

seashore news

Published monthly by Niguel Shores Community Association

August 1997

Issue 287



FROM THE HELM

At the first meeting of this Board of Directors - in May - each of us listed six things we'd like to accomplish by May 1998.

There are twenty-four items on our list. Some of them are administrative and some of them are physical "projects". And some of them tie into others.

As the year goes along and we complete items on this list we'll let you know.

One of the things we want to do is to give the owners and renters a chance to get more involved in the things that make the Shores a good place to live and/or own property. On our list we call it "promoting volunteers".

It's one of those things that touches some other items on the list.

For example: we need a Personnel Policy Manual for our employees. We are a rather significant small business. We employ 17 people. For their benefit as well as our own - we need a Policy Manual that explains what we expect from them and what they can expect from us. As most of you know, this kind of manual is standard in almost any business.

Perhaps there are people in our community who have experience with such manuals and who would be willing to help write one for the Shores.

Another administrative item on our list is to develop a Safety Training package. Each of our employees is covered by Workers' Compensation Insurance. And the premium the Association pays for the insurance is based, in part, on how many

accidents our employees have. We can save money on our insurance by being certain our employees know how to perform their jobs safely.

Again, if any of you have experience in this field, we'd like your help.

A third item on our list is to conduct a risk analysis - what kind of insurance do we need and how much should the coverage be?

Every year we ask for bids from several insurance brokers to obtain the kind of insurance we think we need. And - as a legitimate part of their business - the various brokers tell us what kind of coverage they think we should have. The Board would like an independent view. If you have experience in this field and would help us we'd appreciate it.

Now, in each of these three subject areas there are individuals and companies who could help us for a fee. Frankly, we're trying to save you money and at the same time give you the satisfaction of knowing you are a contributing member of our community.

If you have experience that we could use, please contact the First Vice president of the Association, Don Johnston. You can leave a message for him at the office - 493-0122 - and he'll call you back.

Last but not least, we're looking for people with experience in writing bid specifications. Each of the physical projects we want to do requires a specification so we can get bids from two or three contractors.

If you have experience in this field call the office 493-0122 and ask that Bob Converse, - Board Secretary and liaison with the Maintenance Committee, call you back..

Thanks for helping to make the Shores a better place.

Jerry Milner
NSCA Board President



BOARD ACTIONS FOR JULY

- ✓ Appointed an Adhoc Committee to study vandalism within the Association.
- ✓ Denied guest's request for reimbursement of \$135 towing fee because guest violated the Association's Rules.
- ✓ Denied two homeowners' requests for waiver of late charges. Extraordinary circumstances were not presented.
- ✓ Authorized staff to reimburse a homeowner \$299.70 for damage to vehicle suffered at Ports O'Call gate.
- ✓ Fined a homeowner \$100 because requests from the Tree View Blockage Committee were not followed after issuance of multiple letters.
- ✓ Fined a homeowner \$100 because a required Architectural submittal for previously installed roof was not made after several letters of request and a phone discussion with staff.
- ✓ The Board has accepted a Resolution opposing the use of the El Toro Marine Corp. Air Station as a commercial airport.
- ✓ Accepted new Contract Procurement Rules, which are attached to this issue of the Seashore News.
- ✓ Accepted a new one year contract with Securtec, Inc. to operate Mariner gate and Patrol. The monthly cost will be \$14,500.
- ✓ Accepted contract with Oliver-Mahon Asphalt, Inc. to replace designated concrete curbs, concrete drain swales and install a petromat asphalt overlay for a cost of \$146,583. This work will cover the Villas and Sea Terrace II. The work will be supervised by LaBelle●Marvin Paving Engineers at an approximate cost of \$7,000.
- ✓ Appointed homeowner Dr. Wes Fields to the Finance Committee.

LANDSCAPE COMMITTEE

Several projects not planned for 1997 came up and both the committee and staff agreed they were necessary, hence these projects have been completed:

- ✓ The corner at the Ports O'Call/Cabrillo gates required complete re-landscaping when a large section of *Myoprum* broke and left a large hole in the center of the slope area.
- ✓ The interior slopes that surround the Manta park area required the honeysuckle and *Escallonia* shrubs to be removed and replaced with *Myoporum Pacificum* as the ground cover and *Rhaphiolepis "majestic beauty"* and oleanders as the shrubs.

During August Wendt Landscape will begin renovating the grass lawns in the front yards of the homes on Crossjack. On August 5, the lawns will be sprayed with Round-Up to kill the warm season grasses and problem weeds. Later in the month, the lawn areas will be dethatched and re-sprayed with Round-up again. When the time is appropriate, new grass seed will be installed. This process should rid problems of heavy thatch buildup and kikuyu grass. We expect it will take four weeks for the new grass to sprout and fill in. Once this project is completed, the estimated budget costs will be compared to the actual costs so that one or more streets within Sea Terrace I can be scheduled next summer for new lawns. There is discussion that some or all of the front yard lawns within Sea Terrace II will also be scheduled for renovation next summer.

During this fall, the Association may have an agreement with the Ritz Carlton Hotel regarding the landscape strip along Cabrillo Isle/Seaward Isle. It is the Landscape Committee's intention to re-landscape the area. As soon as a plan is put together, it will be discussed in a future issue of the Seashore News.

