

seashore news



Published monthly by the Niguel Shores Community Association

NOVEMBER 1991



NEXT OPEN BOARD MEETING
NOVEMBER 20, 1991, 8:00 PM

Item to be discussed:

A presentation will be made on the 1992 Budget as approved by the Board of Directors. It will be helpful to bring the mailing you will receive around November 15 to the meeting.

HOMEOWNERS, YOUR OPINION PLEASE!

Interested in refurbishment? Attached to this issue of Seashore News is a letter from your Board of Directors with a straw vote form attached. Please read it and let us know your thinking! Drop off your responses at the office or at the "ballot" box on the exit side of the Mariner Guard House. The deadline is November 15.

OCTOBER BOARD ACTIONS

1. Raised the Fidelity Bond to \$1.2 million, on renewal in November.
2. Changed Rule 6440, C.1 from a two (2) hour tow notice to a one (1) hour tow notice. (See attached rule).
3. Authorized management to purchase 100 new chairs for MPR. Board may donate old chairs to a charity.
4. Authorized management to make other purchases such as: concrete planters for community center, table and chairs for office meeting room and radio communications system for staff.
5. Denied three (3) claims for tire damage involving entry gates.
6. Contracted with Converse Consultants for measurements and review of Nauticus Isle down slope.
7. Authorized management to continue use of PVC pipe as gate arms, in place of wood.
8. Authorized management to pursue investigation of costs for rebuilding all entry gate mechanisms. All exit gate mechanisms will be removed and replaced with spring loaded spikes.

MAINTENANCE DEPARTMENT DUMPSTER -
STAFF USE ONLY!

Homeowners and residents are asked not to use the dumpster at the community center. This bin is used by staff for removal of community center and maintenance department debris.

Maintenance has put a cover over the bin and locked the access doors. This was necessary because of resident dumping and contractors doing weekend work. The bin was being filled up to the point that our staff could not use it.

Homeowners who come here on weekends and holidays have complained to staff on this policy. The only advice that can be given is to take your trash with you or make arrangements with one of your neighbors. You can hopefully include your trash with theirs or ask that they put your trash bags out on pick-up day.

Several homeowners have requested that the Board change or waive the rule that states trash shall not be put out more than twelve (12) hours in advance of the pick-up day. Our association's rule matches that of the City of Dana Point. Even though the Board can change its rule, it cannot change the City's ordinance. Homeowners who put out early may be subject to a fine from the City Code Enforcement Officer.

If the Board decides to change the policy or accept any homeowner suggestions, you will be notified through the newsletter.

NIGUEL SHORES PAPER DRIVE

CASH THEM, DON'T TRASH THEM!
BRING THEM TO THE RECREATION CENTER
PAPER BUILDING ANY DAY OF THE WEEK.

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. Submission due before 7 pm on the 19th of the month.

(VOICE OF THE PEOPLE LETTER)

President Bush asks Americans to plant trees. Niguel Shores' answer is to cut mature trees down. Last month's announcement that another Coral tree would be axed is difficult to accept and understand. One of the things that appealed to my wife and me in Niguel Shores were the beautiful Coral trees. After we moved in we discovered that trees had been so over-pruned that no large trees existed on our street, and many in the neighborhood were destined to be cut down.

Trees and shrubs were removed at the Shanny gate entrance and replaced by cheaper freeway flowers. Now the entrance to our area reminds one of an on-ramp.

Thousands of dollars in mature trees have been lost by their destruction, and property values affected. It's time we residents ask ourselves what is wrong. The Shores has an enormous landscaping budget and yet doesn't have the beautiful mature look of an area that has been here so long. Should decisions be made by committee people who don't know what they are doing when so much money is involved?

David Pierce

LADIES DAY TENNIS

Thursday morning tennis goes back to 9 am to 11 am. All women tennis players are invited -- bring your racket and 50 cents for balls. You'll have a court, a partner, and opponents and make many friends.

POTLUCK

On Sunday, November 17, help us to celebrate an early California Thanksgiving!

Sired by Spain, mothered by Mexico, and developed later by rugged pioneers from North America, this area inherited a varied culture. The food from its early days will prevail tonight as we savor the cuisine of the early Californios -- the robust and spicy chiles, frijoles, tortillas, tamales and other southwestern dishes.

Attire for the evening may range from that of early settlers, Spanish caballeros or señoritas, if you choose.

For reservations and information, call:

John & Dorothy Knauf A-G
240-3998

Don & Jackie Maier H-M
496-9654

Don & Laurel Moonier N-Z
493-7050

Everyone is invited - so come one, come all!

