

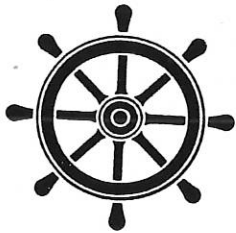
seashore news



AUGUST 1995

Issue 263

Published monthly by the Niguel Shores Community Association



FROM
THE
HELM

The **Seashore News** is the monthly newsletter published by the Niguel Shores Community Association. Three hundred thirty non-resident homeowners are mailed copies, and the 960 residences within our community receive hand delivered copies on the first of each month. In recent discussions the question has been asked, "Who reads The Seashore News?" Without going into detail about the content of this publication it should suffice to say that The **Seashore News** is the means for the Association to provide necessary and useful information to everyone, and for individuals, committees, clubs, and other groups to conveniently make announcements and communicate information to all who may be interested. I would be interested in hearing suggestions from readers about what would improve our newsletter, e.g., what should be added, omitted, or said or done differently?

Refurbishment or improvement of the entrances to our community has been a frequent topic in the **Seashore News**. The results of the Entrance Improvement Committee's findings have been reported and discussed during several of the General Sessions of the Board of Directors. In discussions many of you have had with me it could be observed that there is a wide feeling that the principal objective

regarding the entrances was their beautification, and second, that the estimated costs to do these things would necessitate a substantial special assessment. The Board of Directors is aware that there is not enthusiasm for a special assessment for this purpose, but we believe there is wide agreement that very serious long overdue major maintenance work must be completed on the entrances at Garibaldi, Manta Court, Selva Road, Ritz Carlton Drive and Mariner Drive. It should be recognized, as many of our homes have been in use twenty years or more, that for our entrances serious maintenance work must be performed to assure their functionality, safety and dependability. It is the Board's intention to plan for their systematic repair and upgrading, over a two to three year time span, beginning with the gates at Garibaldi, and Manta Court which are in the greatest need.

While talking about gates, we often refer to The Shores as a gated community, which we are. Because we have a uniformed attendant at the Mariner Entrance 24 hours a day and another uniformed attendant who patrols throughout the community for specified days of the week and hours of the day, we should not mislead ourselves to think that we live in a guarded or security safe community. It should be understood that the responsibilities of these uniformed attendants are the control of vehicular access to the community and the regulation of proper parking of vehicles in our common areas. These uniformed attendants are not peace officers and therefore do not have the related authority to enforce criminal laws nor do

continued next page

they have the power to arrest as do Orange County Deputy Sheriffs who are, in fact, peace officers. These uniformed attendants must not be perceived as being guards, and it must be understood that their employment by the Association, as stated in Article X, sub-section (f) of the CC&Rs, does not "...create a greater obligation upon the Association to provide security to persons or property within Niguel Shores, or any portion thereof, than is otherwise required by law." We as individuals personally have the responsibility to exercise proper care for our homes and belongings. While unattended we should close windows and lock doors of our homes and vehicles and safeguard our other belongings.

George Williams
NSCA Board President

**Next Board Meeting
for Committee Reports**
* * * * *
Wednesday, August 16, 1995
7:30 p.m.

**ON-SITE HOMEOWNERS ARE REMINDED
THAT FAMILY MEMBERS MAY OBTAIN
DECAL/KEY CARD PACKAGE - RULE 6512**

Homeowners living here are reminded that the Board of Directors changed Rule 6512 in 1992. This change allows immediate family members who do not live within the Shores to obtain a gate access package. The package consists of a homeowners vehicle decal and key card. There is no cost to the homeowner or family member.

Homeowners who have family members who visit on a regular basis should consider taking the time to obtain a gate access package. This will eliminate calling the gate to authorize entry and family members waiting in line on busy days.

Be sure to review NSCA Rule 6512 A.1. before contacting or coming to the office to obtain the package. Remember, these packages can only be obtained during regular NSCA business office hours.