Homeowners and residents are asked NOT to have their private landscape maintenance companies climb up and down the slopes to reach backyards. This problem is very apparent within Sea Terrace I, Sea Terrace II and several custom home lots. Paths are being worn into the slope landscape and the damage to the vegetation greatly concerns the Landscape Committee. It is not good for a slope to have sparse landscape coverage, particularly going into an expected heavy rain season. Homeowners are advised that all costs to repair the damage can be passed on to the homeowner for reimbursement to the Association. Homeowners are going to have to find another way to get their service contractor into their rear yards without using the slope as access.

**NEXT NSCA BOARD MEETING
FOR COMMITTEE REPORTS
WEDNESDAY, August 20
7:30 PM**

TRAFFIC & SAFETY

There was a delay in the installation of the chain link fence on the bluffs until work was done by the Landscaper to clear the area. This will not impede the installation of the wrought iron fencing and gate which was due to start July 15.

The final count on the surveys: 337 returned. Results:

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
Card Entry System	260	61	19
Opening of Stonehill Gate	183	93	56
Neighborhood Watch	269	3	50

The discrepancy in numbers is because everyone did not respond to all the issues.

When the gates are installed at the beach bluff, we will not immediately activate the card system. The gates will be locked at 10:00 pm by Securtec.

The Committee is responding to concerns of those opposed to opening the Stonehill gate. A traffic engineer will be consulted and questions of homeowners

answered. There will be no decision on the Stonehill gate until an open hearing for homeowners is held.

There is currently some activity in the Neighborhood Watch program. There are several Block Captains in the Shores who distribute the Neighborhood Watch flyer. The Committee will consult with the Dana Point Coordinator to see if the flyers can be distributed in the Seashore News quarterly.

The Committee received several letters of accolade for Securtec Employees who are now stationed at the Mariner Gate. Improvements were discussed for the answering system at the gate.

Residents are advised to call Securtec's toll-free number, (800-540-5405) for any gate emergencies, and to call the Mariner gate number for admission only!

The committee voted to rent a counter for traffic at the mariner Gate.

There are modifications being made to the Garibaldi and Manta Gates to address concerns of homeowners.

NIGUEL SHORES COMMUNITY ASSOCIATION

Period Ending June 30, 1997

Unaudited Summary Financial Report

<u>OPERATING FUND CATEGORY</u>	<u>ANNUAL BUDGET</u>	<u>YTD ACTUAL</u>	<u>BUDGET UNUSED</u>	<u>% OF BUDGET USED</u>
Income	1,705,323	858,281	847,042	50.3
Community Center Expenses	67,639	28,017	39,622	41.4
Landscape Expenses	666,259	327,430	338,829	49.1
Traffic & Safety Expenses	177,147	84,728	92,419	47.8
General & Admin. Expenses	596,140	284,245	311,895	47.8
Reserve Transfer	154,280	77,140	77,140	50.0
Board Contingency	40,000	10,645	29,355	26.6

NEW RULE 2301 - DELINQUENT ASSESSMENT COLLECTION POLICY, ATTACHED AS PART OF THIS SEASHORE NEWS

You will attached to this issue revised Rule 2301 which has been updated to be in compliance with current California Civil Code, effective 1/1/97. Please place this Rule with your copy of the community rules. This Rule replaces those in your copy listed as 2301 and 2306.

There are increases in the costs to homeowners if their delinquency progresses as outlined. These costs are the result of added steps required by the Civil Code changes. To comply with the requirements, the Board has had to authorize their attorney's office to become more involved in the process and their costs must be passed along to those that are delinquent.

The added costs can be avoided provided payment of the assessment is made within the 30 day grace period. As a reminder, all homeowners MUST pay the assessment when due and cannot use the excuse they did not receive an assessment billing notice. Under the law, assessment notices are considered only reminder notices.



THE SHORES BLOTTER

Reports from Securtec patrols for the past month in Niguel Shores assembled by the Traffic and Safety Committee.

6/11/97- Juveniles were reported entering an empty house on Halyard. The Sheriff was called and two of the juveniles were detained and were found not to be residents of the community. Parents were contacted.

6/14/97- Water balloons were thrown at the guard shack and a floodlight was broken. The two subjects were not found.

RESIDENTS SHOULD KEEP RULE 6408 IN MIND

Residents should keep rule 6408 in mind when recreational vehicles or boats on trailers are brought into the community. The rule states:

Recreational vehicles (motor homes included) which are not used in the day-to-day transportation of persons and boats are allowed to be temporarily visibly parked provided that (a) an appropriate vehicle entry permit has been issued pursuant to series 6500 of these rules; (b) such parking is for the purpose of loading and unloading of passengers and/or equipment only; (c) there is no electrical or other utility hookup between the vehicle and any property, (d) there is no overnight sleeping or residing of persons in the vehicle, (e) such parking does not exceed 24 hours, and (f), such parking is otherwise in compliance with these rules.

It is very important for residents not to exceed the 24-hour parking period. The 24-hour grace period is allowed for each seven day period which staff and the Board feel is reasonable. Residents who violate this rule are subject to enforcement by a fine and/or impound-towing of the vehicle/boat.

