

seashore news



OCTOBER 1995

Issue 265

Published monthly by the Niguel Shores Community Association



FROM
THE
HELM

Most of the expenses of the Association are paid from regular annual assessments. Most of operating and other expenses for 1995, i.e., 94% (\$1,574,400) is derived from a \$1,640 annual assessment on each property, which may be paid at \$410 quarterly. Approximately seven days before the date that payment of the assessments is due, each property owner is mailed a quarterly assessment statement. For the convenience of members, there is a 30-day grace period from the date payment is due in which the envelope, containing the check for payment, must be postmarked. Any payment envelope not postmarked by the 30th day of the grace period is noted, and the payment is considered delinquent and is subject to a late charge of 10% plus interest at 10% per annum. Assessment payments are due and payable as follows:

January 1 (delinquent January 31)
April 1 (delinquent May 1)
July 1 (delinquent July 31)
October 1 (delinquent October 31)

Undoubtedly, there were many reasons why each of us selected our homes, second residences, or investment properties in The Shores. The most frequently stated reasons include our lovely location or climate, and the assurance, convenience and benefits of living within this gated homeowner managed community. Many other reasons are mentioned are the beauty of our locale with its many cultural, athletic and other amenities, recreational opportunities immediately available at our Community

Center, elsewhere on our grounds, or within a short distance in the surrounding area. While Niguel Shores was developed more than two decades ago, it clearly shows that it has been given continuous necessary maintenance attention.

For example, full landscaping services for all common areas and all slopes or areas for which the Association has easements for maintenance purposes. Recently our swimming pool equipment, lighting and deck furniture were extensively upgraded, and the multi-purpose room and kitchen were redecorated.

Soon the Community Center buildings will be re-roofed and re-painted. The tennis courts are now being extensively repaired and resurfaced. As an ongoing project, the coach lights are being rebuilt for all of the Bays in the Garden Homes Tracts. The streets within The Shores, before long, will be re-surfaced. Of course, as I wrote about recently, we will systematically be reworking the entrances for each area within The Shores to make them operationally safe, convenient and attractive. These projects are needed and are significant to maintain the attractiveness of The Shores and, by so doing, to large measure, supporting and improving the value of our properties. There are still many other tasks that must also be done, but their time will come. We obviously cannot afford to do all of the things that we would like to all at once. We must try to stay within our budget each year.

George Williams
NSCA Board President

SEPTEMBER BOARD ACTIONS

1. Accepted resignations from Marian Pearl (Berkus Homes) and Gene Virgin (Sea Terrace II) from the Landscape Committee.
2. Board accepted the donation of two watercolor paintings from the Womens Club. They are to be hung in the MPR.
3. Accepted bid from Cliff Brown Roofing for replacement of the MPR and office roofs. Approximate cost - \$22,000.
4. Accepted bid from Mike Gregg Painting for flat roof extension and post replacements at the Community Center. Cost not to exceed \$2300 without Board approval.

ALL HOMEOWNERS HAVE RESPONSIBILITY TO REMOVE WEEDS IN THEIR DRIVEWAYS!

Most homeowners are aware that they have the responsibility to remove weeds growing within their front yard and driveway. However, there seems to be some confusion for the homeowners in Sea Terrace I, Sea Terrace II, Atlantic Garden Homes and Shores Garden Homes.

The above areas of the community have some "shared" responsibility with the Association through landscape easements contained in the Supplemental CC&Rs. The Association, through its landscape contractor, will maintain all areas eased to it with shrub/tree care and irrigation repairs. In ALL cases, the Association does not have the responsibility to remove weeds within driveways.

Homeowners within these areas are asked to review their properties and take action before the Board has to start issuing hearing letters for the purpose of issuing fines.

FINAL PROJECTS FOR LANDSCAPE UPGRADES TO BE COMPLETED

During October, the following projects will be completed. This work will finish out the 1995 Landscape Committee upgrade budget:

Custom Homes - The first two concrete downdrains on Breakers Isle will have wire mesh installed and Grewia vines planted. The vines will be trained to cover the wire mesh, thus hiding the unattractive look of the concrete.

On the Breakers Isle downslope, Myoporum will be planted in several bare areas, after old and dead shrubs are removed. This is the first year of a three year project.

Atlantic Garden Homes - The Committee has proposed planting eighteen(18) 15 gallon size stone pine trees along Atlantic Dr., mostly along the west side. This project is to be reviewed by the Board of Directors in October, and if approved, will be done before the end of the month.