Happy Hour 6 pm
Dinner 7 pm

WEDNESDAY AFTERNOON BRIDGE

Winners:

- Sept. 25: 1st - Joan Sullivan
 2nd - Yetta Robbins
- Oct. 2: 1st - Dorothy Johnson
 2nd - Irene Nylund
- Oct. 9: 1st - Irene Nylund
 2nd - Dorothy Ambrose
- Oct. 16: 1st - Regina Brevik
 2nd - Mary Bethard

New members are always welcome. Play begins promptly at 11:50 am. Please call Mary Brosnan at 493-7115 for November reservations.

PAGE TURNERS (Book Discussion Group)

The Page Turners met at the home of Carla MacNair and discussed Russell Baker's autobiographical books under the leadership of Barbara Crist. Refreshments, courtesy of Margaret Brugger. Twenty people attended, and had excellent contributions on this interesting book.

The next meeting will be November 18 at 10:30 am at the home of Vivian Cox, 33771 Windjammer, when the discussion will center on Sue Grafton's G is for Gumshoe under the leadership of Hope Luedeke. Please call Vivian Cox (661-1439) if you will attend.

COUPLES BRIDGE

What with League play-offs and Senate hearings last month our turn-outs for bridge were smaller, but the totals were higher! On October 4th Max and Dal Weber beat everyone with four rounds of four digit scores, and runners-up Dottie Ambrose and Helen Bates bid and made several slams to shut out the rest of us. Then on the 16th, Nancy Kendall and Lorraine Bruns soared even higher to take first place, while Dottie and Helen piled up even more points than on their earlier win to place second.

We congratulate all of them and thank Kay Wittmack, Mary Bethard, and Earle and Marge Seaborn for gracious hosting and scrumptious desserts.

November dates are the 1st and 15th when we will expect to see many of you home from vacations and back at the tables.



MENS CLUB

Remember, next Tuesday is Election Day so we will not have our usual meeting. Instead, please remember to vote on November 5.

On November 19, our energetic Program Chairman Don Ellis has arranged for a talk by Professor Harold Baker from the University of California at Irvine whose subject will be Contemporary Soviet Society.

That same Don Ellis teamed with Gordon Banerian on September 24 to win the San Luis Rey Golf Tournament. Second place went to Ed Lafler and George Freundlich, and George was closest to the pin.

Last month, Golf Chairman Smiling Jack Horne handed out the October 8 Fallbrook Tournament awards to the talented individual winners. First was Lee Writer. (Again!) Jerry Quinlan was second. Third was George Freundlich. Gene Chapman came in fourth. John Flynn was fifth, and Jack Broering was closest to the pin.

The Christmas Dinner Dance will be at El Niguel Country Club on Tuesday, December 3rd at 6:00 pm. The cost will be \$80 per couple. Make your reservations now.

WOMENS CLUB NOTES

The guest speaker at our November 7 meeting will be an artist who does decorative painting on ceramic tiles. Her topic will be the use of tiles in home decor. The luncheon will start at 12:30 pm followed by the speaker. Reservations required. To make or cancel reservations, call Edie Newton, 493-6652, or Lois Salemi, 661-6891.

The Craft Class will meet November 14 from 10 am to 2 pm. Bring a brown bag lunch. Come and learn an easy way to make small boxes for gifts or decorations. Bring a ruler, scissors, pen and glue stick. Also bring wallpaper scraps, catalogs, magazine covers or gift wrappings.

There will be no TTO in November or December. However, we will host our annual wine and cheese party in the Community Center on December 12 from 5 pm to 7 pm. All members of the Mens Club and their wives are invited to attend. Please bring a plate of ready-to-serve hors d'oeuvre.

SEA TERRACE TOWNEHOMES ASSOCIATION I

Three volunteers are needed to fill the three directors positions that will be needed on the Board of Directors for the Association. This is for a two-year term of office starting in January, election to be held in that month. Please let us know before November 5 so that the names can appear in the annual announcement letter on November 15.

Please call Don Beaver, 493-7430, or Andy Boush, 240-9485, or Bobbe Kahn at 493-5203. You may also write or deliver your request to the Niguel Shores Community Association office in care of the Sea Terrace Townehomes Association I.

WOMENS GOLF

The reporter, currently playing the underwater fairways of Fiji, using scuba-gear instead of golf-clubs, just hit a manta-ray scaling a ninety-foot reef-wall without calling "fore." Sorry about that!

