

# seashore news

Published Monthly by Niguel Shores Community Association  
December 1998

Issue 303



## FROM THE HELM

Early in November we sent out detailed information concerning the Niguel Shores Emergency Preparedness Plan. Included was a registration form that in the event of a disaster we will be better able to respond to the needs of our residents. I want to thank those of you who have returned the forms. And I want to remind those of you who haven't that we really need your help NOW, if we are to be able to help you in the event of an emergency. We all tend to be complacent when things are going well. We forget that when a disaster happens it is too late to plan. Please complete and return those registration forms.

Representatives from the Family Club, the Mens Club and the Womens Club will be serving on the Emergency Preparedness Oversight Committee along with those who have experience in law enforcement, fire fighting, construction, safety, maintenance and medical careers.

The Emergency Response Director of the City of Dana Point, Mark Johnson, will present an overview of the City's plan on Wednesday, January 13, 1999, at 7:00 p.m. in the MPR Community Center. We will have several other speakers throughout the year. Please attend.

Earlier in the fall we had an inspection and analysis made on each of the "Torri Gates" in the Bay homes. We have had an architect and a structural engineer advise us and we have

received an estimate on the cost of replacing those gates. To comply with new state requirements for vertical clearance and earthquake safety, we will need to spend over \$600,000. The Board feels this is not a good business decision. We have appointed an Ad Hoc Committee of five residents from the Bay homes to advise us on alternatives. We are expecting their recommendations in the next three or four months. We will have a special evening meeting to discuss the alternatives and make a decision. In the meantime, several of the gates need to be modified for safety reasons. That will be done as soon as possible.

Also earlier in the fall we displayed a draft concept for the rebuilding of the Ports-O-Call/Cabrillo Isle Gate. After receiving several comments from residents, we have added another architect to give us a different draft concept. We will be posting that at the Community Center and after the holidays we will have a special evening meeting to get your comments. We would like to be ready to start construction on the Ports-O-Call/Cabrillo Isle Gate as soon as we have completed the major part of construction on the Mariner Gate.

I hope you had a good Thanksgiving. And on behalf of the other Board members and the staff, Happy Holidays.

**Jerry Milner**  
NSCA Board President

**Deadline for January Seashore News  
articles will be the 16<sup>th</sup> of December.**



## BOARD ACTIONS FOR NOVEMBER

- ✓ Authorized staff to have Wendt Landscape install "clear" holiday lights on the two coral trees at Mariner Gate. Cost to install and remove not to exceed \$500 without Board authorization.
- ✓ Authorized Wendt Landscape to remove three large eucalyptus trees above the southeast corner of Mercator Isle at Niguel Shores Drive. Cost will be \$875.
- ✓ Accepted bid from Wendt Landscape to severely trim the pine trees along Atlantic Drive and Atlantic Avenue. Cost of project will be \$5,870.
- ✓ Authorized staff to reimburse a homeowner for common area trees roots in the house sewer line. Reimbursement is \$295.97.
- ✓ Appointed Rick Foth and Gretchen Rask to the Emergency Preparedness Committee.
- ✓ Appointed John Buehler to the Maintenance Committee.
- ✓ Appointed Don Johnston as the Chairperson of the Nomination Committee. This committee will compile a list of homeowners willing to serve on the Board, beginning May 1999, if elected.
- ✓ After review of the bids, authorized staff to begin final negotiations with Duggan Construction for the Mariner Gate renovation project.
- ✓ Agreed to have a Board meeting on Wednesday, December 16, beginning at 9:00 a.m.
- ✓ Appointed Lavonne Borland to the Tree View Blockage Committee.

