

# seashore news



Published monthly by the Niguel Shores Community Association

DECEMBER 1986



## FROM THE HELM

This year the areas of slope protection and the enforcement of the Association's architectural policies and guidelines have become serious problems. These areas are undeniable responsibilities of the Association and the Board of Directors.

One major concern regarding the slopes is the proper safeguarding of the one between Breakers Isle and the beach. After the damage caused by the high tides and extremely high surf during the winter of 1982-83, emergency repairs to the seawall were made in conjunction with the Orange County Harbors, Beaches and Parks District. It was recognized at that time that additional improvements to the seawall might be necessary, and the need has now become apparent. However, there is disagreement as to who is responsible for the project and its funding. So in order to protect the Association's position, the Board has initiated two lawsuits; the filing could not be delayed any longer because the statute of limitations could have been invoked. The legal counsel for the Association still is negotiating for a favorable settlement out of court, but it was necessary to budget funds for carrying out the litigation if a satisfactory settlement cannot be negotiated.

Additional funds for legal work were included in the budget to cover the potential cost of two lawsuits filed against homeowners to obtain corrections of architectural violations.

Another major concern is the slope between Nauticus Isle and Niguel Shores Road. This slope has been under periodic engineering observation for seven years. The latest study revealed the need for additional work and more in depth study. The possible expense related to this slope added \$70,000 to the 1987 budget.

The decisions made by the Board in these examples, and in many other instances, have not been easy ones, nor have they been made without full discussion, advice and consideration of all reasonable approaches. Obviously, many of the decisions cannot be popular — they aren't even popular with the Board members — but in my opinion, they had to be made.

William T. Henderson  
President

*Merry  
Christmas*



DEC 86



**GENERAL MANAGER'S REPORT**

**DECEMBER OPEN BOARD MEETING  
WEDNESDAY, DECEMBER 10  
8:00 PM**

Due to the Christmas holidays, the Board of Directors has changed the date of the December "Open Meeting" to make attendance at this meeting more convenient for the general membership. As recently announced, a general discussion is scheduled (as an agenda item) regarding the 1987 Budget/Assessment. Some discussion took place at the November meeting on the subject. However, most questions will be discussed in December.

If you have questions about the 1987 Budget/Assessment and cannot attend the December open meeting, you may send your question in by letter. Please try to be brief where possible. Write to:

President  
Niguel Shores Homeowners Assoc.  
33654 Niguel Shores Drive  
Laguna Niguel, CA 92677

You may drop your letter off at the NSCA Administrative Office if that is more convenient. The Board of Directors will attempt to respond to all legitimate inquiries.

The best idea, however, is to attend the December meeting in person.

**GARDEN HOME OVERHANG REPAIR**

A short time ago, the overhang at Atlantic and Niguel Shores Drives was destroyed when a Solag truck accidentally hit the overhang. This overhang has been slightly damaged many times before by large trucks (moving vans, etc.). The Board is considering installing coach lights on both sides of the street so that no reduced lighting occurs and not rebuilding the overhang. It should be noted that all other overhangs are located at the entrance to cul-de-sac or non-through streets.

The absence of this particular overhang would seem to be esthetically consistant with the immediate area. If you have comments on this item, please drop a note by the NSCA Administrative Office.

**VANDALISM -- REWARD**

Vandalism is on the increase in Niguel Shores. Street lights damaged, signs broken or removed, spray painting on signs, side walks, etc., and stickers or decals on lights, signs and walls. This costs each owner of Niguel Shores money. A **REWARD** is offered for information leading to arrest and conviction of individuals who cause such damage. A reward is also paid if the Association recovers costs from individuals causing such damage.

Please watch for acts of vandalism and report them to the NSCA Administrative Office at 714-493-0122.

**SECURITY COMMITTEE**

In the November edition of the Seashore News, a plea was made for additional members to join the Security Committee. The committee continues to need additional members.

The primary purpose of the Security Committee is to review, recommend and modify the services of our contracted security personnel. These personnel are responsible for controlling vehicular access to the Niguel Shores community and to enforce such rules and regulations as are appropriate.

