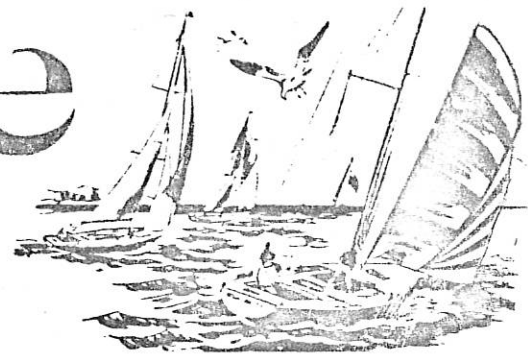


# seashore news



PUBLISHED MONTHLY BY THE NIGUEL SHORES COMMUNITY ASSOCIATION

NOVEMBER 1982

## FROM THE HELM

Dear Fellow Homeowner:

A Reclaimed Water Assessment District is now being organized by the South Coast Water District (SCWD) and if you remain silent and do nothing, you may obligate yourselves to pay money per Plan 1 or 2 as follows:

- Plan 1 : A lump sum payment of \$775.00 or more per N.S.C.A. unit.
- Plan 2 : An increase in your property tax bill of \$125 or more per year for the next 10 years.

This important project will be fully discussed at our Open Board Meeting starting at 8:00 p.m. on November 16, 1982 in the Multi-Purpose Room at the Recreation Center. SCWD and Public Health officials will be there to fully discuss this issue and answer your questions.

### Background Information

This area's sewage is now chemically treated after which the solids are removed and the properly treated effluent drained into the ocean. This effluent can be used to water our common areas by proper treatment processes and this product is commonly called Reclaimed Water.

### Why do this now?

The Arizona Water Project will be completed in 1985 and soon thereafter 50 to 60% of water now available for Southern California will go to Arizona. Then, should severe drought conditions prevail, water may not be available to water our common areas and these areas may dry up, and thus be unsightly and a fire hazard.

### Extent of Project

The SCWD will install pumping stations and pipes adjacent to but outside our area to carry the reclaimed water. We must install throughout our area, new and separate sprinkling system - pipes, automatic timers and heads to use this reclaimed water which cannot be mixed with our domestic potable water.

From the Helm/continued

Claimed Advantages

1. Community landscape watering bills will be reduced somewhat but not enough to justify our investment.
2. The expenditure can be viewed as insurance as it will ensure, under drought conditions, against:
  - 2.1 - Possible \$300,000 loss in our landscaping investment.
  - 2.2 - Fire and loss of homes. Dry grass in common areas is a fire hazard.
  - 2.3 - A drop in property values. Green common areas help maintain the value of our homes.

Claimed Disadvantages

1. The estimated savings do not justify such an investment.
2. We will always have enough potable water in our area.
3. Reclaimed water has so much salt in it that our landscaping will be damaged if it is used over an extended period.
4. Reclaimed water may be a hazard to your health.

Your Board of Directors' Position

We have no position at the present time. We will listen to both sides on November 16 and proceed in accordance with the wishes of the majority of our owners.

You can help us if you will complete and return our questionnaire to the office after November 16, 1982.

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RECLAIMED WATER PROJECT

-- I AM IN FAVOR OF THIS PROJECT \_\_\_\_\_

-- I AM AGAINST THIS PROJECT \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

## Other Items & Board Actions

A resident was fined for violating the CC&R's and walking his dogs without a leash. We anticipate other fines against other residents for similar offences in the near future.

## Community Donation

The Recreation Center kitchen has a stove and dish washer, thanks to Ginny and Jim Morrow of Nauticus Isle. They are remodeling their kitchen and gave their replaced appliances to the Community, knowing that the Center could use them. This gracious donation is sincerely appreciated and will hopefully serve as a reminder to other residents to donate usable items.

## Abalone Drive Steps

There have been questions about the removal of the steps that led from Abalone Drive down the slope to Niguel Shores Drive. When the inspector for the Community insurance toured our area, he strongly recommended that the steps be eliminated because of the liability exposure due to the rope railings and wooden planks. The Board and Management felt that the recommendation must be followed in order to lessen any potential liability.

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## NOTES FROM THE ADMINISTRATION OFFICE;

Whenever there is construction going on in this community, there are some residents who have expressed concern over the visibility of dumpsters. We all know that dumpsters are not the most attractive sights on the streets. But, unfortunately they are a necessary part of any construction job. They can be in the community for several weeks at a time, if the size of the construction job warrants it.

