover, they will be held in abeyance until the study is completed. I expect this to be done by January 1993.

If there are ideas, opinions, or recommendations you think should be considered as part of the study, please address them to the committee and leave them at the office. They may not all be implemented or acted upon, but they will all be evaluated. Thank you in advance for your positive contributions.

Please note that the action (or inaction) described above does not apply to requests for relief from alleged view blockages emanating from private property. These are matters under the purview of the Tree View Blockage Committee. Doubtless, the review may address potential policy changes regarding trees on private property, but until that time, the Tree View Blockage Committee will continue to receive and process homeowner requests.

Tom Reath, Chairman
Landscape Committee

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WHY RECYCLE?

To save land. Communities are running out of landfill space. 180 million tons of garbage are discarded annually by our nation. This amounts to about three pounds of waste per person per day. Every pound of trash recycled keeps land free for more advantageous uses.

Please don't trash your papers
-- Let us CASH them.



FOURTH OF JULY REPORT

Thanks to the work of a lot of volunteers, the 1992 Fourth of July Celebration was enjoyed by hundreds of our residents and their families. These are the people who deserve our applause:

Flag Ceremony - Arrangements by Kathy Jones. Participants from Boy Scout Troop 760, Pack 713: Andy Jones, Tyler Huff, Travis Huff, Tom Ambellan, and Rusty Romish.

Sandcastle Contest - Coordinated by Joanne Buchholt. Judges were: Dick Luedeke, Patty Therolf, Mark McManus, Wink and Dana Spofford, and Grover Brown.

Ping Pong Tournament - Coordinated by Patty and Hal Therolf.

Croquet Tournament - Coordinated by Hazel Lafler.

Horseshoe Tournament - Coordinated by Barbara Brown and Gene Chapman.

Children's Parade - Coordinated by Kathy Buskirk, assisted by Frank Taylor and Errin Herron.

Pancake Breakfast - A total of 371 breakfasts were served. Coordination was by Ed Adams and Jack Fellows as Supervising Chef. The cooks were: Dick Luedeke, Ed Lafler, Mickey McLaughlin, Gene Lachel, Jack Broering, Forrest Owen, Tom Crist, Norm Pomeroy, Dale Smith, and Dick and Carla MacNair. The Servers were: Phil Magwood, John Maynard, Hal Therolf, Bill Hornbarger, Ken Knight, George Freundlich, Bob Converse, Myron Miller, Carroll Cox, Dave Parrett, Ian Ross, Bernie Baskin, and Bob Pinkerton. Ticket Salesmen were: Grover Brown, Lew Peck, John Knauf, and Joe Lewis.

THE WINNERS

In addition to a Sandcastle Contest, the 1992 Fourth of July Celebration also featured a Ping Pong Tournament with 23 entries, a Croquet Tournament with 22 entries, and a Horseshoe Tournament with 16 entries. The winners were :

Sandcastle Contest

Families and Group

- 1st - Howard, Standefer and Biven Families.
- 2nd - Leon Mayer and friends
- 3rd - Bowser/Bas Families

Children

- 1st - Kristin, Lani, Tracy and Julie
- 2nd - Andy and Sean
- 3rd - Brittany and Heather

Ping Pong

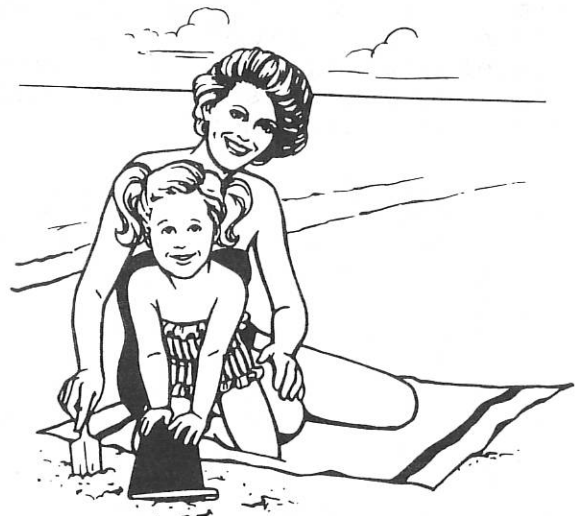
- 1st - Mark Richardson
- 2nd - Rosario Palmer
- 3rd - Andres Palmer

Horseshoes

- 1st - Larry Wellikson
- 2nd - Noah Wellikson
- 3rd - John Dickerhoff

Croquet

- 1st - Todd Littleworth
- 2nd - Larry Wellikson
- 3rd - Steve Adams



MENS CLUB

The Mens Club will meet at 8 am in the community building for breakfast and a speaker program on August 4 and August 18. The cost of the breakfast is \$1.

