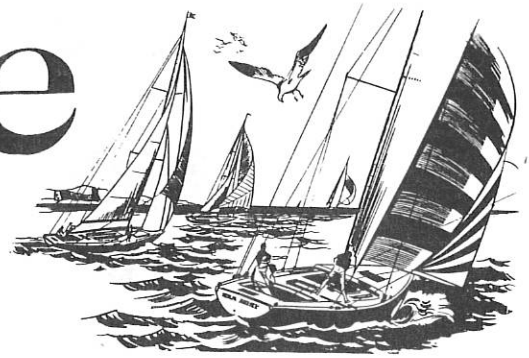


seashore news



October 1993



FROM
THE
HELM

Time for some updates and observations.

When the new Board of Directors assumed office this past May, they pledged to improve communications with NSCA homeowners. Toward that goal, they have determined if the owners wouldn't come to them at the general session, the Board would go to the owners.

We haven't forgotten that pledge. At the mid-September meeting, the allocation of areas was decided, each Board member assigned approximately the same number of homes to contact. The goal will be to contact the resident-owners to hear what they think, to listen to their suggestions for improving our operations and hopefully to secure a mutual understanding of the problems and responsibilities faced by their elected board members and management.

We're probably still 30-60 days from the kickoff of this communications endeavor, but the objective is to complete the task by May.

Remember, though, we'd still like to see you at the mid-month meetings when owners' time appears on the agenda.

###

By now, you're all aware that the MPR refurbishment is delayed -- our enthusiasm for the project prompted a hoped-for September completion, but some last minute hangups with contractors have stalled the start of the project. Fear not, it's a go! We apologize to our various groups who hold regular meetings at the MPR for the inconvenience, but as soon as we can we'll publish a revised timetable. The materials are all ordered, some in hand. We'll have a new look for the holidays for sure!

###

I wish someone would explain what's to be gained by the few who repeatedly drive over our speed bumps with their right-side tires in the gutters or, worse yet, on our sidewalks. It would seem to be not only a dangerous practice but one which could easily create more wear and tear on the vehicle itself with the constant imbalance, left-to-right. Just wondering.

And while I'm at it, a reminder! Our speed limit within Niguel Shores is 25 miles per hour.

Lydia R. Reeve
President, NSCA

Next Board Meeting
for Committee Reports

* * * * *

Wednesday, October 20, 1993
8:00 p.m.

OCT 93 4

POLICY ON WENDT LANDSCAPING
USING POWER EQUIPMENT DURING
EARLY MORNING HOURS UNDER
REVIEW



LANDSCAPE COMMITTEE FALL PLANS

1. Per our contract with Wendt Landscaping, beginning November, most trees the Association has responsibility for will be trimmed and thinned. The coral trees will be trimmed so that next spring they will flower.
2. The committee has authorized Wendt Landscaping to remove eucalyptus and acacia trees along Niguel Road and Stonehill. The committee has waited until the carrot wood trees planted several years ago were larger.
3. Several eucalyptus trees along Atlantic Drive will be removed. Also, eucalyptus in Sea Terrace I and II will be removed.
4. Wendt Landscaping has begun the process of removing impatiens. The areas that are doing poorly, because of various fungi, will be removed first and geraniums planted. This shrub is considered a perennial and will have a life of one to two years. They will bloom nearly year round and should not be affected by the fungi in the soil.
5. Those areas not planted with geraniums will have a winter color variety used. The new plants are to be planted in early November.
6. During October, several projects on Breakers Isle, Shores Garden Homes and Atlantic Garden Homes will be completed.

The office has received several complaints from residents about the use of power equipment in the early morning. It has been suggested that they not be allowed to use their equipment until 8:30 am or even later.

Our contract with Wendt Landscaping allows them to enter our community after 7:15 am and requires that they be cleaned up and away by 3:30 pm each day. On most days they do not start using the equipment until 7:30 am to 7:45 am. Most of the complaints center around Tuesday and Wednesday because this is when mowers and blowers are used the most.