- ✓ Appointed John Kizarr to the Communication Committee.
- ✓ Accepted proposal from RdM Surveying, Inc. to complete a survey of the curbs and gutters within Broadmoor Homes. Cost for this work is \$2,500. This survey will be used by Converse Consultants to advise the Board whether a drain system can be installed to control adverse drainage from the slopes.
- ✓ Accepted proposal from Porter & Company for the 1998 audit and tax return work. Cost will be \$3,075.
- ✓ Accepted revisions to Rules 5108 and 5109, which are attached to this issue of the Seashore News.
- ✓ Adopted the 1999 NSCA Operating and Reserve Budgets, 1999 Sea Terrace II Extraordinary Assessment budget and the Breakers Isle Extraordinary Assessment budget. These budgets were mailed out to all homeowners on November 13, 1998.
- ✓ Adopted Rule 6110 and authorized fines for violation. Changes are attached to this issue.

## WELCOME NEW STAFF MEMBER

Jamie Derr, native Californian, loves dogs and her new job as the permanent receptionist for Niguel Shores Community Association. Come by and show her the finest NSCA hospitality.

## 1999 BUDGETS ADOPTED BY THE NSCA BOARD OF DIRECTORS

The NSCA Board has adopted the 1999 Budget, Sea Terrace II extraordinary and Breakers Isle extraordinary assessments. They were mailed to the affected homeowners on November 13. Any homeowner who did not receive a copy should contact the NSCA office and request one.

**RESIDENTS/HOMEOWNERS ARE ADVISED TO USE GARAGE FOR PARKING VEHICLES, NOT STORING POSSESSIONS**

It has become evident through observation of open garages that many residents/homeowners are using their garages for storing possessions, not their vehicles. It is the Board of Directors' position that all residents/homeowners are to use their garages and driveways for parking of vehicles.

Rule 6405 states:

Visitor parking spaces in the common areas shall not be used for overnight parking of resident/homeowner vehicles except when the number of vehicles owned by a resident/homeowner and properly registered... is such that no additional vehicles could be parked in the resident's garage or driveway ...then such vehicles may be parked in visitor parking spaces or on the street.

The Board has directed management to see that the patrol service cites vehicles with decals using common area parking or street spaces for overnight parking. Those found to be in violation will be issued a warning letter and after a second violation a hearing letter will be sent. The Board will then determine at the hearing whether a fine should be issued that will range from \$25 to \$50. A third violation may result in a fine between \$25 to \$100.

For those who have more than two vehicles, you should begin to clean out your garage or see that all vehicles can park on your driveway.

Leaving garage doors open during the day is also against NSCA Rules. Please keep doors closed when there is no activity within.

**NSCA ADMINISTRATIVE OFFICE HOURS AND COMMUNITY CENTER HOURS RESTRICTED DURING HOLIDAY PERIOD**

The following schedule will be observed during the holidays:

Thursday, December 24

Administrative office open 9:00 a.m. to 12:00 noon.. Community Center open 9:00 a.m. to 5:00 p.m.

Friday, December 25

COMMUNITY CENTER & ADMINISTRATIVE OFFICE CLOSED ALL DAY

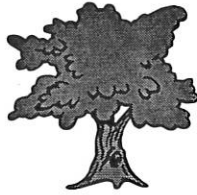
Thursday, December 31

Administrative office open 9:00 a.m. to 12:00 noon. Community Center open 9:00 a.m. to 5:00 p.m.

Friday, January 1

Administrative office closed all day. Community Center open 9:00 a.m. to 9:00 p.m.

Homeowners and residents should keep the above hours in mind if you need assistance from the administrative office. The Community Center clerks CANNOT issue vehicle decals, keycards, fobs or permits for guests.



## LANDSCAPE COMMITTEE UPDATE

There were 16 homeowner requests that have been completed and two of the requests for tree trimming will be done next month and the other two requests are in progress.

The Selva Gate project for planting across from the gate has taken several sprayings in order to kill the grass. The committee discussed the problem of dog and pedestrian traffic cutting through the newly planted area. The committee decided to install a 24" high rail fence around the planted area to match the fence on the other side of the walk.

There are many areas of grass that still have kikuyu grass. Dick Wendt is calling golf courses to see if they have a remedy for this problem.

