

Published monthly by the Niguel Shores Community Association

FROM THE HELM

SEPT. 1984

**NEW TACK** 

For a year or so, this "From the Helm" section of the Seashore News has consisted of a brief summary by the President of Board actions for the preceding month. The editorial staff of the Seashore News has suggested that we tentatively change the format so that this summary would appear elsewhere in the paper, and "From the Helm" would consist of more complete coverage by the President of certain of these Board actions and of other items of interest.

#### SEPTEMBER BOARD MEETING

I regret that we had to postpone the September Open Board meeting. However, one week before the date of the September meeting we realized that certain information necessary to support the discussion on the three topics previously announced was not yet available, even though it had been firmly expected by September 1. Rather than disappoint members who would attend the meeting to hear these topics discussed, we chose to postpone the meeting until we had the necessary information in hand.

#### BERKUS WATERING

There are 34 slopes in the Berkus tract which have no public access, which are owned by the owner of the pad  $\underline{below}$ , which are not mentioned in the CC&R's as being the responsibility of the Association to irrigate but on which AVCO installed an irrigation system, and which have received free irrigation service by the Association since the tract was opened.

About a year ago a member questioned the authority of the Association to provide this free irrigation service when no legal obligation to do so was in the CC&R's.

We have, over the past year, been collecting information to support a decision to either (1) continue the free watering, (2) continue the service but charge the owners, or (3) discontinue the service.

#### From the Helm(Cont'd)

Much of the necessary information has been hard to come by. Association records for that period (73-74) are very sketchy, and AVCO records are not available. (AVCO installed the system, apparently promised the service to new owners, had several seats on the Board of Directors, and retained all of the documentation.) However, our attorney has now provided us with reports of interviews with persons involved at the time, with certain agreements which bear on the case, and with related legal rulings.

His report indicates that the facts obtained provide the best support for a decision "to continue to provide irrigation water to the Berkus slopes at Association expense."

The Board adopted this recommendation and is now working on a written policy which will define the service and the conditions under which it is to be rendered.

BY-LAWS REVISION (A copy of this draft is on file in the Association office)

The first draft of the By-Laws revision has been sent to the Legal Committee for review. The changes consist of:

- Renumbering the sections so that each section number includes the number of the Article. This will permit easier reference and indexing.
- Deleting references to the Prudential Insurance Co., the Developer,
   Class A and B memberships and related material which is no longer relevant to our Association.
- 3. Bringing the wording of certain sections into conformance with the California Corporation Code. Such changes are eliminating cumulative voting for write-in candidates, permitting the Board to act after an original quorum is lost, prohibiting the Board from changing the manner of voting without a vote of the Members.
- 4. Designating the first meeting of a new Board as an <u>orientation</u> meeting without an election of officers to be followed within 48 hours by a <u>regular</u> meeting at which offices would be elected.
- 5. Adding a brief description of the standing committees which are not now in the By-Laws (Landscape, Legal, Tree View Blockage, and Security) and of the Board liaison to a committee.
- Designation of which Vice President acts in the absence of the President.

Kenneth Knight, President/NSCA

#### OPEN BOARD MEETING

#### OCTOBER 17th Spm

This is your opportunity to join in open discussion of community problems and activities with the members of the Board. One of the items on the agenda is a discussion of the swimming pool problems.

#### SEA TERRACE TOWNEHOMES ASSOCIATION

#### RESULTS OF PAINT SURVEY

The recent survey of exterior paint colors initiated by the Board of Directors of Sea Terrace Townehomes I has been completed. The results are as follows:

138 homeowners out of 239 responded.

65 like the "earth tone" colors now in use.

60 think some should be discontinued, but others added.

12 do not like them.

62 like Navajo White. '18 like it but feel its use should be restricted.

41 do not like Navajo White.

86 would like more light colors.

6 would like more dark colors.

13 would like colors other than earth tones.

117 feel the present balancing of colors should be maintained.

6 believe the colors need not be balanced.

64 feel adjacent buildings should be painted different colors.

54 feel that adjacent buildings need not be painted different colors.

At the present time the board is developing a new paint policy which will reflect the results of the survey, and is also working with a paint color coordinator to select some new light earth-tone colors to replace some of the darker colors. It is planned, at this time, to increase the total number of colors available from 9 to 12. The eliminated colors will still be available on a continuing basis to owners whose units are presently painted one of those colors.