**NIGUEL SHORES COMMUNITY ASSOCIATION
Period From January 1 - June 30, 1995**

Unaudited Summary Financial Report

<u>OPERATING FUND CATEGORY</u>	<u>ANNUAL BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>% OF BUDGET USED</u>
Income	1,682,227	847,424	841,126	50.4
Community Center Expenses	76,772	29,617	38,407	38.6
Landscape Expenses	620,077	259,245	310,052	41.8
Traffic & Safety Expenses	176,792	87,309	88,413	49.4
General & Admin Expenses	562,903	280,654	281,519	49.9
Reserve Transfer	209,519	105,423	104,760	50.3
Board Contingency	35,000	10,110	17,502	28.9

TRAFFIC & SAFETY COMMITTEE

Our meeting on July 3, 1995 brought to our attention that many of our residents fail to comply with the vehicle code and speed, run stop signs, etc., with impunity. We are suggesting to our Board that we ask the Sheriff to apply selective enforcement procedures and come into our community and enforce the code. We also would like them to patrol more often for the following reasons:

WHAT'S HAPPENING IN THE SHORES!
Crime is rampant. The following incidents have occurred:

June 7, 1995 - Cabrillo Isle
Three homes victimized by vehicles burning rubber across curbs and driveways.

July 1, 1995 - Leeward Drive
Orange paint balls shot at a vehicle two nights in a row; shattered rear window with club-like device.

July 8, 1995 - Verrazanno Bay
After 9 pm vehicle windows broken by BB's.

July 9, 1995 - Faeroe Bay
Between 9 pm and 6:30 am, seven fully planted flower containers were pushed or pulled down from the fence and thrown down the slope. Two other containers had plants pulled out. Blooming flowers were broken and strewn around. Newly planted flowers in the common area were trampled and pulled out and thrown into the street.

July 9, 1995 - Vista D'Oro
SEVEN HOUSES ATTACKED!
Broken sprinkler heads.
House numbers removed.
Paint damaged and house numbers removed.
Attempted burglary through sliding window.
House numbers removed.
In the cul-de-sac a vehicle had "F--- you please" scratched into the paint with a large nail.
House numbers removed.

July 9, 1995 - Vista D'Onde
House TP'd, eggs thrown on house and car, candle wax on car in profanity, shaving cream on house, garage and car. Garden uprooted, plants strewn.

July 10, 1995 - Niguel Shores Dr.
Shattered three car windows.

We must be alert and report all occurrences so we can develop a protective awareness.

A NOTE FROM DICK WENDT, OWNER OF WENDT LANDSCAPE SERVICE

For many years, we had great success with our plantings of colorful impatiens at the entrances of Niguel Shores. Early spring or even late winter plantings of 4" pot size plants would quickly fill out and rise to mounds of color over two (2) feet tall, most of the time lasting through summer, well into fall. Then for several years we noticed the plants growing less vigorously and declining.

Taking specimens to Dr. Randy Keim, San Clemente (Keim's Plant Disease Clinic), indicated we had one or more types of fungus present in the soil. Many of these fungi are very persistent and will remain in the soil year after year.

For the next two years we did not use impatiens in order to "rotate our crops" as the farmers have learned to do. This year, we appear to be having success in most areas. We did our initial planting using a fungicide (SUBDUE is what we are having the best luck with) and are continuing to treat with foliar and soil applications, as needed.

As landscapes mature, we are continually facing new problems. Persistent soil fungi have been added to that list.

LANDSCAPE NOTES

NEW UNIFORMS FOR LANDSCAPE SERVICE EMPLOYEES

Residents will be better able to tell who is part of the landscape crew. All Wendt employees will be wearing tan long sleeve shirts with small patches for the company name and employee's name, on the front of the shirt. Most of the crew will also be wearing brown pants. All members of the crew must wear their new shirts every day they work here at the Shores. Their uniforms will also be professionally laundered which means they will have a fresh uniform each day.

If someone claims that they are part of the Wendt landscape crew and they are not wearing a tan shirt as described above, then they are not telling the truth. If you believe management and Wendt Landscape Service should know of the circumstances of your encounter with the person you spoke with, please come to the NSCA office and fill out an Incident Report.

Dick Wendt has decided that his company and employees need to look more professional. This is a program which management at the Shores fully supports and believes is long overdue.

RITZ CARLTON TO TRIM SEASWARD ISLE SHRUBS

The office has received complaints from homeowners that shrubs maintained by the hotel are blocking views. Management has met with the landscape supervisor for the hotel and was informed that they would address the problem in August.