The matter is being examined by Dick Wendt and management. If work hours are reduced, they may not be able to complete the mowing of our community in two days. We have a lot of area to cover in the two days and it takes 28 men to do the work. If they have to spend more than two days here to mow, then other associations contracting with Wendt Landscaping will be affected. Additional equipment may have to be purchased, which could affect our contract price in 1994.

It is expected that the matter will be decided on by November. Thank you for your patience while this issue is examined and discussed.

RULES AND REGULATIONS

Following procedure, revisions in the Association's Rules and Regulations or other governing documents are distributed with the Seashore News.

Attached is a copy of parts of the Association's Rules and Regulations amended to reflect changes in rules pertaining to view blockage complaints. The attached page is to replace any published prior to this date. Please keep it for reference.

SEPTEMBER BOARD ACTIONS

1. Accepted recommendation from management to amend Rules 4301 & 4371 (copy attached).
2. Authorized management to reimburse visitor \$155.16 for damage to tires at Breakers Isle gate. There was an apparent gate malfunction.
3. Accepted resignations of Ray Goodhart and Bob Sewell from Traffic & Safety Committee.
4. Appointed homeowners Sharon Stewart and Myron Miller to the Traffic & Safety Committee.
5. Appointed homeowner Ann Lassleben to the Recreation Committee.
6. Authorized management to remove several trees whose roots are damaging two homeowners' driveways and to repair the driveways at Association expense.
7. Appointed homeowner Bob Theel to the Landscape Committee. He will represent the Atlantic Garden Homes.
8. Authorized management to proceed with asphalt repairs on Association streets. Cost will be between \$7,000 to \$10,000.

NOTES FROM THE RECREATION COMMITTEE

The Country Fair and Steak Dinner on September 18 was a great success again. This is due to the many participants, the NSCA staff, the Mens Club, Womens Club and coordinator Hope Luedeke.

Attention all artists! The Annual Art Affaire will be held **Sunday, November 7**, between 1:30 and 4:30 pm at the recreation center. All resident artists who wish to display their works are encouraged to participate. Items for display will be accepted on **Saturday, November 6**, from 12 noon to 2 pm. The entire community and guests are invited to view the great talent we have at Niguel Shores. The entry contribution of \$1 per person includes a beverage and participation in two raffles of art work which will be on display at the office the week prior to this event. For more information, please call Kay Wittmack (661-8177), Doris Adams (493-4445), or Barbie Brown (248-9997).

Due to past great success and requests by participants, another beach parking lot barbecue has been scheduled for October. Also, the popular lecture series resumes on **October 13**. Please refer to articles in the Seashore News highlighting these events.

Plans are also underway to have a benefit performance, or maybe two, if interest warrants it, of the Young at Heart Dancers during the first week of December. Details will be announced in the November issue. Watch for it!

We hope that you will join in the fun and fellowship of these and future activities.



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 7 pm on the 19th of the month.

POLITICAL DISCUSSION GROUP

There are many members in the community who wish to meet with others to discuss current issues both prior to the next election and in the future. It is intended that the group discussion be informative and constructive in forming opinions. The format is non-partisan.

If interested, please leave your name and phone number in the office, or call the office and ask that your name and number be added to the list provided in the office. You will be contacted when we have sufficient interest to establish the program. The first meeting will be held in the Multi-Purpose room in late October. Your suggestions are also encouraged in the meantime by calling Don Beaver at 493-7430.



ALDRICH MEMORIAL LECTURE

Wednesday, October 13, 7:30 pm in the Rec Center. Dr. Dennis J. Aigner, Dean of the Graduate School of Management at the University of California, Irvine, will be speaking on the North American Free Trade Agreement (NAFTA), its implications for California and immigration policies. This timely subject should be of great interest to all of us in California for as one of Mexico's bordering states we have much to gain (or lose) according to how you view it.

Come learn and discuss with Dr. Aigner!