The large pine trees along Atlantic Drive and Atlantic Avenue will be trimmed. There are thirty-six tall pines that are causing view blockage problems for residents. These trees will be severely trimmed to reduce their overall height and size. The pines are trimmed every three years, the last time being late fall, 1995.

We are asking homeowners living at the top of the banks to be particularly sensitive to how much they are watering. There is a lot of excess water running in the streets and we are very concerned about the stability of the banks.

Do you have a skunk problem? Many residents do. Here are some tips from Critter Catchers who have humane solutions to wildlife problems. For more information call Brynne Van Putten at 497-5046. Skunk litters are born from April through June. Young skunks spray accurately up to 40 ft. Skunks are nocturnal.

They eat meat, insects, snails, vegetables, fruit, nuts, garbage, pet food, or most anything. Chicken, cat food and peanuts make good bait. Skunks also dig up lawns in search of grubs. To discourage skunks:

1. Keep all pets, pet food and water dishes inside at night. Close pet doors.
2. Keep garbage cans in garage or use tie-down lids. Put a capful of PineSol on the trash can lid.
3. Remove cutworms (grubs) from lawn or garden with Diazanone.
4. Place combination of lights, a radio, ammonia soaked rags, in the animals entrance hole to encourage the animals to leave. Put 1/4" of flour outside the hole to see if animals have vacated. You can tell by the out going tracks if the animals have vacated. Close all openings with screening or wood.

If sprayed: skunk spray can be neutralized with a product called "Skunk off" which may be obtained from Critter Catchers. Tomato juice and lemon juice can also be used. Skunk spray should be washed off your pet within an hour. **MOST OF ALL DO NOT FEED THE SKUNKS!**





## TRAFFIC & SAFETY COMMITTEE

1. Mariner Gate Update: All utility concerns have been resolved with the Water District. There are two bids and contracts will be awarded in late November. Work will start in January.
2. Cabrillo Isle Update: Several owners have opposed removal of the guard house. More input will be sought and there will be open meetings. New drawings will be commissioned, but nothing will start until Mariner Gate is completed.
3. Pedestrian Gates Update: A proximity device will be installed at the Breakers Isle Gate. The device stolen from the Beach Gate was found on the beach and may be salvageable. The committee discussed at length various options for preventing further vandalism and finding the guilty party(s). We are reviewing the No-Call policy where access is without owner's knowledge.
4. Discussed concerns with Lincoln Security regarding reports and patrols and performance.
5. **Vandalism costs totaled \$677 in October. Since June, \$2,205 was spent on repairs due to vandalism.**
6. A special meeting will be held to review Rules and Regulations. We will review vehicle codes, "no-call" and the responsibility of homeowners for the actions of their guests. Added will be rules for golf carts.

7. The speed trailer has been repaired and various sites were mentioned for placement.
8. Concern was expressed about the fence and the free access through the Stonehill Gate. An update on those items will be on the agenda in December.
9. We are looking for a computer program that will issue gate passes from phone messages.



## SHORES BLOTTER

1. A car in violation of the Association Rules & Regulations was marked for a one hour tow. When the driver of the tow truck attempted to attach the vehicle, the owner of the car reportedly pulled a knife and attempted to cut the hydraulic lines on the tow truck. The Sheriff was called and detained the driver until the car was towed away.
2. On October 30 there was a complaint by a resident that he was threatened by a construction worker on Breakers Isle. The worker claimed the resident hit his truck.

## RECREATION COMMITTEE

### *MODEL BOAT PARADE IN NIGUEL SHORES??*

How can that be? Well, Newport Beach has one and Huntington Beach has one and Niguel Shores is going to have one on MARCH 7. SAVE THE DATE! More information in January. You don't want to miss it! There is no committee meeting in December.

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. Submissions due on the 17<sup>th</sup> of the month.