Meanwhile, back at the course, Fun-Day this month will be held Monday, November 4 at Aliso Creek (be there at 8:30 am) followed by brown-bag luncheon and meeting at the home of Millie Deffebach. Call Rose Marie (493-2451) at least one week in advance if you wish to be included.

Nominating Committee for next year's officers included Marge Dea, Lucy Van Elzaker, Joan Pender, Fern Brooks and Carol Hollinger. Our Christmas party is set for December 16, with Sue Forrest and Betts Flynn in charge.

Regular Monday and Friday captains continue to be J.A. (496-7664) and Marge Dea (661-6816). Call them a week in advance for inclusion.

FUN-DAY AWARDS - OCTOBER

Low Gross - Pauline Ross and Nancy Kendall

Low Putts - Lucy Van Elzaker and Peg Bucci

Closest-to-the-Pin - Betty Bumstead

Longest Drive - Nancy Kendall

Mystery Game Winners - Rose Marie and Lucy

Callaway Winners - Lydia Reeve and Jane Pendergast

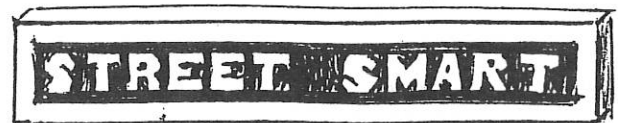
VANDALISM COSTS EVERYONE!

The Board of Directors has requested that homeowners be kept informed as to how much is being spent for vandalism repairs. During the month of October, the Association spent approximately \$270.00 for repair/replacement of broken gate arms, replacement of broken coach lamp glass, and replacement of a street sign and post.

END OF SUMMER CELEBRATION

Again this year the end of summer celebration with the Country Fair and Steak Dinner was well attended. The Country Fair, headed by JoAnn Buchholt and assisted by Doris Adams, featured seventeen booths. The booths had a variety of offerings from art to massage and jewelry to bean bag toss games.

Over 150 steak dinners were served this year. The coordination, cooking and serving were all courtesy of the Mens Club. The cooks were Don Ellis, Forrest Owen, Dick Phares, Jack Broering, Dave Jameson and John Flynn. Servers were Bob Pinkerton, Jerry Quinlan, Lowell Eubank, Ed Lafler, John Maynard, Harry Landis, Jack Horne, Tom Davis, George Allaman, Phil Magwood, Gene Lachel, and Frank Turner. Don Lutz and Russ Paslaqua handled tickets, and Ed Adams and Ed Bieschke were responsible for coordination.



DERIVATIONS

We have some interesting street names in the Shores. From time to time the Seashore News will indicate possible derivations for some of these names.

Amundsen Bay. Roald Amundsen was a Norwegian explorer who discovered the South Pole.

Binnacle Drive. A binnacle is a stand or case for a ship's compass.

Bothnia Bay. The Gulf of Bothnia is a northern inlet of the Baltic Sea between Sweden and Finland.

Brigantine Drive. A brigantine is a two-masted vessel, square-rigged on the foremast, and fore-and-aft rigged on the mainmast.

FRIDAY NIGHT AT THE MOVIES

Movie Night this month is November 8. The childrens' movie scheduled is The Simpsons' Christmas Special, a brand new release for the holidays. This movie will begin at 6:45 pm.

The adult movie showing at 7:45 pm will be the critically acclaimed Civil War saga about the only all-black regiment and their heroic performance for the Union Army, Glory.

There is no admission fee and everyone is welcome.

STREET SWEEPING SCHEDULE

The scheduled dates for street sweeping in October are Friday the 8th, Thursday the 14th, and Wednesday the 27th. These dates are also noted on the attached calendar. If at all possible, you are requested to have your vehicles off the street on these dates to allow the street sweeper to do a thorough job.

RULES AND REGULATIONS

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

Attached are copies of parts of the Association's Rules and Regulations amended to reflect changes in rules pertaining to Vehicle Towing Procedures. The attached pages are to replace those published prior to this date. Please keep them for reference.

NEIGHBORHOOD EXCHANGE

Items for the Seashore News Neighborhood Exchange must be submitted by the 19th of the month together with a check payable to NSCA. (\$1.00 for each 20 words. No cash accepted.) Forms for placing an ad are available at the Association Office.

FOR RENT: Niguel Shores Villa. Good ocean view. 3-bedrooms, 2-baths, family room and dining room. Professionally decorated and furnished. Gardener and security system included. \$1700/month. Call (714) 661-0953.

