

seashore news



NOVEMBER 1995

Issue 266

Published monthly by the Niguel Shores Community Association



FROM
THE
HELM

Perhaps, all owners in The Shores have considered remodeling their homes. Many of them have successfully completed these projects. However, a few of the projects could not be completed for technical or procedural reasons. This article covers some of these technical and procedural matters.

Any remodeling done to the interior of a home requires no notification to the Association or approval by the Architectural Control Committee (ACC). However, many types of structural changes inside (and outside) the home should be done only after obtaining all necessary permits from the City of Dana Point. If city permits have not been obtained, there may be very serious consequences later to the owner/seller and/or the buyer.

All remodeling projects resulting in changing the exterior of a home require the approval of the ACC, e.g., repainting, re-roofing, landscaping, hardscaping, patio covers, replacement of a fence or construction of a wall, replacing windows and doors and garage doors, and any kind of space addition resulting in more square footage or a change of roof-line design or roof height.

The proper completion of the NSCA Modification Submittal Form is the first step, after the homeowner has decided on the proposed remodeling project and the Architectural Regulations and Guidelines have been thoroughly reviewed. Of course, each type of project will influence what documentation should accompany the Modification Submittal Form. For example, among the things that should be provided for a space addition (or any

exterior remodeling of a home) are, two sets of construction plans that include a plot plan drawn to scale, lot dimensions, where appropriate distances to the top of slope, relationships to adjacent homes, elevations of the home before and after the proposed construction and the profile of the home's elevations with the adjoining homes. The homeowner should also provide the floor plan, drawn to scale, with dimensions for the home's area being added or altered, showing the existing area and as proposed after construction.

**Deadline for December
Seashore News articles is**

NOVEMBER 16, 1995

* * * *

Submittals for other projects, such as construction of decks, patios, planters, walks, fences, walls, driveways, also must include two sets of construction plans drawn to scale showing a plot plan, and other information about, sizes, distances, materials, and as appropriate, footings, relationship to existing structures, elevations and the profile of these elevations with the adjoining neighboring homes. Technical information submitted regarding the materials to be used should include brochures, manufacturers of paint, color swatches, specifications for doors, windows, roofing and roofing samples.

The ACC meets twice each month, on the first and third Thursdays. Items for which complete information has been submitted at the NSCA Office, by the close of business the Friday before a meeting date of the Committee, will be placed on the Committee's agenda. It is the policy of the Association to allow for neighbors to comment in writing to the ACC regarding space additions and some other exterior submittals. The owner of the home to be remodeled will be asked to construct on-site accurately designed mockup of the proposal, to depict the proposed exterior change to the home. Homeowners who are interested may view the mockup, and examine the project plot plan, in the NSCA Office. Many space additions and other remodeling projects are submitted for review and comment to the Association's Consulting Architect, and some proposals may be submitted to other professional consultants for comment on the effects of the proposal on slope conditions or adequacy of drainage, etc. The fee for the services of these professional consultants will be charged against the deposit submitted by the homeowner. Landscaping and hardscaping proposals are routinely submitted to the Association's Landscape Committee for review and comment.

The purpose of these procedures is to provide timely comments so the ACC can arrive at its decisions based on the best information.

The Board of Directors believes these procedures are consistent with the responsibility of this Association to protect the broad interests of all members of the community, and to be responsive to the interests of individual homeowners who want to make improvements to their properties.

George Williams
NSCA Board President



COMMUNITY CENTER EXTERIOR TO BE REFURBISHED

The Center has been around for over twenty years and is in need of repairs. During the next four to six weeks, the following work will be done:

- The roofs on both the MPR and office will be replaced, using a manmade shake.
- Between the office and MPR is a hallway. The 6x6 wood posts will be replaced because of wet dry rot. The new posts will be elevated off the concrete deck to stop this problem. To stop the problem with the flat roof sagging, the existing 2x10's (at top of posts) will be removed and new 6x12 headers added.
- The flat roof over the hallway will be improved by extending the roof cover out to the end of the rafters and adding a new fascia board. Once completed, the flat roof will be extended out to cover the new sections.
- The Community Center buildings will be repainted after the above work is completed. The colors used will be similar to the existing ones.

