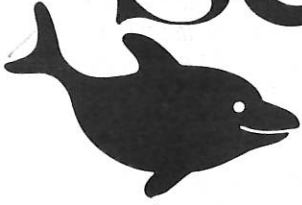
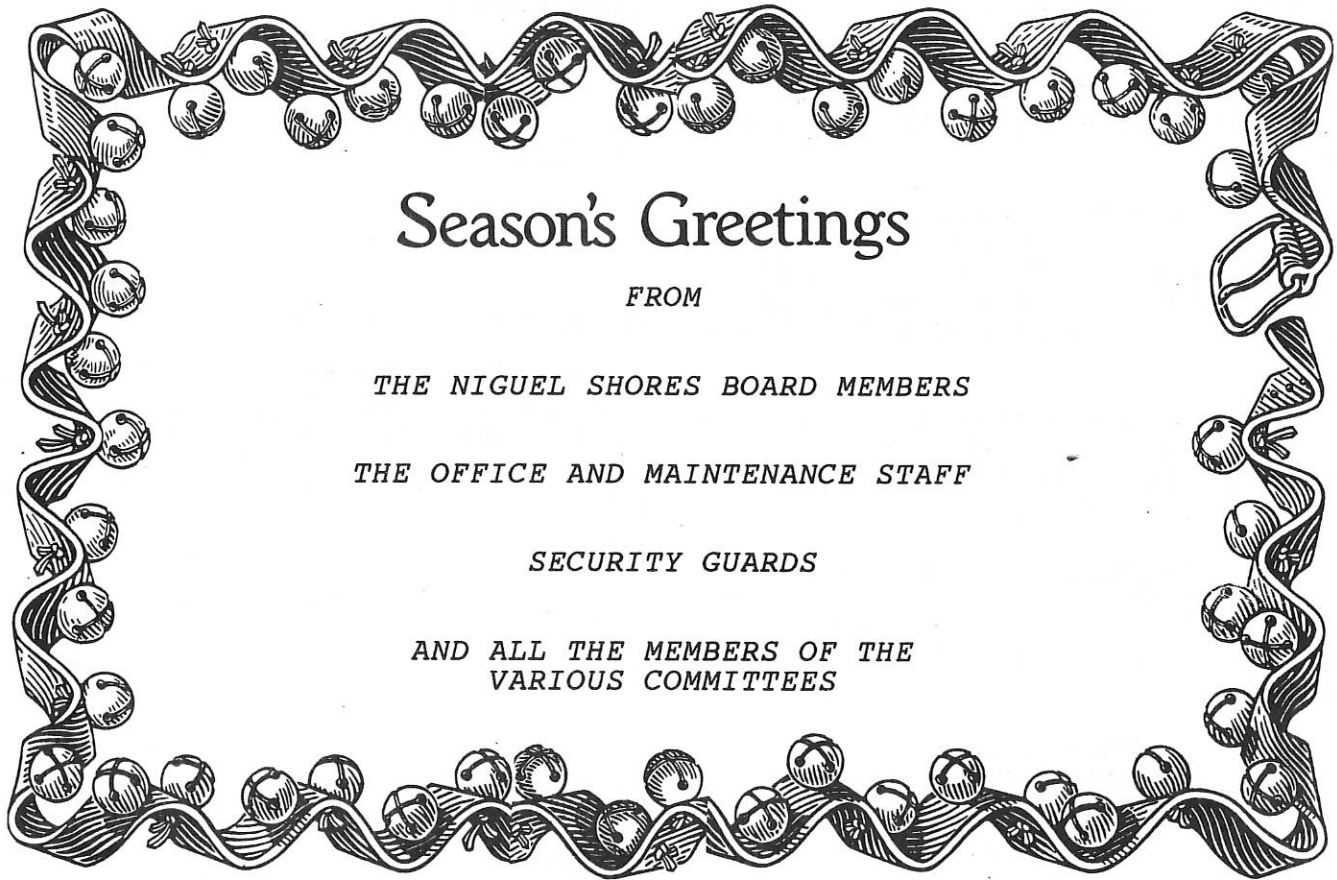


# seashore news



*Published monthly by the Niguel Shores Community Association*

*DECEMBER 1992*



## Season's Greetings

FROM

THE NIGUEL SHORES BOARD MEMBERS

THE OFFICE AND MAINTENANCE STAFF

SECURITY GUARDS

AND ALL THE MEMBERS OF THE  
VARIOUS COMMITTEES

*JANUARY ISSUE DEADLINE FOR ALL ARTICLES IS THURSDAY, DECEMBER 17*

THERE WILL BE NO OPEN MEETING  
IN DECEMBER

## NOVEMBER BOARD ACTIONS

1. Approved "Mission Statement" submitted by Tom Reath, Chairperson, and approved the committee's request to change its name from Refurbishment to Entrance Improvement.
2. Approved refinements to Rules 6505, 6512 and 6603 (copy attached).
3. Approved the 1993 NSCA Budget, Breakers Isle Extraordinary Budget, and Sea Terrace II Extraordinary Budget. These budgets were mailed out November 12.
4. Accepted audit and tax returns bid from James Zimmerman, CPA, for the 1992 fiscal year.
5. Authorized an additional expenditure of \$915.16 to complete the Tot Lot refurbishment in December.
6. Accepted the Traffic & Safety Committee's recommendation to change from Bonafide Security Service, Inc., to Westridge Security, Inc. Change to occur in January.
7. Accepted bid from M&K Masonry to tear out and replace stamped concrete in courtyard entrance to Multi-Purpose Room.
8. Adopted policy on how to handle parking passes for residents in Sea Terrace II and Villas who have parties. (See article in this issue.)



