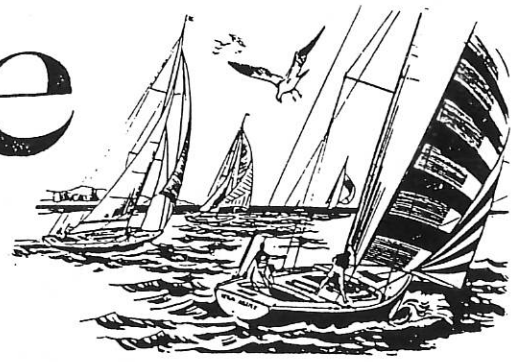


# seashore news



DECEMBER 1996

Issue 279

Published monthly by the Niguel Shores Community Association



## FROM THE HELM

The Holiday season is upon us and the year is drawing to a close. As President of the Association, I want to take this opportunity to thank all of the residents and employees of Niguel Shores who make this community work in a successful manner. We certainly have our share of problems, but on balance we have a lot to be thankful for and can be proud of the community within which we live.

As an example, as many of you know, we have within the Shores eight committees, one of which is the Tree View Blockage Committee. Tree view blockage is a potential problem that every community faces. What do you do when someone's tree blocks your view? This committee, made up of residents who contribute their time and energy, review every one of these

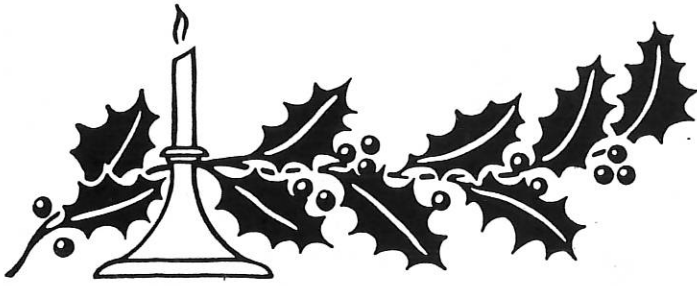
complaints by physically visiting the site to make a determination and recommendation. In a year's time, there may be as many as 100+ of these cases requiring visitation, paper work, and follow up. This committee is headed up by Carroll Cox and very ably so. However, this is just an example of the effort it takes to make this community work as well as it does. Each of these committees is made up of residents who contribute their services to help make the community function. It also helps explain why for several years we have been able to maintain our monthly assessments at the same level which I believe is one of the lowest in Orange County particularly when you consider what is included in our community i.e. streets, lighting, park, community center, playground equipment, pool, jacuzzi, tennis courts, basketball courts, beach park, six gates and extensive landscaping.

I want to take this opportunity to wish the best for all of you during this Holiday season and may God bless each of you.

Don Ellis, NSCA President

Articles for Seashore News deadline moved up to Sunday, December 15 because of Christmas conflicts.





### BOARD ACTIONS FOR NOVEMBER

- ✓ Appointed Don Beaver to the Maintenance Committee.
- ✓ Appointed Dick Johns to the Communication Committee.
- ✓ Selected new color design for homeowner vehicle decal. Decals will resemble existing design, using blue background and white lettering. A colored proof of the design is in the office, on the bulletin board.
- ✓ Authorized RobCo Insurance Service to contract with Golden Eagle Insurance for property/liability/umbrella liability insurance for policy period, 10/29/96 to 10/29/97. RobCo is to place the Directors & Officers liability insurance with CNA. The workers compensation coverage will remain with Golden Eagle.
- ✓ Appointed Jerry Milner as Nomination Committee Chairperson.
- ✓ Authorized staff to have Converse Consultants look at the slope below 24151 Vista D'Onde.
- ✓ Set the 1997 NSCA budget at \$1,640 per home; set the 1997 Sea Terrace II Extraordinary Assessment at \$224.13 per home; set the Breakers Isle Extraordinary Assessment at \$255.76 per home. All budgets were mailed to all affected homeowners.
- ✓ Accepted the bid from Gary Porter, CPA, for the 1996 NSCA audit and tax return work. Total cost - \$2,675.
- ✓ Authorized staff to purchase three twenty foot rolls of matting for the locker rooms, for use on the tile floors. Cost is expected to be \$978 + sales tax and delivery.
- ✓ Authorized staff to purchase/install six foot high gate from Commercial Fence and Iron Works for installation at top of stairway which leads to upper beach parking lot, near Breakers Isle vehicle gate. Once installed, the gate will be locked every night at 10pm and opened every morning at 6am.

