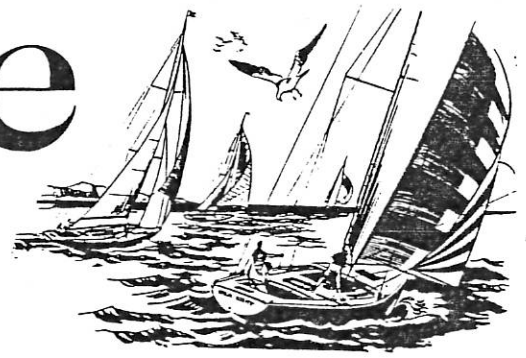


# seashore news



Published monthly by the Niguel Shores Community Association

December 1985



## FROM THE HELM

### URBANIZATION OF OUR COAST

At the November Open Board meeting we reported on proposals to develop the vacant land in the Salt Creek area immediately adjacent to Niguel Shores. Since very few people attended that meeting, I thought it might be appropriate to summarize the current status of development so everyone will understand the impact of urbanization now underway here.

Niguel Road extension- Ground broken by Stein Brief for an extension of this road in the direction of Del Avion. Target for completion is 1986.

500 room resort hotel and conference center on Niguel Road- Scheduled for completion in 1986, subject to contract with a major hotel chain.

Golf clubhouse and racquet ball club on Niguel Road - Planned but not yet in process.

Bank building at Niguel Road & Pacific Coast Highway - (adjacent to Niguel Shores) - already in clearance process.

Office building at Niguel Road & Pacific Coast Highway - (to replace the Monarch Beach Real Estate office) - already in clearance process.

Market Place Village including a 250 room motel and a six-ply theater - (adjacent to Monarch Bay Plaza) already in clearance process.

Regional park (adjacent to Salt Creek Beach Park) - approved in concept.

Community park (between Library and Monarch Beach golf course) - approved in concept.

Eight new residential tracts - sale of custom homesites begun. Construction and sales of approximately 800 homes delayed pending highway completion.

I want to make it clear that your Board has not opposed the long range plans which have been shown to the Shores on several occasions. And we have no quarrel with Stein Brief or with the decision of the Board of Supervisors to develop this area as a residential/resort community. We are not about to fight city hall.

On the other hand, we have a right and an obligation to make our views about specific elements of this plan known to the developers and to the governing bodies when we feel that they impact us unfairly. To that end our representatives to the Laguna Niguel Community Council and its Planning Board have been busy in recent months attending meetings where the specific commercial plans have been reviewed.

cont'd on next page

DEC 85

Candace Burroughs sits on the Laguna Niguel Community Council as our elected representative, and Peggy Bucci has volunteered to represent the Niguel Shores Board at LNCC Planning Committee meetings. Both ladies are doing an excellent job of communicating with your Board, and together we are endeavoring to affect changes in some of the commercial projects which we believe will harm Niguel Shores.

The single most critical element of change will be in traffic conditions, and we are on record as opposing those plans for commercial units which understate the traffic which will result. There, we have opposed the Shopping Village as presented, and we have opposed the office building because it contains a restaurant. Further, we think the community park should be passive with grass, trees, benches, and paths rather than mostly filled with playing fields and an amphitheatre.

The urbanization of our coast has accelerated and will continue for years. We would like to know if you are interested in influencing the way that development impacts Niguel Shores. We ask you to study these specific projects and we hope that some of you will volunteer to help those of us who are already involved in moderating the excessive traffic plans and influencing the use of certain public facilities in Monarch Beach. If you can help, please call the Niguel Shores office at 493-0122 and give us your name.

If you have other specific suggestions or comments about development in Monarch Beach, we would be happy to hear from you.

Forrest Owen  
President/Board of Directors



### MANAGERS COLUMN

The holidays are upon us. Most of us are saying "where did the year go" or "Christmas already?": well, that's a sign that it's been a busy year. Let's take time during this holiday season to be thankful for our good fortunes, enjoy our friendships and families and make plans to enrich our lives and the lives of those around us in 1986.

Among the projects and accomplishments of your Association in 1985:

Continued its efforts to get County and State agency approvals on Phase II of the Beach slope/revetment repair. At this time, the coastal application is being filed with hearings, etc., to follow.