## RULES AND REGULATIONS

Attached are copies of parts of the Association's Rules and Regulations amended to reflect changes in rules pertaining to Sea Terrace II/Villas guest parking policies. Please keep them for reference.

## BOARD NOMINATIONS 1993 ANNUAL ELECTION

In early January, members of the Nominating Committee will commence deliberations to recommend nominees for NSCA Board vacancies effective as of May 18, 1993, the date of the annual Association meeting.

The terms of two members will expire as of that date, and the committee's task will be to seek candidates who are interested, qualified, and able to commit the required time.

Although the committee members are representative of and knowledgeable about our community, your input and recommendations are encouraged.

Lydia R. Reeve, 1st Vice-President  
Phil Magwood, Secretary  
NSCA Board of Directors  
Co-Chairs, Nominating Committee

## IMPORTANT -- PLEASE NOTE!

Does your house have a flat roof (or part flat roof)? If so, it must comply with Rule 3139-C which states that all flat roofs must have crushed rock on top for aesthetic purposes regardless of the type of roofing material put on.

## ARCHITECTURAL CONTROL COMMITTEE

## VANDALISM COSTS EVERYONE

During the month of November the association spent approximately \$50 for damage to the thermostat in the Mens sauna. Not only did this cost you money, but was an unfortunate inconvenience for those residents who frequently use the sauna.

Remember to ALWAYS LOCK THE SAUNA DOOR when you leave.

SEA TERRACE II/VILLAS POLICY FOR PARTIES - GUEST PARKING PASSES

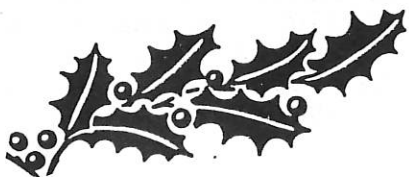
The issue of how management is to handle groups or parties at resident homes has been decided.

If you have a group of individuals, such as a bridge group, church group, etc., that regularly visits your home, come to the office during regular office hours to pick up additional parking passes just like the ones you received in the mail. The expiration will not occur until we change extended service passes; hence, they can be repeatedly used.

Residents who are going to have a party or a one-time function are asked to notify the office 72 hours in advance of the party date and inform the office as to how many vehicles are expected. Guest parking passes for that date will be made up for your use. Come to the office to pick them up prior to your function and be sure your guests put them on their dashboard.

Please keep in mind that all vehicles parked on common areas must have a valid decal or parking pass. Also, you can only pick up extra guest parking passes during regular office hours, Monday through Friday, 9 am to 5 pm, unless other arrangements are made in advance!

Your cooperation and understanding are appreciated.



STREET SWEEPING SCHEDULE

The scheduled dates for street sweeping this month are Thursday and Friday, December 10 and 11th. These dates are also indicated 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.

"55 ALIVE" SENIOR DRIVING CLASS

Two "55 Alive" senior driving classes were held in November. Because the classes are limited to 30 people, a dozen or more interested residents were not able to get into a class. Consequently, arrangements have been made with AARP for another class on December 10 and 11.

Completion of the course entitles people to receive a discount up to 10 percent on some automobile insurance policies. If you would be interested in participating in the class, please complete the tear-off below and return it to the office together with a check for \$8 or \$16 for two people made out to AARP. Please note that the class will be filled on a first come basis. Checks will be returned to those who don't get into the class. Additional classes will be arranged early in 1993 if there is sufficient interest.

The December class will be scheduled in the morning on December 10 and 11. The Thursday, December 10 class will be held from 9 am to 1 pm. The Friday class will be 10 am to 12 noon and 12:45 pm to 2:45 pm.

TEAR OFF

"55 Alive" Senior Driving Course Enrollment Application

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

I (We) would be interested in participating in the "55 Alive" drivers course on December 10 and 11.

Signed \_\_\_\_\_

\* Return to office together with a check for eight dollars per person (\$16 for two) made out to AARP.



## CHANGES IN WEEKLY TRASH COLLECTION

Many of you are aware that the City of Dana Point has made changes in how trash is collected. The City must follow new State law AB939 which mandates all cities to reduce landfill disposal by 25%. To accomplish this, the City and Solag are going to start a recycling program. This new program is **MANDATORY**, not voluntary!

Beginning in January, Solag will deliver to each home a "black" container for trash and a "blue" container for recycling. The following areas will receive two sixty gallon containers: Berkus, Broadmoor, Customs and Breakers Isle. The following areas will be receiving two thirty-five gallon containers: Garden and Shores Garden Homes, Sea Terrace I, Sea Terrace II and Villas. If the containers are not right for your situation, you may contact Solag thirty days after the initial delivery of bins to change sizes or obtain additional containers. Additional containers will add to your monthly cost.

The cover letter for the NSCA 1993 budget included a statement that the Association had removed your trash collection charges from the budget. Because of the complexity of the new program, it is no longer possible to assess each home equally. Starting January 1, 1993, Solag will be billing you directly.

The fees per month are as follows:

- (2) 60 gallon containers \$13.50
- (2) 35 gallon containers \$12.01

Residents must pay even if they do not use the service. A minimum fee of \$9.79 must be paid per month.

Solag will be using new automated pick-up equipment; hence the new containers. You must use only these containers and no others! All debris must be in the container. They will no longer pick up bags of trash, tied together landscape debris, trash in your own private containers, etc. Solag will mail the new rules to each home sometime in December.