### NEW LIGHTING BEING PROPOSED FOR BEACH PARKING LOT

Since the end of summer, staff and the Board have been looking at proposals to add lighting to the lower half of the beach parking lot. At this point in time, these lights will be on from dusk till dawn, however, the Board could revise the schedule in the future. Many residents are aware of the problems experienced in the lot over the years, such as beer parties, vandalism, drug dealing, etc.

The Board is seriously considering a proposal using 27 foot fiberglass poles that will be approximately 21 or 22 feet above ground. The light fixture will be a "shoe box" style with a 400 watt metal halide bulb. There have been many discussions with the contractor over glare from the light fixtures affecting surrounding homes. These fixtures direct all light downward and the surrounding homes are above them, thus glare should not be a problem. The Board is very well aware of surrounding homeowners concerns about glare and height of the poles; they will be sure to look at all aspects of these issues.

Under the proposal, eight poles will be installed. Staff has put a drawing of the parking lot in the office window showing the pole locations and the expected area the individual light pole will illuminate.

Homeowners with written comments should submit them to the office by Monday, December 16 for the Board to review.

### STREET SWEEPING SCHEDULE

The scheduled date for street sweeping this month is **Monday, December 2**. You are requested to have your vehicles off the streets and out of the parking bays. This will allow the sweeper to do a better job.



### LANDSCAPE COMMITTEE'S PLAN FOR TALL EUCALYPTUS TREES ALONG PCH

The Committee has provided staff with their comprehensive plan for the tall eucalyptus trees along PCH. The plan calls for removal of some trees, the planting of several eucalyptus trees for balance and the trimming of the remaining trees.

The goal of the Committee is to allow trees to remain, yet allow residents to view through or around the remaining trees. The Committee believes that they were planted too close together and time has allowed many to form a "hedge." The removal of some of these trees should open up views for many residents in the community. The Landscape Committee may recommend to the Board that future budgets contain funds to trim the trees on a regular basis, such as every three years.

The plan must be submitted to the Board for review and acceptance. The Board will be reviewing the plan in either December or January. The Landscape Committee recently met with representatives of the Tree View Blockage Committee to seek their input. The response from the Tree View Committee was very positive.

The plan deals with the following locations:

- ✓ Trees along both sides of PCH, between Selva and Niguel Rd.
- ✓ Large group of trees at the northeast corner of PCH and Selva.
- ✓ Large group of trees at the southwest corner of Niguel Rd. and PCH, along Ritz Dr.
- ✓ Several trees east of the bridge, next to Ionian Bay.

The eucalyptus trees along Leeward Dr., within Sea Terrace I, will be severely trimmed in the spring of 1997.

### WELCOME NEW RESIDENTS

Gary and Melanie Tackett, along with their security cat Snickers, moved into their new home on Halyard last April. They have been enjoying the beauty and tranquility of our community. Both say the long commutes to their jobs in Huntington Beach are worth it to be able to live in the Shores. Melanie is an Engineer Systems Coordinator at Western Digital, and Gary is General Manager at American Linen. They are avid hikers, love the outdoors and often share long walks on the beach. Meeting friendly neighbors has been a joy and they look forward to taking part in our activities here.

In August Joe and Lisa Oleson joined us when they purchased their garden home on Sidney Bay, having formerly lived in Diamond Bar. Joe is an attorney specializing in several areas related to land use and the environment. Lisa, who is a licensed para-legal, now stays home to be with her two-year-old son, Spencer. For fun they like to jog, bike, roller-blade and play tennis. Lisa earned her license at Saddleback, Joe attended UCLA as an undergraduate and then went to Loyola Law School. Both have expressed appreciation for the friendly greetings and warm hospitality they have received.

Frank and Donna Brown spent a short time in Laguna Beach recently while seeking an ideal place to live permanently. They are now comfortably settled on Magellan Isle. As former midwesterners from Minnesota, they are truly enjoying the California sunshine. Frank is currently C.E.O. of Imagyn Medical Company, while Donna, who at one time was an art teacher, is retired. Both of them attended the University of Michigan. Their daughter, Tracy, is presently working toward an M.B.A. at her parents' alma mater; son, Greg, is a senior at Duke University. The Browns love to travel, take walks and play golf.