Resident cooperation and adherence to the rule will be appreciated by the Board of Directors and your neighbors.



WATER AEROBICS CLASSES

You don't know what you are missing until you join "THE DIPPY DOLPHINS"

You can exercise your jaws with friendly conversation while you exercise your body.

Monday, Wednesday and Friday- 10:00 am - 11:00 am, fee \$28 for 12 lessons or come when you can for \$3 per lesson.

The instructor is Susan Foltz. If interested, call Lavonne Borland, 248-1493



FOURTH OF JULY REPORT

The fourth of July has come and gone, but the memories linger. It was a fabulous celebration, thanks to the efforts of a multitude of willing volunteers.

The Men's Club served more breakfasts than ever before - over 600 of them - and those pancakes were especially good. Thanks, Don Beaver and crew.

We had an impressive flag-raising, to the credit of our local Boy Scouts and Cub Scouts. This was followed by the unveiling of those beautiful, bronze dolphins created and sculpted by Frank Turner. Jerry Pearl, Rick Foth and Jerry Milner officiated at the unveiling. The dolphins are awesome and we are reminded daily of Frank's generous gift.

Frank Taylor provided us with patriotic music for our fourth of July children's parade, and our local fire department added a fire truck (and some excitement when they had to leave). The Rosses led off in their red convertible with the Grand Marshalls, Jerry and Marian Pearl, winners of the Dorothy Dudley Award, seated up on the back and waving.

The games and tournaments were headed up by LaVonne and Bob Borland, Alice and George Freundlich, Gretchen and Peter Rask, Dorothy Ann and Mickey McLaughlin, Carla and Dick MacNair and Shelly Beresford. Thanks to all for jobs well done. Your efforts were much appreciated.

Hope Luedeke was our photographer and she was everywhere all day long. Thanks, Hope, for taking all those great photos (which are now in the MPR and yours for the taking).

Mollie Fields headed up the Sandcastle Contest. This was her first time and she did a great job, with some help from her husband and some outstanding judges. The barbecue on the bluff was a big success, thanks to Bob Borland and Dick Luedeke.

Special mention should be made of the efforts of the office staff and maintenance crew. They were all super and we appreciate everything they did to contribute to our celebration.

Doris and Myron Miller planned the decorations and they were terrific. The Womens Club, headed by Frieda Baskin, served hot dogs and drinks. Thanks gals.

We had the largest crowd ever this year,

which meant lots of contest participants and lots of winners.

The winners of the pre-school Ring Toss were:

1st place - Courtney Corkill

2nd place - Galen Rask

3rd place- Francis Meisenbach

The winners of the Horseshoe Contest were:

1st place - Brendon Erdo

2nd place - Devin Powers-Davis

3rd place- Brandon Taylor

The winners of the Croquet- Under 8 yrs. were:

1st place - Gabrielle Brown

2nd place - John Hartman

3rd place- Trevor August

The winners of the Croquet- Over 8 yrs. were:

1st place - Mike Bugaj

2nd place - Mike Keating

3rd place- Kay Whittmack

The winners of the Badminton were:

1st place - Cal & Frity Brown

2nd place - Cynthia & Brandon Carol

3rd place- Alice & Walter

The winners of the Ping Pong contest were:

1st place - Caleb Brown

2nd place - John Clark

3rd place- Matt Corkill & Bryce Keating

The winners of the Sack Relay Race were:

1st place - Tara, Megan, McKenzie & Gaston

2nd place -Collen, Joe & James

The winners of the Potato Race relay were:

1st place - Stephanie & Fal

2nd place -Camille, McKenzie, Hannah &

Courtney

The winners of the 3- Legged Relay Race were:

1st place - Tara & James

2nd place - Hannah & Cassidy

3rd place- Camille & Cassie

The winners of the Sand Castle Contest were:

(Under 8 years old)

1st place - Jaclyn Doel, Mike & Andrew Schwab

2nd place - Ryan Bobel Auld & Jorden Smith

3rd place- Katy Fields

(8-14 years old)

1st place - Kira Riddle & Lindsay Gracio

2nd place -Keith,Erin Rector & Jonathan Dorsey

3rd place- Jamie Chis, Elizabeth Kading & Kelly

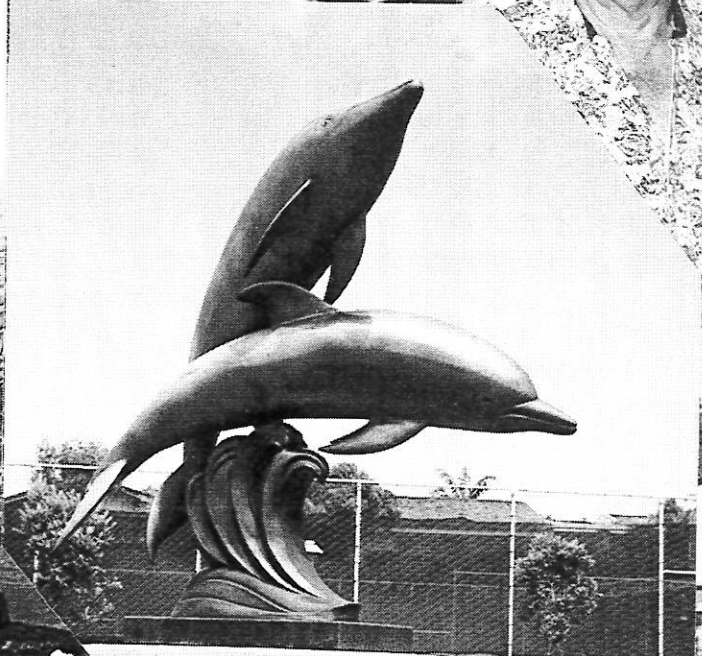
The winners of the Adult & Family contest were:

1st place - Mark & Pam Moore & Family

2nd place - James Wesslino Family

3rd place- Bas, Bower & Roehls

The recreation Committee salutes all those who participated in this year's fourth of July celebration!



NEW PHONE NUMBER FOR MARINER GATE PREVIOUSLY MAILED OUT

Residents are advised the office staff has mailed the new number out to both homeowners and residents. All homeowners received the notice with their July 1st quarterly assessment notice and residents were mailed a copy of the notice directly by the office staff. If you did not receive the notice, please come by the office or call and request a copy. Staff will ask for verification of home ownership or residence.

Homeowners and residents are asked to be careful in dialing the new number. The office staff has received a complaint that a gentleman is receiving phone calls from residents because they are mis-dialing the new Mariner gate number. Several residents have informed this gentleman they are dialing the phone number sent out by this office. However, if residents are dialing the correct number, you will get the Mariner gate, not this man's residence.

Your cooperation by dialing the correct phone number will be appreciated.

POT LUCK

"Summer Fun" will be the theme of the August 17 pot-luck, so get in the spirit by dressing for a favorite summer activity. Bring a casserole, salad or dessert, your own place setting and libation. If they don't call you first, call the corresponding committee person to find out what to bring. Happy Hour at 6:00 pm, chow at 7:00 pm.

A-F Adams 493-4445

G-M Ewing 489-1811

N-Z Luedeke 240-8496



**Leash your pet.
Clean up the residue.**

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



CHANGES OCCURRING WITHIN THE NSCA OFFICE

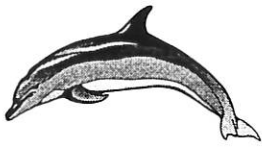
During 1997, Board members Don Johnston and George Williams, and later Andy Boush, looked at the operation of the office with an eye toward improvements. The goal of this review was to implement changes to improve communications and better manage the voluminous paperwork between the office staff, committees, the Board of Directors and homeowners/residents.

One of the first steps was to create new job descriptions for all employees and to create a new position entitled Community Relations Manager. This is a supervisory position responsible for the receptionist, administrative assistant, office clerks and providing instructions/feedback to the Mariner gate/patrol contractor. The person in this position will also act in the place of the General Manager when that person is away from the community. This position was offered to Lee Evans and she accepted. The Board believes she will do very well as the new Community Relations Manager.

Staff is currently looking for a new full time administrative assistant. It is hoped that the position will be filled in August and someone can begin training for the position as soon as possible. Once the new assistant has had time to acclimate in the position, more of the work will be divided up so that additional changes can occur. It is the staff's goal to implement all changes and improve the responsiveness of staff to requests before the end of the year.

CRAFT CLASS

Dee Johnson will show our craft group how to do bubble marbling: Everyone is welcome to join us and learn this interesting technique for decorating paper. We meet on Thursday, August 7 at 10:00 am. Please bring a sack, lunch..



HOW "THE DOLPHINS" WAS CREATED

One of the Shores' greatest tests of teamwork, imagination and creativity was unveiled on July Fourth when "The Dolphins" was first shown to a crowd of about 400. Today, and for years to come, this beautiful statuary will greet all who enter our community through the main gate.

Early in 1996 Jerry Milner, then a member and now president of the NSCA Board asked Frank Turner, the Shores well known sculptor, to aid in improving our existing dolphin topiary. After a viewing trip to Rogers Gardens they decided a stone or metal sculpture would be easier to maintain and be much more attractive as well. Frank agreed to design and make a model for a bronze casting in hopes of finding financing. The project had the enthusiastic support of Rick Foth, chairman of the maintenance committee.

Although the NSCA Board liked the proposal, it determined that financing would need to be done only by voluntary donations. Rick then prevailed upon Jerry Pearl, the community's number one optimist, to head up the search for the estimated \$20,000 needed. Several people committed \$1,000 each and soon 132 other residents came up with additional amounts which exceeded the casting cost.

With financing guaranteed, Frank completed the two dolphins and wave-like base using a dense polyurethane material. The lengthy 9 or 10 - step casting and finishing process was supervised by Frank over a four-month period at the "Moon and Space Art Center" in Escondido.

Rick Foth supervised the delivery and placement of the 600- pound sculpture on its concrete base which was provided by the efforts of resident, Chris Griffiths, and Ed Manriquez, maintenance supervisor.

Our community should feel proud of all the people who contributed their time, talents and money, and especially artist Frank Turner.

STREET SWEEPING SCHEDULE

The schedule date for street sweeping this month is Monday, August 4.

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.

