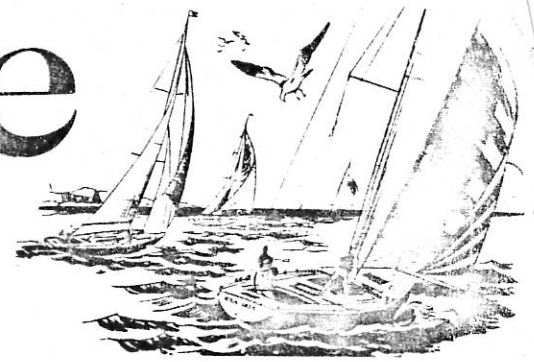
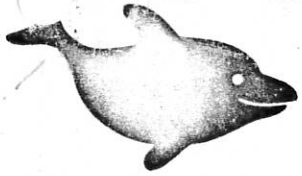


seashore news



Published monthly by the Niguel Shores Community Association

DECEMBER 1984

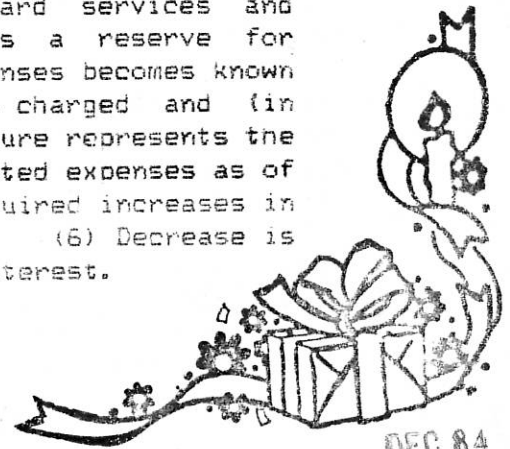
FROM THE HELM

During the November open meeting it was called to our attention that the recent assessment letter contained no estimates for the current year against which the figures given for next year could be compared. None of the assessment letters issued since 1980 have included such current information, but this Board agrees that such information will be helpful in understanding the budget. A summary of the budget is shown below including the 1984 figures. More detailed information will be available at the December open meeting. (December 12 at 7:30 pm)

<u>Estimated Expense</u>	1984	1985	Difference		Notes
Community Center	74,007	72,390	- 1,617	-2.2%	(1)
Landscape	454,307	477,590	23,283	+5.1%	(2)
Security	96,400	132,570	36,170	+37.5%	(3)
General/Admin.	481,896	480,209	- 1,687	-----	
Contingency	10,367	29,000	18,633	-----	(4)
<u>Reserves</u>	<u>112,780</u>	<u>124,167</u>	<u>11,387</u>	<u>+10.1%</u>	(5)
<u>Total</u>	<u>1,229,757</u>	<u>1,315,926</u>	<u>86,169</u>		

<u>Estimated Income</u>	1984	1985	Difference		Notes
Assessment	1,134,720	1,228,800	94,080	+8.3%	
<u>Other Income</u>	<u>95,037</u>	<u>87,126</u>	<u>- 7,911</u>	<u>-8.3%</u>	(6)
<u>Total</u>	<u>1,229,757</u>	<u>1,315,926</u>	<u>86,169</u>		

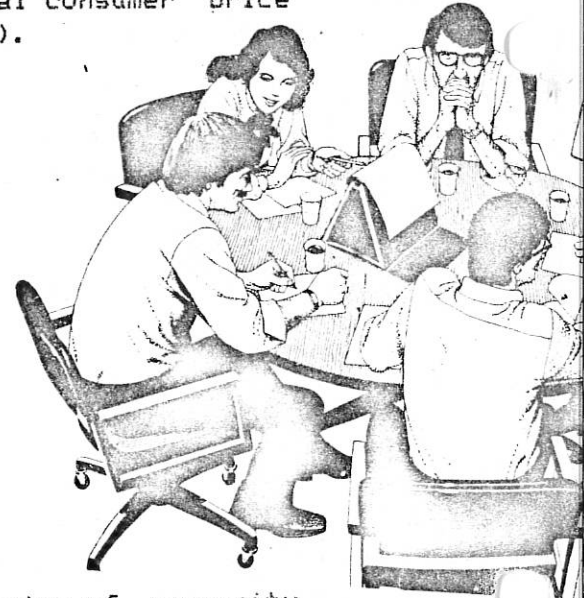
Notes: (1) Decrease due primarily to the fact that increases in utilities were more than offset by decreases in other accounts. (2) Increase due primarily to increases in drainage and planting. (3) Increase due primarily to increases in guard services and Selva gate replacement. (4) This represents a reserve for unforeseen expenses. As the nature of these expenses becomes known during the year, the actual expense account is charged and (in effect) this account is decreased. The 1984 figure represents the excess of estimated 1984 income over 1984 estimated expenses as of 9/30/84. (5) Increase is due primarily to required increases in the reserve rate for street surfacing and gates. (6) Decrease is due primarily to an expected decrease in bank interest.