If you can contribute to the committee's endeavors, please call the chairman, Manny Salemi at 661-6891.

Merry Christmas to all from the Management and Staff.

Richard S. Smiley  
General Manager





**SHALL WE INCORPORATE LAGUNA NIGUEL?**

This question will be discussed at length Monday, December 8 at 7:30pm in our own Community Center.

A complete presentation of the feasibility of incorporating Laguna Niguel will be made to all residents of Laguna Niguel who wish to attend. Similar meetings will be held at Republic Savings and Loan on Crown Valley Parkway on Wednesday, December 3 and at the Laguna Niguel Community Center at the park on Wednesday, December 10.

The principal reason for the proposed incorporation is to achieve local government control of services, land planning and available revenues.

A feasibility study has been completed by the Citizens Task Force of the Laguna Niguel Community Council under the direction of John Bulleit. This study provides such strong support for the idea that the Laguna Niguel Community Council has unanimously approved it and directed that a formal notice of intention to file petitions be published. This has been done.

Now there will be three public meetings in Laguna Niguel while at the same time petitions have been prepared for signature and distribution will begin with a community-wide campaign blitz.

In addition to John Bulleit, other Niguel Shores members of the Citizens Task Force are Jim Smith, Don Beaver, Lew Peck, Forrest Owen and Merle Ziegner.

The Niguel Shores Community Center is being made available to the entire community as a public service. However, the Niguel Shores Community Association takes no position on this incorporation effort and provides no funds to support it.

Everyone is welcome to come on Monday, December 8 at 7:30pm in our own Community Center.

Forrest Owen, Chairman  
Community Relations Committee



**BOARD ACTIONS**  
**NOVEMBER 1986**

**LEGAL COMMITTEE MEMBERS**

Appointed Phyllis Bailey and Walter Smith to the Legal Committee.

**NOMINATING COMMITTEE**

Appointed Joe Lewis, Kathy Jones, Norm Pomeroy and Manny Salemi to the Nominating Committee chaired by Director, Jim Delaney.

**LAGUNA NIGUEL CSD AD HOC COMMITTEE**

Disbanded the LN-CSD Ad Hoc Committee with appreciation for their efforts.

**BEACH WARNING SIGNS**

Acknowledged the installation of requested beach warning signs installed by Orange County at the Niguel Shores public access road to the beach.

**GARDEN HOME ENTRY OVERHANG**

Requested input from residents concerning necessity of replacing the damaged overhang on Atlantic at Niguel Shores Road.

**DOCUMENT PURCHASE**

Approved a \$50 charge to provide additional governing documents, upon request.

**1987 BUDGET**

Adopted the 1987 Budget and set the assessment.

**TREE VIEW BLOCKAGE —  
SEA TERRACE APARTMENTS**

Asked owners of Sea Terrace Apartments to consider the trimming of trees which cause a view blockage for some Niguel shores homeowners.

## Crime Prevention Corner



In the event you experience a burglary, we again urge you to immediately report it to the Sheriff's Office and then to the association office. Then, if the Neighborhood Watch Block Captain is also notified, that person can contact and make suggestions to neighbors that may help them guard against a return by the same burglar. Unfortunately, this is not always done. Over the last several months there have been two burglaries in the Shores. They were reported to the Sheriff's Office, but not to the association or Block Captain.

### THE HOLIDAY SEASON AND NEIGHBORHOOD WATCH

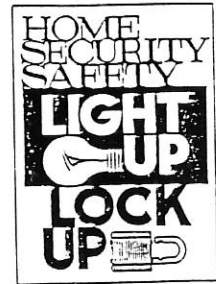
This is the season to be jolly. This is also the season when burglary and theft flourish. Needless to say, this holiday season is a time for all good members of Neighborhood Watch to become even more vigilant against suspicious persons in the neighborhood and for any signs of break-ins. Remember, the Sheriff's Office is anxious to cooperate with Neighborhood Watch groups and will promptly respond to a call when a burglary is suspected.

To make your home more secure against illegal entry there are some simple steps we can all take. The use of dead bolt locks on exterior doors and windows will make it difficult for any burglar to break into your house. A good quality alarm system offers excellent protection, and dogs can be effective also. Other suggested measures include exterior lighting around your home and trimming back trees and shrubs next to the house.