Owners wishing to change colors will be charged for an extra coat of paint.

NSCA BOARD OF DIRECTORS ACTION: SEPTEMBER 1984

Breakers Isle Street Trees - Approved 25' maximum tree height.

Recreation Committee - Approved appointment of Stevie Erkeneff as Chairman.

Berkus Homes Watering - Approved continuation of slope watering.

Office Heat & Air Conditioning - Approved installation of new unit.

Accepted donation of \$2000 from Mens Club towards total cost of \$2850.

Legal Committee - Approved appointment of Steve Stern, Chairman.

Committee Quorums - Approved presence of liaison Board member to be counted for quorum purposes.

Architectural Control Committee - Reviewed Architectural Control Committee Organization & Structure Policy. Approved appointment of Larry Rider, member.

Sextant Light Pole Damage - Driver(nonresident) billed for cost:

Membership Rights - Approved revised rules on suspension of certain membership rights.

Beach Parking - Adopted Security Committee recommendation restricting Beach Parking Lot to vehicles displaying owner/tenant decals.

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BEACH PARKING LOT - CHANGES IN OPERATION:

As announced recently, the NiguelShores Beach Parking Lot is closed at 10pm each night and reopens again at 6am the next day. <u>During the closure</u>, no parking and no loitering in the parking lot area is <u>permitted</u>. Most members and residents have complied, and we "thank you." Those few who continue to "party" in the parking lot area after closing have received warnings and reminders from the Orange County Sheriff's Department.

EFFECTIVE OCTOBER 1, 1984, NO GUEST PARKING WILL BE PERMITTED IN THE NIGUEL SHORES BEACH PARKING LOT.

Acting on recommendations from the Security Committee and Management, the Board of Directors voted to restrict parking in the Beach Parking Lot only to vehicles displaying member or resident decals. For some time now, the Parking Lot has been an area of security enforcement problems. The elimination of guest parking is seen as a necessary and desirable action to protect and enhance member/resident privileges and reduce security access and control problems. Management and our security force will be making necessary adjustments to enforce this new policy.

### A SPECIAL NOTE OF:

Appreciation.

The administrative offices of this Association host not only staff activities but also activities and meeting of members, the Board of Directors and its many committees. Each year our summer seems to get "hotter and longer."

The donation by the NSCA Men's Club of \$2,000, from the recycled paper towards the \$2,850 purchase installation of new heating and conditioning units will do much improve not only the comfort of these individuals while going about of operating this community, but it will no doubt have a positive effect on the amount of work accomplished.



As General Manager, let me thank the Men's Club and, more importantly, all those individual members who take the time and effort to participate in the newspaper salvage program. This is only one of a number of instances where the community of Niguel Shores has derived benefit from this worthwhile project!



Orange County Sheriff's Department Enforcement of the State California Vehicle Code in Niquel Shores......

A recent administrative search of the Association's early 1970 records. located an Orange County Board of Supervisors' Resolution (76-176) covering enforcement of the California Vehicle Code in our area. Niguel Shores Management has opened discussions with local law enforcement people to determine the extent of assistance the Community can expect from the Sheriff's Department to enforce the Law. As a result of these discussions, we can safely say that the presence of the Sheriff's Officers in the area will be more obvious from now on. Citations for speed violations, expired vehicle license or registrations, unsafe vehicle and motorbike operation, etc. will be issued. Our private security people will continue to specialize in controlled vehicle access and Rule and For those drivers who have heretofore taken advantage of the enforcement. "private street" aspect of our community to "rip and tear" about the area without fear of penalty, TAKE NOTICE!

Members and residents are asked to be sure that other family members and friends who use the parking facilities and drive autos, motorbikes etc. within Niguel Shores are made aware of these changes.

Richard Smiley General Manager

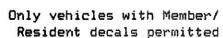
## MEMBER UPDATE

EFFECTIVE OCTOBER 1, 1984

NO GUEST PARKING

AT

NIGUEL SHORES







# Voice of The People



Letters are limited to 200 words, typed if possible...handwritten copy must be neat and legible...include name, address and phone number of writer...if short of space, we may ask writers to condense their letters...we reserve the right to reject material that we feel is unsuitable for any reason...the Seashore News assumes no responsibility for the content of any letter. We would like to hear from you.