The area in question is along the north side of Seaward Isle. This is an area owned by Niguel Shores, yet is maintained by the hotel.

The hotel will be topping the tall shrubs approximately six to eight feet. Several small eucalyptus trees will also be removed. It will take four to six weeks for the tops of the shrubs to leaf out and look green again.

Those affected by this work will receive a letter from the NSCA staff advising of the date this work will be done.

AUGUST PROJECTS

During August, Wendt Landscape will be catching up on several projects not completed during July. They will also be doing the following:

Sea Terrace I - Along Niguel Shores Dr., between Halyard and Leeward, the lantana will be removed and ivy geranium used as replacement material.

Shores Garden Homes - In the middle of the upslope on Nauticus Isle, approximately one-third of the old, existing acacia will be removed. Once the area is cleaned out, low growing Myoporum Pacificum will be planted. For color, some Radiation Lantana will be added. This will be the first year of a possible two to three year project. It is the goal of the Landscape Committee to completely replace the existing material on this slope, which will lower the maintenance work and improve the slope's appearance.

STREET SWEEPING SCHEDULE

The scheduled date for street sweeping this month is **Monday, August 7**. You are requested to have your vehicles off the streets and out of the parking bays. This will allow the sweeper to do a better job.

REQUESTED OF PARENTS

Parents are asked to assist staff by discussing with your children, and their guests, the fact that bicycles, surfboards and body boards are not permitted within the Community Center. It seems to be a continuing problem with many of the children being asked by staff repeatedly not to bring them into the Center.

Bicycles should be locked in the bike rack, located on the east side of the office.

COUPLES BRIDGE

All interested residents are invited to play at the Couples Bridge sessions which are held on the first and third Fridays of each month. Play begins at 7:15 pm in the multi-purpose room. Call Gordon or Nina Furth at 661-3683 for a reservation.

Nick and Mary Martin were hosts on July 7. The winners were:

- 1st - Mickey and Dorothy Ann McLaughlin
- 2nd - Nick and Mary Martin

The winners on July 21 were:

- 1st - Nick and Mary Martin
- 2nd - Mickey and Dorothy Ann McLaughlin
- 3rd - Walt and Margaret Brugger

Dates for this month are August 4 and August 18.

WEDNESDAY NOON BRIDGE

All Niguel Shores bridge players are welcome. Play commences at 11:50 am. Please call Margaret Costello (493-0465) for August reservations.

Winners were:

- Jun 28 1st - Yetta Robbins
- 2nd - Dal Weber
- Jul 5 1st - Jean Freeman
- 2nd - Dal Weber
- Jul 12 1st - Margaret Costello
- 2nd - Virginia Brooks
- Jul 19 1st - Irene Nylund
- 2nd - Dorothy Johnson

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. Submissions due before 5 pm on the 19th of the month.

NOTES FROM THE RECREATION COMMITTEE

The July 4th celebration was a great success. The Mens Club served a delicious pancake breakfast to a record crowd of 485 residents and guests. The turnout of participants enjoying the activities and contests was large, and the evening barbecue drew almost 200 persons. Our thanks to all the volunteers who contributed their time to make this day a memorable one. We will attempt to expand and improve this annual celebration next year.

Looking forward to recreational plans for September, another community barbecue will be held at the beach parking lot picnic facility on Sunday, September 3, 1995, at 5 pm.

The community's Annual Country Fair and Steak Dinner will be held on Saturday, September 16, 1995.

More to come relating to the above activities in the September Seashore News.

Attention all artists! The Annual Art-Affaire will be held on Sunday, November 5, 1995.

The committee is also working on many other programs for the future enjoyment of our residents and their guests.

FRIDAY NIGHT MOVIES FOR AUGUST

Please watch the bulletin boards for the announcements of the two movies in August -- one will be especially for kids.

COMMUNITY BARBECUE

Place: NSCA Beach Parking Lot Picnic Facility

Date: Sunday, August 6, 1995

Time: 5:00 pm

Join your friends; meet new people. Bring your food and beverage. The charcoal fire will be provided.