BOARD ACTIONS FOR OCTOBER

1. Appointed Polly Buckingham(Berkus Homes) and Marie Gibson(STII) to the Landscape Committee.

2. Appointed Bob Sewell to the Maintenance Committee.

3. Accepted staff's requested changes to the Community Center MPR reservation rules and application form (revised rules attached).

4. Authorized the Recreation Committee to use the MPR for a childrens Halloween party on 10/28.

5. Accepted contract, with revisions, for project on Breakers Isle downslope requiring input from Landscape Architect, Dale Hadfield. Base cost for work is \$4000.

6. Authorized management to pay \$50 yearly dues for membership in Monarch Beach Civic Association.

7. Authorized staff to contract with Oleson Construction Co. for replacement of the Community Center posts, support beams and extension of flat roof, along hallway. Contract not to exceed \$11,000 without Board authorization.

8. Authorized staff to contract with Gregg Painting to paint exterior of Community Center. Cost not to exceed \$6,900 without Board authorization.

9. Authorized staff to contract with Penhall Company to grind raised concrete sidewalks and to cut additional drain channels. Cost for work not to exceed \$3,765.

10. Authorized staff to install six foot wide concrete steps leading from Community Center parking lot to sidewalk along Niguel Shores Dr. Cost for work not to exceed \$800.

11. Accepted bids from Modern Tree Service to remove or trim trees at a cost of \$1,385.

12. Accepted multiple insurance quotes from RobCo Insurance Service, totaling \$44,178.

13. Authorized staff to remove a wooden view platform in the Sea Terrace II, Manta Park area. The Maintenance Committee made this recommendation after reviewing its condition.

14. Appointed Board member Don Ellis to chair Nomination Committee.

15. Authorized staff to reimburse a homeowner \$224.60 for damage to house water line caused by tree roots. The tree is the Association's responsibility.

16. Authorized staff to reimburse homeowner \$174.80 for damage to vehicle caused by Ports O'Call gate.



NEW CONCRETE STEPS INSTALLED ALONG COMMUNITY CENTER PARKING LOT

In October, new six foot wide concrete steps were installed along Niguel Shores Dr., below the Community Center parking lot. Those parking on the street will no longer have to walk around to a parking lot driveway ramp to walk up to the Community Center. This installation should also keep individuals from walking through the landscape as a short cut. Handrails have been installed and the steps are next to one of the new lights recently installed.

Residents are advised that our maintenance staff will be installing a concrete wheel block to keep vehicles from coming too close to the steps and handrails.

LANDSCAPE COMMITTEE UPDATE

During the month of November, Wendt Landscaping will be doing a lot of maintenance work. The following projects will begin:

Color Plants - The impatiens planted last April have given many months of color. These plants will be removed and funguscides put on the soil for several weeks. Before Thanksgiving, English Primrose will be planted throughout the community. It is expected that the primrose will last until next April.

Dethatching - This work will involve the use of machines to cut the common area turf very low and the removal of thick thatch build-up. This work has not been done for over five years. All of the common areas will be done except the front yards in Sea Terrace I. These front yards were done in the spring of 1994. The turf will look "brown" for four to six weeks. Once this work is completed, Wendt Landscape will fertilize the turf to bring the green color back. The weather will effect how long it takes to "green-up."

Tree Trimming - All common area trees up to twenty(20) feet tall will be trimmed by Wendt Landscape. This work is done every year. Wendt Landscape will also trim all of the large Coral trees. They will do some thinning but leave the tips so that, hopefully, next Spring, the trees will bloom. Under our maintenance contract, the Corals are trimmed twice per year, November and May.

Both the Board of Directors and Landscape Committee have reviewed several requests for the removal of trees. During November, two eucalyptus trees in the upper beach parking lot will be removed and one tree along the beach access road, near Nauticus Isle, will also be removed. One fan palm tree (considered a volunteer) on the upper Nauticus Isle slope, below Salvador Bay, will be removed.

Several inquiries have been made as to the status of the eucalyptus trees along PCH and the bridge. The Board of Directors is awaiting a report from a sub-committee created from the Landscape Committee. Once received, the Board can make a determination as to how it should proceed to address the problem created by the eucalyptus trees blocking views.

STREET SWEEPING SCHEDULE

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

SURVEY OF RESIDENTS - ARE YOU GOING TO USE THE POOL IF AREA OPENS EARLIER?