The Mens Club enjoyed hearing the biographies of four members on July 7. We thank Jack Mullen, George Pasek, Ian Ross, and George Williams for providing the Mens Club with an insight into their lives.

On August 4, we will hear from Dr. Sneed, Chancellor of Saddleback Community College District. Dr. Sneed will give us an explanation of what this district is all about and what it offers for people living in communities like Niguel Shores.

On August 18, our speaker will be Dr. Kersten, Ophthalmologist, who is associated with the Harvard Eye Institute. (This program has been rescheduled from July due to a conflict.) Dr. Kersten will discuss the eyes and aging and problems which can arise. A number of our members have expressed an interest in hearing this presentation.

WOMENS CLUB NOTES



The next regular Womens Club meeting will take place on August 13 at 12:30 pm. A tea is planned with Georgiana Emery in charge of arrangements.

The food committee will contact members for reservations and for bringing goodies. Hope Luedeke and Anna Jo Phares will provide background "tea-time" music.

Bring your favorite tea cup and saucer. If you wish, wear your favorite bonnet.

Craft Class will meet August 6 at 10 am. Coffee will be served.

There will be no TTO in August.



MENS CLUB GOLF

"Don Beaver Aces No. 6 at the Links." Yes, Don Beaver got a hole in one during Mens Club play at the Links! We doubled our congratulations when Don bought the traditional round of drinks for all in the clubhouse.

The month of July commenced with 32 members competing in match play for the Club championship and the coveted President's Trophy. By the end of July, only eight golfers were still competing.

Along with the match play for the annual tournament, golfing foursomes still compete as a team for cash prizes. In a recent "Tin Whistle" Tournament at San Luis Rey Downs Country Club, a team composed of Sy Feiner, Jack Horne, Dave Lewis and Bob Scott took 1st Place in the Eagle Flight while another team composed of Tom Crist, Bob Converse, Don Ellis and Mickey McLaughlin won 1st Place in the Condor Flight. Ed Adams took the Closest to the Pin prize.

Teams captained by Colby Thompson and Tom Crist won 1st and 2nd places respectively in a best one ball low net tournament at the Links.

Don Beaver was named Golfer of the Month.

IN MEMORIAM

Helen Baltimore
June 1992

Ruth Ewing
July 1992





TAKE IT EASY POTLUCK

We'll honor the lazy days of August on Sunday, August 16.

Keep it simple is our motto. Bring your favorite dish -- casserole, salad, or dessert. Join us for cocktails and supper and a relaxed good time with Niguel Shores neighbors.

As always, bring your own table setting and beverage of choice.

Please call us if we don't call you. You must reserve by Friday, August 14.

- | | |
|-----------------------|-----|
| Ken and Marien Knight | A-G |
| 496-2949 | |
| Joe and Willa Lewis | H-M |
| 496-9288 | |
| Ray and Mary Goodhart | N-Z |
| 496-0903 | |

Happy Hour	6 pm
Supper	7 pm

MOVIE NIGHT: FRIDAY, AUGUST 14

6:00 pm

Ewoks: The Battle for Endor. From the makers of Star Wars comes this fantasy of young Cindel (Aubree Miller), who is left to her own resources on a distant planet where her space-adventuring father is accidentally killed by the unspeakable evil giant monsters who control the land. She is greatly comforted by the friendly, furry little folk called Ewoks and by another adventurer Noa, a crusty but kindly old man (Wilford Brimley) trying to survive in space. With great difficulty they eventually recapture the power source needed to activate Noa's space machine and fly back to Planet Earth. 95 minutes. Not Rated.

