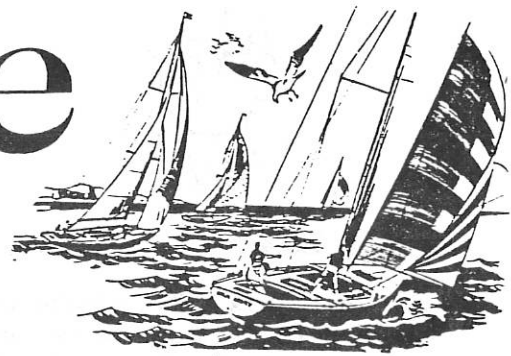


seashore news



Published monthly by the Niguel Shores Community Association

DECEMBER 1989



FROM THE HELM

At a recent meeting of the Board, the issue of changing the name of Niguel Shores Community Association once again became a discussion item. The June poll evidenced a strong preference to change the name of the Association to "Monarch Shores Community Association". However, since this initial poll the names of "The Shores" or "The Shores at Monarch Beach" have received positive comments and growing support.

In order to change the name of the Association, the Articles of Incorporation and the CC&Rs must both be amended. With the approval of the recent CC&R amendments, a majority approval (480 lots) is required to amend the CC&Rs. However, a three-fourths approval (720 lots) is required to amend the Articles of Incorporation. Obtaining 720 ballots regardless of vote is a formidable task in itself.

Due to the interest expressed in alternative names and due to the complexity of the balloting procedure itself, the Board directed a second poll be conducted presenting the following options:

- * Monarch Shores Community Association
- * The Shores
- * The Shores at Monarch Beach
- * Niguel Shores Community Association
- * ? your suggestion

The poll is attached to this issue. Take the time to express your choice of name. Be sure to print your name and Niguel Shores address on the poll form. This information will be used only to ensure only one form is returned per lot and will not be released. Only property owners may participate.

Return your poll form to the Association office or drop it in the drop-box located on the exit side of the Mariner gate no later than 5:00pm, December 29, 1989.

This is only a poll. A formal vote will be conducted at a future time.

Kim Tate
General Manager

**BE SURE TO VOTE YOUR PREFERENCE
FOR THE NAME OF THE ASSOCIATION**



CC&R VOTE

All six CC&R change proposals were approved. They were recorded in the office of the Orange County Recorder on November 7, 1989 and become effective on December 3, 1989. These amendments will (1) permit future changes with a majority vote of the homeowners, (2) eliminate obsolete provisions relating to the developer, (3) eliminate provisions for privies, (4) authorize fines for CC&R and rule violations on private property (as well as common area), (5) make owners responsible for damage by tenants, and (6) clarify Association responsibility for security.

The approval of these amendments to the CC&Rs was the result of the support of a great many discerning homeowners. And, of course, the Ad Hoc CC&R Committee played a key role in the campaign to obtain approval. These Committee members were:

- | | |
|---|---|
| <u>At Large</u>
Ken Knight
Hazel Lafler
Ron Lackey | <u>Garden Homes</u>
Phil Magwood
Mickey McLaughlin
Edie Newton
Jack Fellows |
| <u>Villas</u>
Jim Elsner
Mary Miret | <u>Custom</u>
Donna Rosecrans |
| <u>Berkus</u>
Cathy Jones | <u>Breakers Isle</u>
Burr McKeehan |
| <u>Broadmoor</u>
Lee Writer | <u>Sea Terrace I</u>
Don Beaver
Bill Hornbarger
Jean Rasmussen |
| <u>Sea Terrace II</u>
Don Lutz | |

Ed Adams, Chairman
CC&R Committee

RULES AND REGULATIONS

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

Attached is a copy of part of the Association's Rules and Regulations amended to reflect a change in the Vehicle Rules.

The attached is the page to replace that published prior to this date. Please keep it for reference.



BEACH PARKING LOT POLICY

The Board of Directors has extended the temporary beach parking lot policy to remain in effect until September 30, 1990. This extension means guest vehicles bearing a valid Special Entry Permit or Visitor Day Permit may park in the upper level of the beach parking lot except on holidays and holiday weekends: November 23-26, December 23-25, December 30-January 1, February 17-19, April 13-15, May 26-28, July 4 and September 1-3.

Additionally the Board approved use of the Guest Parking Permit alone, without being accompanied by either a Visitor Day Permit or Special Entry Permit. Vehicles with a Guest Parking Permit may park on any level of the beach lot.

As usual vehicles with valid owner or tenant decals may park on any level of the beach parking lot on any day.

All residents' cooperation is requested to ensure their guests' compliance.