FOR RENT: Condo at PGA West on golf course, wonder views of the Santa Rosa Mountains, gorgeous sunsets. Tennis and golf available. Fully furnished. Great time to arrange a vacation for Thanksgiving, Christmas, 'Skins game or just a weekend away. Call Linda Goodman at 714-493-0477.

CUSTOM-MADE LACE CURTAINS with continental rods for Model 117 - Best offer. 661-3978.

HELP NEEDED TO EDIT and splice 8mm film so it can be converted to VCR. Please call 493-3053.

FURNISHED RENTAL: Panoramic ocean view. 3 bedroom, 2 1/2 bath townhouse. Large master bedroom suite, 2 fireplaces, double garage. Call (213) 874-3348.

NEIGHBORHOOD CHRISTMAS BAZAAR - If interested in participating with craft ideas, bakery items, jams & jellies, or any other suggestions, please contact Ruth McKee, 493-7135.

WANTED: Woman to help new mom care for 2 1/2 year old and new infant for 2-3 months beginning December 1. Some housecleaning will be included. Days only preferred but will consider live-in, 248-7979.

FOR RENT: Sea Terrace patio home facing greenbelt. 2-bedrooms, 2-baths, single story, fireplace. Refrigerator, washer, dryer. \$1200/mo. (213) 947-6358.

FURNITURE FOR SALE: 8 ft. couch/tan tones-print/good condition, \$175. 6 ft. walnut bookcases, 3 ft. wide/1 ft. deep. 5 adjustable shelves in each one, \$175 for both. 6 ft. pressed board walnut bookcase, \$35. Oak end table w/glass top, \$75. Call 248-7737.

Dick Luedeke.....President
 Lydia Reeve.....1st Vice-President
 Bob Raymer.....2nd Vice-President
 Sid Kahn.....Secretary
 Bob Norton.....Chief Financial Officer

STAFF

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

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	.....Lee Richards	1st & 3rd Thursday
Communication	.....John Dickerhoff	See Calendar
Community Relations	.....Forrest Owen	3rd Wednesday
Finance	.....Andrew Boush	See Calendar
Landscape	.....Tom Reath	4:00pm, 2nd Monday
Legal	.....Board	
Maintenance	.....Norm Pomeroy	9:30am, 2nd Monday
Nominating	.....Dick Luedeke	See Calendar
Recreation	.....Ed Adams	2:00pm, 2nd Wednesday
Traffic & Safety	.....Rick Foth	4:00pm, 2nd Wednesday
Tree View Blockage	.....Carroll Cox	2:00pm, 2nd & 4th Monday
Board Advisory Group	.....Lloyd Somerfield	

OTHER ORGANIZATIONS

<u>Sea Terrace Townhomes Assoc. I</u>	<u>Sea Terrace Townhomes Assoc. II</u>
Don Beaver, President	Frieda Baskin, President
Dave Hrisca, 1st Vice-Pres.	Pat Broering
Andy Boush, 2nd Vice-Pres.	Pat Long
Bobbe Kahn, Treasurer	Melody Woods
Ron Lackey, Secretary	Joanne Mitchell
	Bernie Baskin, Treasurer

Mens Club
 Forrest Owen, President

Womens Club
 Jean Wells, President

Paper Salvage Program
 K.Russell Paslaqua,
 Project Manager

Niguel Shores Community Association
 33654 Niguel Shores Drive
 Monarch Beach, California 92629-3724

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.

Editorial Staff - Communication Committee, Volunteer NSCA Members.
 Layout Coordinators - Doris Adams and Betty Dickerhoff
 Word Processing - Joy Jungwirth
 Collation and Distribution - Shirley Smith, Volunteer NSCA Members.

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 to members.

Contributions from NSCA committees, NSCA member organizations and individual members are welcomed. Submission due before 7 pm on the 19th of the month.