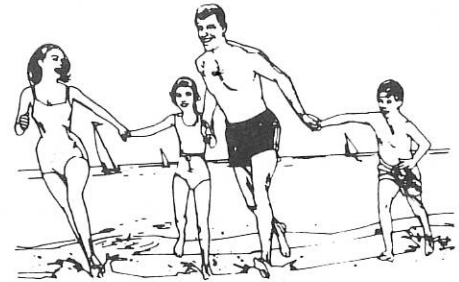
7:45 pm

Paradise. Melanie Griffith and Don Johnson in a touching story of the lost love between a young married couple and how a visiting youngster rekindles that love during one memorable summer -- in the tidewater country of South Carolina.

Dorothy and Lowell Eubank are hosts.

NO SIGNS ALLOWED

All residents are reminded that no signs of any kind, including signs for lost or found animals, may be posted on common property in Niguel Shores. (Please refer to Rule 3157). Cards may be posted on the designated bulletin board with the approval of the Niguel Shores office. Our maintenance personnel have been directed to remove all unauthorized signs and dispose of them.



SEASHORE NEWS DELIVERED?

If you fail to receive your copy of the Seashore News, please know that you may pick up a current copy in the office.

If you are having chronic problems receiving the News, please call Chairman of the Communication Committee, John Dickerhoff at 240-8298.

Please realize there may be reasons why delivery is not always made right on the first of each month.

WEDNESDAY AFTERNOON BRIDGE

- June 24: 1st - Jeanne Wadkins
2nd - Mary DeVilbiss
- July 1: 1st - Margaret Costello
2nd - Leon Sall
- July 8: 1st - Leon Sall
2nd - Joan Sullivan
- July 15: 1st - Adelle Shanta
2nd - Doris Kelman

Play begins promptly at 11:50 am. For reservations, please call Jean Freeman, 493-6667.



COUPLES BRIDGE

The report for July will be brief since we played only once -- on the 17th. Out of deference to the special 4th of July events early in the month, we chose to skip the first Friday session; however, we roared back with six tables filled on that third Friday. Winners were Nancy Kendall and Lorraine Bruns who were challenged only by Ray Walter and Ruth Roth in second place (in spite of one hot round of 2890)!

The tasty desserts, the coffee, and the set-up of necessary paraphernalia were all managed by Kay Wittmack single-handedly and unabashedly. Thank you, Kay.

Our dates for August are the 7th and 21st at which times we will need to discuss how to increase our treasury if we want an end-of-summer party again this year. Hope to see more of our old friends on those evenings. Remember, we start at 7:30.



WOMENS GOLF

Next FUN-DAY will be held Monday, August 10, at Aliso Creek. Be there at 8:30 am. Captains are Lydia Reeve (493-6539) and Betty Bumstead (493-4438). Brown-bag lunch and meeting following golf will be held at Niguel Shores Rec Center. Margaret Brugger (493-1438) is hostess. Those who have not signed up should call and confirm.

Three groups are now playing regularly, as follows: Wednesdays at Aliso Creek (Marge Dea, 661-6816 in charge); Mondays at The Links (Peg Bucci, 496-5134 in charge); and Mondays at Aliso Creek (Pauline Ross, 661-1748 in charge).

Our next get-away is set for September 23, 24, and 25 at Lawrence Welk Resort. Call Marge (661-6816) or Joan Pender (496-1428) if interested.

FUN-DAY AWARDS for July:
Game -- Beauty and the Beast

Low Gross -- Ceacy Johns
2nd -- Rose Marie Lawson

Low Putts -- Pauline Ross
2nd -- Fern Brooks

Longest Drive -- Pauline Ross

Chipped in -- Peg Bucci
-- Lucy Van Elzacker

Birdie -- Vicki Barth

Beauties (High) - Peg Bucci, Grace Densmore, Bernice Zeigner, Betty Mullen

Beasties (Low) - Vickie Barth, Marge Dea, Jean Gibbons, Josette Umar

PAGE TURNERS

The following is a list of books for summer reading for Page Turners, the Niguel Shores Book Discussion Group. The group meets the third Monday of the month, resuming in September. All are invited to join; more details next month.