DEC 84

The percentage increase or decrease in assessments over each of the last five years is: 8.5% ('80-'81); 10.1% ('81-'82); -6.9% ('82-'83); 7.4% ('83-'84); 8.3% ('84-'85). Total assessment increase for the five year period is 29.3%. Total consumer price index increase for the same period is 30.1% (est).

Kenneth Knight
President, N.S.C.A.



OPEN BOARD MEETING

DECEMBER BOARD MEETING
Wednesday -- December 12
7:30 P.M.

This is your opportunity to join in open discussion of community problems and activities with members of the Board. Among topics to be discussed is the 1985 Budget.

PLAN TO ATTEND

!!



SEASONS GREETINGS
to
MEMBERS OF NIGUEL SHORES
from
Ralph Bartolme
John Dougherty
Ken Knight
Forrest Owen
Norm Pomeroy

**The
Board**



A Word of THANKS!!

The Maintenance Department recently completed installation of decorative ceiling fans in the Community Center multi-purpose room, paid for by funds collected and donated in connection with the Paper Recycling Program.

Many Thanks to the Men's Club and the many members who regularly contribute to this program. Also, special Thanks to Norm Pomeroy who is constantly on the alert for ways to improve the facilities at Niguel Shores.

NSCA BOARD OF DIRECTORS ACTION-NOVEMBER 1984

ASSOCIATION INSURANCE

Approved placement of Association insurance coverages through ROBCO Insurance Services.

MEMBER APPEAL

Upon appeal, reversed the Architectural Control Committee denial of approval for installation of a room addition.

SELVA GATE REPLACEMENT

Authorized the issuance of a purchase order for purchase and installation of new "Shores type" gates at Selva entrance in early 1985. (1985 Budget Expense)

WROUGHT IRON FENCE PAINTING

Authorized reserve expenditure for repair and painting of iron fences during Nov.-Dec., 1984.

COPY MACHINE REPLACEMENT

Approved replacement of the Xerox 2400 model copier with a Xerox 1055 model. (1985 Budget Expense)

STORER CABLE TV

Requested Mr. Knight seek through Seashore News survey input from membership on any member "problems" with Storer Cable television reception/service.

MEMBER FINE

Voted to assess a member a fine of \$25.00 for repeated violations of vehicle parking rules.

BEACH SLOPE REPAIR-PHASE II

Directed management to discuss consultant recommendations with engineers as a means to expedite this project so that all information can be assimilated and presented to the membership.

SPEED BUMP INSTALLATION

Noted that previously authorized installation of speed bumps on Via Del Cielo and on Periwinkle Drive have been completed.

HOTEL NOISE COMPLAINT

Directed management to pursue discussions with Ritz-Carlton Hotel owners concerning equipment noises effecting nearby Niguel Shores residents.

COMMUNITY CENTER PUBLIC ADDRESS SYSTEM

Authorized January, 1985 purchase and installation of new public address system in multi-purpose room of Community Center.

MANAGER'S COLUMN

HOME IMPROVEMENTS/CONSTRUCTION PROJECTS:

Members who undertake modifications to their residences (including exterior color changes) are reminded that prior approval of your Architectural Control Committee is required. In addition, upon approval by the Architectural Control Committee, a "work in progress" on-site inspection card is issued which must be posted on the property prior to starting home improvements in a location which is visible from the street. Construction projects underway without this on-site inspection card posted should be reported to the Administrative Offices (493-0122).