- Please be patient with your neighbors if you have a dumpster on your street. Remember, when they improve their home, it is a reflection on the whole neighborhood and community.
- ..... A reminder to all residents who call in their guests. A day pass is just that .... it is only good for that one day. If your guest is going to stay in the community longer, you must keep the day pass current. Any vehicles in the community without valid stickers or passes are subject to being ticketed. After three tickets, that vehicle could be TOWED AWAY. Please keep all vehicles properly registered in this community in order to avoid the possible embarrassment of tow-away.
- CALL-INS ..... Please do not ask the younger members of the family to call in at the security gate. The guards have difficulty understanding them. Also, they tend to occupy too much time talking to the guards. Remember ... the guards have to not only answer the phone for call-ins, but must monitor the traffic coming into the community.
- Just recently it was brought to the attention of the Association that two coyotes had cornered a small dog on the patio of a resident's home. Fortunately the resident heard a commotion and flicked on the patio spot lights. The lights caught the eyes of the coyotes who became frightened and ran off. Needless-to-day, the small dog was badly shaken. Please be aware of the coyote problem and try to keep your small pets indoors at night. They are defenseless against coyotes.

NIGUEL SHORES COMMUNITY ASSOCIATION  
RULES AND REGULATIONS

ANIMAL CONTROL

The Board of Directors does hereby adopt certain sections of the Orange County Health, Sanitation and Animal Regulations, summarized as follows:

Title 4, Division 1, Article 2, Sections 4-1-45, 4-1-48, 4-1-49, 4-1-50; Article 3, Section 4-1-60; Article 4, Sections 4-1-70, 4-1-71, 4-1-72:

1. All dogs shall be restrained by a fence, wall, substantial chain or leash not exceeding six feet.
2. No person shall keep any animal on his or her property which by sound or cry shall disturb the peace and comfort of his neighbors.
3. No person shall permit any animal under his control, care or custody to trespass upon any private property of another without the consent of such person.
4. No person having control, care or custody of any dog shall permit such dog to defecate or urinate upon a public sidewalk or parkway or on any County park or beach.
5. It is specifically provided in these Rules and Regulations, while not a part of the County Regulations, that no person having control, care or custody of a dog shall permit such dog to defecate upon any portion of the Common Areas or facilities of this Association. Should, however, defecation occur, all evidence of such shall immediately be removed by the person having control, care or custody of said dog.
6. All dogs shall be vaccinated against rabies.
7. All dogs four months of age or older shall be licensed, such license to be renewed per County requirements.
8. All dogs required to be licensed shall wear the current license tag.
9. Violations of these rules and regulations may result in a fine, as set forth in the Penalties, Fines and Fees Rules and Regulations.

# ARCHITECTURAL

The Architectural Committee wishes to thank those residents who have been informed that the trees on their property need trimming and they cooperated by promptly having the work done. The Association is trimming and removing trees on common property causing view blockage. New smaller varieties of trees are being planted where removal is necessary. Once a year, a program of trimming trees on common property between October to mid April is initiated by our Landscape Contractor, Dick Wendt. Please be patient as this is a big project.

The Architectural Control Committee consists of Phyllis Luengen, Chairman; Keith Anderson, Co-Chairman; Walt Brugger and Ed Mayer; and new members, Beverly Auld, Don Beaver and Bill Bible.

The Committee thanks Ed Tisch and Aikman Armstrong for the time and contributions they gave the Committee the last couple of years.

## The Architectural Committee

Established by the Covenants, Conditions and Restrictions applicable to all property in our community and whose seven members were appointed by your Board of Directors. The Committee is assisted by a consulting architect whose compensation is the filing fee established by the Board. The Committee has two major responsibilities:

1. The approval or disapproval of any proposed changes or additions to the physical structures such as walls, fences, buildings and landscaping on your property.
2. Enforcement of the restrictions relative to trees and shrubs planted on either your or community property.

The Committee meets at the Community Center at 4:00 p.m. every first and third Wednesday except as otherwise designated in the Seashore News. In order to expedite the operations of the Committee, the following rules have been established:

1. Application forms which are available in the Association office during normal business hours must be submitted along with two sets of scaled drawings (including a plot plan) at least three working days prior to the meeting date. The application to be heard must be logged in at the office.
2. Approved work must be completed within one year of the date of approval. If delayed beyond one year, an extension of time must be requested in writing.
3. All applications and/or complaints submitted to the committee should contain the owner's name, address and tract and lot number.
4. Any member of the NSCA is welcome to attend the meetings and owners and architects whose plans are being reviewed are urged to be present.
5. A preliminary design review must be accompanied by a check for \$25. When final working drawings are submitted, additional filing fees plus a clean-up deposit may be requested. The amount depends on the complexity and extent of the work based upon a scale established by

the Association Board of Directors. The deposit will be refunded upon showing of a completion certificate to the Association office and upon a physical inspection of the site indicating a satisfactory clean-up of any debris. All submittals must be accompanied by a fee of \$25 in the form of a check payable to the Niguel Shores Community Association.