PERSONNEL CHANGES AT NIGUEL SHORES

Jose Angulo, Maintenance Supervisor for Niguel Shores, has resigned. Jose is joining his father's concrete business as partner. All of us who have known and worked with Jose will miss him but wish him great success in his new endeavor.

Mike Wright, currently of the Maintenance Department, has accepted the position as Maintenance Supervisor. Mike's enthusiasm, energy and ready humor will surely make him a success.

Niguel Shores' former janitor, Tony Dramis, has become a maintenance man and will be learning a great deal about the mechanical and electrical operations of Niguel Shores.

Tony's former position has been filled by Roberto Santana. Please make him feel welcome.

Kim Tate
General Manager



NIGUEL SHORES PAPER DRIVE

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



STREET SWEEPING SCHEDULE

The scheduled dates for street sweeping this month are Wednesday and Thursday, December 20th and 21st. These dates are also noted on the attached calendar. If at all possible, you are requested to have your vehicles off the street on these dates to allow the street sweeper to do a thorough job.



RAIN AND YOUR DRAINS

The rainy season is nearly here. All residents of the Shores should ensure that the drains running from their properties are clear of any blockage which could result in water back-up and possible flooding.



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. Please see NSCA Rules #5221, 2, 3, and 4 for detailed information and restrictions. The Seashore News assumes no responsibility for the content of any letter. We would like to hear from you. Submission due before 7pm on the 19th of the month.

NSCA BOARD MEETING DATES

WEDNESDAY, DECEMBER 6TH AND 20TH, 1989

8:00PM



MENS CLUB

Members enjoyed three more autobiographical presentations from Grover Brown, Dave Lewis and Walter Smith at the meeting on October 31. One never ceases to appreciate the interesting life stories of our members. Well done, and thanks to these men.

The Ladies Club joined the men for a combined breakfast on November 21. Ed Bieschke, chef par excellence, and his fine crew served a total of 140 guests. Menu was orange juice, Denver omelette and hash browns. Our Dana Point Mayor, Eileen Krause, was the speaker. Mayor Krause informed the group about the current impasse on the Laguna Niguel CSD suit over the coastal area, and on other issues currently in front of the Dana Point City Council. She was exceptionally well received by those present.

One-hundred ten people have signed up for the Christmas Party at El Niguel Country Club on December 12 from 6pm to 11pm. This affair allows for non-members to join in. We can still take a few more if arrangements are completed by December 4. Contact Party Chairman Lee Writer at 493-6196 if interested. Cost is \$80.00 per couple.

Scheduled programs for December are:

Dec. 5: Mr. Keith Lamparter of R.B. McComic Inc. will speak on the Monarch Beach Inn, a planned retirement home to be built close by.

Dec. 19: Niguel Shores Association President Dan Aldrich and Association Manager Kim Tate will be the speakers.

WOMENS CLUB NOTES

Mens Club members: Please join us for the annual Holiday Wine & Cheese Party on Thursday, December 7th from 5:00pm until 7:00pm at the Community Center. All members of the Mens Club are invited. If their wives are not members of the Womens Club, they should call Sally Armstrong at 661-2093 for reservations.

Please bring an hors d'oeuvre for eight arranged on a plate ready to serve.

There will be no TTO in December or January. There will be no Craft Class in December.

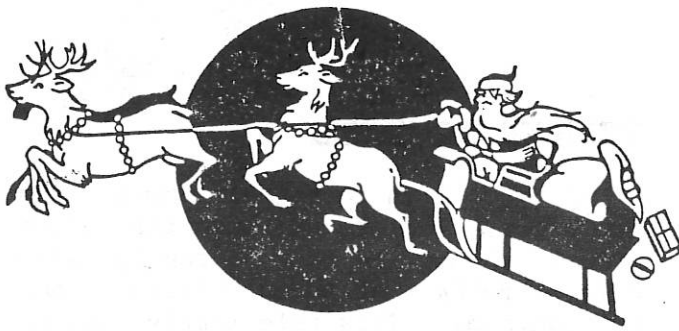
The January 4th luncheon will feature Holly Balthis, a former Rose Queen, as our guest speaker.



SINGLES CLUB

The Singles Club activity for December is the Madrigal Feast at U.C.I. on Friday, December 8th. We anticipate a wonderful time and wish that there were more tickets. The tickets sold quickly and many were disappointed that they couldn't join us.

There will be no business meeting in December. Our next meeting will be the 2nd Tuesday in January (1-9-90) at 7:30 p.m. in the Rec Center. We urge all to come and help plan further activities for the coming year. Several ideas were explored at the November meeting. Come help us decide.