CONGRATULATIONS TO MANAGEMENT AND SECURITY for their revised control of the beach parking lot over the Labor Day Weekend. It not only restores an amenity the residents have purchased and pay to maintain, but also provides rebuttal to the ribbing I have taken for years, i.e. "I understand you maintain the only free public beach parking lot on the coast."

The striking reduction of cars in the lot is visible proof of who has been benefiting from our facility and the generosity of some residents. True guests are still welcome when accompanied by their host. No resident has the right to pass out his neighbors' space to any and all acquaintances.

William S. Merrithew

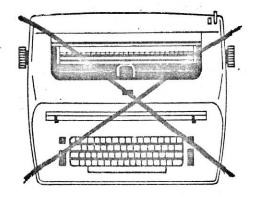
Good Bye Typewriter Hello Word Processor!

With this October issue, the Seashore News changes over to our new Sanyo Word Processor.

The new typeface you're looking at will be used for most of our Association writings - correspondence, reports, committee rules and regulations, et cetera. The type can be printed in BOLDFACE or light made LARGE or sm and stretched or squeezed to fit the desired space.

The best features of this fine electronic machine, however, are the ones that save our time and energy. Typos are easily corrected, words and sentences can be easily added or removed, proofed copy can be redone quickly, mis-spelled words spotted automatically and things like committee procedures amended without re-typing the whole thing.

We're looking forward to getting well acquainted with this great, new communications tool as time goes on. We hope you will like the results.



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#### GET INVOLVED----NOW

Some of our committees need "a few more good people." Architecture is one of them and Landscape representative from the Broadmoore area is another.

IF YOU CAN HELP OUT please leave a short statement at the office giving your name, address, telephone number, the name of the committee on which you would like to serve, and any information about yourself which you think might be of interest to the committee.

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## A MESSAGE TO RESIDENTS FROM THE COMMUNICATION COMMITTEE

In an effort to provide better delivery service and to cooperate with the Neighborhood Watch program by eliminating further clues that residents are away, we have decided to adjust our method of delivering the Seashore News. Starting with this issue, whenever it is impossible to deliver the newsletters in person or to put them in a secure place, block chairmen will slide them under your garage doors. This way they will neither show if not picked up immediately nor get wet from sprinklers or rain.

We hope this will help solve the problems some of you have reported as well as insure more efficient communication between residents and the Board members, management, and committee chairmen.

#### NIGUEL SHORES, SKUNK HEAVEN?

Our lush, green lawns are providing a sumptous feast for those black and white tail-gunners from the hills. They are also lured by food left out for our pets. Bull-dozed out of their homes, skunks are bringing the discomfort of their special brand of chemical warfare right into our yards in their search for grubs and worms.

Control of these pests is not easy, but trapping is one possibility. The Association has 3 traps available for a \$25 refundable deposit. Made by Norm Pomeroy, these traps have been very effective in catching skunks and possums. The staff at the Rec. Center will show you how to bait and set the trap.

When the animal is trapped, a call to the Orange County Animal Control office at 634-7219 will bring an officer the same day to remove the animal. No charge. By the way, a skunk won't release his perfume when trapped - maybe he can't stand the smell!

#### BABY SITTING CO-OP DINNER MEETING

Attention <u>all</u> co-op members and interested Moms. On Monday, October 1 at 6pm, we will be having our biannual meeting. We are having a dinner at Ruth McKee's , 33511 Periwinkle Dr. If I haven't reached you, and you plan to attend, please call Ruth at 493-7135. Thank you. See you on the first at 6pm.



OCT 84



#### OCTOBER POTLUCK

THIRD SUNDAY

OCTOBER 21st

With Dale and Helen Baltimore in charge of the September Potluck, fun and games were enjoyed by the more than fifty residents who attended. Helping the Baltimores were Dorothy and Lowell Eubank and Charlene and Ed Bieschke.

For October, the Potluck Committee will be:

Jackie and Don Maier Mary Jane and Al Ostroff Lois and Manny Salemi

496-9564 496-8328 661-6891

All residents are welcome. If you don't receive a call from one of the committee to find out your choice of food to bring, please call and let the committee know what you will bring---casserole, salad, or dessert.