JULY 4TH TOURNAMENT WINNERS

CONGRATULATIONS to winners of the July 4th tournaments. We had a record turnout, and ribbons were presented.

Badminton winners: first place, Matt and Greg Corkhill; second place, Matt and Bill Stoner; third, Jamie and Trey Davis.

Croquet winners: first place, Ricky Crawford; second place, Bill Stoner; third place, Rob Hodes; honorable mention, Caitlyn Hartman.

Horseshoes: adult first place, Al Kau; second place, Bruce Davis; third place, Steve Thompson. Kids first place, James Hartman; second place, Nick; third place, Brando Erdo.

Ping pong: first place, Justin Rogina; second place, Fritz Brown; third place, Jocelyn Turner.

The Recreation Committee thanks all volunteers -- the MacNairs, Borlands, McLaughlins, Ellises, Therolfs, Adams, Jim Carol, Alice Freundlich, Betts Flynn, Boy Scouts and leader Dana Huff, Brownies and leader Sharon Stewart, Linda Ross, Sallie Armstrong. A special thanks to Frank Taylor for his annual contribution to the parade with his car and loud speaker.

We welcome volunteers and suggestions for next year's community celebration.

FAMILY BARBECUE - SATURDAY, AUGUST 26, 4 PM TILL ?

Moms, dads, and kids will meet at the beach park picnic ground. Bring your own food, marshmallows, and sticks. Tables and charcoal fire will be supplied. Just come.

Note: This is for the young parents, but grandparents may come with grandchildren.

SANDCASTLE CONTEST PARTICIPANTS - JULY 4, 1995

Family and Group Entries

1st Place "Monarch Angel Fish", Bouser, Roehk & Williams Families; 2nd Place "Liberty Always", Moore Family; 3rd Place "Dolphin Family", Corkhill, Segura & O'Connor Families.

Other Participants

"Fishing Boat", Aberle Family; "Crab", Graney & Wellner Families; "Baseball Field", Devin, Robby, & Zack Powers-Davis; "Submarine", Rogina Family; "747 Aircraft", Turner Family; "Shark", Buchholt & Porter Families & Alex; "Space Shuttle", Riddle Family; "Mountain", Andy Powers-Davis.

Children, Individual & Team, Ages 8-14

1st Place "Have A Nice Day", Shane Randall, Dan Rusert & Matt Brooksy; 2nd Place "Pyramid", Hrisca & Wood Families; 3rd Place "Statue of Liberty", Rector Family.

Other Participants

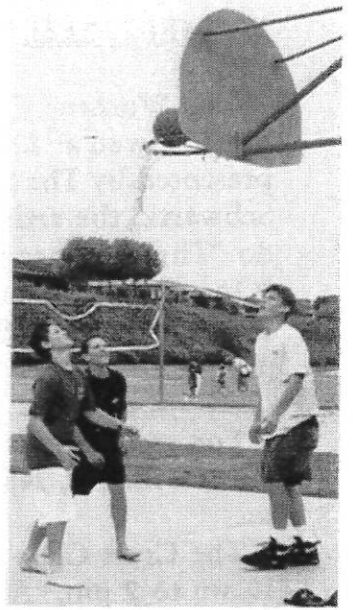
"Turtle", King & Huliet Families; "Creature of the Sea", Rector Family; "Fort & Castle", Leinenweber Family; "Mermaids", Riddle, Randall & Valentine Families; "Bob the Sea Turtle", Kevin Witt & Tad Nakatani; "Volcano", Kelly Breneman & Kelly Leng; "Bermuda Triangle", Hurlbut & Larsen Families; "Castle", Kim Jones & Katie Lee; "Sandcastle", Ricky Crawford & Johnny Chis; "Submarine", Chelsea Crawford & Jaime Chis.

Children, Individual & Team, Ages 0-8

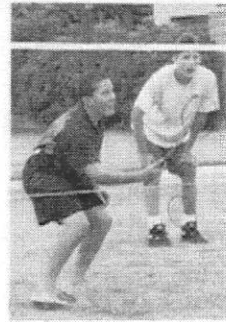
1st Place "4th of July Castle", Paris Fields & Brooke Cassidy; 2nd Place "Turtle Power", Crownover Kids; 3rd Place "Drip Castle", Slucter & Countryman Kids.