## VOICE OF THE PEOPLE

### HAPPY HOLIDAYS RUM CAKE RECIPE

1 quart of rum (2 is even better)  
 Brown sugar 1 tsp soda  
 1 tsp sugar Plain baking powder  
 1 cup dried fruit 1 cup butter  
 Chopped nuts Lemon juice  
 2 large eggs

- ▶ Before you start, open rum and sample for quality (good isn't it?) not sure? Sample rum again.
- ▶ Select big mixing bowl, measuring cup, etc.
- ▶ Check rum again - it must be just right for recipe to work.
- ▶ To be sure rum is of highest quality, pour 1 level cup of rum into glass and drink as fast as you can. Repeat.
- ▶ Wit lectric miber xeat one cup of bitter in lowb until sluffy.
- ▶ Add 1 seatoon of thugar and beat again
- ▶ Meanwhile make sure rum has not gone bad. Pamslp another puc. Open second quart if ssecenary.
- ▶ Dad 2 garle eggs and 2 ups fried druit and teab til high (batter, not you) if druit gets tucks in beaters just pry it loosen with drewscriver
- ▶ Sample rum again - don't skip this step.
- ▶ Check for conscisticity. Nix and fist 3 pucs pepper and/or salt (it really doesn't matter which)
- ▶ Sampe that rum again - its very important!
- ▶ Sift ½ pint lenom joice
- ▶ Fold in chpped butter and strained nuts
- ▶ Add one cup and battlespoon of brown thugar (or whatever color you have)
- ▶ Whix smell. Grease oven. Turn cake pan to 350 greedeez. Now pour whole mess into oven and kabe while you nap.
- ▶ Finish all left over rum. HAPPY HOLIDAYS. Now, bo to ged.

— Mrs. Klaus



## FAMILY CLUB

### CHRISTMAS CAROL SING-ALONG EVERYONE IS WELCOME.

'Tis the season to be jolly . . . come and sing Christmas carols with your Shores neighbors.

Date: Sunday, December 20  
 Time: 4:30 p.m.  
 Place: Multi-purpose Room

There will be street caroling afterwards for those interested in spreading Christmas cheer. Please call if you know someone who would enjoy carolers visiting their home. We welcome musical instruments and, of course, finger foods for the party would be greatly appreciated. Diane Ballou 443-0840 or Gay Powers 443-0885.

## CHRISTMAS GOODIES



Our gardeners and security guards make Niguel Shores a more beautiful and desirable place to live. Each year at Christmas time we residents donate homemade or purchased cookies, candies, breads and cakes. If you plan to give bread or cake, please wrap the pieces individually so they will not break during packaging. Baked goods with soft icing will not package well. 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 21. PLEASE BRING YOUR GOODIES TO THE RECREATION CENTER OFFICE ON SUNDAY, DECEMBER 20 OR MONDAY, DECEMBER 21 BEFORE NOON.

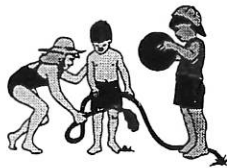
Your generosity and support for this community project is greatly appreciated. If you have any questions, please call Bette Quinlan at 493-9478.

## SHERIFF'S DEPARTMENT PHONE NUMBERS

9-1-1 For Life Threatening Situations

To Report a Crime or Request Police  
Service Call 949/647-1832

General Information  
Call 949/770-6011 or 949/647-7000



## NIGUEL SHORES PRESCHOOL GROUP

The Niguel Shores Preschool Group is meeting every Tuesday at 10:00 a.m. Every child of preschool age is welcome with their parents or sitters. The meeting is held at the park in the Community Center. Everyone Welcome! Gay Powers 443-0885.

## FOR YOUR INFORMATION

### RETURN YOUR FORMS TODAY!

Last month all NSCA residents were mailed the **REGISTRATION FORM & RESOURCES CHECKLIST** for the **EMERGENCY PREPAREDNESS PLAN**. "Thank you" to all those who have responded so far. If you have not yet filled out your forms, please do so and return them to the office by November 30, or as soon as possible. Thanks again for your participation!

