

seashore news

Published monthly by Niguel Shores Community Association
October 1997

Issue 289



FROM THE HELM

Autumn is probably the busiest time of the year in the business of managing our Association. It's the time when we prepare and approve the budget for the following year.

In early August the various committees start the process. They estimate how much it will cost to do what they'd like to see done in the upcoming calendar year. And during August, September and October, each committee meets with the Finance Committee to explain their requests. In each case the Finance Committee may modify a committee's request as the total budget is put together.

Then, in late October, the Finance Committee agrees on their recommendations of the entire budget for the year and presents it to the Association Board. We set aside an entire day to go through the budget proposal, line by line, to be sure we know what we're spending money for and where it's coming from. As in any business - or family for that matter - hard decisions must be made. We can't always do the things we'd like to do.

This year's budget decisions are going to be especially difficult. Our community is 25 years old. Things are beginning to wear out and need repair or total replacement. We've been putting money into our reserve accounts for the repair and replacement of every bit of the community, but we must be sure we spend it wisely. Each year, for the last 25 years, previous boards have approved a portion of our reserves and allocated a portion of

our income to those reserves. By law, the Finance Committee and the Board must have help from a professional consultant at least once every three years to be sure the reserves are adequate, but none of this planning and saving makes the decisions easier. Not everybody will get everything they want. In early November, every homeowner in Niguel Shores will see the results of all this work. We'll mail a copy of the 1998 budget to each homeowner. Please take the time to look it over and ask us - the members of the Board - if you have questions.

The whole budget process is the best example there is of the time and talent and experience that is given by volunteers to make this community a good place to live.

Jerry Milner
NSCA Board President

SEA TERRACE II & VILLAS RESIDENTS - NEW ACCESS CODE/VISITOR PARKING PASSES

The four-digit access code that currently opens the Manta and Garibaldi gates will be changing on October 6, 1997. All Sea Terrace II & Villas residents will receive a notice listing the new code, and will receive new visitor parking passes. The new visitor parking passes **must** be used as of October 1, 1997.

If you do not receive the mailing by October 1, come to the NSCA office during normal business hours to receive a copy of the notice and visitor parking passes.

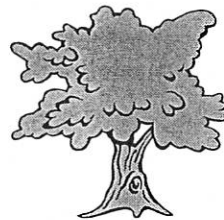
**NEXT NSCA BOARD MEETING FOR
COMMITTEE REPORTS
WEDNESDAY, October 15
7:30 PM**



**BOARD ACTIONS
FOR SEPTEMBER**

- ✓ Accepted proposal from the Collings Group for a risk assessment and insurance consulting service. This company will review the current insurance policies to see if all of the Association's major liabilities are covered and make recommendations for necessary changes. Cost for the work not to exceed \$1,950.
- ✓ Accepted proposal from EQE International [structural engineers] to perform visual observation of the bridge and provide the Association their professional opinion on the remaining life of the bridge, cost to replace, etc. Cost for the study not to exceed \$3,000.
- ✓ Authorized staff to waive \$25 lost vehicle decal fee, as requested by homeowner, for cause.
- ✓ After reviewing two bids, accepted the bid of \$3,156 from Saddleback Ornamental Iron to replace the Community Center entrance gate.
- ✓ Adopted a policy for current and future Board members to review and sign a "Conflict of Interest" statement.
- ✓ Authorized the cost to have an architect draft proposed changes to the women's locker room.
- ✓ Authorized the Tai Chi instructor to use the MPR on Saturdays, from September 13 to November 1.
- ✓ Authorized the children's tennis instructor to use one tennis court for lessons.
- ✓ Accepted Marjean Hanson's resignation from the Tree View Blockage Committee and appointed Colby Thompson to the Committee.
- ✓ Appointed Doris Adams and Barbara Crist to the Communication Committee.
- ✓ Appointed Keith Carlson and Susan Buckler to the *ad hoc* Vandalism Committee.
- ✓ Authorized staff to install a concrete pad and move one pool area table, chairs and umbrella to it. The pad will be located on the grass greenbelt between the office and tennis courts.
- ✓ Authorized staff to have Pacific Utility Audits conduct another review of all utility bills to verify NSCA is being properly billed.