Sea Terrace I - a shrub bed will be created along the fence at 33462 Spinnaker, to match plantings done last year, across the street.

The Crossjack and Sextant upslopes to be reviewed again for additional improvements.

Sea Terrace II - a shrub bed will be created along the fence behind six homes on Gourami Bay, within the Gourami park.

Villas - ten(10) 15 gallon New Zealand Christmas trees will be planted along Via del Cielo, between existing Evergreen Pear trees. These new trees will eventually replace the Pears.

Wendt Landscape will be doing regular maintenance such as fertilizing the shrubs/ground covers. The lawns will be fertilized in late November after most are dethatched.



CHILDREN'S HALLOWEEN PARTY

Don't miss our night of ghoulish fun, Saturday, October 28, 1995.

Niguel Shores will be hosting a children's Halloween party from 5:30 - 7:00 pm in the multi-purpose room.

Details of the party are still being planned. We're hoping to have games, crafts, contests, and a Halloween movie! Don't miss it!

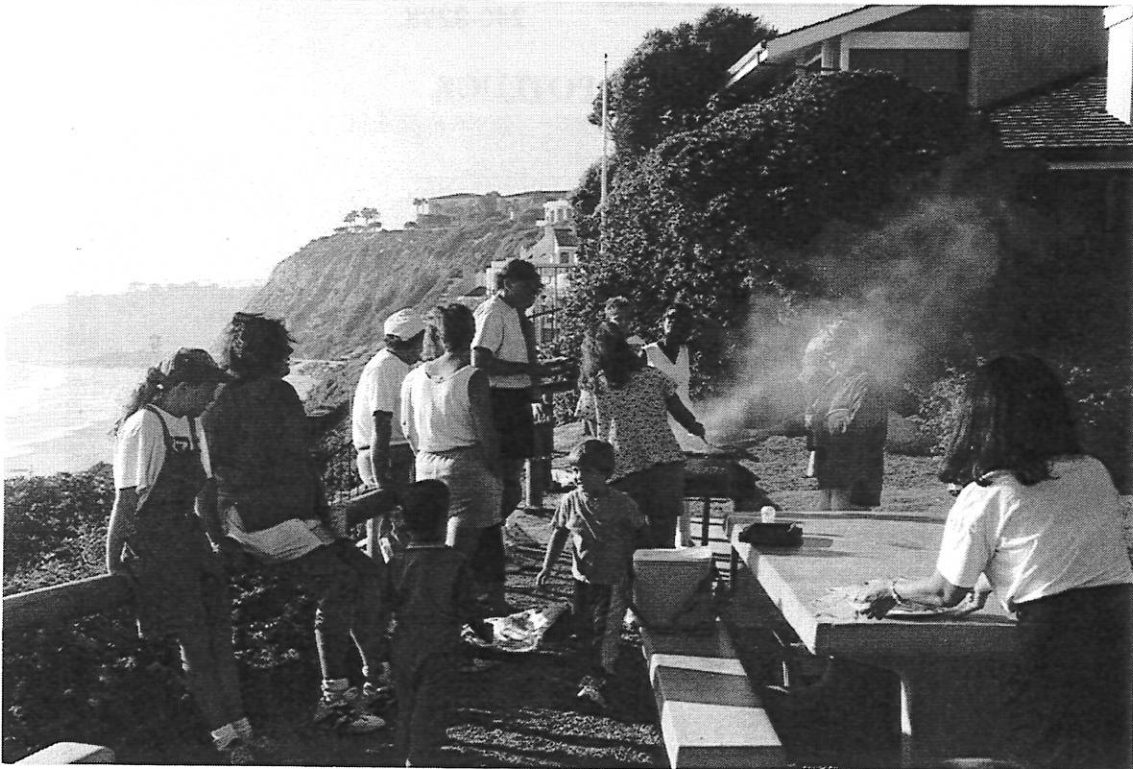
If you can help or have games or crafts that can be used for the party, please call Gay Powers, 443-0885 or Terri Sweeney, 661-7421.

FRIDAY NIGHT BARBECUE - A BIG SUCCESS!!

Our first family night barbecue, held Saturday, August 27, was a great success. For the many families who came, it was a beautiful evening for a picnic. There were many games and candy galore for the kids and roasted marshmallows after the barbecue.

Many thanks to Don Beaver, who suggested and arranged the event, including providing the charcoal, marshmallows, and caramel corn. Don has been a great supporter of family and children's events all year and was instrumental in securing the children's recreation program for the fall. YEA DON!!