WATER RECLAMATION PROJECT:

Niguel Shores has been notified by the South Coast County Water District that connection of the new landscape watering system is now underway. Meter connection and miscellaneous modifications will require some weeks to accomplish. During the next few weeks "caution" is advised as street and sidewalk cutting to permit the completion for this system is necessary. The disruption should be minor, however, compared to the major work done earlier this year. I will have more details to report in January, 1985 as the system becomes operational. It should be noted that Niguel Shores is already receiving (potable) water for landscape services at the reclaimed water price according to the terms of the agreement with South Coast County Water District (SCCWD). The Board of Directors is continuing to work with SCCWD in efforts to further reduce reclaimed water costs.

Once in operation, our landscape watering with reclaimed water will be done automatically at night (between 10pm and 6am). Any daytime watering will require manual operations and supervision.

HOLIDAY WISHES:

It is my pleasure to extend the warmest of Holiday "Best Wishes" to all at Niguel Shores. May this Holiday season be enjoyed by all. On behalf of management and staff "SEASONS GREETINGS"!!

Richard S. Smiley
General Manager

Happy Holiday's



Voice of The People

Letters are limited to 200 words, typed if possible. Handwritten copy must be neat and legible. Include name, address and phone number of writer. If short of space, we may ask writers to condense their letters. We reserve the right to reject material that we feel is unsuitable for any reason. The Seashore News assumes no responsibility for the content of any letter. We would like to hear from you.

//

(Letter to General Manager)

Dear Mr. Smiley:

Kindly convey our following expressions to the responsible individuals and specific committees involved in the following:

Belatedly, Millicent and I wish to thank the Association for the improved stop signs and berms on the shoreside of the bridge which, although somewhat complex, has served the purpose by definitely slowing down the "non-stop" drivers and giving a fighting chance to those approaching Niguel Shores Road from both directions on Ports of Call Road. Definitely a safety plus!

Due note has been taken of the excellent manner in which the Shores gate has been completed. The entrance is certainly an asset to the area.

We also wish to express our deep appreciation for the planned, periodic glass-cleaning and globe replacements on the outdoor garages, entry arches and street lights. We have tried to keep up personally with those in our vicinity but it is certainly a boost in our pride of Niguel Shores to see the Association assume this responsibility throughout the entire neighborhood. We have had approving comments from our visitors regarding the brightness and sparkle from the lamps as well.

Further, we wish to commend the landscaping and maintenance for the renewed, sharp appearance of the common areas and streets, including the watering, mowing, trimming and street cleaning, which apparently suffered somewhat during the installation of the recycled water and telephone cables.

Presume further improvements will include placing shrubs around the recycled water and telephone cable units, as well as slurring the streets. We wish something could be done also to influence people not to litter the streets with cans, bottles, papers as they drive through, plus containing the cogs on the sidewalks, which makes it pretty tricky if one goes for walks after dark. Realize you have already tried.

5



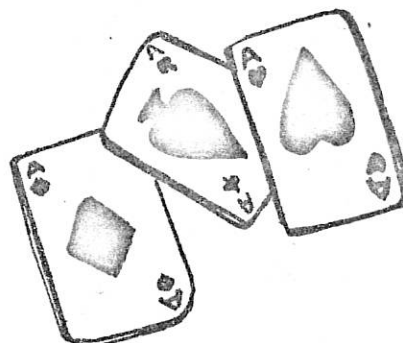
NO POTLUCK IN DECEMBER

Thanks go to the November Committee who put together a great potluck for the last meeting of 1984. Suobing for the Knights, who had to withdraw at the last minute, Doris and Ed Adams worked with Marge and John Randall and Lois and Manny Salemi. From all accounts, a happy time was had by all attending.

The Potluck group will meet again on the third Sunday in January-- January 20, 1985. Hope to see you there!