"Father Melancholy's Daughter" by Gail Godwin

"The World Is My Home" by James Michener

"Circle of Friends" or "The Lilac Bus" by Maeve Binchey

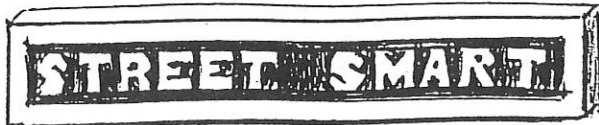
"The Good Earth" by Pearl Buck

"Russka" by Rutherford

"Coyote Waits" or "The Blessing Way" by Tony Hillerman

"The Road to Corrain" by Jill Conway

"Royal Flash" by George Fraser



Salvador Bay. Salvador is the capital of Bahia state, Brazil and a lake in Louisiana. El Salvador is a country in Central America, a town in Chile and the name Columbus gave to the island in the West Indies where he first landed.

Sextant Drive. A sextant is an instrument for measuring the angular distance between two objects, such as a heavenly body and the horizon.

Shackleton Isle. Sir Ernest Shackleton was a British explorer. Shackleton Inlet is on the Ross Ice Shelf in Antarctica.

Sidney Bay. Sydney is the capital of New South Wales, Australia. Sidney is a coastal town on Vancouver Island.

PLEASE NOTE CHANGES IN FOLLOWING FROM PREVIOUS NEIGHBORHOOD EXCHANGE

CHANGES IN SEASHORE NEWS

The Communication Committee has revised its RULES with approval of the Board of Directors (attached to this issue.) The changes reflect more accurately the current operational procedures and policies, many of which have been in practice for several years.

The precedents established over the years in regard to Neighborhood Exchange have caused a broadening of categories from the original "personal goods" to include 1. announcements, 2. personal and real property -- no commercial products, 3. services -- rendered only by the individual plus a restriction that no one may act as agent for a person or company. The committee believes this rewriting reflects the original intent of "neighborhood" advertising.

The old price of placing an ad was \$1 for each 20 words. Because of the rise in printing costs, the new current price is \$3 for a maximum of 30 words.

NEIGHBORHOOD ADS

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

RESPONSIBLE PERSON SEEKING ROOM for rent in Niguel Shores. Please leave message for Louie at 496-3735.

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

SCHWINN AIRDYNE STATIONARY BIKE; 2 years old; purchase price \$600. Asking \$250. Cash and carry. (Any offer accepted). Like new. Call 240-0671.

NIGUEL SHORES COMMUNITY ASSOCIATION
 PERIOD ENDING JUNE 30, 1992
 JUNE = .500

FINANCIAL SUMMARY REPORT

CURRENT MONTH	ACCT CATEGORY	BUDGET	Y-T-D ACTUAL	BALANCE	% EXP
137,064	INCOME	1,703,017	866,018	836,999	0.509
4,833	COMMUNITY CENTER EXPENSES	69,148	28,147	41,001	0.407
61,251	LANDSCAPE EXPENSES	589,042	276,561	312,481	0.470
15,662	TRAFFIC AND SAFETY EXPENSES	165,888	81,544	84,324	0.492
52,665	GENERAL AND ADMINISTRATIVE EXPENSES	645,428	306,745	338,683	0.475
16,303	RESERVE TRANSFER	198,531	98,020	100,511	0.494
5,648	BOARD CONTINGENCY	35,000	6,981	28,019	0.199
19,297-	REPORT TOTALS	0	68,020	68,020-	

Note:

YTD Surplus - NSCA Operating Fund	\$68,020
YTD Deficit - Other	(1,888)
	<hr/>
Total YTD Surplus	\$66,132
	<hr/> <hr/>

NSCA DIRECTORY

BOARD OF DIRECTORS

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

STAFF

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

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

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
Maintenance	Norm Pomeroy	9:30am, 2nd Monday
Nominating	Lydia Reeve & Phil Magwood	See Calendar
Recreation	Ed Adams	2:00pm, 2nd Wednesday
Refurbishment	Tom Reath	See Calendar
Traffic & Safety.....	Bob Sewell	4:00pm, 2nd Wednesday
Tree View Blockage.....	Carroll Cox	2:00pm, 2nd & 4th Monday
Board Advisory Group.....	Lloyd Somerfield	

OTHER ORGANIZATIONS

<u>Sea Terrace Townehomes Assoc. I</u>	<u>Sea Terrace Townehomes Assoc. II</u>
Andy Boush, President	Pat Long, President
Ian Ross, 1st Vice-Pres.	Don Lutz, 1st Vice-President
Donald Fisher, 2nd Vice-Pres.	George Freundlich, 2nd Vice-President
Bobbe Kahn, Treasurer	Gene Chapman, 3rd Vice-President
Hal Therolf, Secretary	Joanne Mitchell, Secretary
	Bernie Baskin, Treasurer

Mens Club
Don Ellis, President

Womens Club
Dottie Foth, President

Paper Salvage Program
K.Russell Paslaqua,
Project Manager

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
Distribution Coordinator - Gene Chapman
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.