Thanks to everyone who came! We look forward to seeing you at the next family picnic.



POTLUCK - OCTOBER 15, 1995

In the recent past, a Potluck group held a German OCTOBERFEST in February. Since we want to celebrate "Chinese New Year" which falls in February next year, we will hold a Chinese OCTOBERFEST, Sunday, October 15.

The good news is you don't have to cook anything. Just bring your own Grog or special drinks for the Happy Hour at 6 pm as usual and a Chinese buffet will be served hot and delectable at 7 pm. This is a good change for those of you who haven't been coming to find out how much fun the Potluck is with your friends.

The bad news is that it will cost you \$6 per person in the form of a check made out to Ian Ross. We need a firm reservation on or before Sunday, October 8 and the money as soon as possible. If we don't call you early, please call us!

A - F Ian & Linda Ross 248-3408
G - M John & Betts Flynn 363-9580
N - Z Jack & Valerie Fellows 496-9759

Please note that Potluck is back on the third Sunday this month.

NOTES FROM THE RECREATION COMMITTEE

The Annual Country Fair and Steak Dinner held on September 16 was a success once again. The number of booths available for residents was the most ever and there were bargains galore.

The Steak Dinner climaxed the day, hosted and served by the Mens Club; meals were served to an appreciative group.

Special thanks to Wink Spofford and her committee and to Dick Luedeke and Bob Scott, who mastered the steak dinner.

Future event: Mark your calendars for Sunday, November 5 and plan to attend the Art Affaire, made possible by the many artists residing in the Shores.

PAGE TURNERS

The next meeting of Page Turners will be October 16 at 10:30 am, at Marian Pearl's, 33441 Cockleshell. The book for the month is, An Artist of the Floating World, by Kazuo Ishiguro. Any questions call Betty Dickerhoff, 240-8298.

JULY - HAWAIIAN POTLUCK



11th ANNUAL ART AFFAIRE



SUNDAY
NOVEMBER 5TH
1:00 to 4:30 pm
MULTI-PURPOSE ROOM
NIGUEL SHORES

* *An Invitation*

Niguel Shores
Community Association
Invites you and your friends
to the **11th** Annual

* **Art Affaire**

Art Works featuring
Paintings, Sculptures,
Watercolors, Photography,
Jewelry, Paper Art
and Pencil Drawings will
be on display

\$

Sale prices will be listed.



The
Artist
Attic

Will feature
Unframed
paintings and
objects of Art
for sale at
bargain prices.



Admission \$1.00
includes beverage
and a chance on
many door prizes



CALLING ALL ARTISTS

NSCA's Eleventh Annual "Art Affaire" is scheduled for Sunday, November 5, from 1 pm to 4:30 pm in the multi-purpose room at the Recreation Center.

Any artist who is a resident of Niguel Shores or is directly associated with our community is invited to show his/her original work which has not been previously shown in a Niguel Shores show. No copied work or kits are allowed. Entry forms and instructions can be picked up at the office and must be returned no later than Monday, October 30. Items for display will be accepted at the multi-purpose room, Saturday, November 4, from noon to 2:00 pm.

All participating artists are requested to attend a special meeting on Monday, October 2, at 2 pm in the conference room at the recreation center.

The entire community and guests are invited to view the artistic talent we have in Niguel Shores. We will once again have our "Artist Attic" featuring excellent bargains on sale.

Admission charge of \$1 per person includes a beverage plus participation in drawings for door prizes which will be on display at the office the week prior to the show.

For additional information, please contact Bob Borland at 248-1493 or Carroll Cox at 661-1439.

COUPLES BRIDGE

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

The winners on September 1 were:

- 1st - Peter and Adelle Shanta
- 2nd - Dick and Carla MacNair

The winners on September 15 were:

- 1st - Nick and Mary Martin
- 2nd - Ruth Gardiner and Yetta Robbins
- 3rd - Nancy Kendall and Lorraine Bruns

Dates for this month are October 6 and October 20.