**ADMINISTRATIVE OFFICE  
HOURS/COMMUNITY CENTER HOURS  
RESTRICTED DURING HOLIDAY PERIOD**

The following schedule will be observed during the holidays:

Tuesday, December 24

Office closes at 12:30pm.

Community Center closes at 6pm.

Wednesday, December 25

Office/Community Center **CLOSED  
ALL DAY.**

Thursday, December 26

Office closed, however Community Center open until 9pm.

Friday, December 27

Office open all day.

Community Center open until 9pm.

Tuesday, December 31

Office closes at 1pm

Community Center closes at 6pm.

Wednesday, January 1

Office closed all day, however Community Center open until 9pm.

Residents should keep in mind the above hours if you need assistance from the full-time administrative staff. The office clerks who work weekends and when the office is closed cannot help with special entry/parking passes, vehicle decals, etc.

**REVISED PLAN TO REFINISH CONCRETE  
SEATING AREAS IN SHORES GARDEN  
HOMES**

Many residents in this area of the community have had to look at the bare concrete pedestals for many months. These pedestals had wood covers that were removed last spring. These pedestals are three feet by three feet in size.

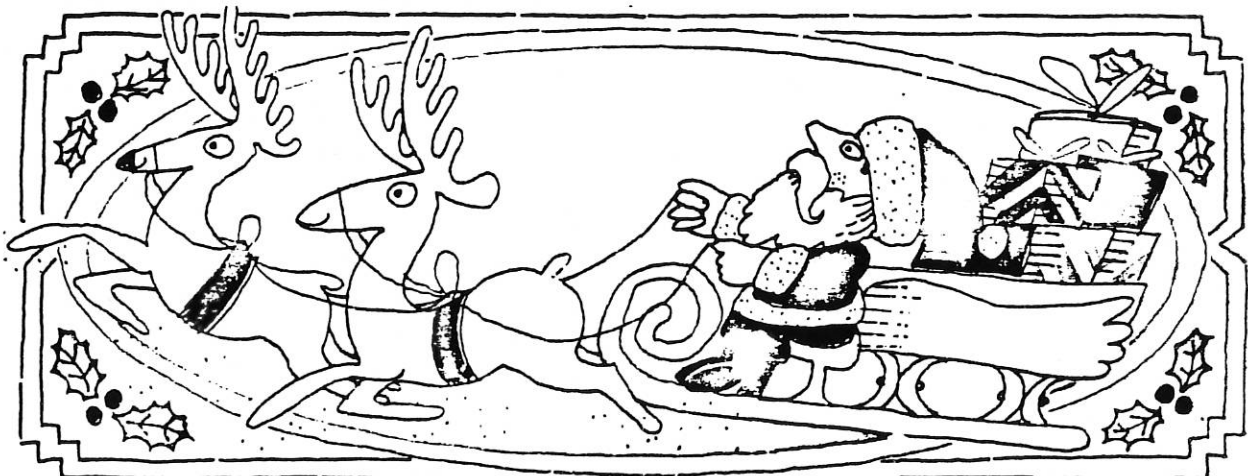
The original plan was to install eighteen inch square pavers on top that were two inches thick, then grout the joints. When the pavers were recently ordered, we were informed it would take months to obtain the quantity needed. Our Maintenance Committee Chairperson, Rick Foth, has been reviewing the options and has decided on using grouted brick pavers. Staff has been requested to obtain bids for the Committee's review and ultimately the Board's.

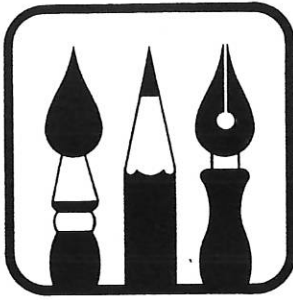
At this point, it may be March before the work can be completed.

**DANA POINT  
CITY COUNCIL ON CH 30 TV**

2nd and 4th Tuesday

Start 6:00 pm  
Recess 6:30 pm  
Resume 7:00 pm





### ART AFFAIRE SUCCESS

Over 200 people attended the 12th Annual Art Affaire held Sunday, November 10 in the Multipurpose Room. This event, sponsored by the Recreation Committee, allows the residents and friends of Niguel Shores the opportunity to see the creative work of their neighbors and talk to the artists, and yes, even make a purchase.