Sought and obtained beach slope damage repairs (by South Coast County Water District) made as a result of a break in the reclaimed landscape water lines above the slope.

Contracted for and completed street and asphalt walkway repairs, slurry and stripping -- a maintenance function which is recommended every 4-5 years to preserve the integrity of the community's streets.

Revised and published (codified) Association Rules and Regulations.

Revised for publication (codified), Bylaws for Niguel Shores.

Remodeled all coach lamp street lights to save energy and reduce electrical expense to the Association (estimated to be \$24,000 annually).

*Merry Christmas*



cont'd on next page

Remodeled the Selva entry to improve operation, reduce repair expense, and improve control of access to the community.

Installed a new sound system in the Community Center Multi-purpose room.

Made substantial repairs and maintenance improvements to the Community Center swimming pool.

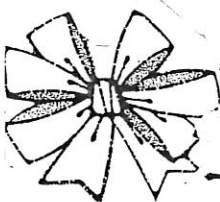
Made repairs to the beach parking lot and its retaining devices.

Completed repairs on a number of community slope drainage problem areas (including the green belt of the Community Center).

Approved the 1986 Association budget allowing only a 5% increase (even with sky rocketing insurance premium costs).

I could go on, but I think you can see that your Association members who volunteer and serve on the Board of Directors and the many worthwhile committees should be applauded. A "thank you" also to all the members who take the time to stop by the Association office to report items needing Board, Management, or committee attention.

May your Holidays be Happy! Best Wishes to All from your Management and Staff.



Richard S. Smiley  
General Manager

**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 note that the Administrative office will be open only from 9:00am to 12:00noon on Tuesday, December 24 and Tuesday, December 31. Please plan to make proper arrangements early with the Administrative office for your Holiday guests.



**BOARD ACTIONS**

**COMMUNITY SERVICES DISTRICT**

Asked Orange County Board of Supervisors to consider creation of two Community Service Districts (CSD) in Laguna Niguel.

**FENCE REPLACEMENT**

Approved replacement of wrought-iron fence handrail on Tasman Bay.

**STEIN/BRIEF PROJECTS**

Closely monitored actions of Laguna Niguel Community Council and Orange County Planning Commission as regards Stein/Brief projects. Requested a revised traffic study and environmental impact report (EIR).

**TIRE DAMAGE CLAIMS**

Authorized payment of certain tire damage claims caused by faulty equipment.

**GUARD HOUSE REFURBISHMENT**

Authorized refurbishment of the Main Gate Guard House at Mariner entrance.

**TENNIS COURTS**

Authorized resurfacing of tennis courts 1 and 2.

**OFFICE FURNITURE**

Authorized the repair of office desks and replacement of certain file cabinets.

**BEACH SLOPE REVETMENT - PHASE II**

Received a report regarding delays of application to the State Coastal Commission for Phase II Beach slope/revetment repair.





## WOMENS CLUB

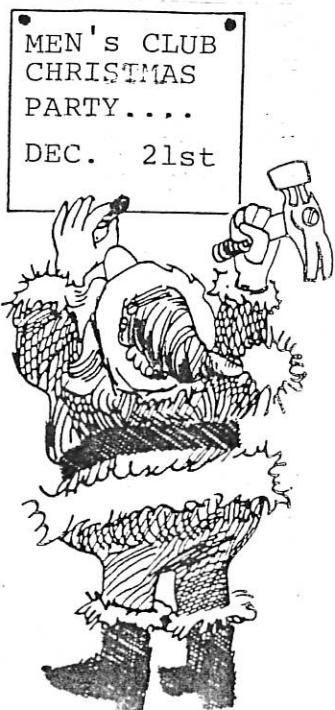
On Thursday, December 5th, from 5:00pm to 7:00pm, the Womens Club is hosting its annual Wine and Cheese Party for the Mens Club at the Recreation Center. All spouses are invited, and each member of the Womens Club is requested to bring an hors d'oeuvre. The January meeting will be held on the 9th at 12:30 instead of on the 2nd.

There will be no craft class in December, but it will be held from 10:00 to 2:00pm on January 2nd at the Recreation Center. For information contact Maralee Davis at 496-1049.