WEDNESDAY NOON BRIDGE

All Niguel Shores bridge players are welcome. Play commences at 11:50 am. Please call Doris Kelman (661-1354) for October reservations. Winners were:

- | | | |
|---------|-----|-------------------|
| Aug 23 | 1st | - Leon Sall |
| | 2nd | - Wilma O'Keefe |
| | 3rd | - Dal Weber |
| Aug 30 | 1st | - Freida Baskin |
| | 2nd | - Jean Freeman |
| | 3rd | - Dorothy Johnson |
| Sept 6 | 1st | - Irene Nylund |
| | 2nd | - Jeanne Wadkins |
| | 3rd | - Joan Sullivan |
| Sept 13 | 1st | - Adelle Shanta |
| | 2nd | - Joan Sullivan |
| | 3rd | - Marie Milliken |



**Next Board Meeting
for Committee Reports**

**Wednesday, October 18, 1995
7:30 p.m.**

MENS CLUB

We have an outstanding line-up of speakers for the month of October:

October 3: Stephen B. Julian, City Manager of the City of Dana Point.

October 17: George Karmazyn will speak to us on long term health care, a very vital subject for all of us.

October 31: Grace Boyd, better known to us as Mrs. Hopalong Cassidy. You will enjoy her stories about Bill "Hoppy" Boyd.

Hope to see you at these meetings.



STATUS OF TENNIS COURT RESURFACING

The contractor working on the resurfacing project could not finish the work by the end of September as originally planned. After previous surfaces were removed, it became very apparent that the original concrete on all four courts was laid down improperly. Because of this, the concrete is beginning to loose adhesion in several locations.

The contractor has had to do extensive patching that was not originally planned for. The courts will also receive a second coat of acrylic resurfacer that contains sand. The court colors will change back to dark green for inbounds and California red for out of bounds. The lines will be white.

As of 9/23, it is expected that the courts will reopen the week of October 9. Staff will put up a poster at the Community Center approximately one week in advance of a specific date the courts will open.

"The real success in golf lies in turning three shots into two."

—Bobby Locke



MENS CLUB GOLF

Winners at Fallbrook on August 22 were:

A Flight

1st Bob Munz
2nd Don Ellis
3rd George Allaman

B Flight

1st Bill Merrithew
2nd Dave Jameson
3rd Jack Broering

Closest to the pin awards went to Don Ellis on #9 hole and Bob Munz on #18.

San Luis Rey was the next outing on September 12. The best ball of partners format found the following team winners. 1st place to Peter Rask and Bob Gutknecht. 2nd place to Col. Jack Fellows and Mickey McLaughlin. 3rd place went to Myron Miller and Art Peever. All these matches were close and several card offs were necessary to determine winners. Closest to the pin was captured by Jim Woodward.

The 1995 Annual Mens Club Championship will get underway at Rancho California on October 24. This is the SCGA "home" course in Temecula. The event will consist of two flights (Moaners and Groaners) with match play at full handicap. Winners of the two flights will play off for championship when all rounds are completed. A consolation flight is also scheduled. This event is open to Mens Club members, but limited to 32 players. There will be a registration fee of \$10.

WOMENS CLUB

The October 12 meeting of the Womens Club will be the usual luncheon in the multi-purpose room at 12:30 pm. The program will feature Ann Spencer, of Corona Del Mar, who will entertain and inform us with several book reviews. Perhaps you will gain ideas for Christmas presents.

For reservations please call Mary Williams, 248-7164, if you have not been contacted or for cancellations before October 10.

There will be a workshop and demonstration in the art of paper marbling at the Thursday, October 5 meeting of the Crafts Group. Everyone is welcome to come and participate or just observe. Wear an apron or work clothes. Small material fee. The meeting starts at 10 am. Bring a sack lunch. Any questions call Betty Dickerhoff, 240-8298.

The Womens Club Board will meet on October 5 at 4 pm in the conference room.



FINAL BARBECUE OF THE SEASON

PLACE: Beach Parking Lot

DATE: October 1, 1995

TIME: 4:30 p.m. (Note change in time.)

Bring your own food and beverage; charcoal fire will be provided. Join the neighbors in watching the sunset.

WOMENS GOLF

Next Fun-Day, Monday, October 9, will be held at Aliso Creek. Sign-in time is 8:00 am. Please be prompt. Captain is Peg Bucci (496-5134). Brown bag luncheon and meeting following golf will be at Niguel Shores recreation center. Hostess is Betts Flynn (363-9580). Anyone who has not signed up for lunch and/or golf should confirm with Peg and Betts.

Regular playing days for the group are Mondays and Fridays. Monday's captain is Bernice Zeigner (496-2246). Friday's captain is Sharon Becraft (248-5191). Be sure to call them a week in advance if you would like to participate. All Niguel Shores residents are invited to join us, regardless of skill level. We now have a special "Tag-a-Long" category which includes any golfer who wishes to participate in Fun-Day play, yet does not care to be counted as a competitor in the tournament.