## WELCOME NEW RESIDENTS



Residents on Vista D'Oro are welcoming **Sanford and Maria Fleischman, and Baby Jacob**. Sanford and Maria moved from Texas into Cape Cove in Dana Point three years ago. They liked the area so well that when they needed more room for their new baby they chose to buy in this community. The couple met in Texas where Sanford graduated from the University of Texas and Maria attended Community College in Austin. Maria is a busy homemaker caring for nine-month old Jacob. Sanford is employed with Birtcher Senior Properties. As a couple they enjoy jogging and aerobics. Maria is an equestrian and misses the horse she owned in Texas. They both enjoy this quiet friendly community and Maria looks forward to joining the Family Club.

On Crossjack **Mark and Gail Metzinger** are enjoying their new home. They moved here from San Juan Capistrano and especially like living by the Ocean. This couple leased a home in this community several years ago and they missed the lovely seaside location. Mark and Gail graduated from Arizona State University, and Mark is employed in banking and Gail works in Special Education in the Capistrano Unified School District. Mark enjoys golf and tennis and both love the beach.

Welcome to these enthusiastic new residents! We look forward to their participation in this community!

**STREET SWEEPING WILL BE ON  
TUESDAY, DECEMBER 1**



## 14<sup>th</sup> ANNUAL ART AFFAIRE

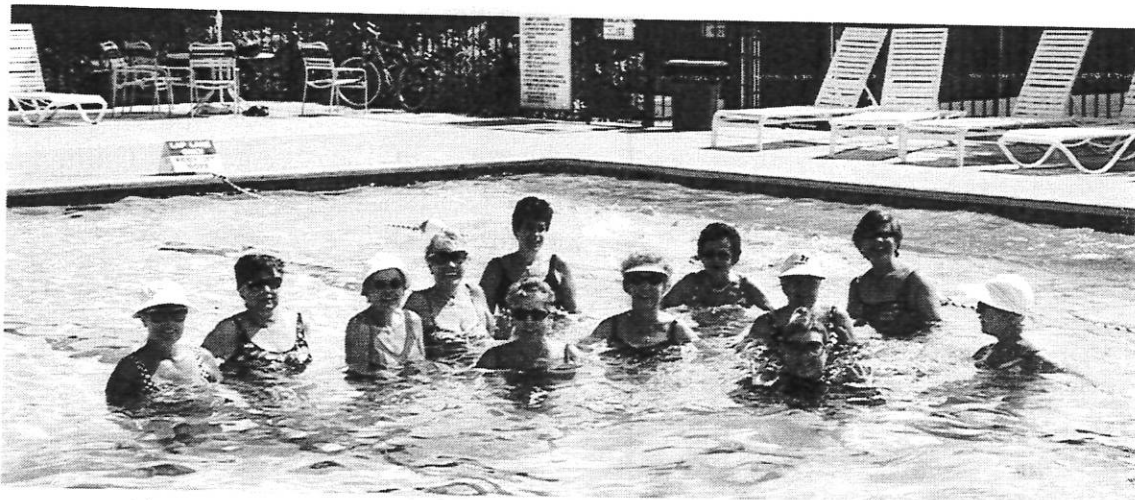
Many, many "Thanks" to all the artists who exhibited and to all the volunteers that spent many of their busy hours to make this a successful 14<sup>th</sup> Art Affaire event. The Office was very cooperative and helpful. The Affaire was successful and everyone had a good time! Have a merry, merry Christmas!! Frank Turner and Dottie Foth.



WINNERS AND VOLUNTEERS  
(left to right) Myron Miller, Doris Adams, Paula and Josephine Turner

## WATER AEROBICS

Come join the exercise and fun at the Community Center pool. Classes are Monday, Wednesday and Friday from 10:00 a.m. to 11:00 a.m. The fee is \$28 per month, or come when you can and pay \$3 per class. The instructor is Susan Foltz. If interested call Lavonne Borland at 248-1493.