Niguel Shores artists exhibiting this year included:

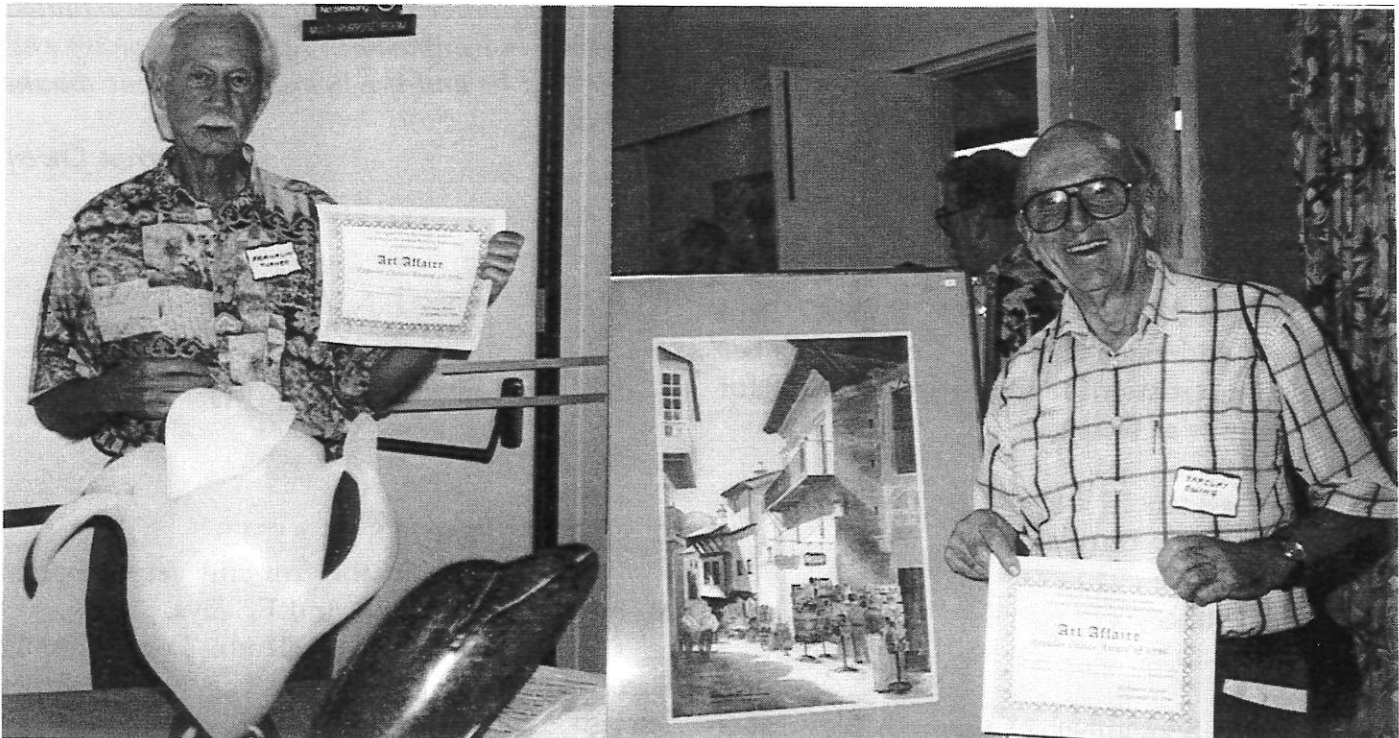
Carroll Cox	Susan Williams
John Ranks	Patti Clifton
Frances Bacchi	John Hall
Doris Adams	John Dickerhoff
Barclay Ewing	Betty Dickerhoff
Franklin Turner	Kevin Duffy
Bryce Gillespie	Barbara Lindsay
F.K. Huessenstam	Susan McCartney
Harriet Writer	Marie Milliken
Kay Wittmack	

### RECREATION COMMITTEE

During 1996 the Recreation Committee has presented and sponsored a variety of activities. Included are the Whale Parade, Dan Aldrich Lectures, monthly movies, summer barbecues, July 4th celebration, after-school programs (including Halloween party), line dancing, water aerobics and more recently the Octoberfest and Art Affaire.