If you expect to be away during the holidays, we urge you to inform one or more of your neighbors. They can be asked to pick up papers, take in the mail, and to keep an eye out for people around your home who don't belong there. By informing the association office you can make it possible for the Security Patrol to check on your home during their rounds.

Be a good Neighborhood Watch neighbor.

Ed Adams, Chairman  
Neighborhood Watch



### SECURITY COMMITTEE

Niguel Shores is roughly divided into seven areas: Sea Terrace I, Sea Terrace II, the Villas, Broadmoor, Garden, Berkus and Shores.

Optimally speaking, all areas should be represented on the committee. Presently, however, three areas have no such representation: Broadmoor, Berkus and Garden. Consequently, one volunteer from each area is needed to assure that the needs of its residents will be considered in committee deliberations. Volunteers are urgently requested.

Manny Salemi  
Chairman  
Telephone: 661-6891





## WOMENS CLUB NEWS

There will be no Womens Club meeting in December. Instead, the Womens Club will have its annual "Wine and Cheese" party from 5 to 7pm on Thursday, December 4th, at the Recreation Center. Each lady is to bring an hors d'oeuvre dish. There will be no Ladies Day outing nor a Crafts Class in December.

The January meeting will be on Thursday, January 8.



## MENS CLUB

The Holiday Season finds that three meetings are scheduled:

December 2 -- A Charles Nelson Reilly film, "What Went Wrong, Skipper?", highlights a presentation on the U.S. Coastguard Auxiliary. Carl Printz will be the narrator.

December 16 -- Probably the most exciting U.S. Master's golf tournament of all time, circa 1986, has been captured on film, and provides our program for this day.

December 30 -- Informal program. Just talk between friends.

Finally, don't forget that our Annual Dinner-Dance will be held on December 11th. Don Lutz is in charge. For information, call 493-7320.

A joyous and healthy holiday to all!!!

## WOMENS GOLF

Members of the Niguel Shores Womens Golf are having their Christmas Party, December 3rd at the Niguel Shores Recreation Center. All members are encouraged to attend. Don't miss the fun. There will be a buffet dinner and live entertainment. Please bring your own beverage. Food Chairman is Maggie Waterman. For information as to what to bring, call Maggie at 661-2922.

Our last FUN DAY, which is held once a month, was held Monday, November 17th at Aliso Creek. We were rained on, but we had a lot of fun. Maggie Waterman had hot coffee and doughnuts for us as usual.

In the Callaway Flight, the winners were: 1st place, Phyllis Luengen; 2nd place, Fran Maurin; and 3rd place, Bernice Zeigner. Low gross over the field was MaryAnn Cooper.

January 1987 FUN DAY will be at Aliso Creek, again with Maggie Waterman in charge. The date for the FUN DAY is January 19. Be sure to call Maggie for your starting time at 661-2922.

Our January meeting night will be January 14th at the home of MaryAnn Cooper. Please call MaryAnn for directions at 493-9284. The time is 7:30pm.

At this time we would like to extend thanks to Peggy Bucci for her persistence in starting the Niguel Shores Womens Golf. She also has been in charge of the newsletter. She says it's time for others to get the experience.

Lucy Elzakker is now the Chairman and MaryAnn Cooper is in charge of the newsletter. For information on joining the Niguel Shores Womens Golf, call Lucy Elzakker at 496-8565.

Happy Holidays, and Hit 'em straight!



## COUPLES BRIDGE

The marvelous turn-outs are continuing for our Friday night Bridge group, not always the same people, but always eight or nine tables. We are enjoying the pleasant and quiet atmosphere that the multi-purpose room now provides. Maybe that is why so many couples had tremendous scores on November 7th. Pete and Adelle Shanta finished on top, Earle and Marge Seaborn were next highest, so those couples won the money. But four other teams -- the MacNairs, Schneider/Dangberg, the McLaughlins, and the VanNostrands -- were all within 300 points of the winners, so you know the play was spirited. Alan and Jeanie Pope also deserve Honorable Mention for providing such a variety of tasty goodies as well as fulfilling other hosting duties. We are grateful to all of the chairmen who so willingly took turns and always "treat" us so graciously.