Cocktails Dinner 6 - 7 pm 7 pm



TO YOTE IN NOVEMBER: CALL:

Grace Henderson 493-0166 or Emily Salazar 493-0435

MENS CLUB

On September 4th the largest turnout ever enjoyed the hospitality of Wm. Hall, General Manager of the Ritz Carlton, for breakfast and a guided tour of this most beautiful hotel.

Despite a bus that failed to complete the journey to our Shores on September 18th, hastily arranged car-pooling worked fine to get our members to the USS Peleliu at the Long Beach Navy Yard. Our briefing, tour and lunch aboard this unique vessel was outstanding.

FOR OCTOBER:

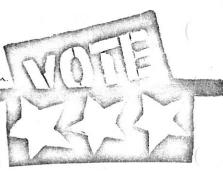
10/2 --- Paramedics demonstration

10/16 --- General Bloomer, USMC, El Toro

10/30 --- Film of the 1984 Masters Tournament









#### WOMENS CLUB HIGHLIGHTS

At the Niguel Shores Womens Club luncheon on September 6, Mr. Richard Rozman, account excecutive of Merrill-Lynch Investment Company, remphasized the necessity for mature women being acquainted with the basics of sound financial planning. Many intelligent suggestions were discussed in detail as to how to achieve that goal.

After the 12:30pm luncheon on October 4. the speaker will be Author Doris Walker. who received the National Federation of Press Women's Award in 1983 and 1984 for "Best Historical Writing in the U.S." Her talk will undoubtedly encompass some of the material used in "Home Port for Romance", one of her later books, which will be purchased by the club for our membership to borrow from the Club Historian, if so desired. She may also recount some of her personal adventures with the California gray whales, upon which she has done an in-depth study of behavioral changes since the days of whaling a century ago. These scientific studies are now in a collection of by the National History Floundation of Orange County. talented emigre from Cleveland, Ohio, has in addition won national first place in Best Historical Articles as well as state awards for segments of her Dana Point newspaper column, "Seaboard Sagas. " Altogether her visit constitutes a noteworthy event on our fall schedule not to be missed.



The Outside Activity on October 18 will be luncheon at the Crown Point Restaurant at Dana Point Harbor. Would-be diners are asked to meet at the Community Parking Lot at 11:30am for car-pooling to the luncheon at 12:00noon This will be followed by a Guided Tour of Warren Imports at 1910 South Coast Highway.

It is also requested that those members who have not yet paid their annual dues of \$3.00 please bring that amount to the October meeting.

The Arts and Crafts session will meet on the second Thursday at 10:00am as previously announced. Please come and bring your lunch along with your project.

Wednesday; October 17th

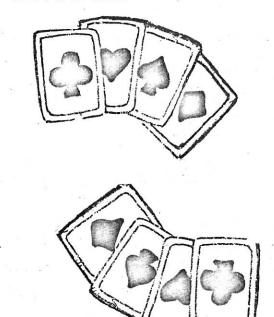
9:30am

Proud Mary's, Dana Point Marina RSVP: 496-9431 (Lana)

#### WEDNESDAY AFTERNOON BRIDGE

#### BRIDGE WINNERS WERE:

August 15th	First = Second=	Louis Pretzinger Emily Salazar
August 22nd	First = Second=	Maryon Walcott Emily Salazar
August 29th	First = Second=	Jean Freeman Dennis Daugberg
September 5th	First = Second=	Aileen Scott Gloria Thrailkill
September 12th	First = Second=	Georgina Smith Dennis Dangberg
September 19th	First = Second=	Evelyn Kitzman Adelle Shanta



New members are welcome. Play begins promptly at 11:45. For reservations call Maggie Waterman at 661-2922 by Monday afternoon.

\*

#### COUPLES NIGHT BRIDGE

Sultry summer nights may not be very conducive to jogging and such, but they are great for card playing, especially when it takes place in our naturally air-conditioned community center. Eager crowds turned out for both dates in September to enjoy several rounds of rousing bridge and to engage in the traditional activity of talking about the weather. In California there were 1939, 1955, 1966, and 1981 that were "some summers", and then there were the record temperatures and humidity of 1984! We considered finding out if the tables would float so we could play in the pool, but cooler heads prevailed and we followed convention.