NIGUEL SHORES COMMUNITY ASSOCIATION
 PERIOD ENDING SEPTEMBER 30, 1991
 SEPTEMBER = .750

SUMMARY REPORT

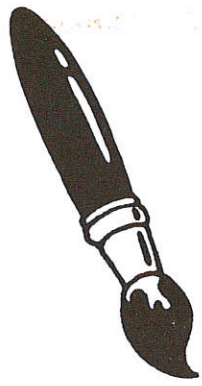
CURRENT MONTH	NOTE	CATEGORY	BUDGET	Y-T-D ACTUAL	BALANCE	% EXP
132,834	(1)	INCOME	1,671,423	1,260,599	410,824	0.754
5,418	(2)	COMMUNITY CENTER EXPENSES	65,190	52,788	12,402	0.810
47,389	(3)	LANDSCAPE EXPENSES	575,916	434,231	141,685	0.754
13,383	(4)	TRAFFIC AND SAFETY EXPENSES	166,011	122,946	43,065	0.741
47,727	(5)	GENERAL AND ADMINISTRATIVE EXPENSES	648,575	458,502	190,073	0.707
14,397	(6)	RESERVE TRANSFER	175,732	131,063	44,649	0.746
2,020	(7)	BOARD CONTINGENCY	40,000	18,735	21,265	0.468
2,500		REPORT TOTALS		42,314 *	42,315-	

* \$(6,938) From current operations
 49,252 From reserves to cover budget shortfall per Board of Directors

\$42,314 Total YTD surplus
 =====

**** Notes:**

- (1) Income consists primarily of members' quarterly assessments, reserve investments, transfer fees, tenancy fees, and gate access fees.
- (2) - (5) Operating expenses, "% Exp" column, is an indicator of expenditures vs. budget, i.e. September = .750 of budget year.
- (6) Reserve is a monthly provision for replacement of assets.
- (7) Board Contingency is for unforeseen costs.

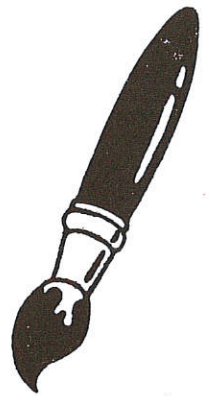


NIGUEL SHORES ART
AFFAIRE



NOVEMBER 3
IN MULTI-PURPOSE ROOM
1 p.m. TO 4:30 p.m.

\$1⁰⁰ DONATION INCLUDES :
ENTRY TO ART AFFAIRE
A GLASS OF WINE
AND...






A CHANCE AT DOOR PRIZES!

ADDITIONAL TICKETS
FOR DOOR PRIZES AND
WINE MAY BE PURCHASED
DURING EVENT!



NIGUEL SHORES CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>3</p> <p>Art Affaire 1-4:30</p>	<p>4</p> <p>Womens Golf Womens Fitness 9:00</p> 	<p>5</p> <p>GENERAL ELECTION 7 am - 8 pm</p>	<p>6</p> <p>Mens Fitness 8:15 Womens Fitness 9:00 Noon Bridge 11:50</p>	<p>7</p> <p>Ladies Day Tennis 9-11 Wmns Club Lnchn 12:30 Arch Comm by appt</p>	<p>8</p> <p>Mens Fitness 8:15 Womens Fitness 9:00 Womens Golf Street Sweeping Movie Night Simpsons' Christmas Glory 6:30-7:45</p>	<p>9</p> <p>Couples Bridge 7:30</p>
<p>10</p> <p>11</p> <p>Womens Golf Womens Fitness 9:00 Maint. Comm 9:30 Tree View Comm 2:00 Landscape Comm 4:00</p> <p>Monday Night Football 5:45</p>	<p>12</p> <p>Mens Club Golf Art Class 1-4</p>	<p>13</p> <p>Mens Fitness 8:15 Womens Fitness 9:00 Noon Bridge 11:50 Rec Comm 2:00 Traf&Sfty Comm 4:00</p>	<p>14</p> <p>Ladies Day Tennis 9-11 Womens Crafts 10-2 Arch Comm by appt Street Sweeping</p>	<p>15</p> <p>Mens Fitness 8:15 Womens Fitness 9:00 Womens Golf</p>	<p>16</p>	<p>DECEMBER</p> <p>S M T W T F S</p> <p>1 2 3 4 5 6 7</p> <p>8 9 10 11 12 13 14</p> <p>15 16 17 18 19 20 21</p> <p>22 23 24 25 26 27 28</p> <p>29 30 31</p>
<p>17</p> <p>Potluck 6:00</p> 	<p>18</p> <p>Womens Golf Womens Fitness 9:00 Book Club 10:30</p> <p>Monday Night Football 5:45</p>	<p>19</p> <p>Mens Club Brkfst 8:15 Hill & Hrbr C-2 10-12 Art Class 1-4</p>	<p>20</p> <p>Mens Fitness 8:15 Womens Fitness 9:00 Comm Comm 10:30 Noon Bridge 11:50 Com Rel Comm 4:00 OPEN BOARD MTG 8:00</p>	<p>21</p> <p>Ladies Day Tennis 9-11</p>	<p>22</p> <p>Mens Fitness 8:15 Womens Fitness 9:00 Womens Golf</p>	<p>23</p> <p>Tennis Social 2:00</p>
<p>24</p>	<p>25</p> <p>Womens Golf Womens Fitness 9:00 Tree View Comm 2:00</p> <p>Monday Night Football 5:45</p>	<p>26</p> <p>Mens Club Golf Art Class 1-4</p>	<p>27</p> <p>Mens Fitness 8:15 Womens Fitness 9:00 Noon Bridge 11:50 Street Sweeping</p>	<p>28</p> <p>THANKSGIVING DAY</p> <p>Admin Ofc Closed</p>	<p>29</p> <p>Admin Ofc Closed</p>	<p>30</p> 