The Board of Directors is interested with obtaining resident input on use of the pool area. A resident has made a request to allow the pool area to open earlier than 7 am each morning. The Board would like to know whether residents are going to use the pool area if the Board authorizes a change and open up at 6:30 am every morning.

Residents interested in using the pool at this earlier time are asked to return the survey below to the NSCA office by Monday, November 13.

As a resident of NSCA, I am interested in using the pool at 6:30 am:

Name _____
NSCA
Address _____

Signature _____

NOTES FROM THE RECREATION COMMITTEE

The Committee has been interviewing for a youth activity director to replace the capable leader who has gone away to finish college. At press time we have no candidates, but we appeal to our readers for names of possible adult young persons to fill the position.

We are looking for a part-time youth leader to work from 3:30 - 5:30 pm, Monday - Friday, with some experience at planning and directing youth activities for young people ages 5 -14. Please call Jeanette in the office (493-0122) if you have someone in mind.

A "reel" thank you to all the families who hosted the Friday Night Movies during the past year: the Ewings, Borlands, Rasks, Steve Stewarts, Powerses, Spoffords, Mark Ellises, Rosses, Writers, Jean Aldrich and Kay Unis. Your devoting the time to coordinate this community activity is appreciated by the attendees and the committee.

All groups within the Shores are encouraged to take advantage of the community bulletin boards to publicize events. The staff is happy to assist in placing notices, but requests one week notice before posters are hung, in order to schedule work.

With the Art Affaire coming up, and a successful Country Fair and Steak Dinner just behind us, the Recreation Committee is currently reviewing possible projects for 1996.

If you have any suggestions, please submit them to the Recreation Committee box in the office for our consideration.



ART AFFAIRE SCHEDULED FOR NOVEMBER 5, 1995

NSCA'S 11th Annual Art Affaire will be held Sunday, November 5, from 1 - 4:30 pm in the Multi-Purpose Room. You, your friends and neighbors are all invited.

At press time, the following artists have entered the show: Doris Adams, Patti Clifton, Carroll Cox, Betty Dickerhoff, John Dickerhoff, Dorothy Eubanks, Barclay Ewing, Mike Gibbons, Bryce Gillespie, John Hall, Kathy Hill, Barbara Lindsay, Betty Magwood, Marie Milliken, Shirley Olsen, John Ranks, Joan Sandberg, Walt Stadler, Ruth Stahl, Franklin Turner, Kay Wittmack, and Harriet Writer. Many entries will be for sale.

The Artist's Attic will feature unframed paintings at bargain prices -- just in time for holiday shopping. There will also be cards, papers, sculpture, jewelry, boxes and other artistic pieces.

Many lovely door prizes will be given away throughout the afternoon -- some of which will be on display at the office the week before the show.

Admission charge of \$1 per person includes participation in the drawings for door prizes as well as a complimentary beverage.

Additional information may be obtained by calling Bob Borland at 248-1493 or Carroll Cox at 661-1439.

**Next Board Meeting
for Committee Reports**
* * * * *
Wednesday, November 15, 1995
7:30 p.m.



ADMINISTRATION OFFICE TO BE CLOSED OVER THANKSGIVING HOLIDAY PERIOD

The full-time staff will have Thursday, November 23 and Friday, November 24 off. The office will be staffed by a clerk, so that the Community Center will be available for use.

The following hours for the Community Center will be followed:

- Thursday, Nov. 23 - 9am to 6pm
- Friday, Nov. 24 - 9am to 9pm
- Saturday, Nov. 25 - 9am to 9pm
- Sunday, Nov. 26 - 9am to 9pm

Residents are urged to contact the office staff by 4 pm, Wednesday, November 22 to handle any Association matter.

Your cooperation will be appreciated by the staff.

FRIDAY NIGHT MOVIES - NOVEMBER 10

7:30 pm "It Could Happen To You"

Nicolas Cage, Bridget Fonda, and Rosie Perez star in this irrepressible romantic comedy inspired by the true story of a humble cop who leaves a \$2 million tip to a hard-luck waitress.

Hosts are Lee and Harriet Writer.

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. Play begins 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 November 3 and Novmeber 17.