FUN-DAY AWARDS - SEPTEMBER

The group played as "Best Ball" threesomes. Overall winning team was comprised of Nancy Kendall, Fran King, Betty Lewis.

Low Gross -- Betty Lewis and Rose Marie Lawson, a tie.

Low Putts -- Betty Lewis

STREET SWEEPING SCHEDULE

The scheduled date for street sweeping this month is **Monday, October 2**. 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.

FRIDAY NIGHT MOVIES - OCTOBER 27

7:30 pm. "Circle of Friends"

Hosts are Ian and Linda Ross.

DANA NIGUEL LIBRARY - CALENDAR OF
EVENTS FOR OCTOBER

Reader's Theatre, October 11
7:30 pm.

Childrens Programs

Wednesday, through October 25
Toddler/Preschool Storytimes

October 30, November 20
Family Pajama Storytime

October 30
Family Halloween Program, Halloween Show
and Costume Parade
7:00 pm - 8:00 pm

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

NEIGHBORHOOD EXCHANGE

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

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

FOR SALE: Rectangular oak dining room set,
matching hutch. White pleated duet shades, 2
sets fit 5 X 8 ft windows, 1 set fits sliding door.
Make offer. Call 661-5898.

WANTED: Looking for mature lady to watch
1 1/2 year old daughter one day a week. Call
Diane at 443-0840.

FOR SALE: New unused (Gameboy), tetris
game \$10, and Little Tikes basketball hoop and
stand, 3 adjustable heights, 4', 5', and 6', \$20.
Call Carol or Karl at 496-0814.

WANTED: VCR tape of the O.J. chase on June
17, 1994. Will pay any reasonable price. Please
call Shores resident 661-6456.

FOR RENT: Furnished, great ocean view.
Clean single level townhouse has 3 bedrooms, 2
baths, and 2-car attached garage. Available
October 1. \$1800 for one month, \$1600 per
month for three months. Call 497-3803.

WANTED: Laptop computer, must be in good
condition. Call Fred 661-7892.

FOR RENT: Ocean view, three bedroom
townhouse, 2 1/2 baths, large master bedroom
suite, 2 fireplaces, decorator furnished, 2-car
garage. Call 310-947-9791.

WANTED: Niguel Shores/San Marino family
needs 3 or 4 bedroom home for July and/or
August 1996. Clean, quiet, non-smokers. Will
commit early. Please call 818-795-9155.

FOR SALE: Two tickets for "Westside Story",
Orange County Performing Arts Center,
Saturday, October 28, 2 pm. Good seats.
Call 493-0545.

ROOMMATE WANTED: in Shores home
(next door to pool). Share with professional
mom and 3rd grade boy (8 1/2 years), master
bedroom and private bath, share house, non-
smoker, deposit and six month commitment,
\$600 + 1/3 utilities. Call Lia at 248-7737.

FOR SALE: Dining room set, table plus six
chairs, pecan, 2 leaves, originally from Bullocks.
Two Chinese chests, great for storage or use as
end tables, good condition. Two southwestern
lamps. Best offer, call 443-0885.

WANTED: Babysitter wanted for two boys,
ages 6 and 10. Occasional evenings, weekends.
Please call 661-4702, ask for Cathy.

WANTED: Live free in Shores home in
exchange for part-time child care for 8 1/2 year
old/third grade boy. Eves, some weekends,
must drive and have own car, share home with
professional mom and child. Lia 248-7737.
Available October 1, non-smoker.

NSCA DIRECTORY

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

BOARD OF DIRECTORS

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

STAFF

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

NSCA COMMITTEES

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

CHAIRPERSONS

George Williams
John Dickerhoff
Grover Brown
Bob Theel
Rick Foth
Pat Long
Marian Pearl
Pat Long
Carroll Cox

MEETINGS

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

OTHER ORGANIZATIONS

Sea Terrace Townhomes Assoc. I

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

Sea Terrace Townhomes Assoc. II

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

Womens Club

Terry Scott, President

Mens Club

Jerry Pearl, President

SEASHORE NEWS

Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NSCA Board actions and community activities, and to encourage participation in community affairs.

Editor in Chief - John Dickerhoff
Editorial Staff - Communication Committee
Word Processing - Jeanette Federico
Layout - Betty Dickerhoff
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 before 7 pm on the 19th of the month.