On September 7th winners were Walt and Margaret Brugger, and runners-up Betty Rolapp and Gina Hancock. On September 21st Juanita Schneider and Dennis Dangberg won, and newcomers Jim and Ginny Anderson also finished in the money. We all appreciated the efforts and kindness of Stan and Colene Thompson, Dolores Bootay, and Jean Freeman who served as chairmen and furnished those always-delectable treats.

October dates are the 5th and 19th, and good neighbors who have volunteered to host are Pete and Adelle Shanta and the Msdmes, Cooper, Costello, and Wolcott. Be thinking of some new and unique ideas for our holiday celebration in late November or early December and pass them on to me, please!



#### LADIES' DAY TENNIS

Ladies Day Tennis meets every Thursday from 9 to 11 on all four courts. your racquet and .50 and come join us.

#### LOOKING AHEAD:

October 25th ... Tournament! Open to all, not necessary to sign up ahead of time. After the tournament, we are going to the Market in Mission Viejo for lunch on the lake. We will carpool from the Recreaton Center...leaving at 12 noon.

LADIES' DAY

**\*\*\*\*** 

#### CALIFORNIA BODYWORKS

5-Week Session Oct. 1st - Nov. 2nd

> 1 Class per week \$18.75

> 2 Classes per week \$37.50

3 Classes per week \$45.00

Aerobics 9-10am Mon., Fri. 6-7pm Aerobics Mon., Wed.

Yoga/Stretch 9-10am Wed.



#### AEROBICS

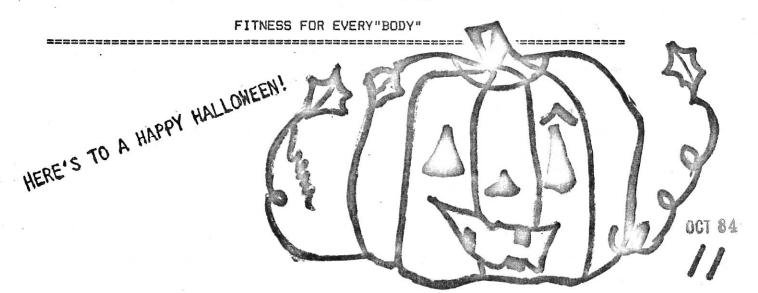
A one-hour class combining stretching and toning exercises as well as 11-15 min. of pulse-monitored cardiovascular work. Strong emphasis is placed on body alignment and correct positioning to insure a safe but challenging workout.

#### YOGA/STRETCH AND TONE

A hour of full body stretches from the age-old yoga arts. Yoga builds balance and strength. Designed to improve body alignment, increase flexibility and reduce tension. A perfect complement to any workout program or as a complete workout on its own.

Maureen Stevens, Instructor

496-4095



KIDS HALLOWEEN PARTY!!

PLACE: Recreation Center

DATE: October 31, 1984 4 - 5 pm

TICKETS: 3 for .25 Hot Dogs - .50 Drinks - .25

\* \* \* \* \* Food - Games - \* \* \* \* \*

\* \* \* \* \* Come in your costume \* \* \* \*

! ! ! EOR A SAFE HALLOWEEN ! ! !

RECREATION COMMITTEE

The Recreation Committee will meet on Tuesday, October 9 at 7:30pm.

I am happy to have been appointed Recreation Chairman and I hope to serve you well in this position. As I see it, we have many good programs and events here at our Recreation Center. They all have evolved from someone's great ideas. I'm certain that there are more good ideas to be suggested and tried. We need several new enthusiastic committee members, so if you have some ideas or would like to get involved in "Recreation", attend the meeting or contact me.

Stevie Erkeneff

TENNIS "ROUND ROBIN"

A Round Robin Tennis Social will be held on Sunday, October 28, from 9:00 to 3:00pm. Please sign up at the Recreation Center by October 20. Entry fee is \$3.00.

#### HILL AND HARBOR

Hill and Harbor "Home" matches will be played here at 10:000am on the following Tuesdays:

1984: October 2, 16, 30 November 13, 27 December 11 1985: January 15, 29 February 5, 19 March 5, 19 April 16, 30 May 14

We split (2-2) with Mission Viejo Recreation Center on September 18. We have a full team, but many of us are available for social matches. Our phone numbers are on the Team Roster in the Hill and Harbor book in the Recreation Center Office.