The following items are to be put in the "blue" container: newspaper,\* cardboard, paper, junk mail/catalogs, magazines, phone books, glass bottles/jars, aluminum/tin cans, plastic containers and miscellaneous metals.

To aid in the disposal of large amounts of yard waste or bulky items, each resident may contact Solag two times per year for on-call pick-ups at no extra charge. Two bulky items, which must be manageable by a two-man crew, may be placed out for pick-up on your regular collection day. You must call Solag in advance to arrange pick-ups. Solag will come out more than two times per year, but there will be a charge.

Residents will still be expected to follow the association and City rules regarding trash pick-up. Container storage must be in a garage or behind a fence. Containers cannot be visible from the street.

Any questions you may have, after you receive information from Solag should be directed to Solag or the City of Dana Point. The NSCA office staff will not be able to answer on behalf of those entities.

As a helpful hint regarding your old standard trash barrels, you might think about using them for storage of earthquake preparedness materials.

\* See article on "Niguel Shores Paper Salvage Project."

VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words, typed if possible. Include name, address and phone number of writer. Refer to NSCA Rules #5221, 2, 3, and 4. The Seashore News assumes no responsibility for the content of any letter. Submission due before 7 pm on the 17th of the month.

NIGUEL SHORES PAPER SALVAGE PROJECT

The new Dana Point recycling program to become effective here on January 1 should have no effect upon our own paper recycling operation.

There is no law or rule that forces you to deposit your paper in the Solag container. You may recycle the other materials as required, but continue to bring your paper to our recycle facility at our recreation center as you have in the past.

Our present buyer, Pacific Recycling Company, Inc., has agreed to a slightly higher buying price for all paper contributed by our residents, but they specify that magazines, junk mail and other forms of non-newspaper material be segregated from the so-called pure newspaper.

You may use paper bags or plastic bags, but no cartons. There are five large metal bins provided for newspapers and one bin right in front marked with a sign stating "For non-newspaper materials only." Simply place your contributed paper into the correct bin and that's the end of it.

To those of you who might find the bags too heavy to lift into the bins, just pile them on the floor in front of the bin and our maintenance men will place them in the bin for you.

In the 14 plus years since the recycling program began, we have recycled 2,925 tons of paper, saved innumerable numbers of trees from destruction, and helped the environment by reducing the amount of waste filling up our landfills.

K. Russell Paslaqua  
Project Manager



TO THE HOMEOWNERS, THE BOARD OR ANYONE

out there who is listening: For Heaven's sake what is this with TREES? Do you hate them? Don't you want them? Why, oh, why do you spend hours and hours sawing at them every single, blasted year until they look like H---, and stand around maimed and stunted until they finally get over the shock late the following summer at which time they grow like crazy again just until Holiday time when they are whacked off again, leaving our Xmas visitors from cold wintry states to stick up their noses and say "Yeah, Niguel Shores is all right, but why don't you have any decent trees?" And, another thing -- I'm on the Finance Committee and let me tell you it takes your breath away how the landscaping budget allows money for PLANTING new trees, cutting down and getting rid of old trees as well as this incessant trimming of the remaining trees. You can't imagine how hard Andy Boush and the Finance Committee worked to get your association dues reduced. Every expense has to be examined, so STOP THE TREEWHACKING. And keep the budget down and the Shores beautiful.

Jean Rasmussen  
Resident since 1972

DOG OWNERS

Leash Your Pet.  
Clean Up the Residue.

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

## CULTURAL PLAN OF DANA POINT

Doris Adams and John Dickerhoff of Niguel Shores have been meeting the past few months with City approved Steering Committee to help develop a Cultural Plan for the City of Dana Point.

The Dana Point Cultural Commission proposed this project, recognizing the potential role that cultural and artistic activity could play in promoting desired enhancements and changes in our city.

This planning process has the approval of a \$30,000 grant from the National Endowment of the Arts, expected in December, plus an equal amount anticipated from the City along with additional funds from other sources.

Residents of Niguel Shores are invited to help with suggestions for cultural plans, programs, facilities, services, etc., that might be incorporated in this process. Contact either Doris, 493-4445, or John, 240-8298. The committee's next meeting will be in January at which time we will have a professional consultant on board. Visitors are welcome to come to all meetings which are held in the Dana Niguel Library, and we hope to inform you of the date and time in the January Seashore News.

Doris and John



## RECREATION COMMITTEE REPORT

At its November 11 meeting, the Recreation Committee reviewed the status of the equipment replacement on the children's playground (Tot Lot) area. It also considered location and implementation of the horseshoe, croquet and badminton areas. It recommended that the purchase of a new ping pong table be expedited and that a carefully controlled system of check-outs for ping pong equipment be implemented.

On Sunday, November 22, the annual Art Affaire was held in the Multi-Purpose Room. Nearly twenty artists exhibited their work. The show was again supported by over 150 residents and their friends.

Door prizes were won by: Angie Bolton, Don Ellis, Grover Brown, June Campbell, Rick Erkeneff, Vickie Barth, John Clark (grandson of Frank Turner), and Betty Dickerhoff.

The Committee again expressed its concern about the condition of the tennis court surfaces which have been vandalized by people on skate boards. It asked that steps be taken to correct the problem.

## DANA NIGUEL LIBRARY PROGRAMS

Library programs are made possible by the support of the Friends of the Dana Niguel Library.

December 2: Peggy Warren, vocalist with guitar, Renaissance music, 7:30 pm.

January 6: Kendall String Quartet from Dana Hills High School, 7:30 pm. Free admission, refreshments.

SHORESIGHTINGS...