- ✓ Authorized staff to waive the late charge and interest charged to a new homeowner because of an error made by their escrow company.
- ✓ Authorized staff to refund a \$25 fee charged to a homeowner for lost vehicle decal. Homeowner showed the Board acceptable circumstances to waive fee.
- ✓ Denied the requests for reimbursements from two individuals that were towed from the community for vehicle parking violations.
- ✓ Authorized staff to have Penhall cut new, and deepen existing, 2"x 2" channels in concrete drain swales. Cost for the work will be \$3,090.
- ✓ Accepted the costs for the new Board meeting recording secretary, Sharon Brimer.
- ✓ Accepted bid from Pacific Sign to create four warning signs to be attached to the Manta & Garibaldi gates. Cost for the signs will be \$173.52.



**TIME FOR
ASSOCIATION
TREES TO BE
TRIMMED**

Fall is here and under our contract with Wendt Landscape Service, it is time to trim trees. All trees approximately 20 feet in height or less will be trimmed. These trees must be in common area or within a landscape easement area, as outlined in the Supplemental CC&R's. This trimming project will also include the large Coral trees throughout the community.

A small crew will begin the trimming in mid-October. By early November, additional personnel will be added to the tree trimming crew. It is expected that all tree trimming will be completed by the end of November to early December

STREET SWEEPING SCHEDULE

The schedule date for street sweeping this month is Monday, October 6. 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.



LANDSCAPE COMMITTEE

The last major project for 1997 is about to be completed.

Residents on Crossjack should see new turf by the middle of October. Both the Landscape Committee and Wendt Landscape would like to thank the residents on Crossjack for their patience. It appears both the Landscape Committee and Board liked how the new concrete mow strips came out. In future years, as the turf is renovated in Sea Terrace I, the curbs will be part of the project.

The Landscape Committee will be looking at the costs for this project during their October meeting to see if the Sea Terrace II Extraordinary Assessment should include funding to start turf renovation. Staff will be sending a letter to the Sea Terrace II Board to seek their input as to whether the funding should include funds to install the same concrete mow curbs.

The Landscape Committee has spent time with Landscape Architect, Dale Hadfield, to develop a new planting plan for Pacific Coast Highway, between Niguel Rd. and Selva Rd. The slopes on both sides of PCH are owned by the Association. The Committee accepted the plan developed and will start implementing it in 1998. The Committee will work on a section of the slopes each year until both sides are renovated. The plan is specific to Niguel Shores, using landscape materials already used within the community. However, the same trees planted in downtown Dana Point, Tipuana Tipus, will be used at the toe of the slope.

EXTENDED SERVICE PERMITS EXPIRING

REMINDER - Service permits for your service personnel expired on September 30, 1997. If you filled out the renewal form and returned it to the NSCA office, your completed permits are ready to be picked up. There is a 10 day grace period for all service personnel, so please be sure that these passes are picked up prior to October 10, or your service people will be denied entry.