WEDNESDAY AFTERNOON BRIDGE

- October 24 First = Louise Pretzinger
 Second = Betty Pease
 (tie) Dennis Dangberg
- October 31 First = Emily Salazar
 Second = Maryon Wolcott
- November 7 First = Dal Weber
 Second = Fran Magwood
- November 14 First = Virginia Brooks
 Second = Evelyn Lingenberg



Play begins promptly at 11:45 am. Please call Margaret Costello, 493-0465, for reservations on or before the preceding Monday. New players always welcome.

~~~~~

## ARCHITECTURAL CONTROL COMMITTEE

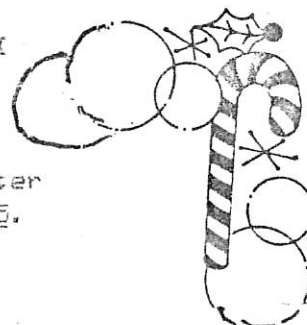
The Architectural Control Committee meetings are being changed from Wednesday to Thursday beginning with the month of January. The meetings are scheduled for the first and third Thursday of the month.

The committee will meet at 2:00pm to review the applications and plans with the Consulting Architect, after which it will make a field inspection of the properties, returning to the Community office by 4:00pm. Applicants or their representatives planning to attend the meeting should come to the Community office at 4:00pm.

For the month of December, there will be no meeting on December 26.



## REMINDER - CHRISTMAS



The Association Administrative Offices and all Community Center Recreation Facilities will be CLOSED CHRISTMAS DAY - December 25.

Administrative Office Hours - Christmas Eve & New Years Eve

Please make a note that the Administrative Office will only be open from 9:00am to 12:00 noon on Monday, December 26 and Monday, December, 31. Please plan to make proper arrangements with the Adimistrative Office for your Holiday guests, early.

## RECREATION COMMITTEE

We have received about forty responses from our survey that was attached to the October Sea Shore News. If you have not yet turned yours in, please do so ASAP.

### NEW YEARS EVE PARTY

Looking for someplace to spend New Years Eve? Here is a suggestion. A New Years Eve party is being planned this year to be held in the all purpose room at the Community Center. You can't beat the location for convenience, so why not get together with some friends and plan to attend.

The party is being held under the auspices of the Recreation Committee and with the approval of the Board of Directors. There will be refreshments, favors for the New Year celebration, and dancing from 9pm to 1am. Set-ups but not drinks will be available, so participants may wish to bring their own fixings.

There will be a limit of 100 couples for the party. The cost will be \$10. per person, and reservations may be made by calling the office (493-0122).

We are excited about the Niguel Shores New Years Eve Party!!! We already have several volunteers, but we could use a few more "helping hands". Putting on the party is half the fun, so if you would like to volunteer, please contact Stevie Erkeneff or Ed Adams or leave your name and phone number in the Recreation box at the Recreation Center Office. We will meet on Wednesday, December 5, at 7:30pm to finalize the party plans.



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### VIDEO PRODUCTION CLUB

The Recreation Committee is sponsoring, and the Board of Directors has approved, a Video Production Club to be organized here in Niguel Shores. All interested homeowners and residents of Niguel Shores are invited to join the club and participate in its activities.

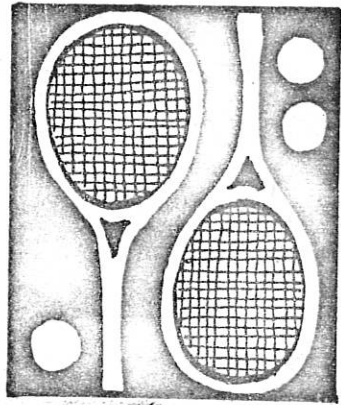
The first meeting of the club is scheduled for Monday, December 3, 7:30pm in the Community Center All Purpose Room. If you would like to have the fun and excitement of participating in video production you would enjoy this club. If you would like to have the experience of being involved in the various aspects of video production including acting, directing, script writing, narrating, producing and all of the related technical jobs this club is for you.

For further information about the club and its plans you can call Sergio and Jeanne Tombini - 493-8441, Sean and Julie Tierney - 493-2710, George and Vesla Allaman - 493-6121, or Ed and Doris Adams - 493-4445.

|||||

# LADIES DAY, TENNIS

## LADIES' DAY



## TENNIS

### WHAT IS SO SPECIAL ABOUT LADIES

#### DAY TENNIS?

1. Where else can you just show up on any thursday at 9, and know you will have partners, opponents, and a court?
2. All women tennis players in Niguel Shores are welcome to play. Come whenever you can. If family responsibilities, other fun things to do, or a vacation interfere, you do not need to find a substitute.
3. ALL players are worked into the schedule. We play until 11, play hard, try to win, but no scores are recorded.
4. Plus all the above, you will make good friends, and have a lot of laughs.

Save December 13 for a "bring your own lunch" picnic at the Dana Pt. Marina. We will try for tables by the breakwater channel, at the north end. Car-pool or look for us there, about 12 noon.

SEE YOU ON THURSDAY AT 9.