Our People in the News

HATS OFF to JUSTIN EKUAN, Berkus Homes, who was prominently featured in a recent Los Angeles Times article regarding the care and cultivation of roses. There are many residents who take great pleasure in the abundant, colorful display in Mr. Ekuan's garden visible from Niguel Shores Drive.

And, related to matters horticultural, a BIG TIP OF THE HAT to HARRY OTSUBO, Sea Terrace I, for his dedicated service to the entire Dana Point community as related in depth by the Sun/Post November 13. As a departing board member of the Capistrano Bay Park and Recreation District, Harry's legacy to all of us is the community gardens at Stonehill and Golden Lantern, which are aptly named in his honor by the Park District.



PAGE TURNERS

While there will be no meeting of Page Turners in December, we encourage you to join us in January when we will be discussing the old favorite, "THE GOOD EARTH," by Pearl Buck. Meetings are open to all residents of Niguel Shores who enjoy a lively "give and take" conversation on the book of the month. More details in next issue.

IN MEMORIAM

Louise Pretzinger  
1915 - 1992

WOMENS CLUB NOTES

Our annual wine and cheese party on Thursday, December 10, will replace the regular December monthly luncheon.

Sallie Armstrong is in charge of the arrangements for this holiday gathering to be held at the Recreation Center from 5 to 7 pm. All members of the Mens Club and their ladies are invited to attend.

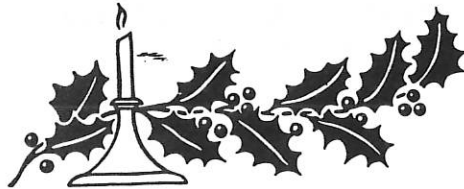
Each member of the Womens Club attending will please bring a hearty hors d'oeuvre for eight or more.

There will be no TTO in December.

A catered luncheon is scheduled for the January 14 meeting starting at 12:30 pm. This will be a special treat -- gratis for paid-up members only. No guests permitted.

The January program will feature Barbara Clippinger, Acting Director of the Friendship Shelter in Laguna Beach. This shelter houses twenty-seven homeless men and women, all of whom must be drug and alcohol free before being admitted.

Happy Holidays!



FRIDAY NIGHT MOVIE ON SATURDAY, AGAIN!"

The Friday Night movie will be held on Saturday, December 12. The children's movie, Walt Disney's "Beauty and the Beast," will begin at 6 pm.

The second feature, scheduled to start at 7:30 pm, is "Sister Act," a comedy starring Whoopie Goldberg.

Hosts: Ian and Linda Ross

## MENS CLUB GOLF

A first place victory at a low net best one-ball tournament at the Green River Country Club in Corona was captured by a team captained by Jack Broering, composed of himself, Tom Crist, Dale Baltimore and Bob Scott. The Golf Committee's tie-breaking method had to be utilized to determine 2nd place between the teams captained by Don Ellis and Gene Chapman. Don's team was ruled to be the 2nd place finisher. Bob Converse won the closest-to-the-pin contest.

Two weeks later eight teams vied for 1st and 2nd place awards in a best two-ball low net tournament at the Fallbrook Golf course. The pairings were tight as three teams captained respectively by Ian Ross, Gene Chapman and George Freundlich tied for 1st place. Once again the tie-breaking method was utilized to determine the 1st and 2nd places. The team composed of Joe Lewis, Joe Schaefer, Earle Seaborn and captained by Ian Ross was declared to be the winner while Gene Chapman's team took 2nd place. Jack Fellows won the closest-to-the-pin prize.

Jack Broering, who captained a 1st place team and was also a member of another 1st place team during play of our last four outings, was named Golfer of the Month.

## "WATCH THESE DATES"

Country Western Fun Night will not meet in December, so please save January 14 and 28 when we will meet on our regular 2nd and 4th Thursday nights. All those interested should plan to attend, as the class will be closed to beginners after February 11. Remember, we are learning line dances as well as basic and mainstream dance and the Texas two-step. So plan to come join in the fun!

## MENS CLUB

The Mens Club will meet three times in December -- the 1st, 15th, and 29th.

On December 1 Grover Brown has arranged for Dr. Jay Young, Urologist, to address the group. He will be talking about prostate problems.

December 15, as in the past few years, we will be entertained by the Dana Hills High School Choir directed by Ray Woods. This has always been an outstanding program.

December 29 we will hear from the daughter of one of our members, Colonel Jack Fellows. Merrilee Fellows Larson represents the Southern California Nature Conservancy.

Additionally, December 8 is the Mens Club annual dinner dance at El Niguel Country Club.



## POTLUCK NOTICE

Potluck just concluded a very successful season -- if the sparkling enthusiasm and growing sense of friendly community spirit registered at our November meeting can be believed. All of the fans of Potluck are to be congratulated for willingness to make the necessary effort which has brought about this happy circumstance. A special vote of thanks must go to our gallant leader, Dale Baltimore, for his organizational expertise and helpful words of direction from time to time.

During the month of December, Potluck will be on hiatus but will resume in January with a birthday party for 1993 or some such bit of whimsy. Hope to see you then.



## WOMENS GOLF

Our annual Christmas party will be held Monday, December 14, in the Shores Multi-Purpose Room following Fun-Day on the Aliso Creek Golf Course. Be at the course at 8:30 am. Hostess for the party is Grace Densmore, 496-0418. Captains in charge of Fun-Day are Mary Lou Delaney, 493-6613, and Angie Bolton, 496-2350. If you have not as yet signed up for these events, please call and confirm, and make sure your \$10, check or cash, is in Grace's hands by December 4 or before.