WEDNESDAY AFTERNOON BRIDGE

Everyone is welcome-11:45 am starting time. For August reservations, call Virginia Brooks at 496-4763.

Winners:

6/18	1 st	Kay Wittmack
	2 nd	Margaret Costello
6/25	1 st	Nancy Kendall
	2 nd	Joan Sullivan
7/2	1 st	Irene Nylund
	2 nd	Doris Kellman
7/9	1 st	Ginny Piper
	2 nd	Kay Wittmarck



WOMENS CLUB

Niguel Shores Womens Club will meet Thursday , August 14 in the Multi Purpose Room. Luncheon will be at 12:30 pm. The speaker for our program will be Marilyn Shaw, an active member in both local and national Doll Associations. Marilyn has over 500 dolls in her personal San Clemente collection. Sharing some of her examples, she will talk to us on "*Dolls American Girls have Loved.*" Please call Evelyn Lingenberg at 661-6815 for your reservation if you have not been contacted by Monday, August 11.

Our president, Frieda Baskin, would like to thank Pat Broering, Mary Gustafson, Doris Miller, Barbara Crist and Marilyn Pappas for working at the hot dog booth on the Fourth of July. It was most successful, and we will look forward to doing it again next year.

There will be a Womens Club Board meeting at 4:00 pm on Thursday, August 7 in the multi-purpose room.

For Your Information

Photographs taken by the Recreation Committee during the fourth of July celebration are posted in the multi-purpose room, They are there to be enjoyed and taken by anyone who would like them. Have a look!



PAGE TURNERS

Page Turners will not be meeting again until September 15. Our first book review will be "The Color of Purple" by James McBride. Other books to be reviewed this coming year are:

- 20 October- *Ragtime* - E.L. Doctorow
- 17 November- *Mr. Ives' Christmas*- Oscar Hijuelos
- 19 January- *The Face of a Stranger*- Ann Perry
- 16 February- *Ladder of years*- Ann Tyler
- 16 March- *Angela's Ashes*- Frank McCourt
- 20 April- *Horse Whisperer*- Nicholas Evans
- 18 May- *Rain of Gold*- Victor Villasenor
- 15 June- *The Diving Bell*- Jean Dominique Bauby

WOMENS GOLF

Vive le Bastille Day! Vive la Ceacy! July 14 delivered a bounty of golf balls delivered to Ceacy Johns for not only solving the mystery game (holes 1 and 4) along with Terry Scott and Rose Marie Lawson, but for achieving low gross with 42 and fewest putts with 16, tied with Margaret Banerian. Other winners for the day were Esther Benedict with the longest drive, also low net tied with Betty Stace. Betty won for closest to the pin in what was described as an unbelievable recovery shot. The day's luncheon, hosted by Ann Lassleben and Betty Stace, proved a winner, too.



The next Fun Day, August 11, is NSWG's annual Memorial Tournament. Golf check-in is 8:00 am at Aliso Creek with Rose Marie Lawson, 493-2451, the day's captain. A catered lunch will be served at the community center following. Contact Lee Sweeney, 661-5924, before August 4 if you haven't already sent in your check for \$12. If you want to play golf, call Rose Marie Lawson. Because this is the day NSWG celebrates the memory of those great gals passed, all past and present members are encouraged to attend.

Weekly golf continues on Mondays at Lake Forest, tee time 8:00 am. Call Bernice Zeigner, 493-2246. For Friday golf at Aliso Creek, tee time 9:20 am, call Gretchen Letson-Rask, 489-2259.

MENS CLUB GOLF

The golfers journeyed to El Toro Marine Base on June 24 and San Luis Rey Downs on July 8. Gene Lachel said that the play at El Toro was average, while San Luis Rey was a nice day. How was your game?

Next play will be at SCGA on August 12 and Anaheim Hills on August 26. Be there and enjoy life with the swingers, golf that is.

RABBITS RABBITS RABBITS INFORMATION COMPILED BY THE LANDSCAPE COMMITTEE

The life expectancy of a cottontail is 12 to 15 months. This is the good news. The bad news is they have an extremely high reproductive potential reaching up to four litters per year. No toxicants or fumigants are registered for use against rabbits. Chemical repellents using the fungicide thiram may discourage rabbit browsing. References for further information are :*Cottontail Rabbits*" 1983, Scott R. Cravens, University of Wisconsin-Extension, Madison Wisconsin and "Managing Rabbit and Vole Problems in *Kentucky Orchards*," 1990, Thomas G. Barmnes, University of Kentucky, Lexington, Kentucky.

A list of over 100 least desirable plants by rabbits is available in the office for all gardeners, but realize that no plant species will be avoided by rabbits under all conditions, especially seedlings.

This information can be obtained through the University of California-County of San Diego Cooperative Extension.

California Fish & Game Wildlife Management was contacted as to the problem. A foul tasting spray is available called Rodencide available through pest control or at some nurseries. This year is very bad because of the early rain. Usually nature takes care of these problems, such as when a disease breaks out and wipes out the rabbit population for a while.

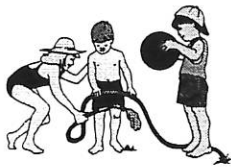
Sorry , there is no magic answer.