Obviously these events could not take place without extraordinary effort and time contributed by many volunteers. Let's give a hearty thanks to these residents when we see them in our neighborhood: JoAnn Buchholt, Jean Aldrich, Linda and Ian Ross, Dick Luedeke, George Williams, Lavonne and Bob Borland, Barbie and Grover Brown, Patty and Hal Therolf, Betty and John Dickerhoff, Gay Powers, Molly Fields, Frank Taylor, Sharon Stewart, Hazel and Ed Lafler, Alice and George Freundlich, Doris and Ed Adams, Wink Spofford, Ann Lassleben, Don Beaver, Barbara Crist, Carla and Dick MacNair, Mickey and Dorothy Ann McLaughlin, Jim Carol, and Gretchen and Peter Rask.

The Recreation Committee welcomes suggestions and volunteers for 1997 projects. We will be planning in January. Be sure to note the class for "55 Alive Safe Driving."



Franklin Turner, left, and Barclay Ewing show certificates received for their works in the November 10 Art Affaire. Their pieces tied for the popular vote of "favorite work of art."

## 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. Submissions due before 5 pm on the 19th of the month.



**THE SHORES BLOTTER**  
Reports from Securtec patrols for the past month in Niguel Shores assembled by the Traffic and Safety Committee.

Dana Point Chief of Police, Paul Ratchford, addressed the Mens Club November 19 and gave statistics for the entire past year for Niguel Shores as follows:

- 8 Residential Burglaries
- 3 Vehicle Burglaries
- 11 Thefts
- 1 Robbery
- 2 Assaults

From September 27 through November 10 nothing significant was reported by Securtec patrols. A good month in Niguel Shores!

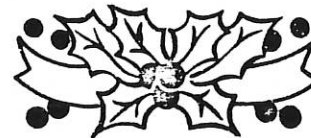
### BOARD, MANAGER AND COMMITTEE WORKING TOGETHER

*My comments at a recent meeting in regard to the ad hoc committee formed to address the problems of the shower/bath rooms may have been misunderstood.*

*I believe the ad hoc committee worked hard and fast, and deserved commendation. The Board handled a difficult and unpleasant task while accepting community help. Further, the Board did react to the complaints and took action.*

*It was never my intention to criticize our properly elected Board of Directors. They are responsible for the work and each member responded properly, working with (not against) the residents. Thanks to the committee, the manager and the Board, improvement of facilities has been implemented and new control measures have been approved. President Don Ellis handled a difficult and unpleasant task with honesty and energy, and he and the Board deserve our thanks for so doing.*

*Forrest Owen*



### WATER AEROBICS CLASSES

Come join in the fun and get energized Mondays, Wednesdays and Fridays.

Time: 10:00am - 11:00am - Fee \$28 for 12 lessons, or come when you can for \$3.00 per lesson.

The instructor is Susan Foltz. If you are interested call Lavonne Borland at 248-1493.

### WOMENS CLUB

Niguel Shores Womens Club will host their annual Christmas Party on Thursday, December 5 from 5pm to 7pm in the Multipurpose Room. Each member is to bring a hearty hors d'oeuvre for 8 persons. All finger food, no dips!

No Crafts meeting in December. Please bring pastel fabrics for Aids Baby quilts to January meeting. We will be making them in February and March.

There will be no Womens Club luncheon meeting in the month of December. Merry Christmas to all!

### WEDNESDAY AFTERNOON BRIDGE

Everyone welcome -- If you wish to play call Dorothy Knauf 240-3998.