MICHAEL SHORES CALENDAR

SUNDAY

MONDAY

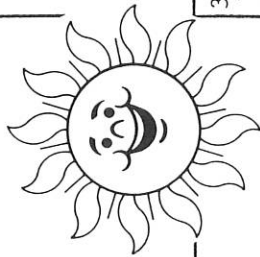
TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY



AUGUST 1992

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
2	3 Womens Golf Fitness 9:00 Kids Camp Session V	4 Mens Club Brkfst 8:15 Paper Slvg Comm 10:30 Art Class 1-4	5 Womens Golf Fitness Class 9:00 Board Meeting 11:00 Noon Bridge 11:50	6 Ladies Day Tennis 8-10 Womens Crafts 10-2 Arch Comm by appt	7 Fitness Class 9:00	8
9	10 Womens Golf FUN-DAY Fitness Class 9:00 Maintenance Comm 9:30 Tree View Comm 2:00 Landscape Comm 4:00 Kids Camp Session VI Parents Club 7pm	11 Mens Club Golf Art Class 1-4	12 Womens Golf Fitness Class 9:00 Noon Bridge 11:50 Rec Comm 2:00 Traf&Sfty Comm 4:00	13 Ladies Day Tennis 8-10 Womens Club Tea 12:30 Street Sweeping	14 Fitness Class 9:00 Street Sweeping Movie Night: Ewoks 6:00 Paradise 7:45	15
16	17 Womens Golf Fitness Class 9:00 Kids Camp Session VII	18 Mens Club Brkfst 8:15 Art Class 1-4	19 Womens Golf Fitness Class 9:00 Noon Bridge 11:50 Com Rel Comm 4:00 SSN Deadline 7:00 Open Board Mtg 8:00	20 Ladies Day Tennis 8-10 Arch Comm by appt Comm Comm 2:00	21 Fitness Class 9:00	22
Potluck 6:00	24 Womens Golf Fitness Class 9:00 Tree View Comm 2:00 Kids Camp Session VIII	25 Mens Club Golf Art Class 1-4 Finance Comm 7:30	26 Womens Golf Fitness Class 9:00 Noon Bridge 11:50	27 Ladies Day Tennis 8-10	28 Fitness Class 9:00	29 Tennis Social 1:00
30	31 Womens Golf Fitness Class 9:00					



(08-01-92)

2301 Accounts Unpaid for 30 Days (04-01-92)

Members whose accounts have a balance outstanding of 30 days or more are assessed a late charge of 10% or \$10.00, whichever is greater, plus interest figured at 10% per year. Reminder billings are sent by computer service.

2302 Accounts Unpaid for 60 Days (10-05-88)

Members whose accounts are 60 days delinquent are noticed by registered mail that if payment in full is not received within 15 days, a lien will be filed against the property.

2303 Accounts Unpaid for 75 Days (10-05-88)

Members with delinquent accounts of 75 days are liened. Members are assessed a charge for lien filing and administrative costs (minimum charge \$50.00).

2304 Accounts Unpaid for 90 Days (10-05-88)

Members whose accounts are 90 days delinquent are referred to the Board of Directors for suspension of Association voting rights and use of common area/facility privileges, (including participation in committees, clubs and organized community events) which includes use by the member, his guests and tenants, pursuant to suspension procedures.

2305 Accounts Unpaid for 90 Days (06-03-92)

Members whose accounts are 90 days delinquent are sent to the Association's attorney for collection action, which includes filing a Notice of Default. Members are assessed a minimum fee of \$450.00 for attorney fees.

2306 Accounts Unpaid for 120 Days (02-01-85)

Failure to cure a delinquency of more than 120 days may result in foreclosure proceedings against the property.