DANA POINT CITY COUNCIL ON CH 30 TV

2nd and 4th Thursday

Start 6:00 pm

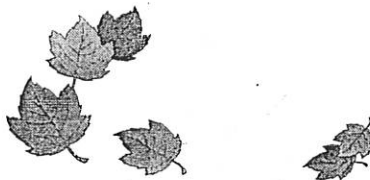
Recess 6:30 pm

Resume 7:00 pm



TRAFFIC & SAFETY COMMITTEE

1. The vehicle counter was installed at the Mariner gate over the Labor Day weekend. The total count for a 72 hour period was in excess of 6,000 vehicles. This will assist the Committee in the design of the new Mariner gates. Other entries will also be monitored.
2. The Committee is still looking for a time/date stamp machine that will imprint the information in larger type.
3. A Yellow Decal Policy has been implemented and cars will be towed unless on private property. Residents have been urged to make sure they have the new decal.
4. The Committee is reviewing plans for the new Mariner gate and will have their suggestions in by October 10.
5. The Committee gave Securtec the right to enforce all rules regarding bicycles, skateboards and roller skaters. *Ad hoc* Committee will review the rules.
6. It is recommended that NO TRESPASSING signs be put on the chain link fence on the bluff.
7. The rules regarding party guest lists will be reviewed because the ones in place are not working.
8. Individuals who are not residents and who are using the community facilities must have a **valid guest pass**. Sponsors should obtain one for these persons.



THE SHORES BLOTTER

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

9/1/97- Officers investigated a complaint regarding the Breakers Isle gate and noted there was no power. Maintenance was notified..

9/5/97- A Chevy Blazer went through the entry gate without obtaining a pass and proceeded to the Beach parking lot and turned over because of excessive speed. The Sheriff was called and traffic tickets were issued. A tow truck arrived to remove the vehicle.

From September 1 through September 7 there were 42 traffic citations issued.

WATER AEROBICS CLASSES



The kids are back in school, so come join the "Dippy Dolphins" and get energized.

Monday, Wednesday and Friday, 10:00 am - 11:00 am. The fee is \$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.

BEACH PEDESTRIAN GATE BEING LOCKED AT 10PM EVERY NIGHT

This is a reminder, as of September 15 the patrol service is locking the beach pedestrian gate at 10:00 pm every night. Once the pedestrian gate is locked, the patrol will lock the vehicle access gate to keep individuals from using the lot for parking.

If you are on the beach after 10:00 pm you will have to walk around the Ritz-Carlton Hotel to get back into the Community.



POT LUCK

Due to lots of activities and people on vacation, there will not be a pot luck in October. Next pot luck is November 16.

CHANGES IN NSCA OFFICE STAFF

As mentioned in past Seashore News articles, the Niguel Shores Community Association office has recently undergone some minor changes in both staff and reorganization of responsibilities.

After many months of trying to find the right person to handle the responsibilities of the Administrative Assistant, we hired Christine De Baun, and feel she will be an asset to the Association and staff.

Our aim was to find an individual who will project our primary objective, which is to assist the needs of all owners, residents and their guests and to greet each and every one of you with a pleasant smile and a helpful attitude.

Christine will not only be responsible for administrative tasks within the office, but she will be working with the Communications Committee in producing the monthly Seashore Newsletter.

We would like to welcome all of you to come to the NSCA office and meet Christine. Her office hours are Monday through Friday from 9:00 am to 5:00 pm.

ASSESSMENT COLLECTION POLICY ATTACHED AS PART OF THIS SEASHORE NEWS

You will find attached a 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.

WOMENS CLUB





The Womens Club will meet at 12:00 noon on Thursday, October 9. Lunch will be served at 12:30. Our speakers will be Kirk and Sandy Moore. They have appeared on several different television shows and were on the December, 1996 cover of *People* magazine.

Kirk is the author of *Tara's Angels* - one family's extraordinary journey of courage and healing. You don't have to believe in miracles to be fascinated by the remarkable events that changed the lives of Kirk and his wife Sandy.

There will be a Womens Club Board Meeting Thursday, October 2 at 4:00 pm in the Multi-Purpose Room.