10/23	1st	Virginia Brooks
	2nd	Dorothy Johnson
10/30	1st	Yetta Robbins
	2nd	Adelle Shanta
11/6	1st	Margaret Costello
	2nd	Adelle Shanta
11/13	1st	Bernie Baskins
	2nd	Frieda Baskins

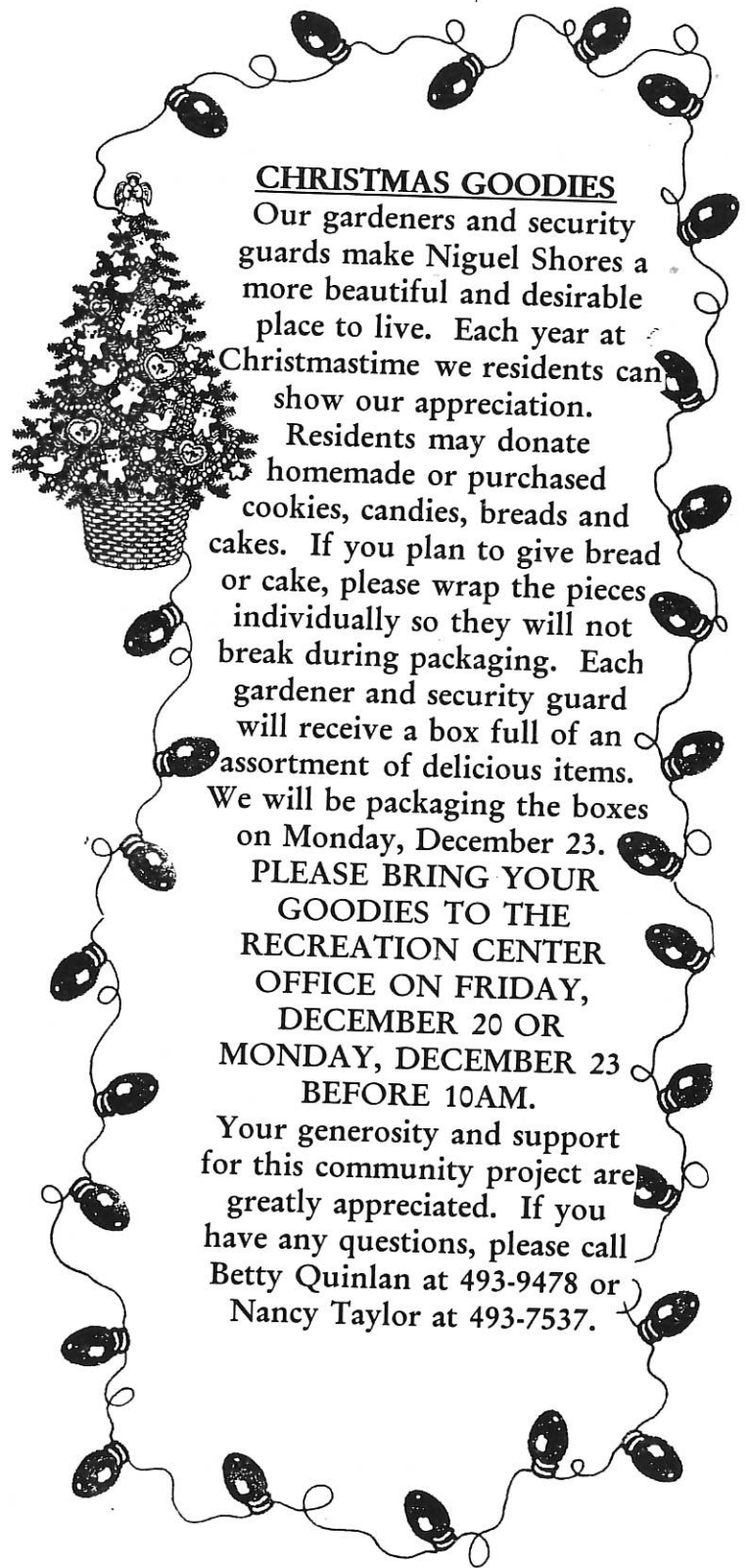


### MENS CLUB

The Mens Club program for December 3 will be Christmas music presented by the Dana Hills High School Choir under the direction of Ray Woods.

On December 17 several members will give short biographies.

No meeting on December 31, New Years Eve Day.



### 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 Monday, December 23. PLEASE BRING YOUR GOODIES TO THE RECREATION CENTER OFFICE ON FRIDAY, DECEMBER 20 OR MONDAY, DECEMBER 23 BEFORE 10AM.