~~~~~

HILL AND HARBOR

Our Hill and Harbor team is in 4th place out of 16 teams in the C-2 Division. We are only four points behind the first place team. Each Tuesday we have four teams play against other Recreation Centers and Clubs. To earn one point, each team must win two sets; each Tuesday we can possibly earn four points. We appreciate the interest and encouragement from our friends and neighbors here in the Shores!! Thanks!!

Any Niguel Shores lady interest in joining Hill and Harbor Team can call JoAnn Dougherty 493-8481 or sign up in the Hill and Harbor Book in the office.

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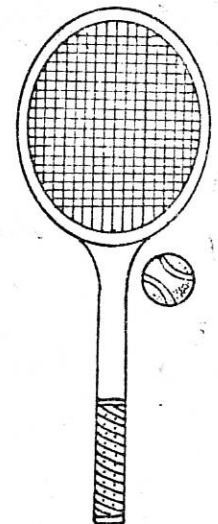
### HOLIDAY GUESTS



During the holiday season, it is especially important to remember to advise the Mariner Gate on the day of your guests' visit to insure their admittance upon arrival.

Arrangements for house guests staying more than a day should be made in advance with the Administrative Office between 9:00 - 5:00, Monday - Friday.

HAPPY HOLIDAYS from ABCO Security!!

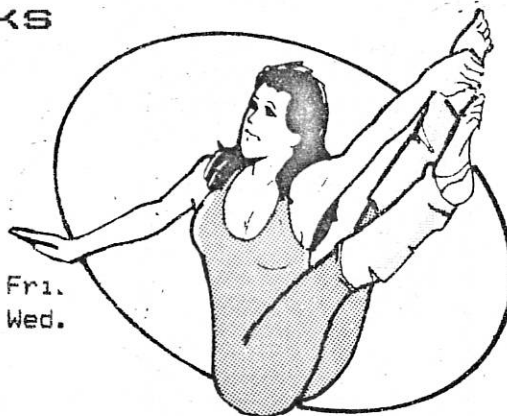


# CALIFORNIA BODYWORKS

4-Week Session - Dec. 3 - Dec. 28

|                    |       |
|--------------------|-------|
| 1 Class per week   | \$15. |
| 2 Classes per week | \$30. |
| 3 Classes per week | \$35. |

|              |        |            |
|--------------|--------|------------|
| Aerobics     | 9-10am | Mon., Fri. |
| Aerobics     | 6-7pm  | Mon., Wed. |
| Yoga/Stretch | 9-10am | Wed.       |



## AEROBICS/BODY DYNAMICS

A one-hour class combining stretching and toning exercises as well as 12-15 min. of pulse-monitored cardiovascular work. Strong emphasis is placed on body alignment and correct positioning to insure a safe but challenging workout.

## YOGA/DYNAMIC STRETCH

An hour of full body stretches from the age-old yoga arts. Yoga builds balance and strength. Designed to improve body alignment, increase flexibility and reduce tension. A perfect complement to any workout program or as a complete workout on its own.

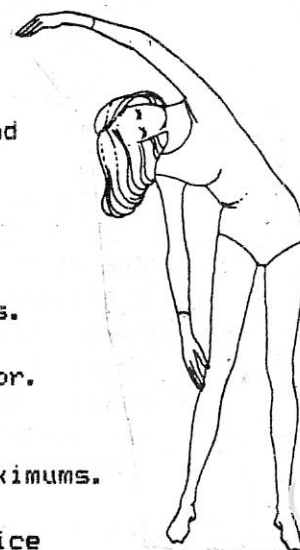
Maureen Stevens, Instructor 496-4095

## FITNESS FOR EVERY BODY

There will be no evening classes on Monday, December 26 and Monday, December 31. HAPPY HOLIDAYS!!