SOLAG WILL BE MAKING REPAIRS TO 35-GALLON TRASH CONTAINERS

The General Manager for Solag has informed management that the supplier for the 35-gallon trash containers (small size) will be making a repair to the lids. Solag will be mailing information directly to each resident that has the small containers explaining the repair program.

Solag expects to mail the notice in the next four weeks and begin the repairs sometime in October. At this time, Solag indicated that repairs will take place on the day of your scheduled pick-up.

Please direct all questions to Solag, not the NSCA office, after you receive the mailing.

MENS CLUB

Many of our members put on their chefs' aprons to cook and serve steak dinners at the annual Niguel Shores Country Fair last month. Chairman Bob Scott had our volunteers well organized and everyone had good food and good fun once again.

Early in November (3rd and 4th), about 20 couples are looking forward to spending two nights at the Singing Hills Country Club and Lodge near San Diego. A lot of golf, some tennis, sunning at pool side, probably some shopping (boo), and lots of partying with good friends are anticipated.

Our speakers at the October breakfasts are: October 5 - Lydia Reeve and Rob Cochrane, NSCA President and General Manager. They will tell us what's going on in Niguel Shores and perhaps give us an insight into any problems and plans for the future. October 19 - Stan Cummings, Executive Director of Orange County Marine Institute. Stan is an interesting speaker whom we heard about four years ago.

By the end of October we should be current on Niguel Shores as well as the Marine Institute in Dana Point Harbor.



MENS CLUB GOLF

The month of August closed out with a best one low net ball tournament at the Castle Creek Country Club in Escondido. The team pairings proved to be the best of the year with only four strokes separating the first place team from the last place team. Three of the seven competing teams tied for 1st Place. The tie was broken under club rules by counting the lowest score from Hole 18 back. The tied teams were captained by Myron Miller, John Flynn and Bob Converse. Bob and his team of Fred Standefer, Gordon Banerian and Sy Feiner garnered the First Place purse by having the lowest score on Hole 14.

September opened with eight teams competing on the local course of San Juan Hills. This tournament was once again for the best one low net ball score. However, the pairings were not as tight as the previous best one low net ball, so there was a 14 stroke spread from the first to the last placed teams. The only tied teams were the two last place teams whose captains and members have requested anonymity. The winning team composed of captain Ed Adams, Art Peever, Ed Lafler and Hal Therolf. Jerry Pearl captained the second place team. Don Ellis and George Freundlich won the closest to the pin honors on the designated holes.

Flight winners and runners-up for the Mens Golf Club Championship play were finalized during the early part of September. The Hawk Flight winner was Art Peever with Bob Converse the runner-up. Bernie Baskin won the Eagle Flight with Peter Rask being the runner up. Art and Bernie will be going head-to-head in match play to determine the Club Champion for 1993.

WOMENS CLUB

The program for our October 14 12:30 luncheon meeting will feature Attorney Ann Melfi, who will speak to us about living trusts and answer questions pertaining to that subject. It should be interesting and very informative.

For late reservations or cancellations, please call Barbara Peever, 661-1672.

The next board meeting will be at Dottie Foth's home on **October 21 at 10 am.**

The craft group will meet on Thursday, **October 7**, regular time of 10 to 2. Bring your lunch and a craft of your choice.

Be sure to mark your calendars for the Womens Club outing scheduled for Thursday, **November 18**, at the Mingei National Museum of Folk Art in La Jolla, "Heirlooms of the Future."

Our outside activities chairman Joan Pender will have more information about this outing in the November issue.

DANA POINT CITY COUNCIL ON CH 30 TV

2nd and 4th	Tuesday
Start	6:00 pm
Recess	6:30 pm
Resume	7:00 pm

* Recess time used by ARF
Animal Rescue Foundation

Program repeats Thurs. 6 pm

WOMENS GOLF

Next FUN-DAY will be held **Monday, October 11** at Aliso Creek. Please be there for sign-in at 8:30 am. Captain is Vicki Barth (240-2177). Brown-bag luncheon will follow golf. Hostess is Alice Freundlich (493-7471). Call her before October 4 to determine location for luncheon-meeting in the event the Shores Rec Center is unavailable. In any case, those who have not signed up should call both Vicki and Alice to confirm.