## Committee Brief

### SECURITY COMMITTEE

The Security Committee received a positive response to its request for information regarding a central security system in our gate house. We have learnt that the City of San Clemente has a central system that is available to all of our homeowners at a cost of \$100 per year. This system is manned 24 hours a day, seven days a week and is in a secure locked area in the Police Department. There will be more details at the Special Homeowners Meeting on:

NOVEMBER 9, 1982 - 7:30 P.M.

At the November meeting, there will be representatives of All-Ways Alert Alarms, Safe Home Alarm Co. and Photo Scan Pacific Alarm Co. The agents will each have 20 minutes to make a pitch for their company and products. This invitation to these three companies is not to be construed as an endorsement of these companies by the Security Committee as there are numerous reliable companies listed in your phone books.

Due to the recent fire that destroyed one home, and recent burglaries, this meeting should be of interest to all homeowners. REMEMBER.....  
NOVEMBER 9TH, 7:30 P.M.

## SEA TERRACE I

Copies of a Resolution taken by the Board of Directors has been distributed to all property owners. Your cooperation in making this change in the quorum requirements is respectfully requested. We need EVERYONE of them returned. Upon approval of 75% of the owners, legal amendments to the CC&R's will be duly recorded.

A quarterly Board meeting, open to all members was held on October 26th at the Recreation Center. A report on same will be forthcoming.

Merle E. Zeigner, President.

## NOTE OF THANKS

"Just a note of sincere appreciation to all the kind and thoughtful people of this Community who offered their help and support in a time of need. I wish I knew you all by name so I could thank each of you personally. Without my neighbor Peggy Mahaffey and Jim and Alicia Roberts, the ordeal would have been unbearable."

Sincerely,  
Donna Reimers  
October 15, 1982

(Mrs. Reimers lost her house on Coral Bay in the fire of  
October 8 - Editor)

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## A REMINDER TO ALL RESIDENTS

What to do in case of any emergency where you may require the police,

1. Call the police on the emergency number 911. Give details of the incident.
2. Call the office and give them the information so that they can keep a record of it and also relay to the Security Committee.
3. The gate guard and the office personnel do not call the police department - the police want the person involved to call.

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## Early Deadline for Seashore News

To avoid a conflict with the Thanksgiving weekend, the deadline for contributions to next month's Seashore News will be November 19 at noon.

Contributors: Please use our standard form for your articles. The backs of envelopes might have been O.K. for Lincoln, but not for us. Also, your writing must be legible - typed, if possible.

Communications Committee

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## NOTICE :

TO ALL TENNIS PLAYERS ..... LADIES DAY IS THURSDAY  
FROM 9:00 TO 12:00 ON ALL COURTS.

# men's club

Bob Pinkerton  
President



On September 21, it was our great pleasure to have as our breakfast guests, the members of the Niguel Shores Women's Club and the wives of the Men's Club members. Altogether we served approximately 125 people. Quite a handsome turnout. Special kudos should be given to our two Master Chefs, John Densmore and Ed Bieschke. They planned and executed the entire affair. The menu was Mexican, in honor of their Independence Day, and it was delicious. We really appreciate the many, many hours they spent in making this annual affair one of the highlights of the year. A special word of thanks to our regular kitchen crew who really came through in assisting the master chefs.

John Bulleit, our Vice President, arranged a fine program and we had as our guest speaker, Red Patterson, publicity V.P. for the Los Angeles Angels. He was very humorous and entertained the audience quite well with his baseball stories. That evening, many couples went to see the Angels play Kansas City. The game was exciting and an enjoyable evening was had by all. A very special thanks to Dick MacNair who obtained the tickets and made all of the arrangements for this great evening.

Don't forget our next outstanding event will be the annual Christmas dinner/dance. It will be held at the El Niguel Country Club on Saturday, December 4, 1982, commencing at 6:00 p.m. with dinner served at 7:15 p.m. Our Chairman is Lew Peck and once again it will be an outstanding evening - make your reservations now.



## P O T L U C K

Sunday, Nov. 21st, 1982

We are having an "Italian Dinner Theme" in November in order to by-pass the Thanksgiving day food. So plan to come and bring Italian-type food. Be sure to bring your own plates and silverware, your own libation and glasses. We will have the ice

available. Please call anyone on the committee listed below:

Dottie and Gene Lachel	496-5068
Jackie and Don Maier	496-9654
Jean and John Wells	493-2098

P.S. The Pot Luck Committee will host the wine for this dinner!