Other Participants

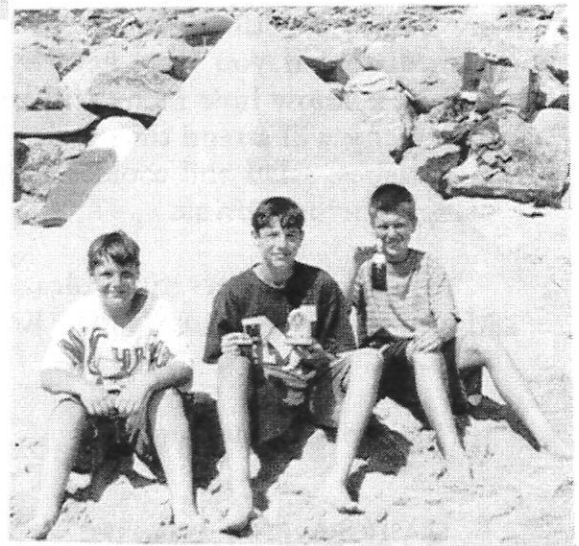
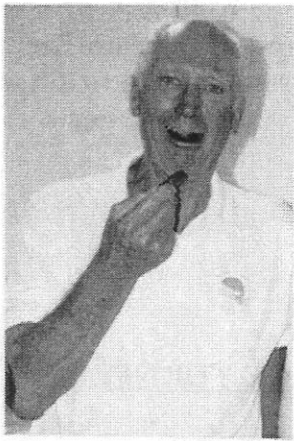
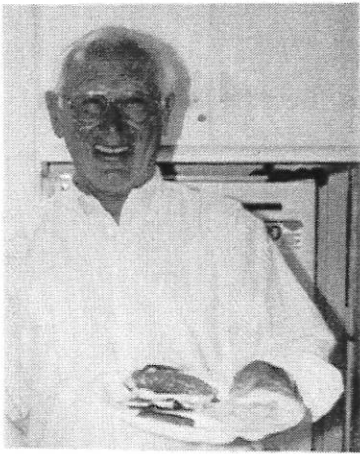
"Lost City of Atlantis", Fishman & Chodos Kids; "Horse's Head", Heather Stewart.



Niguel Shores



July 4, 1995



WOMENS CLUB

The Womens Club will meet on August 10; lunch served at 12:30 pm. The program will be presented by The Readers' Theater led by Edith Schwartz, the artistic director. The group will do "Three Scenes by Two Actors" taken from "On Golden Pond", "Camino Real", and "Macbeth". Ms. Schwartz will introduce the program.

For reservations or cancellations, please call Mary Williams, 248-7164 no later than August 8.

The Craft Class will meet on August 3 from 10 am to 2 pm. All are welcome.

There will be a meeting of the Womens Club Board on August 3 at 4 pm, in the multi-purpose room.

Gretchen Rask is compiling a Niguel Shores Womens Club Cookbook. All members are invited to submit copies of their favorite recipes. Bring recipes to our meetings or place them in the Womens Club box in the Association office.

LADIES DAY TENNIS AND PICNIC

We will have our annual Fun Tournament, Thursday, August 3 at 8 am, and the picnic will follow at around 11:30 am at Niguel Shores beach bluff.

If you would like to play in the tournament, or come to the picnic, please sign up immediately if you have not already done so. We must know how many will be playing and how many will attend the picnic. There will be sandwiches, salad and cookies supplied. Please bring your own drink.

To make a reservation please call Juanita Moore at 496-9756 or Nancy Kendall at 496-5318.

Hope to see you August 3.

WOMENS GOLF

Next Fun-Day, Monday, August 14, will be held at Aliso Creek and is the occasion for our annual Maggie Waterman Memorial Tournament. Sign-in time is 8:00 am. Captain is Sharon Becraft (248-5191). A special catered luncheon/meeting following golf will be held at Niguel Shores Recreation Center. Hostess is Ann Lasseben (661-0500). Anyone who has not signed up for lunch and/or golf should confirm with Sharon and Ann. Checks for the luncheon should be made payable to Sharon Becraft in the amount of \$9 and sent to her no later than August 7.