Our annual Holiday Party is scheduled for the first Friday, which is our regular meeting date, December 5th. Please come join us for a festive evening of celebrating the season and the beginning of our ninth year together. The buffet is always lavish and delicious, catered by our very own chefs. The party begins at 6:00pm with bridge following the social hour. Admission for this evening is \$1 per person plus your own favorite recipe. Wine, soft drinks, and a meat platter will be furnished, and it will be worthwhile coming just to see the beautiful decorations assembled by Stan and Colene Thompson.

We will look forward to welcoming all of you who have ever played with us on Friday nights.

## WEDNESDAY AFTERNOON BRIDGE

Wednesday, December 17th, the Niguel Shores Wednesday Bridge Group will hold their annual Christmas luncheon at 11:00am, followed by bridge. Persons wishing to attend should contact Joan Sullivan, Luncheon Chairman, as early as possible, but no later than Saturday, December 13 at 493-1992.

October and November winners were:

Oct. 22	1st	Evelyn Lingenberg
	2nd	Vickie Barth
Oct. 29	1st	Betty Pease
	2nd	Virginia Brooks
Nov. 5	1st	Joan Sullivan
	2nd	Virginia Piper
Nov. 12	1st	Margaret Costello
	2nd	Joan Sullivan
Nov. 19	1st	Peg Bucci
	2nd	Juanita Schneider

New members are welcome! Play begins at 11:50am each Wednesday. During December contact Margaret Costello (493-0465) on or before Monday noon preceding the Wednesday play.



"Hang on — I can't find the first-aid disk."

## NEIGHBORHOOD EXCHANGE

FOR SALE: Del Dotto real estate course. Complete with all tapes and books. Never used. Cost \$312. Will sell for \$160. Call 496-4346.

FOR SALE: 1982 Westfalia Camper. Spotless inside and out. Fully equipped with many extras. Auxiliary heat and air. Stereo/tape. \$8590 or best offer. Call 496-4346.

FOR SALE: Japanese I bilingual stereo teaching system. Contains 30 dialogues on tape plus two books. New and barely used. Cost \$135. Will sell for \$75. Call 496-4346.

FOR SALE: Eight month old purebred Keeshond. Papers. Best offer. Call 496-7163.

FOR SALE: 2 Samsonite briefcases. \$15 each. Call 661-3335.

FOR SALE: 78 Mercedes 450 SL. Yellow, saddle interior, both tops, chrome wheels. Perfect condition. \$24,000. Call 496-7163.

FOR SALE: Beautiful glass top dining table and four chairs. Must sell. Any reasonable offer. Call 493-0465.

FOR SALE BY OWNER: Garden home on ocean side of highway. Expanded "A" plan, 2 bedrooms, sitting room off master, 2 baths, den. Lovely rear patio and landscaping. \$225,000 firm. Call 818-796-1661.

FOR SALE: Canon 514XL-S sound camera with boom microphone. Elmo ST-600 8mm sound projector, like new. Original cost \$900, will sell for \$300. Call 496-6993.