WEDNESDAY NOON BRIDGE

All Niguel Shores bridge players are welcome. Play commences at 11:50 am. Please call Jean Freeman (493-6667) for November reservations. Winners were:

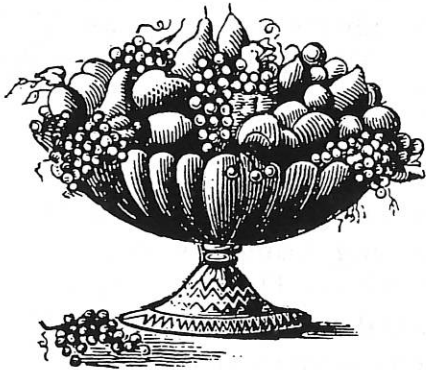
- Sept 20 1st - Joan Sullivan
- 2nd - Dorothy Knauf
- Sept 27 1st - Dal Weber
- 2nd - Nancy Kendall
- Oct 4 1st - Jeanne Wadkins
- 2nd - Dorothy Knauf
- Oct 11 1st - Irene Nyland
- 2nd - Leon Sall
- Oct 18 1st - Evelyn Kitzman
- 2nd - Doris Kelman

MENS CLUB

Due to the November 7 being election day, there will be no meeting for the Mens Club on that date.

On November 21, our speaker will be Jim Howe, the teaching pro from Shorecliffs Golf Course. Jim is an outstanding teacher and a most interesting speaker.

Mark your calendar - Tuesday, December 12, our Annual Christmas Dinner Dance at El Niguel Country Club.



POTLUCK - NOVEMBER 19

It's harvest festival time again and we hope you will plan to spend an exciting evening at the November potluck.

We look forward to seeing you on Sunday, November 19. Please use this as a good time to start your holiday festivities with Thanksgiving at the potluck...and Christmas is just around the corner!

Bring your own plates and eating utensils.

Cocktail hour will be at 6 pm, as usual, with dinner commencing at 7 pm.

See you there!

A-F	Carroll & Vivian Cox	661-1439
G-M	Peter & Gretchen Rask	489-2259
N-Z	Jerry & Marian Pearl	493-9500



MENS CLUB GOLF

Winners of the Vineyard Country Club using the 1-2-3 format was the team of Lee Writer, Fred Standefer, Jack Fellows and Harry Landis. They carded off the second place team of Bob Munz, Bill Merrithew, Colby Thompson and Don Beaver. At third place was George Keller, Jerry Quinlan, Jack Sweeney and Sy Feiner. We had a minor miracle in that Jerry Quinlan came within eight inches of holing out on the #3 pin!! Peter Rask was closest on hole number 12.

The 1995 Annual Mens Club Championship will get underway now at Castle Creek. We canceled our round at Rancho California due to extensive work planned on the greens and fairways. We have rescheduled for June 1996. There will be a \$10 registration fee.

On October 10, 22 players were on the Twin Oaks layout. Format was 2 best balls and won by Lee Writer, Mickey McLaughlin, Gene Lachel and Harry Landis. Second place went to Bill Merrithew, Jack Broering, Don Ellis and Colby Thompson. Closest to the pin honors went to Don Ellis.

The first-ever televised match of Shell Oil Company's "Wonderful World of Golf" in 1967 ran into a glitch on the very first shot. Byron Nelson got the ball rolling with a beautiful drive down the left side of the fairway at Pine Valley in Clementon, New Jersey. Nelson was feeling good about the shot until a cameraman walked onto the fairway, picked up his ball, and tossed it back toward the tee. Over his radio, the cameraman instructed the TV producer: "Ask him to hit it again. We missed it."

WOMENS CLUB

Tai Chi expert Valerie Prince will speak to the Niguel Shores Womens Club at the next meeting, November 9. Luncheon will be at 12 noon with meeting following. Ms. Prince, who is also experienced in other Eastern arts, has been practicing Tai Chi for 18 years and teaching for 14 years.

Members are asked to bring a Christmas ornament to the meeting to replenish our decorations for the tree. They will be collected at the door in November.

Recipes are still being collected for the Womens Club Recipe Book. Bring to meeting or put in box in office. It would be great to get a wide representation.

Get a start on Christmas and come to Crafts the first Thursday, November 2 at 10 am. Instructions on making colorful tissue paper for gift wrapping will be given by Betty Dickerhoff, and you too, can participate for a small charge.

Thanks to Kay Unis and her bakers who volunteered their talents for the Country Fair. Both food booths were profitable.