The September meeting of the craft group was enjoyed by a large number of Womens Club members, who made decorated glass plates. Everyone is invited to any of the craft get-togethers. Sometimes the group works together on specific projects and at other times personal projects are brought to share with the group. Bring a sack lunch and a personal project to work on at the next meeting on Thursday, October 2 at 10:00 am

WEDNESDAY AFTERNOON BRIDGE

8/20	1 st	Joan Sullivan	
	2 nd	Virginia Brooks	
	3 rd	Jean Freeman	
8/27	1 st	Arnold Raffell	
	2 nd	Virginia Brooks	
	3 rd	Irene Nyland	
9/3	1 st	Irene Nyland	
	2 nd	Marion Evans	
	3 rd	Margaret Costello	
9/10	1 st	May Wale Brown	
	2 nd	Kay Wittmack	
	3 rd	Corinne Brunn	
9/17	1 st	Adele Shanta	
	2 nd	Kay Wittmack	
	3 rd	Marion Evans	

Everyone is welcome. Starting time is 11:45 am. For September reservations call Kay Wittmack at 661-8177.



DANA NIGUEL LIBRARY

Fall Storytime will begin at the Dana Niguel Library on Tuesdays at 11:00 am, September 23 through October 27 for toddlers and preschoolers. Registration is required and you may do so by calling or stopping by the library.

Family Pajama Storytime, for children of all ages, will continue on the last Monday of each month at 7:00 pm (no registration required).

An all new After-School Club will be held on Thursdays at 4:00 pm, beginning September 25. Crafts and stories will be shared. Children must be at least five years old to attend this school age program.

Look for another new program: a Bilingual Storytime will be featured on Saturday mornings once a month, beginning October 25 at 11:30 am. Stories will be shared in English *y en Espanol*. For children of all ages.

These programs are free, with sponsorship for the Friends of Dana Niguel Library. For questions, or to sign up, call the children's librarian, Carolyn Hopkins at 496-5517.

Dana Niguel Library is located at 33841 Niguel Road, at the corner of PCH, in Dana Point.

RECREATION COMMITTEE PLANS

Reminder... Don your western duds and come to the Western Round-up and Steak Fry on Oct 11, 5:00 pm in the MPR Corral. If you wish, you may bring a steak knife of your own. See ya there, pardner.

Due to many requests, the Committee has scheduled a second CPR class to be held on Saturday, October 25 at 1:00 pm in the MPR. If you wish to be one of the lucky fifteen included in the class sign up in the Shores office. There is no charge. The instruction is given by the Orange County Fire Authority, arranged by Don Beaver.

Don't forget the Art Affaire on November 9. More information elsewhere. Halloween Party. We need volunteers to help!! Please respond by 10-15-97. Call Kimber at 248-9426.





ART AFFAIRE MEETING

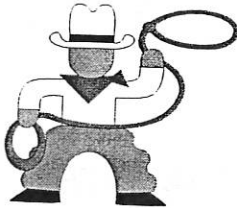
The Thirteenth Annual NSCA ART AFFAIRE will be held on Sunday, November 9 from 1:00 pm to 4:30 pm in the multi-purpose room of the Recreation Center.

We have many fine artists here. Art Affaire is open to all artists who live or study art in the Shores. All types of art will be accepted, as long as it is the creative, unique effort of the artist.

We hope all of you enter the show. Individual notices have been mailed out to those who entered or helped last year. Additional entry forms are available at the NSCA office

An organization meeting of all artists and volunteers who plan on participating in Art Affaire will be held at 2:00 pm, Tuesday, October 14, 1997. We will meet in the multi-purpose room of the Recreation Center. Please attend. Many volunteers are needed to put on the show.

Please call John Hall (714) 489-3172, if you want to help, need an entry form, or have any questions. And keep creating!

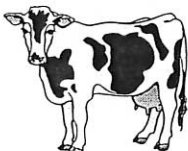


WESTERN ROUNDUP

Hope you have your ticket in hand for the Western Roundup Steak Dinner on October 11, because, as of press time, there are only a handful left! Steaks have been ordered . . . menu is set . . . cooks from the Mens Club are on notice . . . decorations, yup . . . entertainment, yup. We will be ready to open the bar and grill at the rec room at 5:00 pm.