COUPLES BRIDGE

December brings our annual holiday bash in the form of a Christmas Buffet when everyone dresses up a little more and can spend more time socializing with friends we often meet only across a card table. This year the gathering will be on December 8th, which is the second Friday; the format will be the same as usual. Guests are asked to bring a favorite and festive hors d'oeuvre to share while enjoying wine or soft drinks, Christmas music, a complimentary meat tray, and dessert - along with conversation and holiday greetings. There is always a larger crowd and more prizes are given, so be there on the 8th at 6:00pm with bells on. We will also be able to enjoy the beautiful Christmas tree, courtesy of the Womens Club. Bridge play usually begins about 7:00pm.

At our first meeting in November we had 36 players, so three couples emerged as winners: Bernie and Frieda Baskin, Jean Freeman and Dolores Bootay, and John and Dorothy Knauf. On the 17th there were fewer people so only two pairs won, they being Ruth Gardner and Jackie Maier, and Maurie and Carol Van Nostrand. Indulging us on those respective dates were hosts Pete and Adele Shanta along with Roy and Lois Songer. Thanks to both couples for the lavish choice of goodies.

There will be no second meeting in December, but we will see you all at the party on the 8th and again in January on the 5th and the 19th.

WEDNESDAY AFTERNOON BRIDGE

Winners are:

Oct. 25th: 1st - Frieda Baskin
2nd - Yetta Robbins

Nov. 1st: 1st - Bernie Baskin
2nd - Frieda Baskin

Nov. 8th: 1st - Jean Freeman
2nd - Lois Alexander

Nov. 15th: 1st - Joan Sullivan
2nd - Virginia Brooks

New members are welcome to a great game of afternoon bridge. Play begins promptly at 11:50am, so plan to be there early to meet other players. For reservations call Yetta Robbins at 493-7225 on or before Monday preceding the Wednesday games.

The AFTERNOON BRIDGE CHRISTMAS PARTY will be a luncheon at 11:00am, December 13. Please call Margaret Costello at 493-0465 for reservations. A GREAT PARTY! DON'T MISS IT!



INTERESTED IN JOINING A MOMS CLUB??

We are thinking of having a Christmas get-together for our children. Any mothers interested in joining us with their children, please contact Julie Chis at 661-2070.



ATTENTION PET OWNERS!

If you live in Niguel Shores and own a pet, you are reminded that extra effort should be made to comply with Rule #9104 of our Rules and Regulations. This rule simply states that dogs are not permitted to defecate on any portion of the common area or facilities of this Association and if such defecation does occur, it is to be removed immediately. This rule, which is also a County Ordinance, is made for the good of all the residents and is an effort in eliminating a condition which is both unsightly and unhealthy.



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 may 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 22. PLEASE BRING YOUR GOODIES TO THE RECREATION CENTER OFFICE ON THURSDAY, DECEMBER 21.

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

Betty Gordon
493-1356

Nancy Taylor
493-7537

WOMENS GOLF

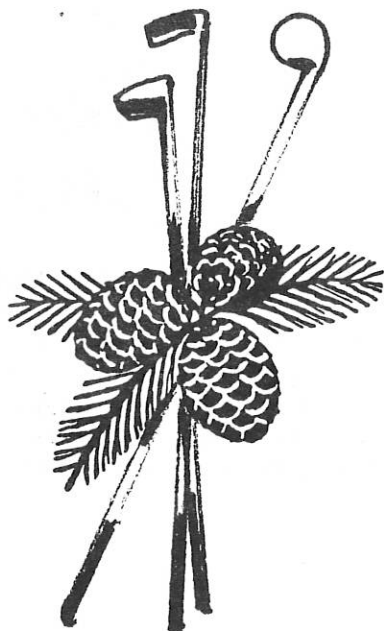
The San Luis Rey get-away trip was a great success, although this reporter was diving among the marine life in Bonaire at the time discovering that manta-rays do not slice.

The November FUN-DAY awards were as follows:

- Best Ball Team: Rose Marie Lawson, Ceacy Johns, Mary Heyer, Val Fellows, and Maggie Waterman
- Longest Drive: Ginny Kenney
- Closest-to-the-Pin: Grace Densmore
- Lowest Putts: Rose Marie Lawson
- Birdie: Grace Densmore

Our Christmas Party is set for Monday, December 11. It is important to call Sue Forrest at 661-5697 if you plan to attend; and if you wish to participate in FUN-DAY that day, call Maggie Waterman at 855-4749. Also call Maggie for Monday play during the month of December.