There will be no outside activity in December. On January 16th we will meet at the Rec Center at 9:00am to car pool to San Juan Capistrano to visit the new church, library and the Galeria Museum. After lunch we will go to the Azhmere Chocolatiere in South Laguna.

## MENS CLUB

We are looking forward to our annual Christmas Party at El Niguel Country Club on Saturday, December 21st. The fun starts at 6:00pm, and if you have not yet made your reservations, call Ed Tisch, and then get your \$50 check to him or leave it at the office.



The speakers for our December meetings will be humorist Dr. Cosgrove on December 3rd, and senior citizen activist Neil Buell on December 17th. There will not be a meeting on December 31st.

With this issue of the Seashore News and regularly thereafter, the duty schedule for the month will appear here as well as being posted on the bulletin board.

### Cooking Responsibility

Dec. 3rd - Zeigner(Chief), Writer, Minasian, Lothringer

Dec. 17th - Patterson(Chief), Fruendlich, Baltimore, Peck

### Clean-up Responsibility

Dec 3rd - Knight(Chief), Goshert, Ostroff, Beaver

Dec 17th - Wasson(Chief), Alexander, Parrett, Reimers

## WOMENS GOLF ASSOCIATION

There will be no meeting in December because of the holidays. IMPORTANT! The January 8th meeting (7:30pm) will NOT be held in the Rec Center, but in the home of Fran Magwood. Please RSVP to her at 496-1992 so that she can judge how many jars of caviar to open.

This will be our first meeting in 1986 -- a new year, new plans, new ideas - so be sure to attend, or you'll be left up the fairway without a paddle. Our FUN DAY in January will be held on the 15th at THE LINKS, but you'd better attend the meeting to learn more about this event.

The NSCA Womens Golf Association welcomes all resident women golfers. At the moment the group is playing Monday, Wednesday, and Friday mornings. For times and additional information, call Peg Bucci at 496-5134.

HAPPY YULETIDE all you 3-putters!



## HOLIDAY GUESTS

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

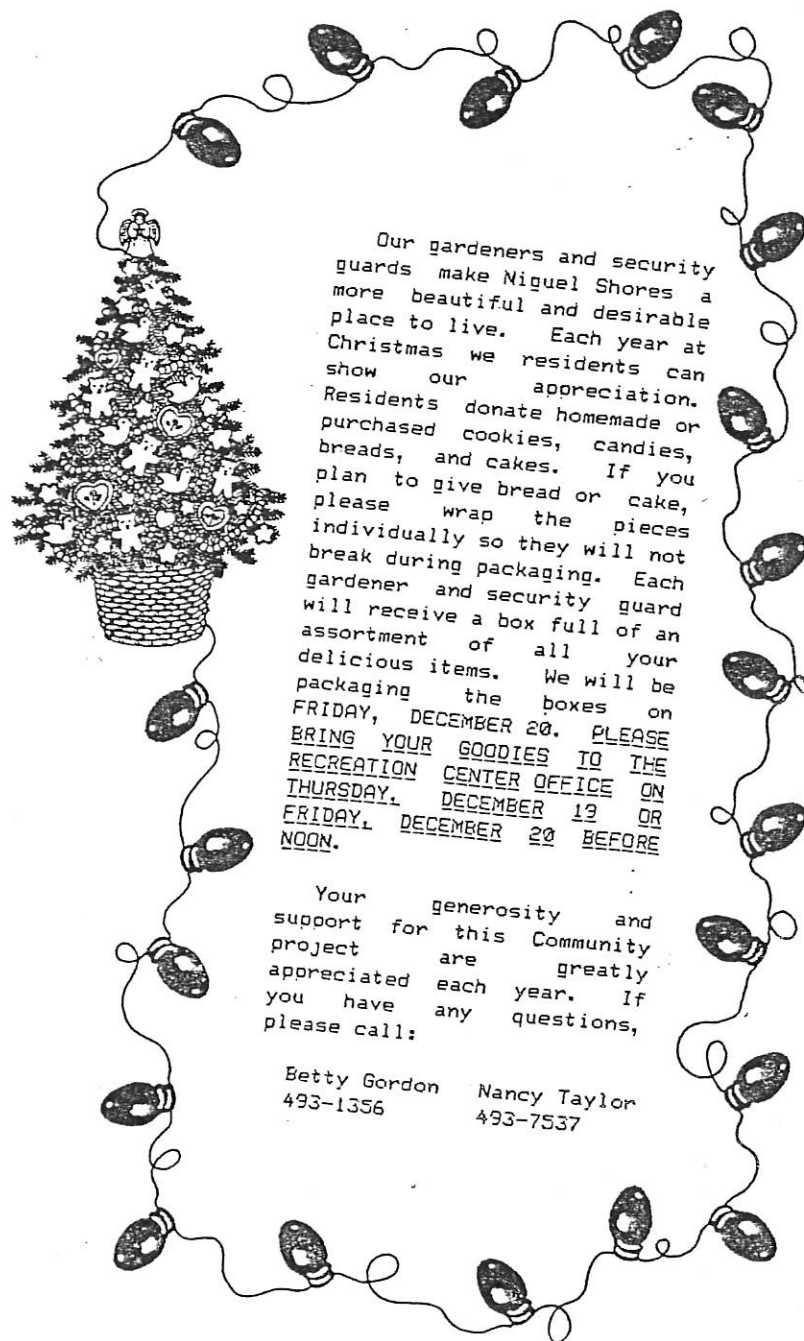
Arrangements for house guests, staying more than a day, should be made in advance with the Administrative Office, between 9:00am - 5:00pm, Monday through Friday.