In order not to mix business with pleasure, no meeting will be conducted at the party beyond meeting our new officers who were all elected by unanimous acclamation last month: Lydia Reeve, President; Betty Mullen, Vice-President; Bea Bonestell, Secretary; and Margaret Banerian, Treasurer. Although the membership thanks every one of these dedicated volunteers, particular applause is due Lydia for accepting this commitment in view of her tremendous work-load as a Director on the Board for Niguel Shores.

Fun-Day in November was a Thanksgiving special featuring awards for EVERYONE from co-captains, Ceacy Johns and Betty Mullen. Winners all!

Three groups are now playing regularly, as follows: Wednesdays at Aliso Creek with Marge Dea, 661-6816, in charge; Mondays at The Links with Peg Bucci, 496-5134, in charge; Mondays at Aliso Creek with Ann Lassleben, 661-0500, in charge.

## LADIES DAY TENNIS

Beginning in the New Year, Ladies Day Tennis will revert to the old "50 cents" per person to cover the cost of tennis balls and related expenses. Until that time, it's a "free-for-all!"

If you can serve, keep the ball in play, and know some basic tennis rules - now is your chance to try us out for "free."



## WEDNESDAY AFTERNOON BRIDGE

Mary Brosnan at 493-7115 is in charge for December so please call her if you have not signed up. We enjoy volunteer goodies and have a lot of fun. We start playing promptly at 11:50 am, so do join us.

### Winner:

- Nov. 4: 1st - Bernie Baskin  
2nd - Margaret Costello
- Nov. 11: 1st - Dorothy Ambrose  
2nd - Dorothy Knauf
- Nov. 18: 1st - Adella Shanta  
2nd - Jean Freeman

## COUPLES BRIDGE

Cheers for the following winners:

November 6 -  
Frieda and Bernie Baskin  
Marge and Earle Seaborn

November 20 -  
Lois Salemi and Grace Smith  
Dick and Carla MacNair

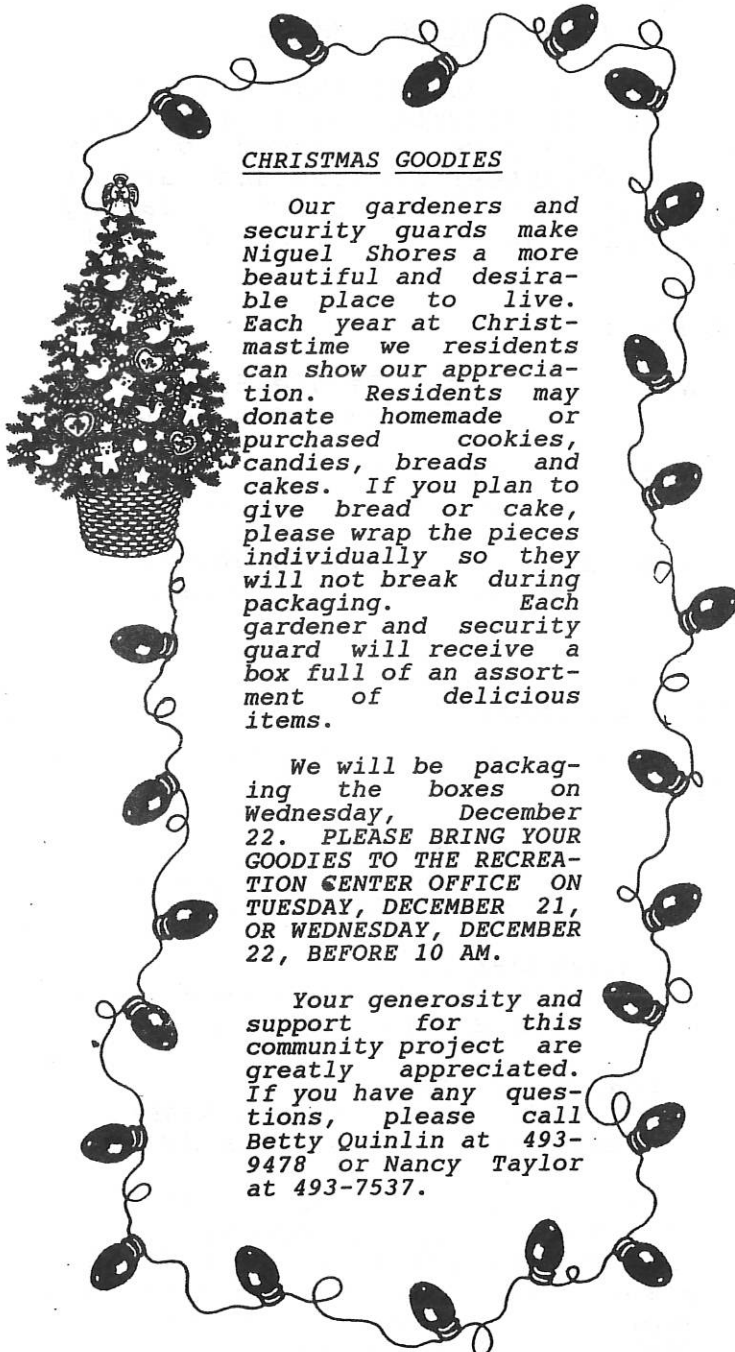
Thanks to hosts:  
Kay Wittmack, Marian Masek,  
and Barbie and Grover Brown

We are resuming our traditional Christmas party on December 4 at 6:00 pm. Admission will be \$1 per person plus a buffet dish from each couple. Call Bernice Zeigner at 496-2246 or Jackie Maier at 496-9654 to make your reservation and to choose the type of food you want to bring. Since our kitty has grown considerably from the recent surge in attendance, a meat tray and variety of beverages will be furnished by the committee. Give us a call and join the fun.