Regular playing days for the group are Mondays and Fridays. Monday's Captain is Bernice Zeigner (496-2246). Friday's captain is Sharon Becraft (248-5191). Be sure to call them a week in advance if you would like to participate. All Niguel Shores residents are invited to join us.

FUN-DAY AWARDS - JULY

Low Gross -- Ursula Hornbarger
Low Net -- Lorraine Bruns
Longest Drive -- Terry Scott
Low Putts -- a tie -- Lorraine Bruns and Fran King
Chip-in -- Sharon Becraft
Mystery Game -- Sharon Becraft and Ursula Hornbarger

PAGE TURNERS

The next meeting will be September 18 at Harriet Writer's, 33711 Windjammer, 493-6196. The books to be discussed will be "Angle of Repose" and/or "The Inspector Bird", by Wallace Stegner. If you have not received the list of books to be read this coming season, call Betty Dickerhoff, 240-8298.

MENS CLUB

Four hundred eighty-five (485) pancake breakfasts -- a new record! Our sincere thanks to Bob Scott and all his Mens Club volunteers for a job well done.

Our speakers for August are as follows:

August 1 -
Professor Patrick Morgan
"The Future of NATO"

August 15 -
Dr. Don R. McCanne, General Practitioner
"Medicare & HMO's"

August 29 -
Michael Miner, General Manager
Marriott Laguna Cliffs at Dana Point

Hope you will plan to attend and hear these fine speakers.

POTLUCK - AUGUST 27, 1995

Back to our regular potlucks except, as stated in the previous Seashore News, August and September will be on the 4th Sundays, August 27 and September 24. No particular theme, so come in summer-comfortable dress for an evening of good food and sociability. Bring your own plates and eating utensils, plus your favorite refreshing liquids.

Calling for casseroles, salads, and desert will be

A - F	Grace Smith	493-2677
G - M	Ann Walker	496-4069
N - Z	Dave & Ginnie Parrett	493-0314

Leash your pet.
Clean up the residue.

(NSCA Rule 9101; Orange County
Ordinance, Title 4)

MENS CLUB GOLF

On June 27 we played the Fallbrook golf layout enjoying the weather and free lunch with golf. Format for this round was Tin Whistle. Winners of the three flights were:

"A Flight"
Jerry Pearl - 1st
Don Ellis - 2nd
Bob Munz - 3rd

"B Flight"
Bob Borland - 1st
Bob Converse - 2nd
Jack Broering - 3rd

"C Flight"
Col. Jack Fellows - 1st
Jim Woodward - 2nd
Don Beaver - 3rd

Closest to the pin on #7 was Bob Borland and on #18, Don Ellis.

Thirty-five golfers played a team scramble at the Pala Mesa Resort course on July 11. This course is long, narrow and impossible to read the greens. However, the 1st place team of Lee Writer, Grover Brown and Jack Broering managed a 2 under score of 70. Second place at 73 went to George Allaman, Art Peever, Jack Sweeney and Blair Bailey, followed at 74 by the team of Dick Brame, Ed Adams, Bob Gutknecht and Col. Jack Fellows. Closest to the pin on #7 was Art Peever and Lee Writer closest on #16.

The annual Mens Club get-away will be at Solvang on September 19-20, with golf at the Alisal River course, and deluxe rooms at the Royal Scandinavian Inn. A hospitality room and Santa Maria BBQ are planned. Plenty of non-golfing activities like shopping, winery tours, tennis antiquing and relaxing are available. If interested, call Bob Borland at 248-1493.

Bob Charles is the greatest left hand golfer of all time. In 1963 the native of New Zealand became the only left handed golfer to win the British Open.

NEIGHBORHOOD EXCHANGE

SURPRISE ! - LIBRARY OPEN SIX DAYS PER WEEK BUT IT NEEDS OUR HELP

Monday, Tuesday, Wednesday 10 am - 9 pm
Thursday 10 am - 6 pm
Friday, Saturday 10 am - 5 pm

The decision was made that the most important objective would be to provide access to the library buildings. But in order to deal with the county-wide \$3.5 million budget cut, users will have to depend on volunteers for many previous services provided. Will you volunteer some of your time to keep our library open?