COUPLES  
BRIDGE  
NIGHT

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# bridge



We had two rousing sessions in October - one on the 1st and another on the 15th. That second night almost set a record with 40 friendly and enthusiastic players partaking of Mary and Nick Martin's hospitality. With that crowd, it's a good thing both Mary and Maryon Wolcott brought tender, moist cakes along with the tangy cheese roll and crackers. On the first Friday, the Zeigners hosted us, and everyone knows how Bernice indulges us with goodies. (You might wonder if we really go to play Bridge). Anyway, in the money were:

October 1st - Dorothy Ann and Mickey McLaughlin  
Jerry and Bob Hope

October 15th - Margaret and Walt Brugger  
Fran and Howard Magwood  
Jean and John Wells

(We felt the number of players warranted an additional prize)

Host and hostesses for November will be Carla and Dick MacNair on the 5th, Margaret Costello and Maryon Wolcott on the 19th. We hope to have another great turn-out, so we can practice for the 4th Anniversary party coming up on December 3rd. Be thinking of your favorite recipe to bring that night for our sumptuous buffet (there I go talking about food again).

Jackie Maier

\* \* \* \* \*

## SHORES BRIDGE GROUP

### WEDNESDAY AFTERNOON PROGRESSIVE BRIDGE

We welcome all residents to our Wednesday Bridge. If you are interested in joining us, please call Adele Shanta at 493-9286 on Mondays for reservations. We play on Wednesdays at the Community Center at 12:00 p.m. Plan to be there early so we can start promptly. Everyone is welcome!

-->	SEPTEMBER 22	Evelyn Lingenberg Mary Sanders	- -	First Runner up
-->	SEPTEMBER 29	Mary Brosnan Dorothy Ann McLaughlin	- -	First Runner up
-->	OCTOBER 6	Mary Sanders Virginia Brooks	- -	First Runner up
-->	OCTOBER 13	Eleanor Barrett Mae Slover	- -	First Runner up



# women's club



## WOMEN'S CLUB HIGHLIGHTS

The October former Presidents tea, and the super "Fashion Show" was a great success. The clothing was modeled by our own members and each woman did a thoroughly professional job. Thank you, Linda Duffer, for all your help in letting us model your M and M Company clothing. The tables were beautiful and many, many thanks to all of you who worked so hard and also to those who made such delectable goodies.

The next meeting will be on Thursday, November 4th at 12:30 o'clock. Jo Hutcheson, sometimes called the Nutcracker Lady will show her collection of nutcrackers, accompanied by the music of Tchaikovsky's "Nutcracker Suite". If you would like to join us, and it is your first time, please call Maralee Davis at 496-1049. Remember your dues, which were payable in October. Ruth Crawford is the treasurer.

Outside Activity! Your board has several outings under consideration at this time for the third Thursday of November. Edie Newton will inform the women at the regular November meeting.

Arts & Crafts! This group will meet on the second Thursday in November. Time - 10 o'clock until 2 o'clock. Please call Maralee Davis if you require more information, but do bring a sack lunch. Maralee's phone number is 496-1049.

Looking Ahead! We are inviting the Men's Club to a wine and cheese party on December 2nd. The time will be 5 o'clock to 7 o'clock. We look forward to a delightful evening. Hope to see you all there.

Helen Paslaqua, 496-0978

# WATERCOLOR class

Sign up for Watercolor classes now!

Beginning class - Tuesdays, November 6, 23 & 30 and  
December 7 & 14

Intermediate/Advanced class - Fridays, November 5, 12 and 19

(MINIMUM ENROLLMENT - 6)

I M P O R T A N T   N O T I C E

NOVEMBER 16, 1982

8:00 P.M.

RECREATION CENTER

SUBJECT:

Reclaimed Water Assessment District?

(See "From the Helm" for more information)

# mom's club

BREAKFAST MEETING

Tuesday, November 16, 1982

Jolly Roger

10:00 a.m.

R.S.V.P. - Lana, 496-9431



## "FITNESS WITH A FLAIR"

# Aerobics

Maureen Stevens  
496-4095

A blending of exercise, music and fun that conditions the body as it uplifts the spirit. Escape everyday frustrations, ease tensions, shed inhibitions and let the child in all of us out to play.

But, remember too, under all of this is a serious program to trim, tone, strengthen and condition the body through a series of stretching and floor exercises combined with aerobic dance movements that anyone can do.