A Christmas-party committee has been appointed, including Barbara Brabeck, Lorrain Bruns and Barbara Bartolme, to arrange venue and other details.

Playing days at Aliso Creek continue Mondays and Fridays. Monday captains are Millie Deffebach (496-4835) and Betty Lewis (499-0550). Friday captain for the month of October is Lydia Reeve (493-6539). Call captains one week ahead if you wish to be included, and please do NOT wait until the day of play to cancel except in the event of an emergency. This is not appreciated by our hard-working captains who deserve every consideration.

FUN-DAY AWARDS in SEPTEMBER

Low Gross: Nancy Kendall and Rose Marie
Lawson
Low Net: Liz Kelsch
Low Putts: Terry Scott
Closest-to-the-Pin: Grace Densmore
Longest Drive: Rose Marie Lawson
Birdies: Grace Densmore and Sharon Becraft
Mystery Game: Fern Brooks and Betty Stace

COUPLES BRIDGE

- Sept. 3: 1st - Nick & Mary Martin
 2nd (A tie!) -
 John & Dorothy Knauf
 and Walt & Margaret
 Brugger
 3rd - Yetta Robbins &
 Margaret Costello
- Sept. 17: 1st - Kay Wittmack &
 Marion Masek
 2nd - John & Dorothy Knauf
 3rd - Nick & Mary Martin



New couples welcome. Call reservations to your October hosts/hostesses.

- Oct. 1: Ian & Linda Ross, 248-3408
 Oct. 15: Dorothy Erikson, 493-9897

Play begins at 7:15 pm.

POTLUCK - OCTOBER 17, 1993
EVERYONE IN THE SHORES IS WELCOME!

Join us to visit our Grandparents' style of Potluck and share our bounties with each other. Visualize platters of fried chicken, sliced baked ham, various ethnic casseroles, and bowls of delightful salads: potato, pasta, and others tossed with lettuce, vegies, bacon, chopped olives and croutons. Add old-fashioned tasty desserts for the sweet tooth. Use your imagination in preparation and bring your own Grog and table service and gather in the Rec Center. Drinks at 6 pm and dinner at 7 pm. Call to make reservations and tell us what you will bring.

WEDNESDAY AFTERNOON BRIDGE

Winners:

- Aug 25: 1st - Bernie Baskin
 2nd - Dorothy Erikson
- Sept 1: 1st - Mary Devilbus
 2nd - Marie Milliken
- Sept 8: 1st - Dorothy Johnson
 2nd - Evelyn Kitzman
- Sept 15: 1st - Margaret Costello
 2nd - Leon Sall

- | | |
|------------------------------------|-------|
| Walt & Shirley Smith
496-0483 | A - G |
| Russ & Helen Paslaqua
496-0978 | H - M |
| Jack & Valerie Fellows
496-9759 | N - Z |

New members are always welcome. Play begins at 11:50 am, so plan to come early. For reservations, please call Frieda Baskin at 661-3521 before Monday preceding the Wednesday game.

DOG OWNERS

Leash your pet.
 Clean up the residue.

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



TENNIS CELEBRATION

Ladies Day annual tournament and picnic was a great success. Winners of the tournament were Doris Miller and Shirley Smith. A picnic on our bluffs overlooking the ocean included good food and lots of chatter and laughter. Thanks to Doris Miller, Betts Flynn, and Doris Adams, we had a great time. Any women tennis players who want a game on Thursday mornings, come join us.