NEIGHBORHOOD ADS

Items for Seashore News Ads must be submitted by the 17th of the month together with a check payable to NSCA. (Currently \$3 for a maximum of 30 words.) Advertisers must fill out a form 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 Christmastime 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 delicious items.

We will be packaging the boxes on Wednesday, December 22. PLEASE BRING YOUR GOODIES TO THE RECREATION CENTER OFFICE ON TUESDAY, DECEMBER 21, OR WEDNESDAY, DECEMBER 22, BEFORE 10 AM.

Your generosity and support for this community project are greatly appreciated. If you have any questions, please call Betty Quinlin at 493-9478 or Nancy Taylor at 493-7537.

**FOR RENT:** Furnished Niguel Shores Townhome. 3 bedrooms, 2 1/2 baths, two fireplaces, view of ocean. Beautifully furnished, two car garage. 310-947-9791, 714-661-1266, owners.

**FURNISHED RENTAL:** Panoramic ocean view, 3 bedroom, 2 1/2 bath townhouse. Large master bedroom suite, 2 fireplaces, double garage. 213-874-3348.

**GET ORGANIZED:** Are you aware of how much time you spend performing your own bookkeeping and year-end tax preparation? Eliminate the frustration of running a home or small business efficiently, call today for paperwork peace of mind. Homeowner for 16 years. 493-7135.

**FOR SALE:** 1981 Mercedes 300SD, turbo diesel, light metallic blue, all power, electric sunroof, stereo radio and cassette. Perfect condition. ALSO, ROOMMATE WANTED to share my home. 496-4620.

**FOR LEASE:** 2 BR, 1 1/2 BA, large yard in this community. Newly decorated. Non-smokers preferred. \$1190 monthly rent. 714-552-3062.

**FOR SALE:** Weslo Power Glide Cross Country Skier, hardly used, \$75. Walkmate Treadmill, hardly used, \$50. Call 661-4802.

**TAX PLANNING AVAILABLE.** Plan ahead. Use new tax laws to your advantage. Individual tax and small business specialist. Call Frank Bleers, 661-2636.

**CHRISTMAS TREES DELIVERED.** 6' to 7' Noble Fir \$25, 5' to 6' \$22, 6' to 7' Douglas Fir \$22, 5' to 6' \$20. Call Linda Dossey at 240-3353 for more information. Satisfaction Guaranteed!

NSCA DIRECTORY  
BOARD OF DIRECTORS

Dick Luedeke.....President  
Lydia Reeve.....1st Vice-President  
Sid Kahn.....2nd Vice-President  
Phil Magwood.....Secretary  
Bob Norton.....Chief Financial Officer

STAFF

General Manager.....Rob Cochrane  
Controller/Assistant Manager.....Ivy Hsia  
Secretary.....Joy Jungwirth  
Receptionist.....Shirley LaBonte  
Maintenance Supervisor.....Ed Manriquez

NSCA COMMITTEES

CHAIRPERSONS

MEETINGS

Architectural Control	.....Lee Richards	1st & 3rd Thursday
Communication	.....John Dickerhoff	See Calendar
Community Relations	.....Forrest Owen	3rd Wednesday
Entrance Improvement	.....Tom Reath	See Calendar
Finance	.....Andrew Boush	See Calendar
Landscape	.....Tom Reath	4:00pm, 2nd Monday
Maintenance	.....Norm Pomeroy	9:30am, 2nd Monday
Nominating	.....Lydia Reeve & Phil Magwood	See Calendar
Recreation	.....Ed Adams	See Calendar
Traffic & Safety	.....Bob Sewell	4:00pm, 2nd Wednesday
Tree View Blockage	.....Carroll Cox	See Calendar
Board Advisory Group	.....Lloyd Somerfield	

OTHER ORGANIZATIONS

<u>Sea Terrace Townehomes Assoc. I</u>	<u>Sea Terrace Townehomes Assoc. II</u>
Andy Boush, President	Pat Long, President
Ian Ross, 1st Vice-Pres.	Don Lutz, 1st Vice-President
Donald Fisher, 2nd Vice-Pres.	George Freundlich, 2nd Vice-President
Bobbe Kahn, Treasurer	Gene Chapman, 3rd Vice-President
Hal Therolf, Secretary	Joanne Mitchell, Secretary
	Bernie Baskin, Treasurer

Mens Club  
Don Ellis, President

Womens Club  
Dottie Foth, President

Paper Salvage Program  
K.Russell Paslaqua,  
Project Manager

NIGUEL SHORES COMMUNITY ASSOCIATION  
33654 Niguel Shores Drive, Monarch Beach, Ca. 92629  
493-0122

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  
Layout Coordinators - Doris Adams and Betty Dickerhoff  
Distribution Coordinator - Gene Chapman  
Word Processing - Joy Jungwirth  
Collation and Distribution - Shirley Smith, 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.