Utensils will be furnished, but if you want to bring your own steak knife, that's up to you . . . (the steak I taste-tested was so tender that I could have cut it with a butter knife). Steaks will be served from 5:30 pm to 6:30 pm. Entertainment will start at 6:30 pm and will last until 8:00 pm, when we close up shop till next year.

SO . . .OOOO . . .come El Nino or not, let's go "home on the range" on Saturday, October 11. See ya there . . .



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. Submissions due on the 17th of the month.

The following letter printed in the September issue of the *Seashore News* was so badly mangled in its reproduction that it is hereby reprinted in its entirety, hopefully correct this time. Apologies to Peggy Bucci. The editor.

A CALL FOR COURAGE

This community is no different from any other where crime exists because most residents are so paralyzed by fear of reprisal or litigation that they lack the courage and conscience to confront vandals and trespassers who violate our space.

Security Patrols, Deputy Sheriffs, and cellular phones are rarely available when needed, leaving us vulnerable and frustrated. Some time ago during an early morning stroll along our beach, I was accosted by a wild-eyed, mop-haired wretch who removed his clothes and strode towards me buff-naked and leering. I froze in terror for what seemed to be an eternity when suddenly Pat Long came upon the scene.

At the time, Pat was chairman of the Traffic & Safety Committee. A senior citizen, short of stature, he was, however, long on courage. In a stern voice, honed by years in law-enforcement, Pat commanded the lout to put on his pants and leave the area. It took the bully exactly one minute to scamper away in cowed compliance.

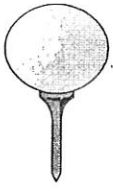
The lesson to be learned is that no amount of fences, gates, signs, keycards or absent patrols can match a single act of individual courage at the scene. We need more Pat Longs with the guts to accept personal responsibility and the conscience to take decisive action.

Peggy Phillips Bucci

For Your Information

DOLPHINS GOLDEN CIRCLE

Recently installed in the base of Frank Turner's dolphin sculpture in front of the Rec Center is a plaque listing the "Golden Circle" of contributors. The names of a couple of dozen generous residents along with the Mens and Womens Club who gave \$1,000 or more, and mention of "all others" who made our beautiful dolphins possible can be found there.



TENNIS CLINICS FOR KIDS

A fun tennis instructional program for kids will be offered during the year by Margaret McGrath. The training is offered for all playing levels. It centers on stroke production while having fun at the same time.

The clinics are scheduled on Tuesdays and Thursdays from 3:30 to 4:30 pm for beginners, and from 4:30 to 5:30 pm for intermediate and more advanced players. The estimated monthly cost is \$65.

Clinics are also scheduled on Saturday afternoon from 2:00 to 3:00 pm for beginners and from 3:00 to 4:00 pm for intermediate and more advanced players. The monthly cost is expected to run \$33.

For further information call Margaret McGrath at 489-9698.

ASPHALT STREET PATCHING TO OCCUR IN OCTOBER

The Association has contracted with Anchor Paving to make over 5,200 square feet of asphalt repairs within the main portion of the community. The areas will be addressed which have heavy traffic. The contractor will come in and remove the damaged areas, then fill in with 3/4" asphalt and roll. They will wait approximately two weeks to allow for settling, then install a cap using a fine asphalt and roll. The cap will bring the repaired areas up to the surrounding asphalt.

This work does not address all the problems within the community. These repairs should allow the community to get through an expected severe winter. As of this time, the Board will consider re-paving all the streets within the Atlantic Garden Homes during the spring of 1998. The Board and staff are working on a proposed schedule for the remainder of the community that may span the next eight to ten years. Funding this work will also be closely looked at and planned.

PAGE TURNERS



Did you see the musical production of "Ragtime"? Now, enjoy reading the book of "Ragtime" by E.L. Doctorow. Jackie MacKay will be our reviewer for this absorbing story at the next meeting. Join us on October 20, at 10:30 am, at the home of Liz Telsch, 33555 Marlinspike. If you have any questions, please call Marilyn Pappas, 496-7072.