(08-01-92)

3104 Modifications (07-08-92)

Modifications subject to restrictions shall include but not be limited to:

1. Second Story Additions to One-Story Dwellings

Criteria: Approval shall be based on adequacy of site dimensions, architectural compatibility and harmony of external design with neighboring structures; effect of location and use of improvements on neighboring property, improvements, operations and uses; relation to topography, grade and finished ground elevation of the property being improved to that of neighboring property; proper facing of main elevations with respect to nearby streets; preservation of natural view and esthetic beauty; and conformity of the plans and specifications to the purpose and general plan and intent of the Declaration of CC&Rs. (Article VII, Section 1, Declaration of Covenants, Conditions and Restrictions.)

a. Tract 7447 (Berkus). The Berkus tract was designed to have a balanced mix of one- and two-story houses. The site dimensions of this tract could lead to consideration for the addition of a second story to a single story house on certain lots. Criteria as established under Article VII, Section 1 of the CC&Rs shall apply.

b. Tract 6988 (Breakers Isle). Permits either one- or two-story houses. Same criteria is applicable as in "a" above.

c. All Other Tracts. Second story additions to one-story houses will be considered on an individual basis subject to the criteria established in Article VII, Section 1 of the CC&Rs.

Reference:

1) The following tracts were designed to have only single-story houses: 6935 - Broadmoor; 6782 and 8038 - Garden; 7156 - Custom; and 9098 - Villas.

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

2. Vertical expansion of roofs above the existing height is not permitted unless as part of an approved second story addition.

3. Modifications which would result in more than one dwelling unit on a single lot are not permitted.

4. Reflective glazings or coatings are not permitted.

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

5. Structural additions beyond the "Privacy Fence" line are not permitted.

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.

6. Building or other structural additions of any kind (including fences, trellises, etc.) which would obstruct or interfere with the natural view of another property are not permitted.

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.

(07-01-92)

7. Reduction of open space between certain dwellings.

Note: The open space between dwellings in the Townhomes and Garden Homes (Tracts 6782, 6881, 6883, 6884, 7203, 7515, 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.

8. 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.

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

10. Modifications which encroach on "Reserved Easement Areas" are restricted. See Rules 3133 (Reserved Easement Areas), 3135 (Berms), 3132 (Proximity of Structure to Slope), 3141 (Front Yard Improvements in Sea Terrace I and II), and 3143 (Proposed Improvements on Slope Control Areas Tract 6988 'Breakers Isle').

11. One-story houses shall not exceed 15 feet above grade and two-story houses shall not exceed 24 feet above grade.

3107 City Approval Required (04-04-90)

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 owner has paid the construction deposit and signed the Certification of City Permit Approval.

3108 Consulting Architect (04-8-86)

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 (04-16-86)

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 (07-08-92)

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. 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 forty-five 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.

(08-01-92)

3137 Walls and Fences (07-08-92)

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

B. View portion of lots. Committee approval is required as set forth under preceding sections.

1. Height and location of all fences shall be such that views are not obstructed. The general rule is that fences on the view portion of the lot may not exceed three feet in height.
2. Wind/sound glass screens will be considered on an individual basis, taking into consideration possible impact on adjacent properties. These will be required to be of tempered glass only. There will be no horizontal frames allowed and preferably no vertical frame supports. Glass wind/sound screens shall not exceed six feet in height from ground level including any lower walls or fences, and may be limited to less than six feet in height.

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

D. Sea Terrace Townhomes Association I and II (Tracts 7515, 6881, 6884, 8602) members may replace existing wood fences with same design or with slumpstone of specified color, material, size and height to conform to community standards on file at the Association office. All fences must conform with previous fencing regarding height and placement. Wrought iron is also an option for the original front fence only. Members are responsible for costs and Association and County permits, where applicable. The exception to the choice of wood or slumpstone is not applicable to rear fences adjacent to greenbelt areas. These fences are to remain wood.

3138 Driveways (01-04-89)

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

B. Asphalt or asphaltic concrete driveways are not permitted.

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

One 3/4" Sch. 40 PVC electrical conduit
One 3/4" Sch. 40 PVC water pipe

3139 Roofs (11-07-90)

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

B. Roofing materials for pitched roofs:

Wood shingles, wood shakes, clay tile, concrete tile, concrete shakes, metal tile (e.g. Decra and Sierra or equivalent), supra-slate (or equivalent) composites made of various mixtures including perlite, cement, wood fiber, etc. (e.g. Hardishake, Maxi-tile, Great Shakes or equivalent).