# MIGUEL SHORES CALENDAR

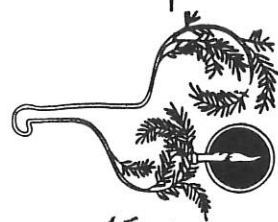
SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY



## DECEMBER 1992

NOVEMBER							JANUARY						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7	1	2	3	4	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
29	30						29	30					

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		
Womens Golf Fitness Class Water Exercise	Womens Golf Fitness Class Water Exercise	Hill & Harbor C-2 10-12	Womens Golf Fitness Class Hill & Harbor Strs 10-1 Noon Bridge Traf & Sfty Comm	Ladies Day Tennis 9-11 Womens Club Wine/Cheese 5-7 Street Sweeping	Fitness Class 9:00 Street Sweeping	MOVIE NIGHT Beauty & the Beast 6:00 Sister Act 7:30	Womens Golf FUN-DAY Fitness Class 9:00 Maintenance Comm 9:30 Tree View Comm 1:00 Water Exercise 1:00 Landscape Comm 4:00	Mens Club Brkfst 8:15	Mens Club Golf	Womens Golf Fitness Class Noon Bridge	Ladies Day Tennis 9-11 Arch Comm by appt	Fitness Class 9:00	Fitness Class 9:00	Womens Golf Fitness Class Noon Bridge	Womens Golf Fitness Class Noon Bridge	Mens Club Golf	Womens Golf Fitness Class Noon Bridge	Special SSN Deadline 7:00	ENTIRE FACILITY CLOSED	Womens Golf Fitness Class Noon Bridge	Mens Club Golf	Mens Club Brkfst 8:15	Fitness Class 9:00	Ladies Day Tennis 9-11	Womens Golf Fitness Class Noon Bridge	Mens Club Golf Fitness Class Water Exercise	Womens Golf Fitness Class Tree View Comm Water Exercise



(12-01-92)

## 6501 Permits-General (09-24-92)

A. All permits issued prior to the effective date of these rules shall be valid for their stated duration. The following rules shall apply to the renewal of such permits and to the issuance of any new permits after the effective date.

B. All owners and operators of all vehicles entering and using the common areas of Niguel Shores shall comply with the following permit requirements, except that these rules shall not apply to vehicles operated and owned (1) by public officers or entities when operated during the discharge or attempt to discharge any duty of such public office or entity, or (2) by licensed real estate salesmen and brokers when entering in conjunction with the sale, lease or rental of property within Niguel Shores (See REALTOR ENTRY and ENTRY OF PUBLIC OFFICER rules, Rules 6605 and 6606).

## 6502 Permits Required (09-24-92)

The owners and operators of all vehicles to be parked, maintained, used or operated upon property and streets within Niguel Shores shall obtain a valid entry permit for each such vehicle as herein provided. The issuance of an entry permit is subject to the owner's/operator's compliance with the conditions of issuance of the permit and these Vehicle Rules. Vehicles found on common area are subject to towing if a valid permit is not in plain sight. See Rule 6440.

## 6503 Permit Issue (09-24-92)

Except as otherwise provided, all permits will be issued only at the Administrative Office of NSCA (located at the Community Center) and shall not be issued by mail or telephone request.

## 6504 Permit Register (12-16-86)

A. The management shall maintain a written record of permits issued (other than Visitor Day Permits) which is to be indexed by owner's last name and/or vehicle license number.

B. The record shall contain the following information:

1. Owner's application.
2. Owner's first and last name, address, tract and lot number.
3. Type of vehicle (passenger vehicle, motorcycle, motor truck, recreational vehicle, other).
4. Make, model, year, color and license number of vehicle.
5. Vehicle wheelbase dimension and vehicle height dimension, if applicable.
6. Date of issuance of permit.
7. Expiration date or duration of validity of permit.

6505 Display of Permit (11-18-92)

A current and valid permit issued in accordance with Series 6500 and 6600 of these rules must be easily visible through the windshield from the outside of the vehicle at all times that the vehicle is parked or operated upon property or streets within Niguel Shores. See Rule 6440 for enforcement.

6511 Gate Access Package (09-24-92)

A gate access package consists of one vehicle decal/permit and one key card. Gate access packages are issued only to authorized persons and vehicles as provided below. A resident/property owner may have a maximum of six (6) packages, unless a different quantity is provided for below. If more than six (6) packages are desired, or other needs require them, a written appeal must be submitted to the Board of Directors, and approval given, before an excess package is issued by the office staff. Key cards will only be issued with a decal/permit. If a resident desires an extra key card, a written appeal must be submitted to the Board of Directors and approval granted. The vehicle that is to receive the decal must be brought to the office for a staff member to apply the decal.

6512 Permits-Authorized Persons (11-18-92)

A. PROPERTY OWNERS:

A new owner must come to the office within fifteen (15) days of close of escrow to fill out forms and obtain gate access package(s). (Refer to Rule 2711 for fine).

To be eligible for a gate access package, an owner must be a licensed driver and provide a copy of his/her vehicle registration for verification of vehicle ownership. In addition, a current "Owners Information Declaration" must be on file with the NSCA Administrative Office. The property owner must sign the authorization form at the office before a gate access package is issued.

1. On-Site Property Owners may obtain one gate access package per licensed driver with vehicle, up to a maximum of six such packages. Family members/relatives who are not full-time residents may obtain a gate access package provided the owner is present and attests to the relationship.

(12-01-92)

2. Resident Owners whose property is RENTED:

- a. Owner: Maximum of two gate access packages.
- b. Agent Managed: No gate access package issued to agent. Owners and their agents must execute an NSCA Owner/Agent Agreement. (Forms are available at the Association Administrative Office.) The agreement is kept on file and a service pass is issued to the agent.

B. TENANTS (Renters, Lessees):

Must come to the office within fifteen (15) days of date that tenancy begins to fill out forms, pay fees and obtain gate access package(s). (Refer to Rule 2711 for fine, which owner is responsible for).