In lieu of the regular December meeting, the Womens Club will host the annual Christmas party in the community center on Thursday, December 7, from 5 - 7 pm. Mens Club members and their wives are invited to join the group. Each Womens Club member is asked to bring a plate of hearty hors d'oeuvres.

PAGE TURNERS

Page Turners will meet on November 20, at 10:30 am at Chris Beaver's house, 24121 Windward Drive. The book to be discussed is "The Shipping News", by E. Annie Proulx.

Any questions, call Betty Dickerhoff, 240-8298.

WOMENS GOLF

Next Fun-Day, Monday, November 13, will be held at Aliso Creek. Sign-in time is 8 am. Please be prompt. Captain is Liz Kelsch (661-5802). Brown bag luncheon and meeting following golf will be at Niguel Shores recreation center. Hostess is Alice Freundlich (493-7471). Anyone who has not signed up for lunch and/or golf should confirm with Liz and Alice.

Regular playing days for the group are Mondays and Fridays. Monday 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.

FUN-DAY AWARDS - OCTOBER

The tournament game was a Scramble.

Overall winning team was in a tie. In one foursome was Millie Deffebach, Gwen Halstead, Nancy Kendall, Betty Stace. The other foursome was comprised of Alice Freundlich, Ursula Hornbarger, Fran King and Josette Umar.

Closest to the Pin -- Marge Dea
Longest Drive -- Barbara Brabeck



TENNIS ANYONE !!!

Our newly surfaced tennis courts are finished and open for play. Court Concepts received the contract, after the committee reviewed the work of several companies. Staff was overseer of work.

A reminder that courts are for tennis only, and with new maintenance procedures the conditions should continue good. We expect great tennis from all participants!

**DANA NIGUEL LIBRARY -
CALENDAR OF EVENTS FOR
OCTOBER**

November 14, 7 - 7:30 pm
Newport Harbor Museum
"Everything you wanted to know
about contemporary art but were
afraid to ask"

November 8, 7:30 - 9 pm
Reader's Theatre

Childrens Programs

November 20, 7 - 7:30 pm
Pajama Storytime

November 22 and 29
11 - 11:30 am
Storytime

New Hours For Bookstore

Monday	Noon - 5 pm
Tuesday	Noon - 5 pm
Wednesday	Noon - 5 pm
Thursday	Noon - 5 pm
Friday	Noon - 4 pm
Saturday	10 am - 4 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.

WANTED: Long term rental or lease in Niguel
Shores. Three bedrooms+, unfurnished.
Excellent tenants. Call Bruce, 443-1632.

FOR SALE: 30-gal aquarium with solid wood
stand, accessories, \$85. Off-white sofa, 7 1/2
feet, excellent condition, \$275. Green/white
stripe love seat-sleeper, nearly new, \$300. Call
Anne, 496-0512.

WANTED: Hide-a-bed in good condition, of
any description, plus exercise equipment. Call
240-7346.

FOR RENT: Ocean view townhome furnished.
Beautifully decorated, 3 bedrooms, 2 1/2 baths,
2-car garage, upper deck, 2 fireplaces, yard. Call
310-947-9791.

FOR SALE: GE refrigerator 18.2 cubic, \$200.
Kenmore washer and gas dryer, \$400. 1984
Honda Prelude, 110,000 miles, \$2,500. Two off-
white leather barrel wicker chairs, \$50. 2-
drawer file cabinet, \$15 each. Call 661-4802.

FOR SALE: Bausch & Lomb, ReNu multi-
purpose solution for soft contact lenses, 12 oz
size, \$4. Call Carol or Karl at 496-0814.

VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words, typed if
possible. Include name, address and phone number of
writer. Refer to NSCA Rules #5221, 2, 3, and 4. The
Seashore News assumes no responsibility for the content of
any letter. Submissions due before 5 pm on the 19th of
the month.

Leash your pet.
Clean up the residue.

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

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.

November 1995

THANKSGIVING IS HERE !!