Also, please see Phil Magwood, 493-4413, President of Friends of the Library, to offer help in that vital program. We need several people in order to open the book store on Thursday and Friday, 12 noon to 5 pm. Current book store hours are: Monday, Tuesday, Wednesday, 12 noon to 5 pm; Thursday, Friday, closed; Saturday, 10 am to 4 pm. At least become a member "Friend" for only \$15 per year.

AUGUST EVENTS

The following summer library events are made possible through "Friends" funding:

Summer Reading Program continues on August 2. Storytellers Linda Pruett and Peggy Jones will present ANIMAL STORIES at 2 pm.

The final program for this year will be August 9 at 2 pm when Wonders of Wildlife will present LIVE ANIMALS. This is the last day for program participants to record books and receive incentives.

Parking is tight so plan to arrive early or make the short walk from our own parking lot.

The Dana Niguel Library is located at 33841 Niguel Road in Dana Point at the Pacific Coast Highway. For more information on Library activities and services, please call (714) 496-5517.

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

Neither NSCA nor Seashore News assumes responsibility or liability for quality of goods advertised.

FOR SALE: Sail boat, 8 feet, fiberglass, double hull, center dagger board, two part aluminum mast, \$800 OBO. Bicycle, 27", mens, 12-speed, lightweight, \$200 OBO. Call 493-4473

FOR SALE: Mens bicycle, made in France, Motobecane grand touring bike, 10 speed, new tires, excellent condition, \$145. Ladies bicycle, Univega with "Shimand" equipment, 12-speed, like new! \$135, call 240-2496.

WANTED: Warm, caring adult to care for Niguel Shores nine month old on occasional basis, needed on weekdays, no more than once per week, your home or ours. Call 240-7396.

FOR SALE: A-1 condition girls Schwinn 10-speed bike, stereo cabinet, each \$100. Antique trestle table, \$50, free bricks! Call 493-7076.

FOR RENT: Beautiful, ocean view, villa for rent in Shores. Immaculate, professionally furnished and decorated, 3 bedrooms, 2 baths, family room, den, security system, gardener included. No smoking, no pets, \$1500/month. Call 661-0953.

FOR SALE: Schwinn PT-201 recumbent bike, computerized time, speed, distance, and calories, low price, \$156. Like new! Call 496-8418.

FOR RENT: Remodeled Sea Terrace I Townhome available for lease. 180 degree ocean view. Three bedrooms, three baths, unfurnished or furnished, \$1800 - \$2000/month. Call 240-9252.

FOR SALE: Seven foot couch and love seat, quilted, loose pillows in muted shades of mauve and light blue on light grey background, \$275 for pair. Call 493-7241.

**8TH ANNUAL
COUNTRY FAIR**

**TO BE HELD
SATURDAY
SEPTEMBER 16th**

10:00 am to 2:00 pm

**COME ON OUT AND ENJOY
BE A PART OF THE HOOPLA!**

**RENT A BOOTH
(DETAILS AND SIGNUPS LOCATED IN
OUR ASSOCIATION OFFICE)**

(10-01-92)

3103 Modifications -- Approval Required (09-03-92)

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:

- A. New construction, additions, or modifications to existing buildings.
- B. 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.
- C. Exterior painting or repainting of any structure, including fences, walls, planters, etc.
- D. Temporary structures, including playground equipment, recreational and sports accessories, playhouses, etc.
- E. Auxiliary buildings or structures, where permitted, shall be constructed of materials and colors compatible with the residential structure. Free standing or attached sheds (utility storage units, dog houses, etc.) shall not be visible from any street, common area, adjacent property or such other location which would make it aesthetically incompatible with surrounding property. NOTE: Existing rules and regulations pertinent to side yard or set back allowances also apply.

(08-01-95)

3104 Modifications (12-07-94)

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 aesthetic 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. The Garden Homes (Tracts 6782, 6883, 7203, 7573, and 8038), and the Villas (Tract 9098) contain many single family homes built close to lot lines with as little as three feet between neighboring houses. Flat roofs on these houses are an original architectural design feature of the developer. The developer intended to provide openness between these houses and alleviate a "row" effect or look. A proposal for a second floor addition or expansion of a house (as described above) onto its flat roof must not result in a massive or bulky design, unreasonable view obstruction, or a "row" effect. If individual circumstances do not otherwise prevent a second floor expansion, the expansion shall not come within five feet of the lot line.

d. 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.