### \*PREREGISTRATION IS REQUIRED FOR CLASSES

1. Classes are held weekly with fees paid on a monthly basis.
2. Checks should be made payable to the individual instructor.
3. Registration fees may not be pro-rated, except that late registration will be accepted, subject to enrollment maximums.
4. Students are required to register at the Association Office business hours (9:00 - 5:00, Monday-Friday), 3 days prior to the first of the month in which the class or activity is to take place. Students must present registration receipt to the instructor when attending the first class. Any questions or problems concerning registration, contact the Association office at 493-0122.

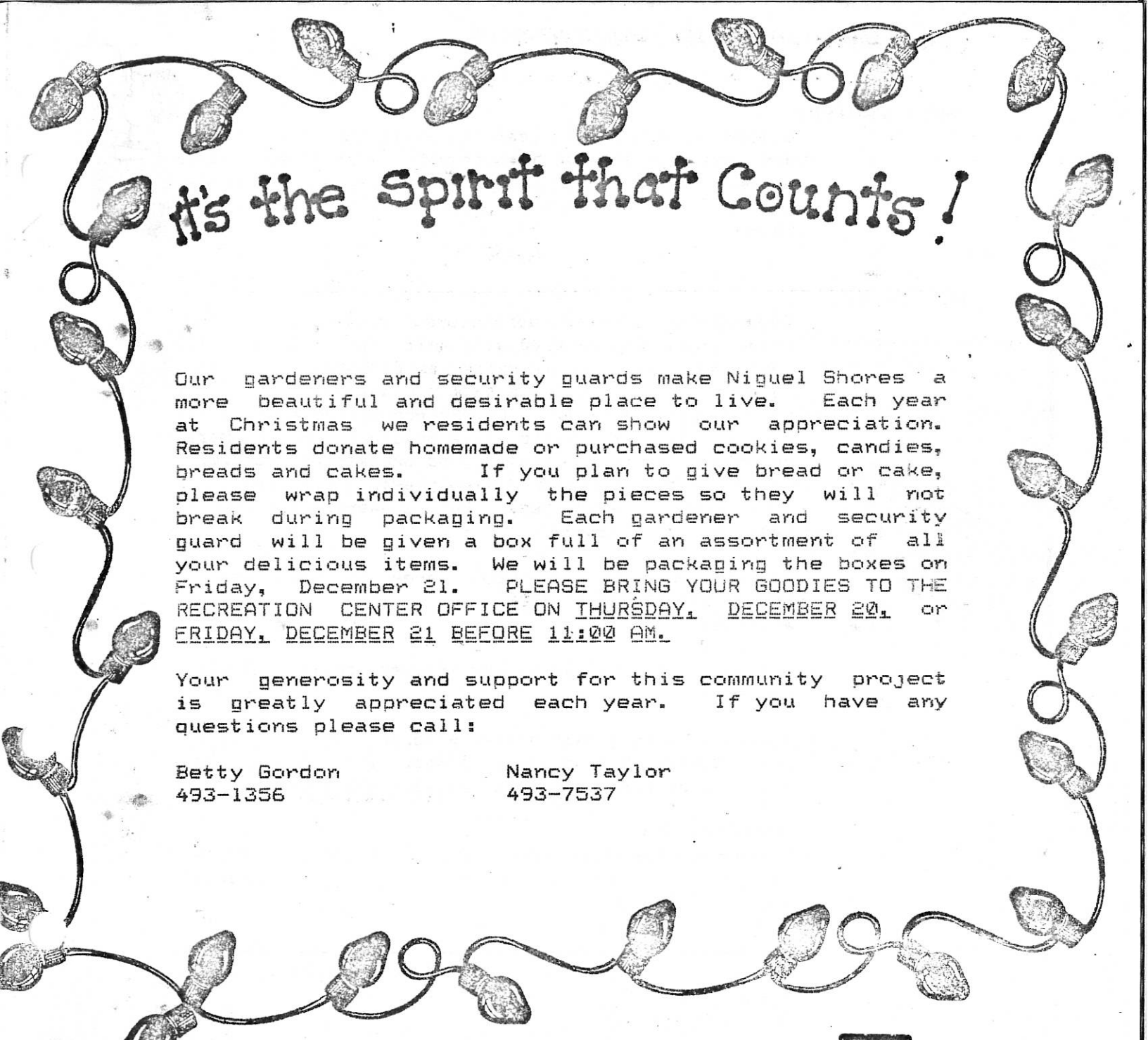


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## SERVICE PASSES

Current Service Passes expire December 31.