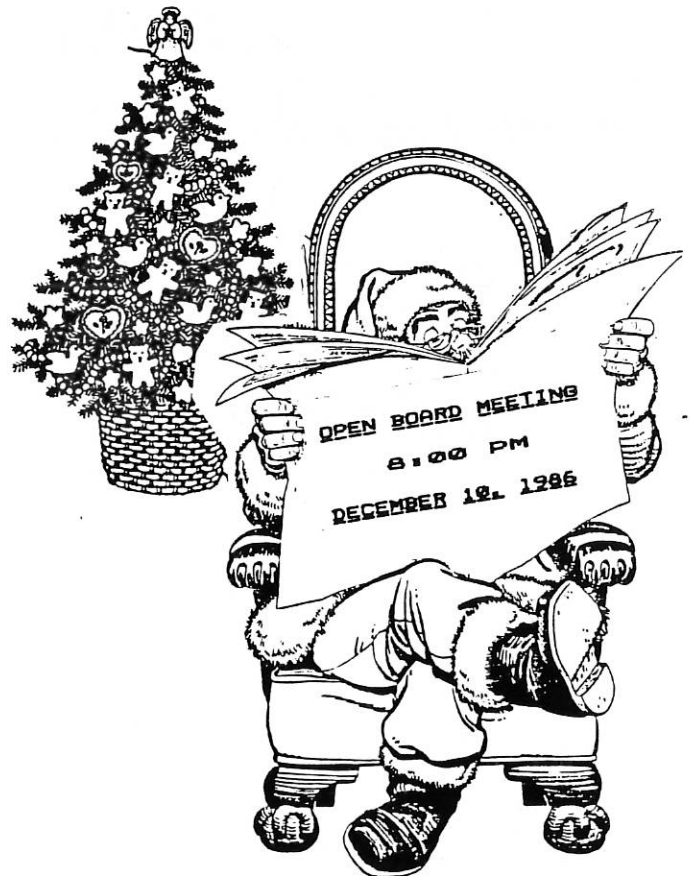
JOB WANTED: Cleaning, baby sitting and odd jobs. Responsible teenage girl. References available if needed. Call Shauna at 496-7848 or 496-7163.

WORK WANTED: College girl home for the holidays will clean your house or help with party preparations. 661-6267.

WORK WANTED: Are dirty windows clouding your view? Then call Jerry at 496-2856 for a really professional window cleaning job. Good rates. References available.

## REMINDER

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





### CHRISTMAS GOODIES

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 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 Tuesday, December 23. PLEASE BRING YOUR GOODIES TO THE RECREATION CENTER OFFICE ON MONDAY, DECEMBER 22 OR TUESDAY, DECEMBER 23 BEFORE 10 AM.

Your generosity and support for this community project are greatly appreciated each year. If you have any questions, please call Betty Gordon at 493-1356 or Nancy Taylor at 493-7537.

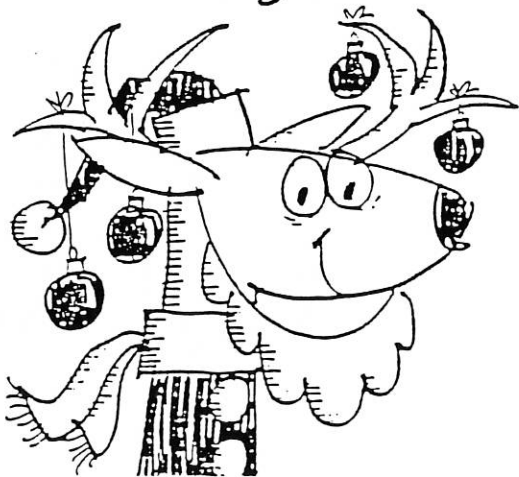
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## *You are invited to a Pre-Christmas Showing of Original WATERCOLORS by*

**Doris C. Adams**

**BARCLAY EWING**

*Sunday afternoon, December 7, 1986... 12 noon til 6  
Niguel Shores Community Center*



- ★ See more than 200 watercolors!  
Each an extraordinary gift idea  
for those on your very special list.
- ★ All sizes: 5"x7" to 28" x 36"
- ★ Most are framed, all are matted!
- ★ All adults of Niguel Shores invite!
- ★ Doris Adams 493-4445 Barclay Ewing 496-9713



# NSCA DIRECTORY

DECEMBER 1986

## BOARD OF DIRECTORS

President.....William Henderson  
First Vice-President.....Phyllis Luengen  
Second Vice-President.....James Delaney  
Secretary.....Russel Moore  
Chief Financial Officer.....Frank Taylor

### STAFF

General Manager.....Richard S. Smiley  
Accountant.....Ivy Hsia  
Administrative Secretary.....Kim Tate  
Secretary.....Jeri Keister  
Receptionist.....Pam Beckwith  
Maintenance Supervisor.....Jose Angulo