For Friday play, continue to call Carol Hollinger at 496-8687.



NEIGHBORHOOD EXCHANGE



POSTER
MAKERS
NEEDED

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

for our various community activities. If you can help please call Lynn at 493-4571.

FOR RENT: Beautiful, contemporary Niguel Shores Townhome. Ocean view, furnished, three bedrooms. Available immediately. Call Loren at 643-2505.

FOR SALE: Lady Varsity Schwinn 10-speed bicycle. Needs tire repair - otherwise excellent condition. \$45. 240-8313.

FOR SALE: Oak bunk beds plus sheets, \$75. Print and solid cotton/polyester fabric - grosgrain ribbon, 1 1/2" x 5/8" - all colors - wholesale prices. 496-5587.

KAUAI - Poipu beach area. Oceanfront condo, 1-bedroom, sleeps four. Ocean, bay and mountain (rainbows) view. Surfing, scuba, snorkeling, golf, tennis club and pool. \$99 per night. 496-5983 or 498-5456.

FOR SALE: Water skis for juniors (up to 110 lbs). Top of the line EP Eagle Series III double skis with one single. Excellent condition. Cost \$180. Sell \$65. 240-8313.

FOR SALE: 4-bedroom Broadmoor in Niguel Shores. 496-5983.



TENNIS UPDATE

A change in weekday court reservation procedure has been approved by the Board. A player can now call in to reserve a court and reserve the court for a second hour under the name of another player who will be playing in the group.

Sign-up for the racking court (court 1) is now done at the office. Players who fail to sign up for the court must leave the court when a player who has signed up arrives.

The Tennis Pro now uses the racking court for lessons and will have priority over other play.

Consideration is being given to the purchase of a ball machine which could be rented out to interested players.

NSCA DIRECTORY

DECEMBER 1989

BOARD OF DIRECTORS

President.....Dan Aldrich
First Vice-President.....Phyllis Luengen
Second Vice-President.....Ed Adams
Secretary.....Dick Luedeke
Chief Financial Officer.....Lloyd Somerfield

STAFF

General Manager.....Kim Tate
Accountant.....Ivy Hsia
Secretary.....Joy Johnson
Receptionist.....Shirley LaBonte
Maintenance Supervisor.....Michael Wright

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

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

Sea Terrace Townhomes Assoc. I

Sea Terrace Townhomes Assoc. II

Don Beaver, President
Ron Miller
Sheila DeKalb
Craig Fry
Ron Lackey

Martin L. Ullman, President
Ralph Brown
Maurie VanNostrand
Ernest Stegemann
Bernard Baskin

NIGUEL SHORES COMMUNITY ASSOCIATION

33654 Niguel Shores Drive, Monarch Beach, 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 Coordinator - Doris Adams
Word Processing - Joy Johnson
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. Submission due before 7 pm on the 19th of the month.

(12-1-89)

6603 Guest Parking Permit (11-15-89)

Guest Parking Permits are issued at the discretion of NSCA to persons/vehicles not eligible to receive a vehicle registration package under Rule 6512 or 6516. Such persons/vehicles may park in otherwise restricted parking areas only if in possession of a Guest Parking Permit. Issuance of a Guest Parking Permit is subject to the payment of a deposit and such other terms and conditions as the Association may deem appropriate.

6604 "No Call" List (12-16-86)

- A. Resident Property Owners and Tenants may authorize admittance of regular visitors without prior call to the guard at the main gate by submitting written authorization to the Association office on the "Visitor No Call List".
- B. A maximum of four such authorizations shall be permitted for each property address at any one time.
- C. Revisions to the Visitor No Call List shall cancel all previous authorizations.
- D. Authorizations must be signed by the OWNER OF RECORD OR TENANT.
- E. Visitors on the Visitor No Call List will be issued a Visitor Day Permit by the guard which shall be displayed in the vehicle while in the community.
- F. RESIDENTS SHALL NOT BE PERMITTED ENTRY BY "NO CALL" AUTHORIZATION. Admittance of owners and tenants shall be in conformance with these rules.
- G. A visitor's "No Call" status may be denied or revoked, at the discretion of management, for the visitor's failure to comply with the CC&Rs and/or the Association's Rules, including, without limitation, these Vehicle Rules.

6605 Realtor Entry (12-16-86)

When property in Niguel Shores is for sale or rent, real estate agents and prospective purchasers or tenants will be granted entry only as follows:

A. Owner Call-In

1. Mariner Entrance: The property owner may call the Mariner gate to authorize entry for a specific agent/client on the day the property is to be shown.
2. Manta or Garibaldi Entrances: Owners in The Villas and Sea Terrace II must receive the agent's call on arrival at the gate and execute entry procedures.