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

# MERRY CHRISTMAS

## WOMENS GOLF

November's Fun Day became a Turkey Shoot once the mystery game of the day was revealed. Co-captains, Terry Scott and Daphne Coulston, obviously took sadistic pleasure in awarding "Gobbler Honors" to Esther Benedict, Peggy Bucci, Mary Lou Delaney and Gretchen Letson-Rask! On the straight and narrow, winners were:

Low Gross	Rose Marie Lawson (39)
Low Net	Lee Sweeney (28)
Low Putts	Rose Marie Lawson (16)
	Fran King (16)
Longest Drive	Lavonne Borland #9
Closest to Pin	Gretchen Letson-Rask #6
	Betty Lewis #8
Chip-Ins	Lavonne Borland on #4
	Lee Sweeney on #5

A tip of the golf cap went to Joan Pender Beyer and Mary Lou Delaney for an abundant lunch.

NSWG's annual Christmas Golf and Luncheon (a catered affair) takes place Monday, December 9. Tee-off for golf is 8:32am with the players due at Aliso Creek 30 minutes in advance. Call Captain Rose Marie Lawson (493-2451) if you expect to play and didn't sign up in November. Because lunch is catered, reservations closed November 27. If in doubt as to your status, call Ursula Hornbarger (496-4185). The day's festivities which take place at the Shores Community Center are under the auspices of Peggy Bucci and Lucy Van Elzakker who promise a number of entertainment surprises!

Weekly golf continues on Mondays at Lake Forest with Bernice Zeigner (496-2246) and Fridays with Gretchen Letson-Rask (489-2259) as coordinators. Call them at least 3 days in advance to sign-up and secure tee times. All players are welcome, members or not. Join the group! NSWG's Membership Chairperson is Alice Freundlich 493-7471.



## MENS CLUB GOLF

The Mens Club played Rancho San Joaquin on 10/22 and this was the final round of the Club Championship. John Flynn was declared the winner again this year over Jerry Pearl after a close match. Grover Brown captured 3rd place overall, followed by Myron Miller in 4th and Bob Munz who was 5th. This was the 4th round of the Championship and congratulations to all the winners. Also at San Joaquin, "A" flite winner was Grover Brown with a sizzling net 69, and "B" flite winner was Bob Gutknecht with a net 70.

The next event was at Costa Mesa CC on 11/12 where 32 members showed up. Format was 2 best balls front nine, one best ball back nine. The team of Peter Rask, Grover Brown, Buck Ewing and Hal Therolf won 1st place honors by a card-off over the 2nd place team of John Flynn, Art Peever, Bob Gutknecht and Ian Ross. Closest to the pin honors went to Tom McNicholas and George Allaman.

Our next tournament is scheduled at Temecula Creek on 11/26. We will wrap up the year at the Greens at Irvine on 12/10 where a putting course will challenge the best.

Happy Holidays and hit 'em straight! Remember, the statute of limitations on forgotten strokes is two holes.





## NEIGHBORHOOD EXCHANGE

Items for Seashore News must be submitted by the 15th of the month together with a check payable to NSCA. (\$3 for a maximum of 30 words.) Advertisers must fill out a form available at the Association office.

Neither NSCA nor Seashore News assumes responsibility or liability for quality of goods advertised.

### LIBRARY PROGRAMS

The Dana Niguel Library will celebrate the Holidays with a Holiday Craft Program and Holiday Stories December 11 at 7pm for children ages 5 and up.

Santa will arrive on December 17 at 7pm for children of all ages. Santa will share stories and kids will have a chance to sit on his lap and share their wishes with him. Remember to bring your camera.

The Holiday Storytime series will continue on Wednesdays at 11am through December 8.

These programs are sponsored by the Friends of the Library. For further information, call the library or pick up a program flyer.

Dana Niguel Library, 33841 Niguel Road  
Monarch Beach - Phone 496-5517



**FOR SALE:** 3 darling paper maché clowns with musical instruments; 20" and two 25", \$35 and \$50 respectively. Two baby ceramic lion cubs 21", \$150 each (numbered). June 661-4802

**FOR SALE:** Player pianocorder, upright, over 100 years old and in excellent condition with original ivory keys; playing tapes included; light mahogany stool included. \$5,500. Gold mirror and shelf \$200. June 661-4802

**FOR RENT:** Deluxe "Palm Desert" condo for major tennis, golf events March 1997. Sleeps 4, plus kitchenette, TV/VCR. \$500/wk. 493-0314

**FOR SALE:** TV and stereo cabinet. Whitewashed oak, 36" wide, 31" high, 17" deep. \$40. 443-1632

**FREE TO GOOD HOME:** Mature bluepoint siamese. Very healthy spayed female. Loving and affectionate to one person, but shy with others. Call 661-7036

**FOR RENT:** 3 bedroom, 2 bath garden home. Rent is \$1,400 with one year lease. 493-3207

**CARPPOOL:** Looking for/interested in joining a daily carpool to Capistrano Valley Christian School. High School students preferred. Please call Mrs. Sire, 248-0626.