Monday	9-10 am	5 days	\$12.50
Wednesday	9-10 am	4 days	\$10.00
Friday	9-10 am	4 days	\$10.00

# NEIGHBORHOOD EXCHANGE

TENNIS - Palm Desert, 3 bedrooms, 2 baths, sleeps 8. Rated one of best in nation Tennis Magazine. Call, 493-5549.

GUNNE SAX DRESS - near new, dark red print with white voile sleeves. Great for the holidays. Size 9. \$35. 496-7782

SHORES TEACHER desperately in need of accurate typist who can respond to requests on short notice.  
Mrs. Durham - 496-5743 (leave message)

(Neighborhood Exchange: Length of ad is limited to 20 words including name, address and telephone number. Ad charge is \$1.00 payable by check only and made out to N.S.C.A.)

ASSOCIATION DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION

President .....	Joe Schaefer
Vice President/ Secretary .....	Lois Songer
Vice President/ Treasurer & Ass't Secretary .....	David Parrett
Vice President .....	Howard Magwood
Vice President .....	Burr McKeehan

SEA TERRACE TOWNHOMES ASSOC. I

SEA TERRACE TOWNHOMES ASSOC. II

Merle Zeigner, Pres.  
Don Anderson  
John Randall  
Dale Baltimore  
Laurel Livesay

Ed Adams, Pres.  
E.G. Chapman  
Charlotte Bomke  
Joe Brosnan  
George Freundlich

N.S.C.A. COMMITTEES

Architectural Control Committee .....	Phyllis Luenger, Chairman Keith Anderson, Co-Chairman
Communications Committee .....	Dick Phares, Chairman
Finance Committee .....	Rose Marie Lawson, Chairman
Landscape/Maintenance Committee .....	Ken Knight, Chairman
Legal Committee .....	Ralph Bartolme, Chairman Peter Jones, Co-Chairman
Nominating Committee .....	Lois Songer, Chairman
Recreation Committee .....	Tom Kirby, Chairman
Security Committee .....	David Ohrn, Chairman

MEETINGS

NSCA Board	Third Tuesday of each month, 8:00 p.m.
Architectural Control	First & Third Wednesday of each month, 3:45 p.m.
Communications	See calendar
Finance	See calendar
Landscape/Maintenance	First Monday of each month, 4:00 p.m.
Legal	Last Thursday of each month, 7:30 p.m.
Recreation	Second Wednesday of each month, 8:00 p.m.
Security	Second Monday of each month, 4:00 p.m.

N.S.C.A. OFFICE

Dick Smiley, General Manager .....	493-0122/831-0116
Francie Werner, Ass't Manager .....	" "

EMERGENCY NUMBERS

Police, Paramedics, Fire, etc. ....	911
Orange County Animal Control .....	634-7219

# NOVEMBER

SUN.	MON.	TUES.	WED.	THU.	FRI.	SAT.
	1 Exercise 9:00 LANDSCAPE/MAINT 4:00	2 ELECTION DAY	3 Exercise 9:00 Bridge 12:00 ARCHITECTURAL 4:00 FINANCE 7:30	4 Ladies Tennis 9-12 Women's Club 12:30	5 Exercise 9:00 Watercolor 11:00 Bridge 7:30	6 SAT.
7	8 Exercise 9:00 SECURITY 4:00	9 Men's Club Golf COMMUNITY SECURITY MEETING 7:30	10 Exercise 9:00 Bridge 12:00 RECREATION 8:00	11 Ladies Tennis 9-12 Women's Club Crafts 10:00 Veterans' Day	12 Exercise 9:00 Watercolor 11:00	13
14	15 Exercise 9:00 SEA TERRACE II 9:00 a.m.	16 Men's Club Breakfast 8:30 Mom's Club 10:00 Watercolor 1:00 RECLAIMED/BOARD WATER MTG. 8 pm	17 Exercise 9:00 Bridge 12:00 ARCHITECTURAL Cub Scouts 6:45	18 Ladies Tennis 9:00 LEGAL 7:30	19 Exercise 9:00 Watercolor 11:00 COMMUNICATIONS 4:00 Bridge 7:30	20
21 Pot Luck 6:00 pm	22 Exercise 9:00	23 Men's Club Golf Watercolor 1:00	24 Exercise 9:00 Bridge 12:00	25 OFFICE CLOSED Thanksgiving Day	26 Exercise 9:00 OFFICE CLOSED	27
28	29 Exercise 9:00	30 Men's Club Breakfast 8:30 Watercolor 1:00				

ATTENTION

TENNIS BUFFS

IMPORTANT TENNIS  
MEETING

NOVEMBER 10<sup>TH</sup>

7:00 P.M.

MULTI PURPOSE ROOM