C. Gravel

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

D. Metal flashings and vents (pipes) to be painted to blend with house or roof (whichever is less noticeable).

(08-01-92)

5101 Use of Community Center (10-04-89)

The Niguel Shores Community Center property, facilities and equipment are restricted to use by members of the Niguel Shores Community Association, their families, and guests.

The rules for use of the facilities are structured to provide maximum recreational benefits to the greatest number of persons, and have been established by the Association Board of Directors to preserve and protect the mutual rights of the members. Violation of these rules and regulations may result in suspension of the right to use the facilities.

The right to use the community center facilities may also be suspended by reason of the physical or mental impairment of such member, or of his/her family members, guests or delegates where, in the reasonable opinion of the Board of Directors, such physical or mental impairment presents an unreasonable risk of injury to, or threat to the safety of, such person or other members and their family members, guests and delegates who are entitled to the use and enjoyment of the community center facilities.

The duration and any conditions of suspension of the right to use the facilities shall be determined by the Board of Directors in accordance with the notice and hearing procedures outlined in NSCA Rule 2753, except that such right may be immediately and temporarily suspended by the Board of Directors pending the hearing provided for in Rule 2753 for a period not to exceed thirty (30) days.

5102 Rules for Use of Community Center (07-15-92)

1. All persons using the facilities are required to sign in when entering the Community Center.

2. Guests using the facilities must be accompanied by a member, or be registered at the office by the member. Members are responsible for the conduct of their guests and observance of the rules.

3. Access to the Community Center is restricted to authorized hours. Any member or guest who enters during unauthorized hours is subject to illegal entry and trespassing laws, and may be prosecuted. Violations of this rule may be cause for suspension of member privileges.

4. Staff has the authority to enforce all rules and regulations. Members are requested to report infractions of the rules to management.

5. No pets or other animals are permitted within the Center.
6. Glass containers or objects are not permitted on Center property.
7. Smoking is prohibited in designated NO SMOKING areas.
8. Rough or boisterous conduct, profanity, gambling, or immoderate use of alcohol is prohibited.
9. All storage areas, pool filtration rooms and private meeting rooms are off-limits.
10. Misuse or vandalism of Center facilities may be cause for suspension of privileges and referral to local authorities for prosecution, and property owners shall be subject to the fine system.
11. Skateboarding, roller skating and roller hockey are not permitted in the Community Center or parking lot.
12. Individuals using the facilities may be required to furnish proof of membership or guest status.
13. Loitering is prohibited in or about the Community Center and adjacent areas.

(08-01-92)

5201 Purpose of the Communication Committee (06-30-92)

The primary purpose of the Communication Committee is to edit and circulate a monthly newsletter, the SEASHORE NEWS, as a means of keeping residents well informed of community activities, both recreational and administrative, and to encourage active participation in such activities.

The secondary purpose is to increase communications to the membership by producing an information guide and flyers, or by utilizing other approved media vehicles when available.

5202 Duties of the Committee (06-30-92)

The Committee meets once a month, after the deadline on the 19th of each month, to discuss committee business and to approve/disapprove submissions to the Seashore News.

5203 Organization of the Committee (06-30-92)

The Committee is composed of members of Niguel Shores Community Association, including an assigned Board Liaison member. The number of members is determined by the Chairperson but will be no fewer than three. A quorum consists of a majority.

5204 Qualifications for Membership (06-30-92)

To qualify for membership, a person should have some experience in the field of journalism, teaching, English literature or graphic arts, should be familiar with the basic rules of grammar and punctuation and should be a good speller. An aptitude for writing would also be useful.

5205 Appointment to the Communication Committee (06-30-92)

Following Board policy, all committee Chairpersons are appointed by the Board of Directors. Other members of the Communication Committee are nominated from volunteers or chosen by invitation. The Committee will approve such nomination (or removal) by majority vote. Each such action regarding committee membership must be confirmed by vote of the Board of Directors.

(08-01-92)

5221 Policy (06-30-92)

The Seashore News shall not be used as an instrument for promoting the point of view of individuals or organizations showing a preference regarding political, religious, ethnic, or racial issues.