LITTLE LEAGUE WORLD SERIES

Most of the TV sets in the Shores on August 28 and 29 were tuned to the Little League Baseball Champions from Long Beach. Among the boys in the line-up was Charlie Hayes, the Pearls' grandson. Did you see Marian and Jerry Pearl on the big screen, yelling and waving for "their boy"? The fact that Charlie scored the winning run in the World's finals against Panama only added to their pride and our excitement. Are you back to normal yet?

NEW RESIDENTS

The Hauserman family, Tom, Karen and Luke, are new residents on Brigantine Drive. They chose the Shores because of the attractive environment and fine quality of life. Originally from Pennsylvania, they moved here from Stoke D'Abernon in Surrey, England.

Tom is Western Division Sales Manager for Celestra Hauserman, a worldwide manufacturer of relocative partitions. Karen is an R.N. and Luke is now a student at Dana Hills High School. Tom and Karen enjoy running; Luke's enthusiasms include rugby and rollerblading. Our "Eastern" residents will be interested to know that Tom attended West Chester University, Pennsylvania while Karen studied at School Craft College in Michigan.

Welcome to our wonderful community!



NEXT COMMUNITY BARBECUE

Place: NSCA Beach Parking Lot Picnic Facility

Time: 4 pm

Date: Sunday, October 3

Join your friends and meet new people at the last barbecue for the season. Please note the earlier start time due to darkness.

Bring your food and beverage. The charcoal fire will be provided.

The Recreation Committee



FRIDAY NIGHT MOVIES - OCTOBER 8

6:00 pm - "Homeward Bound, An Incredible Journey" - An unforgettable story of love, courage and devotion between man and animals.

7:45 pm - "Ground Hog Day" - "A comic time warp anyone should be happy to get stuck in" per Richard Corliss, Time Magazine.

Hosts: Grover and Barbie Brown



PAGE TURNERS

Next meeting of the Page Turners will be on **October 18** at Grace Smith's residence [23652 Verrazanno Bay, 493-2677] at 10:30 am. The book will be "Come Spring" written by Jill Landis (Phyllis Landis' daughter in-law).

STREET SWEEPING SCHEDULE

The scheduled date for the street sweeping this month is **Friday, October 8**. If at all possible, you are requested to have your vehicles off the street on this date. This will allow the sweeper to do a better job.

NEIGHBORHOOD EXCHANGE

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

ENGLISH CARPENTER/HANDYMAN. Shores resident. All carpentry and home repairs, cabinet refacing, plumbing/electrical. Local and Shores references. John, 661-2904.

HELIUM BALLOONS - Pick-up or delivered. Can decor your event, kids parties, sophisticated galas ... 493-0467.

VCR HELP - Repair, most problems. Video copies (quick). Convert film, photos, slides to video ... 493-0467.

TREADMILL EXERCISER for sale. Like-new Pro-Form 1-HP, 6-MPH #624-EXP Motivational Fitness Trak. Adjustable time/distance/speed; electronic readout. Cost \$1864 last year; sell for \$950 today. 493-7377.

FOR SALE: Heritage dining suite, Country French, 46"x 74" table with three additional inserts, eight chairs, large china cabinet plus 46x19 server - \$750. Also large etched metal mirrored display cabinet - \$500. 493-0677.

GOLF TICKETS (green fees) as Christmas gift: 1/2 price. Make someone happy with golf at either Palm Desert Marriott course in Palm Springs area. Regularly \$110; these passes, \$50. Play anytime guaranteed. Call 496-3735.

55 ALIVE CLASS FOR MATURE DRIVERS

A 55 Alive class for mature drivers who are over 50 has been tentatively scheduled for Thursday and Friday mornings, November 18 and 19. The Thursday class would be from 9 am to 1 pm. The Friday class would run from 10 am to 12 noon and 12:45 pm to 2:45 pm.

Most insurance companies will provide a five to ten percent discount to drivers who complete the eight hours of instruction. There is an \$8 charge for the course, a minimum of 15 participants and a maximum of 30.

If you are interested in taking the course, please complete the tear-off and return it to the office by Friday, October 15. People who signed up for a future class last spring will be called to verify their continuing interest.