To be eligible for a gate access package (one vehicle decal/permit and one key card), a person must be a resident on at least a monthly basis, a licensed driver, have a vehicle, and provide a copy of his/her vehicle registration for verification of vehicle ownership. In addition, a current "Tenant Information Declaration" and a copy of the tenant's rental or lease agreement (signed by both owner and tenant) must be on file with the NSCA office. The person who is listed on the lease must sign the authorization form at the office before a gate access package is issued.

1. Tenants who are residents and licensed drivers, may obtain a gate access package upon payment of a fee, half of which is refundable upon return of BOTH the vehicle decal and the key card. Family members/relatives who are not full-time residents may obtain a gate access package provided the tenant is present and attests to the relationship. TO FACILITATE REFUND, present deposit receipt when requesting refund. Vehicle decals may be renewed at no charge upon presentation of a copy of a renewed lease or rental agreement. Tenants are also limited to a maximum of six gate access packages (see Rule 6511).

C. Corporation/Partnership Ownership. For purposes of these rules, the officers of a corporation and the general partners of a partnership who reside in a property owned by the corporation or partnership will be considered "property owners"; all other persons residing in such residences will be considered "tenants".

D. Others. On a case-by-case basis, management may approve issuance of key cards to NSCA service invitees, such as newspaper distributors, cable TV firms, or others. A written request and deposit may be required by management.

6513 Transfers Prohibited (09-24-92)

Key cards and owner and tenant vehicle decals/permits are the property of NSCA and are not transferable to guests, friends, service contractors or other unauthorized persons or vehicles. Any unauthorized use may result in a fine; or withdrawal of key card or decal/permit use privileges temporarily or permanently, depending upon the circumstances and ruling of NSCA Board of Directors.

6514 Stolen, Lost or Damaged Gate Access Items (00-00-00)

Stolen or lost key cards or vehicle decals/permits will be replaced only upon proper execution of an NSCA "Loss Report Declaration", and payment of a NON-REFUNDABLE charge. Returned damaged key cards or decal/permits will be replaced free of charge, as long as the serial number is intact. See Rule 2714 for fee.

6515 Proof of Residence (12-16-86)

Proof of residence for issuance of gate access package may be required by NSCA as follows:

A. Property Owners

1. Current Owners: Identification which corresponds with NSCA records (e.g., Driver's License).

2. New Owners: Copy of RECORDED grant deed, certified escrow closing statement, or other documentation satisfactory to NSCA.

B. Tenants

1. Identification (e.g., Driver's License).

2. Copy of rental or lease agreement.

6516 Issuance of Gate Access Packages (09-24-92)

A. Registration items will be issued in person only, during normal business hours Monday through Friday, or in case of extenuating circumstances, as approved by management.

B. Registration items may be issued to NON-RESIDENT OWNERS by certified mail upon written request, approval by management, and completion of an updated "Owners Information Declaration", and receipt of a copy of vehicle registration, AND receipt of a SPECIAL HANDLING FEE of \$15.00. Registration items will be forwarded by certified mail to the address on record with the Association.

C. Vehicle registration items requested on behalf of a minor (under the age of 18) will be issued only in person TO THE MINOR'S PARENT OR GUARDIAN.



(12-01-92)

## 6602 Conditions for Permit Issuance (12-16-86)

A. All permits (except Visitor Day Permit) will be issued only on the following conditions:

1. Upon application by the owner of the vehicle.
2. NO PERMIT will be issued for any vehicle which has a wheelbase dimension exceeding 135 inches or a height dimension exceeding 80 inches. (Exceptions may apply on a case by case basis only upon prior approval of management and for the specific purposes of emergency vehicle repairs, or where the motor vehicle is used in the temporary construction or maintenance of any improvements to a residential lot or common area.)
3. To all passenger vehicles, except passenger vehicles which are also recreational vehicles which are provided for in subparagraph 4 below.
4. Subject to the limitations set forth in Section 6517: AUTHORIZED VEHICLES above, to passenger vehicles which are also recreational vehicles if primarily used, designed, and maintained in the day-to-day transportation of persons.
5. To all vehicles other than passenger vehicles and recreational vehicles only upon the following terms and conditions:
  - a. On a "Service Permit" basis only; and for the specific purposes of emergency vehicle repairs or where the vehicle is used in the temporary construction or maintenance of any improvements to a residential lot or common area; or
  - b. For the same day pick-up and/or delivery of property or persons.

B. Duration of Permit. Permits shall be valid only for their stated duration. Upon expiration of the term of any permit, a new permit may be issued upon re-application. Expired permits must be returned to NSCA management prior to issuance of a new permit.

6603 Guest Parking Permit (Villas and Sea Terrace II)  
(11-18-92)

The Guest Parking Permit is issued to verified resident members and tenants of the Villas and Sea Terrace II, for use by their guests. These parking permits are good for entry to the entire community and beach parking lot. Two permits per residence are allowed with no initial deposit required. An owner who has leased his property to a tenant may not obtain a Guest Parking Permit. The Guest Parking Permit is to be maintained by the resident member or tenant to whom the permit is issued and registered. The resident member or tenant is totally responsible for the permit's proper use, maintenance and return. This is considered a security item. If not returned to NSCA, a charge of \$50.00 per permit will be sought. If a deposit is on file, then it will be forfeited. Should the Guest Parking Permit be lost, stolen or destroyed, a replacement Guest Parking Permit will require a deposit. (See Rule 2714). Deposits are non-transferable.

Residents in this area will periodically received by mail special guest parking permits that are only good for this area of the community. The permites cannot be used to enter the main portion of the community or for beach lot parking. They will have an expiration date and visitors must use them to park on the common area or the vehicles will be subject to towing!

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.