(11-01-91)

C. Tow-Away Procedure. When the vehicle is to be towed away, the following steps are to be taken in accordance with these rules and the provisions of Section 22658.2 of the California Vehicle Code (CVC).

1. At least one (1) hour prior to the removal of a vehicle owned by either a member of NSCA or a member of the public who is not a member of the Association, the designated representative of NSCA as identified in sub-paragraph 6 below shall affix Notice of Violation to the vehicle which shall contain the following:

- a. A statement that the vehicle will be towed if not removed, within one (1) hour from time notice left on vehicle.
- b. The identity of the provisions of the CC&Rs, By-laws or these Vehicle Rules which are violated;
- c. The time the notice was affixed to the vehicle.

2. Tow-away service is called by authorized representatives of NSCA as designated in sub-paragraph 6 below.

3. The tow away/impound service shall give, or cause to be given, notice of the removal to the registered owner of the vehicle and to the local law enforcement agency in accordance with CVC.

4. Towing company receipt is filled out by towing service, signed by NSCA representative and a copy returned to Administrative Office.

5. Removal may be made WITHOUT NOTICE of any vehicle parked in a marked fire lane, within 15 feet of a fire hydrant, in a parking space designated for handicapped without proper authority, or in a manner which interferes with any entrance to, or exit from, Niguel Shores or any lot, parcel, or area owned by a member or the Association within Niguel Shores.

6. The following representatives of NSCA are designated, in the order listed below, to authorize a tow-away:

- a. The General Manager;
- b. The NSCA Board President;
- c. The Board Liaison to the Traffic & Safety Committee;
- d. Any other Board member;
- e. Access control contractor

D. Abandoned Vehicle. When it is believed that the vehicle is abandoned, the Sheriff's office will first be requested to handle the matter.

E. Responsibility of Owner for Violation of Rules. The owner of any vehicle and/or residential lot in violation of these rules shall be subject to the Enforcement Procedures. Owners of residential lots within Niguel Shores (Association Members) are further responsible for Rules compliance and the violations thereof by their guests, tenants and delegates.

NOV 91



Niguel Shores Community Association
33654 Niguel Shores Drive
Monarch Beach, California 92629-3724

(714) 493-0122

November 1, 1991

To: Homeowners
From: Board of Directors
Re: Refurbishment of Niguel Shores Entries

Since the Fall of 1989 until October 1991, an Ad Hoc Refurbishment Committee diligently pursued plans relative to modernizing our entry areas which have not been altered to any appreciable degree since the establishment of the Shores.

The committee -- representing all tracts within NSCA -- spent infinite hours deliberating possible changes, exploring other communities, consulting with landscape architects (with the Board's sanction and approval of over \$12,000 for plans); yet, in the final analysis, no specific cost estimates were supplied by which to finalize a proposed presentation to the community, primarily homeowners who might or might not incur an extra assessment for the improvement of our entries, foremost of which would be the Mariner access.

Two very general concept renderings emerged from the committee's activity and can be viewed in the office. Among the ideas generated were enhancement of the monument sign at Niguel Road; the construction of a companion monument across Mariner at the southwest corner of Niguel; masking of the various utility structures; modification of the guard house; lighting and landscape changes. Besides Mariner, the other gates -- Ports O'Call/Cabrillo, Selva, Garibaldi and Manta Court (Shanny) plus the La Cresta/Selva monument would also be updated in conformance with the master plan.

The Board of Directors wants your input! Because any such considered refurbishment falls in the area of capital improvement, the Board does not want to act without homeowner support. Therefore, will you take a few minutes and complete the straw vote ballot attached to this memo? Please mail it in, or drop off your vote at either the office or at the "ballot box" located at the Mariner guard house, exit side. We need your response no later than November 15, 1991.

NOV 9 1