MENS CLUB

At the July 1 meeting we were treated to the biographies of John Ranks, Jack Christiansen, Jack Sweeney and Bob Polik. On July 15 an update was given by Brian Katz on the future of U.S. nuclear power generation including San Onofre. In essence, nuclear power is bleak in the U.S. because of perceived radiation problems while flourishing in France because of public support.

Future programs are:

- July 29 San Juan Historical Society
- August 5 South Coast Peperatory
- August 9 Update on wars on drugs



BABY-SITTING CO-OP/MOM'S CLUB REUNION

Did you belong to the Niguel Shores baby-sitting co-op exchange (1 ticket for 30 minutes of baby-sitting time)?

Did you help raise money to buy swings on the playground?

Did you let McCreary talk you into making one more project to sell at the holiday boutique?

Did you bring your kids to decorate Gingerbread houses at the rec center?

If you remember any of these great events, join us for a reunion barbecue at the re center playground.

Date: August 23

Time: 3:00-10:00 pm

Cost: \$5 per couple (covers paper goods and postage for non-residents).

Bring: BYOB, plus a dish to share and your food to grill. Also, bring 2 pictures of your children-one from when they were in co-op and a current one (Won't it be fun to see how they've changed?)

R.S.V.P. by August 15 to Lisa Buchner 496-9546 or Marilyn Gingrich 495-2332.

Spread the word! If you know of anyone who is no longer in The Shores and you want them to come, we have flyers we're sending out, too! Give us their addresses!

LADIES DAY TENNIS TOURNAMENT

The fun tournament on July 10 was a great success. Four rounds of play were put together by Doris Adams. First place winner was Penni Buff. Second place was a tie between Kay Wittmack and Betts Flynn, and third place went to Patty Therolf.

The prizes were awarded at a nice luncheon at the Monarch Beach Golf Links Restaurant.

Others who played in the tournament were Nancy Kendall, Georgiana Emery, Jackie Maier, Betty Schisler, Ginny Arthur, Juanita Moor, Donna Thompson, Hazel Lafler, Suzy Smith, Carla MacNair, Doris Adams, Wink Spofford and Doris Miller



PENNI BUFF

BETTS FLYNN

KAY WHITMACK

PATTY THEROLF

VANDALISM INCIDENT AT COMMUNITY CENTER RESULTS IN TRESPASS CHARGES BEING FILED

The Board of Directors and staff thank those residents who were at the pool the morning of July 25 and reported to staff the vandalism that was in process. Six juveniles were cited by the Sheriff's Department for trespassing and staff will seek reimbursement from their parents for all damages/labor that may exceed \$300. These individuals tore both soap dispensers from the men's room walls and stuffed them into the spa to create a large bubble bath. Without the involvement of the residents present, we would not have been able to detain those involved for the Sheriff's Department and find out who they were so that reimbursement for all damages could be sought.

RE-ROOFING

The Architectural Control Committee has implemented a NOTICE TO HOMEOWNERS REGARDING RE-ROOFING. This form is being distributed by Securtec at the Mariner Gate to all roofing material delivery trucks that enter Niguel Shores Community Association. This form is to notify all roofing companies that they are required to make sure the homeowner has obtained prior approval from the Architectural Control Committee for all roofing repairs/replacements before off-loading the materials.



\$335,000. Call 760-436-0823

FOR SALE: male and female "Razorback" 12-speed bicycles, good condition. Regular \$250 new asking \$75.00 each. Contact by phoning 496-3735

FOR RENT: Contemporary Niguel Shores Townhome. Ocean view, furnished, three bedroom. Thirty day rental available. Call (907) 276-4502.

LOST PET: Blue Point Himalayan kitty needs medication. Please call 493-8818 - REWARD

FOUND: Mountain bike found at Community Center. Come into the Association office between the hours of 9:00 am to 10:00 pm if you lost this bike. You must be prepared to describe the bike before it will be released to you. Please call 493-0122

NEIGHBORHOOD EXCHANGE

Items for Seashore News ads must be submitted by the 17th 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 the Seashore News assumes responsibility or liability for quality of goods advertised.

PART-TIME ASSISTANT: Needed; 20 hrs. Per week; work for photographer with detail oriented skills; handling negatives, prints; "left brain" skills a must. Must be dependable and some phone skill ability. Start immediately. Call Lia 248-7737

FOR SALE: New Pacesetter 7000 computerized sewing & embroidery machine. LCD side cutter, overcaster, automatic needle threading, 10 memory discs, 10 computer discs, Japanese silk threads fabrics and notions, Reduced to \$3,500. Will accept monthly payments. 248-0626

FOR SALE: Extensively remodeled Townhome 2 master bedrooms on one level, 1623 Sq. Foot. Seller financing available. May trade up.