HAPPY HOLIDAYS from ABCO Security!

## LANDSCAPING COMMENTS

The approved NSCA 1986 landscape budget includes a program of major tree work, specifically heavy trimming and root pruning of the Ficus Rubiginosa (Rusty Leaf Fig), located mostly in the shores area, and in the Garden homes along Atlantic. The purpose is two-fold; to cut the roots and encourage a new root system, which will be smaller and less invasive, and to trim the head. In many cases leaving the tree leafless and totally bare will bring us new growth in the spring, lessen the leaf drop and the messy seeds which many of these trees have been heavily producing. We realize this may temporarily have a substantial visual impact in many areas. However, the long term improvement in tree growth and its compatability with surrounding landscaping warrants this work.

Dick Wendt  
Landscape Contractor



Our gardeners and security guards make Miguel 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 the pieces individually so they will not break during packaging. Each gardener and security guard will receive a box full of an assortment of all your delicious items. We will be packaging the boxes on FRIDAY, DECEMBER 20. PLEASE BRING YOUR GOODIES TO THE RECREATION CENTER OFFICE ON THURSDAY, DECEMBER 19 OR FRIDAY, DECEMBER 20 BEFORE NOON.

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

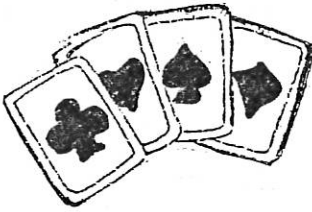
Betty Gordon  
493-1356

Nancy Taylor  
493-7537

## MOMS CLUB

### MOMS CLUB CHRISTMAS LUNCHEON

Come join the fun on Thursday, December 19 at 11:45am. We are having a catered Christmas luncheon at Donna Burn's home at 33502 Abalone Drive. Price is \$6.50 per person. Please call Debbie Hope at 496-1991 by December 18th.



**WEDNESDAY NOON BRIDGE**

THE WINNERS WERE:

- Oct 3rd: 1st.....Betty Pease  
2nd.....Margaret Costello
- Oct. 30th 1st.....Kay Whitaker  
2nd.....Maggie Waterman
- Nov. 6th 1st.....Jean Freeman  
2nd.....Virginia Brooks
- Nov. 13th 1st.....Virginia Brooks  
2nd.....Evelyn Kitzman

Please call Maryon Wolcott, 496-2738, the December Chairman, if you would like to play. We begin play at 11:30am each Wednesday, at the Rec Center Multi-Purpose Room.

Also, our special Holiday Bridge/Luncheon is scheduled for December 11th this year, and we recommend that all old and new players who wish to attend contact Maryon as early as possible.