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																			
<p>October</p> <table border="1"> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td><td></td></tr> </table>	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					<p>November</p> <table border="1"> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>	S	M	T	W	T	F	S	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							<p>Nov 1</p> <p>9:00 Fitness Class 11:15 NSCA Board Meeting 11:50 Noon Bridge</p>	<p>Nov 2</p> <p>10:00 Crafts Class 1:00 Arch. Comm.</p>	<p>Nov 3</p> <p>Womens Golf 9:00 Fitness Class 9:00 Couples Bridge 7:15</p>	<p>Nov 4</p>
S	M	T	W	T	F	S																																																																																			
1	2	3	4	5	6	7																																																																																			
8	9	10	11	12	13	14																																																																																			
15	16	17	18	19	20	21																																																																																			
22	23	24	25	26	27	28																																																																																			
29	30	31																																																																																							
S	M	T	W	T	F	S																																																																																			
3	4	5	6	7	8	9																																																																																			
10	11	12	13	14	15	16																																																																																			
17	18	19	20	21	22	23																																																																																			
24	25	26	27	28	29	30																																																																																			
31																																																																																									
<p>Nov 5</p> <p>1:00-4:30 ART AFFAIRE - COMMUNITY CENTER</p>	<p>Nov 6</p> <p>Womens Golf STREET SWEEPING 9:00 Fitness Class 10:00 Traffic & Safety Comm.</p>	<p>Nov 7</p> <p>8:15 Mens Club Breakfast 1:00 Art Class</p>	<p>Nov 8</p> <p>9:00 Fitness Class 11:50 Noon Bridge 2:00 Recreation Comm.</p>	<p>Nov 9</p> <p>12:00 Womens Club Luncheon</p>	<p>Nov 10</p> <p>Womens Golf 9:00 Fitness Class 9:00 7:30 MOVIE NIGHT - It Could Happen To You</p>	<p>Nov 11</p> <p>Veterans Day</p>																																																																																			
<p>Nov 12</p>	<p>Nov 13</p> <p>Womens Golf Fun-Day 9:00 Fitness Class 9:30 Maint. Comm. 1:00 TVB Comm. 3:00 Land. Comm.</p>	<p>Nov 14</p> <p>Mens Club Golf 1:00 Art Class</p>	<p>Nov 15</p> <p>9:00 Fitness Class 11:50 Noon Bridge 5:30 NSCA Board Meeting 7:30 NSCA Board Meeting - Committee Reports</p>	<p>Nov 16</p> <p>1:00 Arch. Comm.</p>	<p>Nov 17</p> <p>Womens Golf 9:00 Fitness Class 9:00 7:15 Couples Bridge</p>	<p>Nov 18</p>																																																																																			
<p>Nov 19</p> <p>6:00 POTLUCK</p>	<p>Nov 20</p> <p>Womens Golf 9:00 Fitness Class 9:00 10:30 Page Turners 1:30 Communication Comm. 2:00 ST II Board Meeting - MPR Conf. Rm.</p>	<p>Nov 21</p> <p>8:15 Mens Club Breakfast 1:00 Art Class</p>	<p>Nov 22</p> <p>9:00 Fitness Class 11:50 Noon Bridge</p>	<p>Nov 23</p> <p>ADMIN. OFFICE - CLOSED ALL DAY Thanksgiving 6:00 COMMUNITY CENTER - CLOSED</p>	<p>Nov 24</p> <p>Womens Golf ADMIN. OFFICE CLOSED - ALL DAY 9:00 Fitness Class</p>	<p>Nov 25</p>																																																																																			
<p>Nov 26</p>	<p>Nov 27</p> <p>Womens Golf 9:00 Fitness Class 9:00 1:00 TVB Comm. 3:00 Finance Comm.</p>	<p>Nov 28</p> <p>Mens Club Golf 1:00 Art Class</p>	<p>Nov 29</p> <p>11:50 Noon Bridge</p>	<p>Nov 30</p>																																																																																					

1. The Community Center multi-purpose room (MPR) is reserved for use only by property owners or registered tenants, subject to availability. Recognized groups and committees of the Association have first priority in using the room. The MPR conference room is not available for use. The property owner/registered tenant who uses the MPR is expected to be at the event at all times.