NSCA DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
(714) 493-0122 Fax (714) 831-0116

BOARD OF DIRECTORS

Jerry Milner	President
Don Johnston	1st Vice-President
Andy Boush	2nd Vice-President
Bob Converse	Secretary
Dick Mackaig	Chief Financial Officer

STAFF

Rob Cochrane, CCAM®, PCAM®	General Manager
Ivy Hsia	Controller
Lee Evans	Community Relations Manager
Shirley LaBonte	Receptionist
Ed Manriquez	Maintenance Supervisor

NSCA COMMITTEES

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

CHAIRPERSONS

George Williams
John Dickerhoff
Grover Brown
Janet Mackaig
Rick Foth
Marian Pearl
Jerry Moon
Carroll Cox

MEETINGS

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

OTHER ORGANIZATIONS

Sea Terrace Townehomes Assoc. I

Richard Johns, President
Bill Henderson, 1st Vice-Pres.
Jack Sweeney, 2nd Vice-Pres.
Margaret Brugger, Treasurer
Mary White, Secretary

Sea Terrace Townehomes Assoc. II

Gary Mitchell, President
Pat Long, Vice-Pres.
Kevin Duffy, Vice-Pres.
Paul Gustafson, Vice-Pres.
Paul Nicholls, Secretary/Treasurer

Womens Club

Frieda Baskin, President

Mens Club

Rick Foth, 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/Layout - Lee Evans
Collating - 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 on the 17th of the month.

Sunday Monday Tuesday Wednesday Thursday Friday Saturday

August 1997

SEASHORE NEWS CALENDAR

<p>3</p> <p>BLUFF BBQ- 5:00</p>	<p>4 <u>STREET SWEEPING</u></p> <p>Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 10:00 T&S Cmte.</p>	<p>5</p> <p>8:15 mens Club Breakfast</p>	<p>6</p> <p>9:00 Fitness Class 10:00 H2O Aerobics 11:30 NSCA Board Mtg. 11:45 Noon Bridge</p>	<p>7</p> <p>8:00 Ladies Day tennis 10:00 Craft Class 1:00 Architectural Cmte.</p>	<p>8</p> <p>Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics</p>	<p>9</p> <p>9:30 Tai Chi</p>
<p>10</p> <p>TENNIS TOURNAMENT- 11:00</p>	<p>11</p> <p>Womens Golf Fun Day 9:00 Fitness Class 10:00 H2O Aerobics 1:00 T.V.B Cmte. 3:00 Landscape Cmte.</p>	<p>12</p> <p>Mens Golf</p>	<p>13</p> <p>9:00 Fitness Class 10:00 H2O Aerobics 11:45 Noon Bridge 2:00 Recreation Cmte.</p>	<p>14</p> <p>8:00 Ladies Day tennis 12:30 Womens Club Lunch</p>	<p>15</p> <p>Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics</p>	<p>16</p> <p>9:30 Tai Chi</p>
<p>17</p> <p>POT LUCK- 6:00</p>	<p>18</p> <p>Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics</p>	<p>19</p> <p>8:15 Mens Club Breakfast</p>	<p>20</p> <p>9:00 Fitness Class 10:00 H2O Aerobics 11:45 Noon Bridge 7:30 NSCA Board Mtg.</p>	<p>21</p> <p>8:00 Ladies Day tennis 1:00 Architectural Cmte.</p>	<p>22</p> <p>Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 1:30 Comm. Cmte - MPR 1:30 Finance Cmte. - Conf.</p>	<p>23</p> <p>9:30 Tai Chi</p>
<p>24</p>	<p>25</p> <p>Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 1:00 T.V.B Cmte.</p>	<p>26</p> <p>Mens Club</p>	<p>27</p> <p>9:00 Fitness Class 10:00 H2O Aerobics 11:45 Noon Bridge</p>	<p>28</p> <p>8:00 Ladies Day Tennis MPR CLOSED FOR CLEANING</p>	<p>29</p> <p>Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics</p>	<p>30</p> <p>9:30 Tai Chi</p>
<p>31</p>						

Prompt payment of assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes. Your Board takes very seriously its obligation under the CC&R's and enhancement of the property values of our homes. Your Board takes very seriously its obligation under the CC&R's and the California Civil Code to enforce the members' obligation to pay assessments. The Board has adopted this Collection Policy in an effort to discharge that obligation in a fair, consistent and effective manner. Therefore, pursuant to the CC&R's and Civil Code 1365(d), the following are the Association's assessment collection practices and policies:

1. Regular quarterly assessments are due and payable on the first day of January, April, July, and October of every year. All other assessments, including Special Assessments, are due and payable on the date specified by the Board in the notice of assessment. Unpaid assessments are delinquent thirty (30) days after they are due. (Civil Code Section 1367(a).)
2. Regular, late charges, interest and collection costs, including any attorney's fees, are the personal obligation of the owner of the property at the time the assessment or other sums are levied. (Civil Code Section 1367(d).)
3. If an assessment is not paid by the thirtieth (30) day after it becomes due, the Association will send a reminder billing notice regarding the delinquency to the owner at his/her address of record. A late charge of ten percent (10%) of the delinquent assessment will be charged for any assessment which is not paid on or before the thirtieth (30) day after it becomes due. (Civil Code Section 1366(d)(2)). Interest on all sums due will accrue at the rate of ten percent (10%) per annum commencing thirty (30) days after each assessment becomes due (Civil Code Section 1366(d)(3)).
4. If an assessment is not paid by the sixtieth (60) day after it becomes due, the Association will send a pre-lien letter to the owner as required by Civil Code Section 1367(a), by certified and first class mail to the owner's address of record. (The owner will be charged \$50.00 for the pre-lien letter).
5. If the owner fails to pay the amounts set forth in the pre-lien letter within fifteen (15) days of the date of that letter, a lien for the amount of any delinquent assessments, late charges, interest and/or costs of collection, including attorney's fees, may be recorded against the owner's property. A copy of the lien will be sent to the owner at his/her address of record by certified mail within ten (10) days of recordation thereof (Civil Code Section 1367(b)). After the expiration of thirty (30) days following recordation of the lien, the lien may be enforced in any manner permitted by law, including judicial or non-judicial foreclosures. (Civil Code Section 1367(e)). The owner will be charged \$75.00 for the lien.
6. If the owner fails to pay all amounts due by the thirtieth (30) day after a copy of the recorded lien is mailed to the owner, the delinquent account will be referred to the Association's legal council for further collection, and a minimum of \$300.00 for attorney's fees, plus costs, will be charged to the owner's account.
7. If an owner pays all amounts required by Civil Code Section 1366.3, and meets the requirements of that section, the Association will inform the owner that he/she may resolve the dispute as outlined in Civil Code Section 1354, by civil action or other procedures available through the Association.
8. After notice and hearing, the Board may suspend the voting rights and the rights to use and enjoy common area facilities of an owner, and his/her guests and tenants, during any period assessments remain unpaid and delinquent.

9. Nothing herein limits or otherwise affects the Association's right to proceed in any other lawful manner to collect any delinquent sums owed to the Association.

10. The Association will charge \$15.00 to the owner for a return check.

NOTE: Quarterly assessment billing notices are considered reminder notices only. You must pay the assessment within the 30 day grace period to avoid a late charge, even if you do not receive the notice. Contact the NSCA office staff for the mailing address of the service processing center in Santa Ana, California if you do not receive the quarterly assessment notice. Be sure your Tract and Lot numbers are listed on your check.

1801 Application. The following rules shall apply to contracting and procurement by the Board, or by representatives or employees of the Niguel Shores Community Association. Contracting, procurement or expenditure includes the acquisition of goods, services, routine maintenance, construction, reconstruction, improvements and major maintenance.

1802 Funds. All expenditures shall be in compliance with California Law and the Association's governing documents.

1803 Final Authority. Except as provided herein, the Board has final authority and responsibility on all contracting, procurement and expenditures.

1804 Emergencies. In emergencies if it is not possible for the Board to meet first, a member of the Board or the General Manager may take such action and expend such funds as is necessary to address the emergency. However, the Board shall convene as soon as reasonably possible after the occurrence of an emergency expenditure to review the expenditure and take action deemed necessary.

"Emergency" is defined as a sudden or unexpected occurrence that demands immediate action so as to avoid or alleviate personal injury or damage to property.

1805 General Manager. Subject to the dollar limitation stated below, the General Manager is authorized to: 1) make service contracts as necessary to maintain, repair, or replace building and landscaping components for which the Association is responsible; and 2) purchase equipment, tools, materials and supplies as are necessary for the ongoing daily management and business operations of Association. All such contracts and orders shall be made in the name of the Association. General Manager shall not enter into any single contractual obligation for services in excess of \$1,000.00, and General Manager shall not place any single order for equipment, tools, materials or supplies in excess of \$1,000.00, unless such orderer contract is specifically authorized by the Board of Directors; provided, however, that the foregoing requirement for prior approval of the Board of Directors shall not be necessary in the event of emergencies, as defined within Rule 2204, where it is necessary for the general Manager to take action to protect and preserve property of the Association which may be in immediate danger, or to protect the Members against personal injury.

For services, written estimates describing the work shall be obtained in advance. Receipts must be obtained for goods purchased.

General manager shall not accept any party providing goods or services to the Association, including vendors and independent contractors, any remuneration or consideration in any manner or form, as consideration for or inducement to General Manager for using the parties' goods or retaining their services on behalf of the Association and shall use remuneration or consideration shall be the property of the Association. Should General Manager nevertheless receive any such remuneration or consideration in the form of gifts, monetary or otherwise, General Manager shall disclose such receipt to Association so such receipt shall be made an agenda item by the General Manager for the next Board Meeting.

1806 Contracting and Procurement in General All other contracting and procurement hereunder shall be brought to the Board for approval and shall be accomplished only after receiving written acceptable bids or proposals as follows:

1. Obtain at least one written bid or proposal for expenditures of \$2,499 or less.
(Please see attached comments)
2. Obtain two written bids or proposals for expenditures between \$2,500 and \$10,000.
3. Obtain three written bids or proposals for expenditures more than \$10,001.

Prior to the award of any major contract that affects the community's use of our facilities, this intention shall be noticed in the Seashore News and community input shall be requested. All contractors shall be properly for the work contracted and shall have Workers' Compensation and liability insurance coverage in force and in such amounts and as may be established by the Board of Directors from time to time.

1807 Professional Services. For construction, reconstruction, major remodeling and major repairs the Board shall retain the services of licensed professionals, or other licensed advisors, for the purpose of design, preparation of specifications and other technical documents, including contracting documents and permit applications.

1808 Day to Day Work. Routine, day to day maintenance, repair and minor construction work may be accomplished by employees of the Association where practical.