MENS CLUB GOLF

The golfers journeyed to Anaheim Hills on August 26. The weather was good and the play was pleasant. Gene Lachel with a net of 67 led the "A" team, followed by Peter Rask and Jerry Pearl.

"B" team leader Bob Converse led with the lowest net score of the day, 65. Runners up were Tom Crist and Ed Adams. Jack Fellows led the "C" team with a net 66, with Bob Gutknecht and Dick Johns in hot pursuit.

Best 2 Balls was the Twin Oaks game on September 9. The team of Brame, Ewing, Landis and McLaughlin was first with the team of Ellis, Ross, Gillespie and Gutknecht second.

Hole sharp shooters were Rask and Sweeney at Anaheim and Lachel and Ewing at Twin Oaks.



MENS CLUB

The Mens Club meets on the first, third and (if there is one) fifth Tuesday of the month at 8:00 am in the multi-purpose room of the Recreation Center.

The September 2 meeting guest speaker was Orange County Assistant Sheriff Doug Storms. He covered a wide range of topics including the problem with jail space, the handling of gangs, and the help of high-tech developments in solving cases.

On September 16 Mr. Todd Thornton spoke to us about safety problems with using the El Toro property as a major commercial airport. Mr. Thornton is a present-day pilot for a major airline.

A representative of the Automobile Club of Southern California will be our speaker on September 30. Ms. Cindy Wiles is the manager of the San Clemente travel office and will describe how to protect oneself when traveling.

Finally, on October 7, Daniel Beatty from Solag Disposal Company will talk on progress in recycling and the current status of solving the waste disposal problem. He will also answer any questions about how to get rid of such things as paint and most chemicals.

WOMENS GOLF

September's Fun Day, even with the heat and humidity, turned into a memorable day with lots of winners at golf and the hospitality of Ceacy Johns and Kay Unis. NSWG enjoyed the change of venue for lunch at the Johns' home where breezes were abundant and the food delicious.

Golf captains Liz Kelsch and Terry Scott served up a sneaky mystery game for the day, too. Ursula Hornbarger solved it, thanks to a low gross of 42. Multiple winner, Lee Sweeney, had low putts at 15 (tied with Fran King and Barbara Brabeck), the longest drive and a chip-in. Nancy Kendall also chipped in. Margaret Brugger had a low net 29, while closest to the pin awards went to Johns on #6 and Scott on #8.

Fun day October 13 will have Jane Pendergast golf captain (493-6637) and Nancy Kendall (496-5318) in charge of lunch at the community center. Golfers sign in at Aliso Creek at 8:00 am. If any members have not signed up, call the golf and lunch captains to confirm attendance.

A late (very late) bulletin: Word has finally surfaced that Jane Pendergast celebrated her June 30 birthday by shooting a hole-in-one on #3 at the Lake Forest course. Belated envious congratulations!

Weekly golf continues. Bernice Zeigner, 493-2246, is in charge of Mondays usually played at Lake Forest, 8:00 am tee time. Because of weather, the location may change, so call for confirmation. Friday golf continues at Aliso Creek, tee time 9:12 am, in charge of Gretchen Letson-Rask, 489-2259.

GARIBALDI/MANTA GATES TO RECEIVE NEW CLOSING TIMING

Those residents using the Garibaldi and Manta gates have seen new signs mounted on the entry gates. Our gate contractor, California Gates, will be changing the timing on the entry gates so that they will start the closing process quicker. Under the new timing plan discussed with and approved by the Board, once the gates begin the closing process, they will not reopen if another vehicle tries to tailgate in behind the authorized vehicle. The gates will continue to close and will damage the second vehicle. If we can find the owner of a vehicle that damages a gate, the Association will pursue them for all costs of repairs and painting.

IT IS VERY IMPORTANT THAT ONE VEHICLE ENTER AT A TIME !