-----TEAR OFF-----
Please return to the NSCA office by October 15.

Names: _____

Address: _____

Phone No. _____

Yes, I (we) am interested in taking the November 18-19 day class.

No, I (we) would be interested in an evening class in December or January.

NSCA DIRECTORY

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

BOARD OF DIRECTORS

Lydia Reeve	President
Sid Kahn	1st Vice-President
Don Beaver	2nd Vice-President
George Williams	Secretary
Jack Broering	Chief Financial Officer

STAFF

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

NSCA COMMITTEES

Architectural Control
Communication
Community Relations
Entrance Improvement
Finance
Landscape
Maintenance

Recreation
Traffic & Safety
Tree View Blockage
Board Advisory Group

CHAIRPERSONS

Lee Richards
John Dickerhoff
Forrest Owen
Tom Reath
Andrew Boush
Tom Reath
Norm Pomeroy
Rick Foth
Dick Luedeke

Carroll Cox
Lloyd Somerfield
Dick Luedeke

MEETINGS

1st & 3rd Thursday
See Calendar
3rd Wednesday
See Calendar
See Calendar
4:00 pm, 2nd Monday

9:30 am, 2nd Monday
1:30 pm, 2nd Wednesday
4:00 pm, 2nd Wednesday
1:00 pm, 2nd & 4th Monday

OTHER ORGANIZATIONS

Sea Terrace Townhomes Assoc. I

Andy Boush, President
Don Fisher, 1st Vice-Pres.
Hal Therolf, 2nd Vice-Pres.
Bobbe Kahn, Treasurer
Ian Ross, Secretary

Sea Terrace Townhomes Assoc. II

George Freundlich, President
Don Lutz, 1st Vice-Pres.
Gene Chapman, 2nd Vice-Pres.
Pat Long, 3rd Vice-Pres.
Joanne Mitchell, Secretary
Bernie Baskin, Treasurer

Womens Club

Mary Elin Ellis, President

Mens Club

Grover Brown, 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.



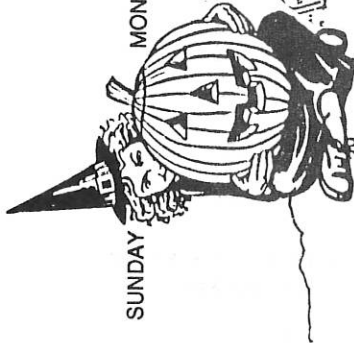
Editor in Chief - John Dickerhoff
Editorial Staff - Communication Committee
Word Processing - Joy Jungwirth
Layout Coordinators - Doris Adams and Betty Dickerhoff
Collation Coordinator - Shirley Smith
Distribution Coordinator - Gene Chapman

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.