5222 News Articles, Announcements and Reports (06-30-92)

News articles, announcements and reports are limited to those of the NSCA Board; NSCA Club announcements and reports; news of community activities; and manager reports. Articles may be submitted only by residents or owners, on forms supplied by the office and are limited to 250 words. See 5221.

Submissions must include the writer's name and phone number. Typing is preferred, but handwriting is acceptable if it is neat and legible. The Committee members read each item to assure that the subject is acceptable, the language is clear and grammatically correct and that it does not exceed the word limitation. An attempt will be made to discuss questionable articles with the writers before approval.

5223 Deadline for Submissions (06-30-92)

It is planned that the News will be distributed on or before the first of each month. Therefore the submission deadline is the 19th of the preceding month. Late submissions will be accepted only if the Chairperson determines that the article is important and that it will not delay publication.

5224 Voice of the People (06-30-92)

Letters to "Voice of the People" are restricted to residents and owners of Niguel Shores property on subjects of general interest to the community. Writers are free to express their thoughts with the understanding that responsibility for the contents rests with the writer, not the committee. The writer's address and phone number must accompany the letter and only his/her name be published with the letter. Letters are limited to 200 words. See 5221.

5225 Neighborhood Ads (06-30-92)

Only residents or owners of Niguel Shores property may submit ads. No one may act as agent for a person or a company. Items for "Neighborhood Ads" must fit within the following categories:

1. Announcements -- in accordance with Rule 5221.
2. Personal and Real Property -- no commercial products.
3. Services -- rendered only by the individual advertiser.

Length of ads is limited to 30 words including phone number. A charge is made preferably by check made out to NSCA. See office for current advertising rate. All ads must be submitted on or with a signed form supplied by the office. All ads are read and approved or disapproved by the committee.

5227 Production (06-30-92)

Submissions are edited and proofread by the committee and finished copy is then pasted up with artwork by volunteers. Copies are printed by an outside firm and are collated and stapled by NSCA volunteers.

5228 Distribution (06-30-92)

The Niguel Shores area of 960 family homes is divided into ten districts and the NEWS is delivered to an area coordinator in each district who maintains a team of block chairpersons to deliver the NEWS to house slots or under garage doors, if possible, or out of sight. Postal laws prevent placing the NEWS in mail boxes. Extra copies are mailed to homeowners living outside Niguel Shores; the remaining issues are kept in the office during the month.

No other material shall be distributed with the SEASHORE NEWS except with the approval of the Board.

(08-01-92)

5229 Files (06-30-92)

The staff maintains a file of the original articles submitted by contributors for three months. One copy of each issue of the News shall be kept in a permanent file. Extra copies of back issues will be disposed of after three months.

5241 Bulletin Board Ads (06-30-92)

A bulletin board, maintained by the Staff is available without charge to residents and owners for advertising their personal and real property, business or services. Ads are to be written on 3x5 cards available in the office. Business cards may be attached. All cards must carry the name and phone number of the resident. Display of ads is limited to one month. Extensions will be granted upon request if space is available.

5242 Poster Boards (06-30-92)

The poster boards in approved locations are available to NSCA committees and organizations without charge to publicize activities and events. They are not available to individuals or private groups. The office staff will supply poster materials, and may help with the execution of posters on request. They will also approve/disapprove posters and coordinate posting dates in case of conflict.

5243 Information Guide (06-30-92)

The NSCA Guide provides information for owners and residents on the personal and financial responsibilities of residency in Niguel Shores. The committee is responsible for the contents and physical make-up of the guide. An area map is included as well as a directory of emergency numbers, utilities, schools, etc. Current copies are presented to all new owners or residents of Niguel Shores without charge as they register. The Guide will be distributed without charge to present owners or residents only upon request.

5251 Budget (06-30-92)

The Communication Committee works with the office staff once a year to prepare an estimate of yearly costs to be included in the annual budget which must be approved, after review by the Finance Committee, by the Board of Directors.

(08-01-92)

6211 Skateboards (07-15-92)

No person shall ride or cause to roll or coast any skateboard, roller skate or other conveyance powered by human power except a bicycle on the roadway portion of any road within Niguel Shores. Does not apply on cul-de-sacs less than 500 feet long.