NSCA DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
(714) 493-0122

BOARD OF DIRECTORS

George Williams	President
Sid Kahn	1st Vice-President
Don Beaver	2nd Vice-President
Dave Lewis	Secretary
Don Ellis	Chief Financial Officer

STAFF

Rob Cochrane, CCAM, PCAM	General Manager
Ivy Hsia	Controller
Jeanette Federico	Adm. Assistant
Shirley LaBonte	Receptionist
Ed Manriquez	Maintenance Supervisor

NSCA COMMITTEES

Architectural Control
Communication
Finance
Landscape
Maintenance
Neighborhood Watch
Recreation
Traffic & Safety
Tree View Blockage

CHAIRPERSONS

John Dickerhoff
Grover Brown
Bob Theel
Rick Foth
Pat Long

Pat Long
Carroll Cox

MEETINGS

1st & 3rd Thursday
See Calendar
See Calendar
3:00 pm, 2nd Monday
9:30 am, 2nd Monday
Contact Committee
2:00 pm, 2nd Wednesday
10:00 am, 1st Monday
1:00 pm, 2nd & 4th Monday

OTHER ORGANIZATIONS

Sea Terrace Townhomes Assoc. I

Hal Therolf, President
Frank Turner, 1st Vice-Pres.
Bob Scott, 2nd Vice-Pres.
Margaret Brugger, Treasurer
Ian Ross, Secretary

Sea Terrace Townhomes Assoc. II

Bob Sewell, President
Gene Virgin, 1st Vice-Pres.
Gary Mitchell, 2nd Vice-Pres./Secretary
Myron Miller, 3rd Vice-Pres.
Paul Nicholls, Treasurer

Womens Club

Terry Scott, President

Mens Club

Jerry Pearl, President

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.

Editor in Chief - John Dickerhoff
Editorial Staff - Communication Committee
Word Processing - Jeanette Federico
Layout - Doris Adams and Betty Dickerhoff
Collation - Shirley Smith
Distribution - Dale Smith

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.

Contributions from NSCA committees, NSCA member organizations and individual members are welcomed. Submission due before 7 pm on the 19th of the month.

August 1995

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
6 5:00 BARBECUE - BEACH BLUFF	7 Womens Golf STREET SWEEPING 10:00 Traffic & Safety Comm.	8 Mens Club Golf 1:00 Art Class	9 9:00 Fitness Class 11:50 Noon Bridge	10 8:00 Ladies Day Tennis 12:30 Womens Club Luncheon	11 Womens Golf 9:00 Fitness Class	12
13	14 Womens Golf Fun-Day 9:00 Fitness Class 9:30 Maint. Comm. 1:00 TVB Comm. 3:00 Land. Comm.	15 8:15 Mens Club Breakfast 1:00 Art Class	16 9:00 Fitness Class 11:50 Noon Bridge 5:30 NSCA Board Meeting 7:30 NSCA Board Meeting - Comm. Reports	17 8:00 Ladies Day Tennis 1:00 Arch. Comm.	18 Womens Golf 9:00 Fitness Class 7:15 Couples Bridge	19
20	21 Womens Golf 2:00 ST II Board Meeting - MPR Conf. Rm.	22 Mens Club Golf 1:00 Art Class	23 9:00 Fitness Class 10:00 Communication Comm. 11:50 Noon Bridge	24 8:00 Ladies Day Tennis	25 Womens Golf 9:00 Fitness Class 1:30 Finance Comm.	26 4:00 FAMILY BARBECUE - BEACH BLUFF
27 6:00 POTLUCK	28 Womens Golf 9:00 Fitness Class 1:00 TVB Comm.	29 8:15 Mens Club Breakfast 1:00 Art Class	30 11:50 Noon Bridge	31 8:00 Ladies Day Tennis		

July

S	M	T	W	T	F	S
	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September

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