## DRAWING CLASS

## QUESTIONNAIRE:

Do you:
II enry people who can draw
I feel you "can't draw a straight line"
I need to draw better in order to paint better
I need to review in order to regain drawing confidence
want to really see the world around you
want to experience new heights of awareness
Want a new means of expressing yourself

If you have checked one or more of the above, then you need

THE DRAWING CLASS

10 Tuesdays, starting Oct. 16 1:00-3:00

\$50 the session, payable in advance at

the office. Checks made out to Doris Adams

Please note change of starting date!

NEIGHBORHOOD EXCHANGE



MOVING SALE:

October 6th and 7th----Furniture, Patio Furniture, Stereo, skis, Skiboots, Fins, Clothing, Waterski, Bikes

CALL: 661-2574

FOR SALE:

AM-FM Stereo with TurnTable \$65.00

CALL: 496-3339 after 5:pm

OCT 84

#### ASSOCIATION DIRECTORY NIGUEL SHORES COMMUNITY ASSOCIATION 33654 Niguel Shores Drive, Laguna Niguel, Ca.

(493-0122 (831-0116)

President	
TreasurerJohn Dougherty	
Secretary	
First Vice President	
Sea Terrace Townehomes Assoc. I Sea Terrace Townehome Assoc. II	
Walt Brugger, President  Don Beaver  Jack Broering, President  E.R. Sewell	

John Horne Ray Goodhart Dick Phares

Frieda Baskin Don Lutz Joe Brosnan

NSCA COMMITTEES

CHAIRMAN

Legal Committee..... Steve Stern Security Committee.....Lew Peck Ad Hoc -Conference/Social Room...........Russ Paslaqua -Street Lighting......Joe Schaefer 

COMMITTEE MEETINGS TIME

DAY (every MONTH)

NSCA Board of Directors....8:00pm.......3rd Wednesday Architectural Control.....4:00pm......2nd & 4th Wednesday Tree View Blockage......3:00pm...........2nd & 4th Monday Communication.....See Calendar Finance.....See Calendar Landscape/Maintenance.....4:00pm...........1st Monday 

NSCA OFFICE. ... Richard Smiley, General Manager, 493-0122/831-0116 EMERGENCY NUMBERS - Police, Paramedics, etc. 911 - Orange County Animal Control 634-7219

SEASHORE NEWS

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	1.Aerobics 9-10am .	2.Men's Club Bkfst 8:30am	3. Yoga 9-10am	4. Ladies Day Tennis 9-1lam	5. Aerobics 9-10ar	
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	8. Aerobics 9-10am Tree View Blockage Com. 3pm Security Com. 4pm Lands. Com. 8pm	9. Men's Club Golf Recreation Com.	10. Yoga 9-10am Brige noon Arch. Com 4pm Aerobics 6-7pm Legal Com7:30p	11. Ladies Day Tennis 9-11an Womens Club Crafts 10-2 m	12. Aerobics 9-10ar	·
	15. Aerobics 9-10am Sea Trc II 9am Street Sweeping	16. Men's Club Bkfst 8:30am Hill & Harbor 10am Street Sweeping	17.Moms Club Bkfst 9:30am Yoga 9-10am Bridge noon BOARD MEETING! 8PM Aerobics 6-7	18. Ladies Day Tennis 9-11ar Womens Club Trik 11:30am	Aerobics 9-10am SSNews Deadline 7pm	Comm. Com. 9am
l. Potluck 6pm	22. Aerobics 23 9-10am Tree View Blockage Com. 3pm Aerobics 6-7pm	. Men's Club Golf	24. Yoga 9-10am Bridge noon Arch. Com.4pm Aerobics 6-7pm	25 Ladies Day Tennis 9-11ar	26. Aerobics. 9-10am	27.
Tennis Social 9-3pm	29. Aerobics 9-10am Aerobics 6-7pm.	30. Mens Club Bkfst 8:30 Hill & Harbor 10am	31. Yoga 9-10am Bridge noon Halloween Party 4-5pm Aerobics 6-7pm			