## DIPPY DOLPHINS DIPPING

Marian Kennedy, Ginny Nevitt, Marlene Smith, Nancy Walberg, Marla Silva, Ceacy Johns, Lavonne Borland, Ruth Gard, Agnes Copeland, Marie Milliken, Susan Foltz (instructor), Terry Scott.



## WEDNESDAY NOON BRIDGE

Our Christmas party will be held on December 9 at 10:45 a.m. continued with bridge after lunch. Don't forget your \$5 donation for charity.

We meet for bridge every Wednesday at the Community Center from 11:50 a.m. to 3:00 p.m.

To make a reservation for December games, please call Dorothy Knauf at 240-3998.

Winners:

### October 21

- 1<sup>st</sup> Gaye Vaughan
- 2<sup>nd</sup> Corinne Brunn
- 3<sup>rd</sup> Irene Nylund



### October 28

- 1<sup>st</sup> Gaye Vaughan
- 2<sup>nd</sup> Dorothy Knauf
- 3<sup>rd</sup> Jean Freeman



### November 4

- 1<sup>st</sup> Joan Sullivan
- 2<sup>nd</sup> Doug Campbell
- 3<sup>rd</sup> Margaret Costello



### November 11

- 1<sup>st</sup> Gaye Vaughan
- 2<sup>nd</sup> Freda Derrick
- 3<sup>rd</sup> Nancy Kendall



## PAGE TURNERS

Page Turners will not meet in December. We hope everyone has a very happy holiday season!

Our January book selection is *Snow In August* by Pete Hamill. Marian Evans will be our reviewer on January 18 at 10:30 a.m. We shall meet at Marian Pearl's home, 33441 Cockleshell. The refreshments hostess is Phyllis Tezer. Contact Marilyn Pappas at 496-7072 if you have any questions. Please call Marian if you plan to come in January.



## LIBRARY NEWS

December is a joyous season at the Dana Point Library. Holiday Storytime Series continues with many holiday stories and crafts, and a visit from Santa. Toddler/Pre-School Story time continues on Wednesdays at 10:30 a.m. through December 23.

Santa will arrive on December 8 at 7:00 p.m. for stories, songs and photos. Funded by the Friends of the Library and refreshments by the National Charity League, bring an ornament for the library tree for a tree trimming gala (don't forget your camera.) A big thank you to both organizations for making these programs possible.

A holiday puppet show will be featured on December 17 at 4:00 p.m. for all ages. A Family Holiday Pajama Storytime presented by the National Charity League group will be held on December 21 at 7:00 p.m. (Note: this is not the last Monday of the month.)

No registration required for Santa, the Afternoon Puppet Show or Pajama Storytime. Library phone: 496-5517.

The Silent Auction of a special selection of books is continuing in the Library Bookstore through December 12. The Auction includes a 1992 set of Encyclopedia Britannica in perfect condition. The bookstore still needs volunteers, men or women, who can spare one 2 ½ hour period per month. Call 489-3956 or stop in the bookstore. Donated books are always welcome.

Dana Point Library  
33841 Niguel Road  
Dana Point, CA 92629



## MENS CLUB

The Mens Club of Niguel Shores meets in the multi-purpose room on the first and third Tuesday of each month for breakfast, a short meeting and a guest speaker.

In November, we had only one meeting because our normal first Tuesday meeting of the month was in conflict with election day on November 3. However, on November 17, we heard a most interesting presentation by Marly Bergerud from Saddleback College. Ms. Bergerud is the director of an organization that is working with virtual technology methods of education.

At the very end of October, the Mens Club put together a bus trip to the Getty Museum. The weather was perfect and the trip was enjoyed by all.