### NSCA COMMITTEES

### CHAIRMEN

### MEETINGS

Architectural Control	Warren Vetter	4:00pm, 1st & 3rd Thursday
Communication	Dick MacNair	See Calendar
Finance	L. Somerfield	See Calendar
Landscape	Dick Beaubien	4:00pm, 1st Monday
Legal	John Maynard	7:30pm, 2nd Monday
Maintenance	Norm Pomeroy	9:30am, 1st Monday
Nominating	James Delaney	See Calendar
Recreation	Joe Lewis	7:30pm, 1st Tuesday
Security	Manny Salemi	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
MPR Renovation	Dick Phares	See Calendar

### Sea Terrace Townhomes Assoc. I

### Sea Terrace Townhomes Assoc. II

Don Beaver, President  
Lowell D. Eubank  
Bill Hornbarger  
Hazel Lafler  
Carl Printz

J.E. Dickerhoff, President  
Paul O. Gustafson  
Gerald Wildermuth  
Myron Miller  
Ward C. Finch

### NIGUEL SHORES COMMUNITY ASSOCIATION

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



### SEASHORE NEWS

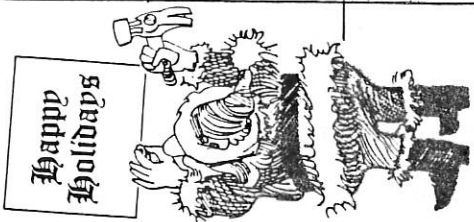
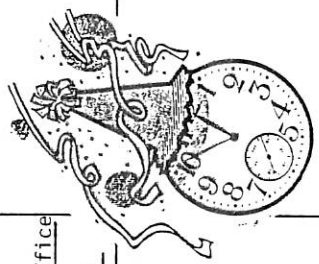
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Editorial Staff - Communication Committee, Volunteer NSCA Members.  
Layout, Wordprocessing and Printing - NSCA Staff.  
Collation and Distribution - Volunteer NSCA Members.

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.

# NIGHT SHORES CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
NOVEMBER S M T W T F S 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	1 Bodyworks 9am Maint Comm 9:30am Tennis Clinic 11am Tennis Clinic 4pm Landscape Comm 4pm	2 Mens Club Bkfst 8:15am	3 Tennis Clinic 11 am Noon Bridge 11:50am Tennis Clinic 4pm Mens Golf Xmas Party 7pm	4 Ladies Day Tennis 9am-11am Arch Comm 4pm Womens Club 'line 'n Cheese Party 5 pm-7pm	5 Bodyworks 9am Couples Bridge Holiday Party 6pm	6 
7 Watercolor Show 12noon - 6pm	8 Bodyworks 9am Tennis Clinic 11am Tree View Comm 3pm Tennis Clinic 4pm Security Comm 4pm Legal Comm 7:30pm Incorporation 7:30pm	9 Mens Club Golf	10 Tennis Clinic 11am Noon Bridge 11:50pm Tennis Clinic 4pm <u>OPEN BOARD MEETING</u> 8PM	11 Ladies Day Tennis 9am-11am Mens Club Dinner/Dance 6pm	12 Bodyworks 9am 13 Bodyworks 9am	14 Bodyworks 9am Ladies Day Tennis 9am-11am Arch Comm 4pm
15 Bodyworks 9am Tennis Clinic 11am Tennis Clinic 4pm Finance Comm 7:30pm	16 Mens Club Bkfst 8:15am	17 Tennis Clinic 11am Noon Bridge 11:50am Tennis Clinic 4pm	18 Ladies Day Tennis 9am-11am Arch Comm 4pm	19 Bodyworks 9am 20 Comm Comm 8am	21 Bodyworks 9am Tree View Comm 3pm	22 Bodyworks 9am Tree View Comm 3pm
23 Mens Club Golf Christmas Goodies Deadline 10am	24 Mens Club Bkfst 8:15am	25 Christmas Day MERRY CHRISTMAS Administrative Office and Recreation <u>Facilities closed</u>	26 Christmas Day MERRY CHRISTMAS Administrative Office and Recreation <u>Facilities closed</u>	27 SSN DEADLINE 7PM	28 Bodyworks 9am	29 Bodyworks 9am
30 Mens Club Bkfst 8:15am	31 Mens Club Bkfst 8:15am	HAPPY NEW YEAR.....		JANUARY S M T W T F S 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		