**COUPLES NIGHT BRIDGE**

The BIG news for December is our annual holiday party which this year falls on the 6th. We have been having such good turn-outs lately that we expect this to be the best celebration ever. Not only is it the beginning of the Christmas season, it also marks the start of our eighth year as a community group - good reason to toast ourselves. The Thompsons have offered to do the decorating, Dolores Bootay and Jean Freeman will deliver the meat tray and rolls, the Maiers will choose the wine and soft drinks, and the Songers have volunteered to keep things moving. So now all you bridge enthusiasts only have to remember to -

Mark your calendars for December 6th at 6:00pm, choose your favorite hors d'oeuvre recipe to bring. bring \$1 per person for admission, Come and enjoy good company and delicious food, and be ready to play Bridge at 7:00.

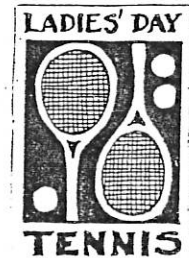
Winners of some very exciting bridge matches in November were Walt and Margaret Brugger and the Bootay-Freeman pair on the 1st, while the team of Schneider and Dangberg racked up a huge score of 6220 on the 15th, with the Bruggers again in the money on that date. Nick and Mary Martin and Bob and Lois Alexander were our hosts on those evenings, serving an array of autumn goodies which tasted especially good along with steaming coffee.

We will be needing chairmen for future dates beginning January 3, 1986, so please look for the sign-up sheet when you attend THE PARTY and choose a Friday when you can help.

**SUNDAY NIGHT POTLUCK**

There will be no potluck in December but be sure to join us in January 1986. Watch for details in the January Seashore News.

Happy and safe Holidays to all!!



**LADIES DAY TENNIS**

Eighteen women from Ladies Day Tennis partied at Betty Magwood's on Thursday, Nov. 7th, after playing tennis. Tostadas, with all kinds of goodies to add, were enjoyed by all. Of course we checked out the Magwoods' elegant new bedroom with fireplace, skylight, and the new deck. There's never enough time to talk when we play tennis, so we had a chance to catch up on all the other things we do. Come join us--open to all women tennis players in the Shores. Thursdays 9 to 11.

## TENNIS BUFFS

All tennis buffs please take note - courts #1 and #2 will be closed, commencing December 16, 1985, for approximately two weeks. You will be happy to know that these courts are being repaired and resurfaced. Please excuse the inconvenience and plan accordingly!

## TENNIS SCENE

Take the hassle out of Christmas shopping by surprising the tennis player on your list with a gift certificate for any tennis service or product (lessons, rackets, restrings, etc.). And I'm always available for free advice on this great lifetime sport.

### NOVEMBER TENNIS WINNERS

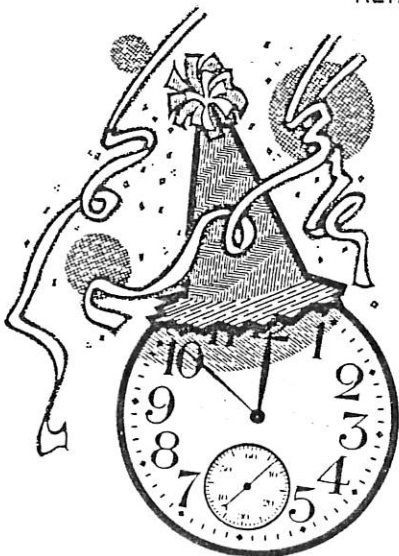
Congratulations to the following top finishers in the November Mixed Doubles Tourney. 1st Place: Robin Roehlk and Miriam Bas with 31 points; 2nd Place: Dick and Stevie Erkeneff with 29 points. Thanks to all who came out!

### DECEMBER TENNIS EVENT

December will feature another Mixed Doubles Tourney from 11-3pm on Sunday the 8th. The format will include changing partners and handicap scoring, if necessary. A good way to work off the holiday feasting!

HAPPY HOLIDAYS!

Ken Reid, NSCA Pro  
643-3374



HAPPY  
NEW  
YEAR!



"Furthermore, please notice that I am adequately clothed."

## RECREATION COMMITTEE

### WATERCOLOR EXHIBIT

Watercolor paintings by Doris Adams will be featured at a one day art exhibit in the Community Center Multi-Purpose Room. It is planned for Saturday, December 14, from Noon to 6:00pm. All Niguel Shores residents and friends are cordially invited to come, enjoy the art and sample the wine and cheese. There is no charge for this event.