A busy December is in store for the club. The December 1 breakfast meeting will be devoted to the Dana Hills High School choir and their Christmas music. On December 8 there will be the Medicare Open putting contest in the morning and our Christmas Party at El Niguel Country Club in the evening. On December 15 the meeting will be the first annual holiday Joke Telling Contest.

We hope that all men in the community will feel invited to participate in the Mens Club. If you aren't a member, please come and visit us. Be our guest the first time and sample the program and fellowship of the Club.



## MENS GOLF

Twenty-eight hackers showed up at Fallbrook for their free lunch and a nice round of golf on a beautiful day. Winner of "A" flight was Dick Brame, 2<sup>nd</sup> was Peter Rask, followed by Jerry Pearl. The "B" flight winners were Myron Miller, Bob Converse and George Keller. For "C" flight it was Tom Crist, Jack Christiansen and Ian Ross. Closest to the pin honors went to George Allaman and Jack Broering.

Our next outing was at the Marine Memorial Golf course at Camp Pendleton. We attacked the course by downing a full size breakfast buffet including "SOS". Then we proceeded to a yellow-ball format where each golfer gets to hit the yellow ball on four holes and contributes that score to the team. Winners in a tie were the teams of Jerry Pearl, Lee Writer, Ben Milliken and George Freundlich and the team of Bob Borland, Fred Standefer, Ed Baufford and Hal Therolf. Closest to the pin awards went to Jack Sweeney and Fred Standifer.

The "Medicare Open" for 1998 will be staged on December 8 at the world famous putting course, The Greens. Activity for that day includes free coffee and donuts at the Community Center, 18 holes of competitive putting and lunch at the California Pizza Cafe. All are invited to play, crutches, canes, walkers, wheelchairs, whatever—

*"Remember Golf is a game where the ball lies poorly and the players well."*



## WOMENS GOLF

Anticipating drumsticks but without fanfare, the November 9 Fun Day honored the Pilgrim fathers with the mystery game "1621", the date of the first Thanksgiving dinner. Top award went to Chris Beaver, fitting because she also served as the day's luncheon hostess, ably assisted by Linda Ross, and held at the Beaver's residence. Golf captains for the day were Lee Sweeney and Fran King and awards were numerous.

- Low Gross:** Chris Beaver, Lavonne Borland  
**Low Net:** Dee Johnston  
**Chip-in:** Margaret Banerian, Betty Lewis  
**Low Putts:** Chris Beaver, Fran King, Betty Lewis  
**Longest Drive:** Ceacy Johns  
**Closest to the Pin:** Margaret Banerian(#6), Liz Kelsch (#8)

On December 14 NSWG will hold their annual Christmas fest: Santa Claus hats, Jingle Bells, and catered lunch. Golf captains are Margaret Banerian (661-5307) and Ursula Hornbarger. Check-in time at Aliso Creek is 8:00 a.m. Lunch and entertainment will be held in the multi-purpose room of the community center following with Dee Johnston (248-7148) and Ruth Stahl in charge. Price for luncheon is \$16, checks payable to Gretchen Letson-Rask. And note, there is a choice of two entrees: baked salmon en croute and Cornish game hen. Members (a fun time to bring a guest) must respond no later than December 7 regarding both golf and lunch, if they haven't already signed up or have canceled.

Golf on Mondays continues and is growing in numbers with play possible at both Aliso Creek and Lake Forest. Bernice Zeigner (496-2246) will coordinate play at either course. Call her for reservations and tee-off times.



## WOMENS CLUB

The holidays are upon us, and there will be no monthly meeting or board in December. Instead, our annual Christmas party will be held in the multi-purpose room on Thursday, December 3 from 5:00 p.m. to 7:00 p.m. All members of the Womens Club and Mens Club and their guests are invited to this festive event. Please bring a hearty plate of hors d'oeuvres to share. No dips, please. The Community Center Christmas tree will be decorated for the community by the Womens Club board on Tuesday morning, December 1, at 10:00 a.m.