OCT 9 8

October 1993



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

<p>3 4:00 Recreation Committee Beach Bluff BBQ</p>	<p>4 Womens Golf 9:00 Fitness Class 1:00 Water Exercise</p>	<p>5 8:15 Mens Club Brkfst 10:00-1:00 H&H C-2 1:00-4:00 Art Class</p>	<p>6 9:00 Fitness Class 11:00 Board Meeting 11:50 Noon Bridge</p>	<p>7 8:00-10:00 Ladies Tennis 10:00-2:00 Wmns Crfts 10:00 Womens Crafts 1:00 Arch Comm</p>	<p>8 Womens Golf Street Sweeping 9:00 Fitness Class 6:00-7:45 Movie Night</p>	<p>9</p>	<p>2 </p>
<p>10</p>	<p>11 Womens Golf 9:00 Fitness Class 9:30 Maintenance Comm 1:00 Water Exercise 1:00 TVB Comm 4:00 Lands Comm</p>	<p>12 Mens Club Golf 1:00-4:00 Art Class</p>	<p>13 9:00 Fitness Class 10:00-12:00 H&H Srs 11:50 Noon Bridge 1:30 Rec Comm 4:00 Traf&Sfty Comm 7:30 Lecture</p>	<p>14 8:00-10:00 Ladies Tennis 12:30 Wmns Lnchn</p>	<p>15 Womens Golf 9:00 Fitness Class 7:15 Couples Bridge</p>	<p>16</p>	<p>15</p>
<p>17 6:00 Potluck</p>	<p>18 Womens Golf 9:00 Fitness Class 10:30 Page Turners 1:00 Water Exercise 5:00 Comm Rel Comm</p>	<p>19 8:15 Mens Club Brkfst 1:00-4:00 Art Class 3:30 Finance Comm</p>	<p>20 9:00 Fitness Class 11:50 Noon Bridge 3:30 Finance Comm 8:00 Board Mtg</p>	<p>21 8:00-10:00 Ladies Tennis 10:00 Wmns Club Brd Mtg 10:00 Comm Comm 1:00 Arch Comm 3:30 Finance Comm (Tenative)</p>	<p>22 Womens Golf 9:00 Fitness Class</p>	<p>23</p>	<p>22</p>
<p>24</p>	<p>25 Womens Golf 9:00 Fitness Class 1:00 Water Exercise 1:00 TVB Comm</p>	<p>26 Mens Club Golf 10:00-1:00 H&H C-2 1:00-4:00 Art Class</p>	<p>27 9:00 Fitness Class 9:00 Finance/Brd Mtg 10:00-12:00 H&H Srs 11:50 Noon Bridge</p>	<p>28 8:00-10:00 Ladies Tennis</p>	<p>29 Womens Golf 9:00 Fitness Class</p>	<p>30 </p>	<p>30 1:00 Tennis Social</p>
<p>31 Daylight Savings Ends Halloween </p>							

September

S	M	T	W	T	F	S
			1	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		

November

S	M	T	W	T	F	S
		1	2	3	4	5
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

(10-01-93)

4301 View Blockage Complaints (09-15-93)

Member complaints about blockage of views caused by trees or shrubs must be made in writing on forms available at the association office. The complaint will be referred to the Tree View Blockage Committee.

4305 View vs. Privacy (07-01-85)

If it becomes necessary to choose between view preservation and the preservation of privacy, the choice will be to preserve the view.

4310 General (01-03-90)

Refer to Rules 4111 General Policy; 4112 Pad Level Plantings; 4113 Slope Plants; and 4122 Trimming Precaution in previous section of these Rules and Regulations.

4315 View Protection (01-03-90)

Views subject to review by the Tree View Blockage Committee include, but are not limited to, views from second stories of residences.

4320 Views Resulting from Home Improvements (01-03-90)

Views resulting from improvements made to a member's lot, and to the residence or other improvements on the lot as originally constructed, are not necessarily to receive the same degree of protection as views from lots, residences and other improvements on lots as originally constructed. All view blockage complaints will be considered on a case-by-case basis. That the view in question results from the addition of an improvement to the lot, residence or other improvements on the lot as originally constructed is only one of the factors to be considered by the Tree View Blockage Committee in its evaluation.

4331 Enforcement of Policies (05-03-90)

The Architectural Control Committee shall have the right to require any Member to remove, trim, top, or prune any shrub, tree, or hedge which they consider unreasonably impedes the view from any lot, or to delegate this right to the Tree View Blockage Committee. CCR7-1

4371 Tree View Blockage Committee (07-01-85)

The Architectural Control Committee is charged, under our CC&Rs, with the responsibility of protecting members from unreasonable view blockages caused by trees or shrubs on private property. The Architectural Control Committee has delegated this authority to its sub-committee -- the Tree View Blockage Committee. This Committee is responsible for investigating member's complaints about view blockages caused by trees or shrubs on private property or on common area and recommending the to Board appropriate remedial action. In addition, when a property is in escrow, the Tree View Blockage Committee will inspect it for compliance with Landscape Rules and will make a recommendation if necessary.