Doris Adams is a long time resident of Niguel Shores and a well known artist in the Laguna area. Several of her paintings are displayed in the administrative offices, and many Shores residents have watercolors by Doris Adams in their homes. She has won numerous awards for her paintings and her work is currently being shown at the Lori Dunn Laguna Beach Gallery. In addition, she is president of the Niguel Art Association, an active organization which includes many Niguel Shores residents as members.

For further information call Doris at 493-4445.



Remember when Christmas was so simple one Santa Claus could work an entire town?



## CALIFORNIA BODYWORKS

4 Week Session  
Dec. 3 - 27  
NEW CLASS

### BODYWORKS/STRETCH AND TONE

An exercise and health education program including stretching and toning exercises as well as pulse-monitored cardio/respiratory movement with hand weights. No running or jumping. Also emphasizes stress reduction through breathing and relaxation techniques.

December topics: Holiday stress reduction and low-cal high-nutrition holiday cooking.

9 - 10am Mon - Wed - Fri

5:30 - 6:30pm Mon - Wed

Single Class - \$5  
Once a week - \$20  
Twice a week - \$35  
Three or more times per week  
- \$45

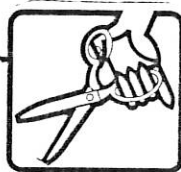


### SPLASH INTO SHAPE

Stretch, tone and cardio/respiratory workout, all done in the pool to music. No swimming ability required - hair stays dry. Excellent for those who would benefit from exercise therapy but with medical conditions that restrict exercise on land. Pool - 80°

10 - 11am Wed \$20  
Maureen Stevens 496-4095

GIVE THE GIFT OF  
FEELING FIT



1/2 OFF JANUARY  
exp. Dec. 20  
Gift Certificate Available

Bring this coupon in and be our guest  
for your first workout.

DECEMBER - FREE WORKOUT  
exp. Dec. 27  
California Bodyworks

## NEIGHBORHOOD EXCHANGE

FOR SALE: Computer system for sale. Best offer takes all! Phone: 661-9392  
Atari 800XL Computer, 2 Indus GT Disk Drives, BMC Dot Matrix 80 CPS Printer, 12" BMC Color Monitor, Axiom Interface at 846, Emulator/Joystick, 6 Plug Power Source, Wood desk with Shelves. Textbook instructions for Text Wizard, Spelling Wizard, File Manager, Visicalc, Dos. Software for: Dos Cart Copy/Superdupe, Four Games, Atari Speller, Two Indus System Master Diskettes for Dos X1...and More!

FOR SALE: Antique Oak dresser with large beveled glass mirror, \$200; oak high boy dresser, \$60; wicker chair with matching glass top side table, \$30; wicker "queen" chair, dark pine shelving with ladder bar, \$8; stereo speakers, \$20. 493-2710

FOR SALE: Girl's bedroom furniture; bookcase, desk, chair, mirror. 6661-6267 after 5:00

FOR SALE: 1979 Volvo station Wagon. Four-speed, overdrive. Gold. Original owner. Excellent condition. \$5,000. Phone: 661-9392

FOR SALE: Bicycle - boy's 20" Open Road, silver with red mags & pads, top notch condition \$40; Morey 136 Boogie Board with leash \$6.00; T.V. stand - sturdy, 2 level, wood, new \$26. 240-8313

FOR SALE: Child's pine rocking horse \$25; child's musical rocking chair \$8; rocking chair \$15; desk with file drawers; two drawer file cabinet \$20; misc. lamps; 3' shelving with ladder bar \$15; oak T.V./VCR stand; large diffenbachia. 493-2710

FOR SALE: White Pottery Dishes: 8 dinner plates, 8 salad plates, 8 b/b plates, 7 soup bowls, 7 cups & saucers, 1 butter dish - ideal for second home or college student - \$25. 493-4657

FOR SALE: Beautiful 4-door 1981 Honda Accord, special edition, power everything with all extras including moonroof, \$7200.00 493-3099



# NSCA DIRECTORY

DECEMBER 1985

## BOARD OF DIRECTORS

President.....Forrest Owen  
First Vice-President.....Ralph Bartolme  
Second Vice-President.....Norman Pomeroy  
Secretary.....William Henderson  
Chief Financial Officer.....Frank Taylor