Members wishing to renew these passes for 1985 for their service personnel, please do so during December at the Administrative Office between 9 and 5, Monday - Friday.



# It's the Spirit that Counts!

Our gardeners and security guards make Niguel Shores a more beautiful and desirable place to live. Each year at Christmas we residents can show our appreciation. Residents donate homemade or purchased cookies, candies, breads and cakes. If you plan to give bread or cake, please wrap individually the pieces so they will not break during packaging. Each gardener and security guard will be given a box full of an assortment of all your delicious items. We will be packaging the boxes on Friday, December 21. PLEASE BRING YOUR GOODIES TO THE RECREATION CENTER OFFICE ON THURSDAY, DECEMBER 20, or FRIDAY, DECEMBER 21 BEFORE 11:00 AM.

Your generosity and support for this community project is greatly appreciated each year. If you have any questions please call:

Betty Gordon  
493-1356

Nancy Taylor  
493-7537

## WATERCOLOR CLASS

WATERCOLOR CLASS will start again in January. Call Doris Adams 493-4445 for information and reservations.

\*\*\*\*\*



A  
R  
T

# NEIGHBORHOOD EXCHANGE

## HELP WANTED:

Sitter needed for 12 year old while parent on trips. She can stay at your home or mine. OK if you work, needed for overnights and possibly some weekends. Call answering service and leave name and number. 661-2271



## FOR SALE:



Brown/beige checked upholstered contemporary chair never used was \$350.00 will sell for \$75.00. One refinished antique oak raised panel entry door with 3 beveled and etched glass panels measures 38" width x 82" height, \$350.00. One French walnut traditional dining room set; round table measures 48" diameter and has 2 leaves, 4 chairs, and breakfront, \$300.00 or best offer. 4 drawer filing chest, \$15.00 and other miscellaneous items. Call answering service and leave number. 661-2271

Old-World-Crafted, all-wool, area or wall rugs by Chule, \$95.00 and \$145.00. 493-4868

Antique white rattan swivel rocker chair. \$75.00 496-0244

Movers Cartons - Half price. \$115.00: 9 wardrobe, 4 extra large, 7 dish pack, 7 med. lg., 12 med., 30 small, 5 mirror. No partial sales. 496-1614

Merry Christmas!  
Gorgeous, Mercedes Benz 250 Coupe 1972. Fully restored. Forest green, black interior, stereo system. 496-1991

End-table, 2 Farberware coffee pots, ski boots, aquariums, suitcases, costume jewelry and miscellaneous. 493-7896 evenings

6-Foot oriental bamboo screen in three sections. Like new \$50.00 firm. 831-1404

6-Piece Slingerland Drum Set-\$550. 5'6" Stewart surf board \$150. Olin Mark III Skis (180's)-\$150. Assorted Children's ski clothes, up to size 14. 493-6359



## NSCA DIRECTORY

|                            |                |
|----------------------------|----------------|
| President.....             | Kenneth Knight |
| Treasurer.....             | John Dougherty |
| Secretary.....             | Ralph Bartolme |
| First Vice President.....  | Forrest Owen   |
| Second Vice-President..... | Norman Pomeroy |
| General Manager.....       | Richard Smiley |

### Sea Terrace Townhomes Assoc. I

Walt Brugger, President  
 Don Beaver  
 John Horne  
 Ray Goodhart  
 Dick Phares

### Sea Terrace Townhomes Assoc. II

Jack Broering, President  
 E.R. Sewell  
 Frieda Baskin  
 Don Lutz  
 Joe Brosnan

### NSCA COMMITTEES

|                                     |                           |
|-------------------------------------|---------------------------|
| Architectural Control .....         | Keith Anderson            |
| Tree View Blockage .....            | Bob Lothringer            |
| Communication .....                 | Dick Phares               |
| Finance .....                       | Rose Marie Lawson         |
| Landscape .....                     | Gerald Levinson (pro tem) |
| Legal .....                         | Steve Stern               |
| Maintenance .....                   | Norm Pomeroy              |
| Nominating .....                    | John Dougherty            |
| Recreation .....                    | Stevie Erkeneff           |
| Security .....                      | Lew Peck                  |
| Ad Hoc -Conference/Social Room..... | Russ Paslaqua             |
| -Street Lighting.....               | Joe Schaefer              |
| -Swimming Pool.....                 | Walt Brugger              |