SEA TERRACE RESIDENTS WITH REAR YARD DRAINS

Residents with developer-installed rear yard drains must make sure that dirt and debris are not washed into the drain openings. Most yards have these developer-installed drains, but not all that are located along the property line with a neighbor.

Residents are asked to keep leaves or other debris from clogging the inlet. Please be sure not to wash any debris into the drain, thinking the line is big enough and will pass through. Be sure to check the inlet before and after it rains. When renovating landscape, be sure not to raise the dirt level around the drain inlet or block the use of the drain from a neighbor.

The maintenance staff will be responsible for maintaining the drain lines. However, the Association has the legal right to charge the homeowner for the labor to clear the plugged line, or replace the line, if the homeowner contributed to the blockage.

Our maintenance staff is in the process of checking these drain lines to see if they are functioning. Staff will be using the homeowner's water to flush the line. A letter has been sent to those homeowners affected by this work.

MAINTENANCE STAFF INSTALLING CONCRETE PAD WITH TABLE AND CHAIRS AT COMMUNITY CENTER

The Board has authorized staff to install a 10'x10' concrete pad on the turf area between the office, pool fence and tennis courts. Once completed, one set of furniture from the pool area will be placed on it. Staff, residents and their guests, are free to use it, if unoccupied. The Board felt the Community Center needed an additional, nice seating area.

ARCHITECTURAL DRAWING FOR REVISIONS TO WOMENS LOCKER ROOM TO BE POSTED

Jerry Milner, Board President, has met with several women to discuss their concerns about privacy within the womens locker room. Both he and staff met with an architect to discuss the suggestions Jerry received. It is expected that sometime in October, a drawing showing proposed changes will be posted on a window in the office for resident review and comment.

RESIDENTS NEED TO PUT TRASH/RECYCLE CONTAINERS AWAY

Residents are reminded that they must follow Article IX, Section 14 contained in the CC&R's:

All service yards or service areas, clothesline areas, rubbish containers, and storage piles on any property within Niguel Shores shall be enclosed or fenced in such a manner that such yards, areas, containers, equipment, and piles will be obstructed from view from any neighboring property or street.

There are a number of residents leaving their containers out so that they are visible from the street. They must not be visible and should be relocated into the garage or side yard. Resident cooperation will be appreciated by surrounding neighbors.



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. See rule 5225

FOR RENT: Contemporary Niguel Shores Townhome. Ocean view, beautifully furnished, three bedrooms, in gate guarded community. Gardener included. Thirty-day rentals available. Call 1 (907) 276-4502

FOR SALE: Whitewash rattan 36" beveled glass table, 4 matching upholstered chairs. New, half price \$200.00 714 443-0680.

FOR SALE: Wyland Artwork - Authentic, limited edition - title "Islands" - Printing date 1989 - still in original packaging. Like new - current value at Wyland's \$900.00 - will sell for \$795. (714) 493-3949.

FOR SALE: Set of Haviland Limoges china. White with gold scallop edges. Twelve each of three sizes of plates, soups, cups, saucers. All possible serving dishes. Full set sale only. To see, call 496-0244

FOR SALE: By owner, prime time time share, RCI. International trade ability. One week floating time (you pick the week) Plaza Resort - Palm Springs. \$3,000. OBO. Call Kimber 248-9426.

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

OFFICE STAFF

Rob Cochrane	General Manager
Ivy Hsia	Controller
Lee Evans	Community Relations Mgr.
Christine De Baun	Administrative Assistant
Shirley LaBonte	Receptionist

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 Tuesday
1:00 pm, 2nd & 4th Monday

OTHER ORGANIZATIONS

Sea Terrace Townhomes Assoc. I

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

Sea Terrace Townhomes Assoc. II

Gary Mitchell, President
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SEASHORE NEWS

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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.

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 the 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 1366(d)).
2. Assessments, 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(a)).
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 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 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 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 thirty (30) day grace period to avoid a late charge, even if you do not receive a 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.