## STAFF

General Manager.....Richard S. Smiley  
Controller/Business Manager.....Keith L. Lavery  
Administrative Secretary.....Ruth Rosen  
Secretary.....Marsha Amburgey  
Receptionist.....Sheryl Mayer  
Maintenance Supervisor.....Jose Angulo

## NSCA COMMITTEES

## CHAIRMEN

## MEETINGS

Architectural Control	Keith Anderson	4:00pm, 1st & 3rd Thursday
Communication	Dick MacNair	See Calendar
Finance	Lloyd Somerfield	See Calendar
Landscape	Dick Beaubien	4:00pm, 1st Monday
Legal	Steve Stern	7:30pm, 1st Thursday
Maintenance	Norm Pomeroy	9:00am, 1st Monday
Nominating	Ralph Bartolme	See Calendar
Recreation	Stevie Erkeneff	7:30pm, 1st Tuesday
Security	Law Peck	4:00pm, 2nd Monday
Tree View Blockage	Bob Lothringer	3:00pm, 2nd & 4th Monday
Ad Hoc		
Conference/Social Room	Russ Paslaqua	See Calendar
Community Relations	Forrest Owen	See Calendar
Community Lighting	Joe Schaefer	See Calendar
Multi-purpose Room		
Renovation	Dick Phares	See Calendar
Laguna Niguel/CSD	Ken Knight	See Calendar

## Sea Terrace Townhomes Assoc. I

## Sea Terrace Townhomes Assoc. II

Don Beaver, President  
Ray Goodhart  
John Horne  
Hazel Lafler  
Carl Printz

E. R. Sewell, President  
Al DeYoung  
John Dickerhoff  
Dr. Paul Gustafson  
Jerry Wildermuth

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

Contributions from NSCA committees, NSCA member organizations and individual members are welcomed.

# NIGUEL SHORES CALENDAR

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

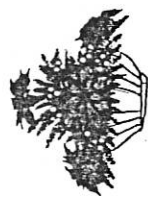
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
NOVEMBER						



## DECEMBER 1985

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	
JANUARY			

1.									
2.	Bodyworks 9am Landscape Comm 4pm Bodyworks 5:30pm	Mens Club Bkfst 8:30am Hill & Harbor 10-12noon Recreation Comm 7:30pm	Splash 10am Noon Bridge Bodyworks 5:30am	Ladies Day Tennis 9-11 Womens Club Wine & Cheese Party 3-7pm Arch. Comm 4pm Legal Comm 7:30pm	Bodyworks 9am				
3.	Bodyworks 9am Tree View Comm 3pm Security Comm 4pm Bodyworks 5:30pm	Mens Club Golf	Splash 10am Noon Bridge Holiday Luncheon 10:30-3pm Bodyworks 5:30pm	Ladies Day Tennis 9-11 ADMINISTRATION OFFICE OPEN * 9-11AM ONLY	Bodyworks 9am				
4.	Bodyworks 9am Sea Trc II Board 9am Bodyworks 5:30pm Finance Comm 7:30pm	Mens Club Bkfst 8:30am	Splash 10am Noon Bridge BOARD OF DIRECTORS MTG. 8:00pm Bodyworks 5:30pm	Ladies Day Tennis 9-11 Moms Club Luncheon 11:30 Arch Comm 4pm Seashore News Deadline 7:00pm	Bodyworks 9am				
5.	Bodyworks 9am Tree View Comm 3pm Bodyworks 5:30pm	OFFICE OPEN * 9-12 Noon	OFFICE and FACILITIES CLOSED						
6.	Bodyworks 9am	OFFICE OPEN * 9-12 NOON							
7.									
8.	Mixed Doubles Tennis Tourney 11-3								
9.									
10.									
11.									
12.									
13.									
14.									
15.	NOTE: TENNIS COURTS 1 & 2 CLOSED FOR REPAIRS NEXT TWO WEEKS**								
16.									
17.									
18.									
19.									
20.									
21.									
22.									
23.									
24.									
25.									
26.									
27.									
28.									
29.									
30.									
31.									



Merry Christmas



HAPPY NEW YEAR!

OFFICE OPEN \* 9-12 NOON