B. Letter of Authorization. Property owners may authorize admittance in the owner's absence until the property is sold or rented by submitting a Letter of Authorization to the Association office. The letter shall include the owner's name, address of the property listed, and shall designate the specific real estate agent or firm to be admitted. If the property is on a multiple listing and the owner wishes all real estate agents to be admitted upon proper identification, the letter must so state.

1. Mariner Entrance: Each entry must be cleared through the Association office. Office personnel will verify authorization from the letter on file and will notify the security officer to permit entry.
2. Manta or Garibaldi Entrance: After entrance authorization has been verified, agents may borrow a key card from the Association office. The agent's Department of Real Estate identification card will be retained in the Association office until return of the key card.

C. Identification. Each agent will be required to show the guard at the gate his/her Department of Real Estate identification card, and to present a real estate business card upon which has been written the date of the visit and the address of the property to be shown. Only that property for which authorization has been granted shall be shown.

D. Caravans. Caravans are permitted within Niguel Shores on Thursday mornings only between the hours of 9:00am and 1:00pm, or at such other times as the Board of Directors may designate. Drivers of caravan vehicles must present identification as required above.

6606 Public Officer Entry (12-16-86)

Any public officer involved in discharging, or attempting to discharge, any duty of his office shall, upon providing proper identification, be admitted to Niguel Shores.

NAME CHANGE POLL

Please give us your opinion! Indicate your preference of name or suggest another one.

Be sure to print your name and Niguel Shores property address in the spaces indicated. This information will be used only to ensure the return of one poll form per lot and will not be released. Forms without this information will not be counted.

Property owners only may participate.

- Keep the name "Niguel Shores Community Association"
- Change the name to "Monarch Shores Community Association"
- Change the name to "The Shores"
- Change the name to "The Shores at Monarch Beach"
- I suggest the name _____.

PRINT NAME

PRINT NIGUEL SHORES PROPERTY ADDRESS

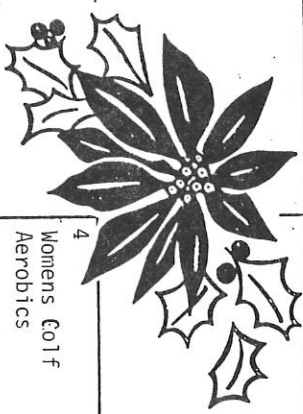



Return this poll form to the office or drop it in the drop-box on the exit side of the Mariner Gate no later than 5:00pm, December 29, 1989.

This is only a poll. A formal vote will be conducted at a future time.

NOGGIN SHOKERS CALENDAR

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

DECEMBER 1989

			<p>3 4 Womens Golf Aerobics 9:00</p>	<p>5 6 Paper Slvr Comm 7:30 Mens Club Brkfst 8:15 Art Workshop 1-4 H11 & Harbor C-1 10-1 Refurbsh Comm 7:30</p> <p>6 7 Noon Bridg. 11:50 Arch Comm Momens Club Wine & Cheese by appt 5-7</p>	<p>8 9 Womens Club Golf Aerobics 9:00</p> <p>Couples Bridg Christmas Party 6:00</p>	<p>10 11 Womens Golf FUN-DAY Aerobics 9:00 Maint Comm 9:30 Tree View Comm 2:00 Lands Comm 4:00</p> <p>12 13 Mens Club Golf Art Workshop 1-4 Noon Bridg Christmas Luncheon 11:00 Rec Comm 2:00 Traf & Saf Comm 4:00</p> <p>14 15 Ladies Day Tennis 9-11</p> <p>15 16 Womens Golf Aerobics 9:00</p>	<p>17 18 Womens Golf Aerobics 9:00</p>	<p>19 20 Mens Club Brkfst 8:15 Noon Bridge Comm 11:50 Street Sweeping 1:00</p> <p>21 22 Ladies Day Tennis 9-11 Arch Comm by appt Street Sweeping</p> <p>22 23 Womens Golf Aerobics 9:00</p>	<p>24 25 Christmas Day COMMUNITY CENTER AND ADMIN OFFICE CLOSED.</p>	<p>26 27 Mens Club Golf Noon Bridg 11:50</p> <p>28 29 Ladies Day Tennis 9-11 Womens Golf Aerobics 9:00</p>	<p>31 New Year's Eve</p> 	<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></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td>29</td><td>30</td><td></td><td></td><td></td><td></td></tr> </table> <p>JANUARY</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></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td>29</td><td>30</td><td>31</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					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			
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