Use of the MPR may be only for social purposes. Guests must be friends or acquaintances of the property owner/registered tenant or other members in the household. Use of the MPR for business functions is not permitted, nor for meetings for non-NSCA organized groups. Property owner/registered tenant may not use facility on behalf of another entity for any reason. **Use of the facility is subject to approval by the Board of Directors.**

The MPR may be used any day of the week that the Community Center is open. Hours may be more limited than those listed below, particularly for some holiday periods. Check with the full-time office staff for availability. The posted hours the facility is available are as follows:

Off-Season Months

Monday through Thursday - 9am to 9 pm

Friday through Sunday - 9am to Midnight *

Summer Months(mid-June to mid-September)

Monday through Thursday - 9am to 10 pm

Friday through Sunday - 9am to Midnight *

If use occurs on Friday, Saturday or Sunday and it extends after the posted Community Center hours, the property owner/registered tenant must pay an additional administrative fee of \$15 per hour, plus the base administrative fee. The extra fee is due and payable with the \$200 deposit. This fee is used to reimburse the Association for additional staff time.

2. Use of the room is subject to payment of the following:

\$100 administrative fee

\$200 refundable damage/cleanup deposit

* \$15 per hour fee for after posted hours use

3. The \$100 administrative fee and application must be turned into the NSCA office at least thirty(30) days in advance of the use date. The \$200 deposit, plus any additional fee for after-hours use, is due no less than thirty(30) days prior to the event. Payments must be made by check or money order.

4. The deposit may be forfeited, in whole or in part, for any damages, additional clean-up and/or rule violations, which may occur. If damage repair costs exceed the deposit, the property owner/registered tenant will be responsible and agrees to reimburse the Association without reservation.

5. The property owner/registered tenant shall provide written proof of homeowner's personal liability insurance with a minimum of \$300,000 at least five (5) days prior to the event. Failure to adhere to time frame will cause immediate cancellation of use.

6. The property owner/registered tenant agrees to indemnify, hold harmless, and defend the Niguel Shores Community Association, its Directors, Officers, employees and members from any and all claims, damage and/or bodily injury which may result directly or indirectly from this use of the Community Center MPR (multi-purpose room).

7. The property owner/registered tenant shall provide an alphabetized guest list to the Association office at least five (5) days prior to the event. Parking may be in the parking lot or along Niguel Shores Drive. All Association parking rules will remain in effect and shall be enforced. Refer to the Association's Traffic & Safety Rules.

8. Maximum number of guests shall be 100. Guests shall confine themselves to the use of the MPR and the restrooms. The pool, tennis courts, jacuzzi, sauna, maintenance and ping pong areas, shall be unavailable for use.

9. Alcoholic beverages shall not be served to minors. All consumption of these beverages shall take place within the MPR.

10. Smoking is prohibited within the MPR and all other Community Center buildings.

11. The property owner/registered tenant is responsible for ensuring that guests know the rules of the community and they abide by them.

12. No admission fees shall be charged to any of the attendees by or on behalf of the property owner/registered tenant.

13. Table set-up and equipment use must be prearranged with the office at least five (5) days prior to the event. Staff members on duty at time of event will not have access, nor authority, to provide additional provisions/equipment. The use of the MPR does not include use of Association owned equipment such as the sound system, large screen television, VCR, etc. The kitchen area is available for use and the property owner/registered tenant is limited to using the stove, refrigerator (do not use or remove any items already there) and large capacity coffee pot. The wooden dance floor also may be used provided management has received a request for this with application for use.

MPR RULES
ADOPTED 10/04/95
PAGE 3 OF 3

14. No decorations shall be placed outside the MPR, except in the courtyard, and the property owner/registered tenant is responsible for removing all decorations at the conclusion of the event.

15. The property owner/registered tenant shall inform the office staff upon arrival. The homeowner/registered tenant shall be available at the end of the event for post-inspection walk-through with office staff and shall sign the post-inspection report. **THIS STEP MUST BE COMPLETED BY THE ENDING TIME LISTED ON THE APPLICATION FOR USE.**

16. The property owner/registered tenant is responsible for all clean-up after the event, except table and chair removal. All trash is to be bagged and the top tied securely. It is to be left in the kitchen for removal by the maintenance staff. With the exception of table and chairs, the entire facility is to be left as clean as it was found upon arrival. Homeowner/registered tenant is responsible to bring their own cleaning supplies and at their expense. Any additional clean-up required to be performed by maintenance staff will be deducted from deposit.

17. The remaining deposit will be refunded within thirty(30) days after the use date.

The above seventeen(17) rules, listed on three(3) pages, were adopted by the NSCA Board of Directors on 10/04/95.

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**