Leash your pet.  
Clean up the residue.

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

# NSCA DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION  
33654 Niguel Shores Drive, Monarch Beach, CA 92629  
(714) 493-0122 Fax (714) 831-0116

## BOARD OF DIRECTORS

Don Ellis	President
George Williams	1st Vice-President
Don Johnston	2nd Vice-President
Bob Converse	Secretary
Jerry Milner	Chief Financial Officer

## STAFF

Rob Cochrane, CCAM, PCAM	General Manager
Ivy Hsia	Controller
Julie White	Adm. Assistant
Shirley LaBonte	Receptionist
Ed Manriquez	Maintenance Supervisor

## NSCA COMMITTEES

Architectural Control  
Communication  
Finance  
Landscape  
Maintenance  
Recreation  
Traffic & Safety  
Tree View Blockage

## CHAIRPERSONS

George Williams  
John Dickerhoff  
Grover Brown  
Bob Theel  
Rick Foth  
Marian Pearl  
Pat Long  
Carroll Cox

## MEETINGS

1st & 3rd Thursday  
See Calendar  
See Calendar  
3:00 pm, 2nd Monday  
9:30 am, 1st Friday  
2:00 pm, 2nd Wednesday  
10:00 am, 1st Monday  
1:00 pm, 2nd & 4th Monday

## OTHER ORGANIZATIONS

### Sea Terrace Townhomes Assoc. I

Bob Scott, President  
Bill Henderson, 1st Vice-Pres.  
Dick Johns, 2nd Vice-Pres.  
Margaret Brugger, Treasurer  
Mary White, Secretary

### Sea Terrace Townhomes Assoc. II

Gary Mitchell, President  
Gene Virgin, Vice-Pres.  
Kevin Duffy, Vice-Pres.  
Paul Gustafson, Vice-Pres.  
Paul Nicholls, Secretary/Treasurer

### Womens Club

Dorothy Knauf, President

### Mens Club

Dick Luedeke, President

## 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.

Editor in Chief - John Dickerhoff  
Editorial Staff - Communication Committee  
Word Processing - Julie White  
Layout - John & Betty Dickerhoff  
Collating - Shirley Smith  
Distribution - Dale Smith

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.

Contributions from NSCA committees, NSCA member organizations and individual members are welcomed. Submission due before 7 pm on the 15th of the month.

# December 1996

## SEASHORE NEWS CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 STREET SWEEPING 10:00 H2O Aerobics 10:00 Traffic&Safety Cmte.	3 8:15 Mens Club Breakfast	4 11:30 NSCA Board Meeting	5 8:00 Ladies Day Tennis 1:00 Arch. Cmte. 5:00 Womens Club Wine & Cheese Party	6 Womens Golf HANUKKAH 9:00 Fitness Class 9:30 Maint. Cmte. 10:00 H2O Aerobics 7:15 Pair's Bridge	7
8	9 Womens Golf Fun-Day 9:00 Fitness Class 10:00 H2O Aerobics 1:00 TVB Cmte. 3:00 Land. Cmte.	10 Mens Club Golf	11	12 8:00 Ladies Day Tennis	13 Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics	14
15	16 Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics	17 8:15 Mens Club Breakfast	18 10:00 Communication Cmte.	19 8:00 Ladies Day Tennis	20 Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 7:15 Pair's Bridge	21 WINTER BEGINS
22	23 Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics	24 CHRISTMAS EVE 12:30 Adm. Office Closes	25 Community Center CLOSED all day CHRISTMAS DAY	26 Adm. Office CLOSED all day	27 Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics	28
29	30 Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics	31 NEW YEARS'S EVE 1:00 Adm. Office Closes				

January 1997

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	

November 1996

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