### CHAIRMAN

### COMMITTEE MEETINGS

|                              |             |                     |
|------------------------------|-------------|---------------------|
| NSCA Board of Directors..... | 8:00pm..... | 2nd Wednesday       |
| Architectural Control.....   | 4:00pm..... | 2nd & 4th Wednesday |
| Tree View Blockage.....      | 3:00pm..... | 2nd & 4th Monday    |
| Communication.....           |             | See Calendar        |
| Finance.....                 |             | See Calendar        |
| Landscape/Maintenance.....   | 4:00pm..... | 1st Monday          |
| Legal.....                   | 7:30pm..... | 1st Thursday        |
| Security.....                | 4:00pm..... | 2nd Monday          |
| Recreation.....              | 7:30pm..... | 1st Wednesday       |

### NIGUEL SHORES COMMUNITY ASSOCIATION

33654 Niguel Shores Drive, Laguna Niguel, Ca. 92677  
 (493-0122) (831-0116)



### 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 - Communications Committee, Volunteer NSCA Members.  
 Layout, Wordprocessing and Printing - NSCA Staff.  
 Collation and Distribution - Volunteer NSCA Members.

The Communications 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.

# DECEMBER



| SUNDAY | MONDAY                                                                                                                    | TUESDAY                                                                     | WEDNESDAY                                                                                              | THURSDAY                                                                                   | FRIDAY              | SATURDAY                    |
|--------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------|-----------------------------|
| 2.     | 3. Aerobics 9-10am<br>Landscape Comm 4:00pm<br>Video Club 7:30<br>Aerobics 6-7pm<br>Street Sweeping                       | 4. Men's Club Bkfst 8:30am<br>Hill & Harbor 10am<br>Street Sweeping         | 5. Yoga 9-10am<br>Bridge 11:45<br>Aerobics 6-7pm<br>Recreation Comm. 7:30pm                            | 6. Ladies Day Tennis 9-11am<br>Womens Club Wine & Cheese Party 5-7pm<br>Legal Comm. 7:30pm | 7. Aerobics 9-10am  | 1. Men's Club Xmas Party 6p |
| 9.     | Aerobics 10. 9-10am<br>Watercolor Class 1:30pm<br>Tree View Block Comm. 3:00pm<br>Security Comm. 4:00pm<br>Aerobics 6-7pm | 11. Men's Club Golf 8:30am                                                  | 12. Yoga 9-10am<br>Bridge 11:45<br>Arch. Comm. 4pm<br>Aerobics 6-7pm<br><u>BOARD MEETING</u><br>7:30pm | 13. Ladies Day Tennis Picnic 12 noon<br>Finance Comm. 7:30pm                               | 14. Aerobics 9-10am | 15.                         |
| 16.    | 17. Aerobics 9-10am<br>Aerobics 6-7pm<br>Street Sweeping                                                                  | 18. Men's Club Breakfast 8:30<br>Watercolor Class 1:30pm<br>Street Sweeping | 19. Yoga 9-10am<br>Bridge 11:45am<br>SeaShore News Deadline 7:30pm<br>Aerobics 6-7pm                   | 20. Ladies Day Tennis 9-11<br>Communications Comm. 2:00pm                                  | 21. Aerobics 9-10am | 22.                         |
| 23.    | 24. Aerobics 9-10am<br>ADMINISTRATIVE OFFICE CLOSED AT NOON                                                               | 25. Street Sweeping                                                         | 26. Yoga 9-10am<br>Bridge 11:45<br>Aerobics 6-7pm                                                      | 27. Ladies Day Tennis 9-11am                                                               | 28. Aerobics 9-10am | 29.                         |
| 30.    | 31. Aerobics 9-10am<br>New Years Eve Party 7pm-1am                                                                        |                                                                             |                                                                                                        |                                                                                            |                     |                             |

1985