The January 14 meeting will feature Nadine Holub, founder of Laurel House, an emergency teen-age refuge in Tustin. And it's not too early to put March 18, 1999 on the calendar for the Womens Club Home Tour. All women of Niguel Shores are invited to join the Womens Club.

*In Memoriam  
Of  
Jackie McKay*



## SEASHORE NEWS WINS AWARD

In a competition sponsored by the Community Associations Institute (CAI), the winning entry in the category of 701-1500 units in the 1998 Orange County Regional Chapter Newsletter contest was the Shores own Seashore News!

Members of the Niguel Shores Board of Directors, Dick Mackaig and Don Johnston, were at the awards ceremony along with the Communication Committee Chairman and editor of the newsletter for the past ten years, John Dickerhoff, to accept the award. All three wives, Janet, Dee and Betty respectively, accompanied their husbands. The ceremony was held at the November 20 Holiday Social at the Lake Forest II Homeowners Association where all the newsletters were on display.

This annual newsletter contest is held to recognize those individuals (in our case, the ten member Communication Committee) involved and to see how the Niguel Shores publication compared to others in the county.

Niguel Shores was also recognized as a twenty-year member of CAI.



## NEIGHBORHOOD ADS

Items for Seashore News ads must be submitted by the 17<sup>th</sup> 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 the Seashore News assume responsibility or liability for quality of goods

**FOR RENT-** Beautiful 4 bedroom, 2 bath, family room, Berkus single family, 1 story home, unfurnished, for rent. Call Owner/Agent 949/498-2501. Ask for Pat or Lou.

**FOR RENT-** Desert condo available the week of the Bob Hope Desert Classic, 1-16-99 to 1-23-99. Cathedral Canyon CC. \$950. 949/493-3949.

**FOR RENT-** 33612 Halyard. December 1 thru December 31, fully furnished. Home is totally re-hab, just like new. 3 bedroom, 2½ bath. \$2500 Maximum 4 people, no pets, no kids. Call 702/341-9480 or 702/460-0518, Jaynee Shaw.

**FOR SALE-** Closet doors, brand new \$95. Brushed silver mirror doors, fits upstairs Bedroom on the 3 bed, 2 bath model. Call 702/341-9480 or 702/460-0518, Jaynee Shaw.

**FOR SALE-** Authentic, Limited Edition, Artwork-Wyland. Title: "Islands", Retails at Laguna Beach Gallery for \$950- Will sell for \$550. 949/493-3949.

**FOR SALE-** 2 Pedestal Duncan Phyfe Mahogany Dining Table, seats 8 with extension., Made by G.T. Rackstraw, Ltd. Worcester, England. Excellent condition, \$500. Call Myron, 949/496-4194.

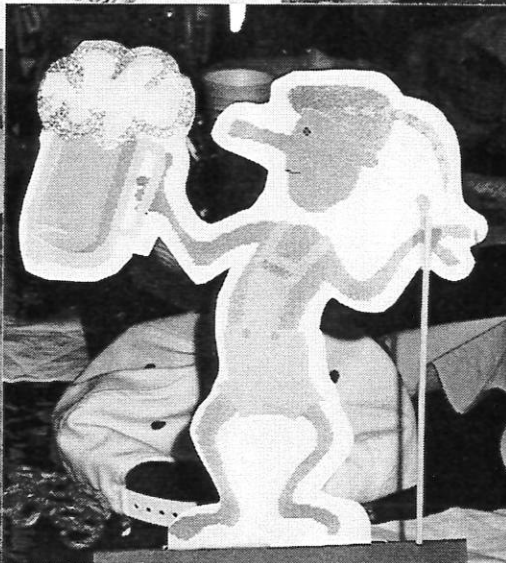
**FOR SALE-** Upright piano. \$600. Beautiful little solid oak piece, made in England pre-WWI. Needs tuning and cleaning. Has one octave less than standard, so takes up little space. 949/493-7377.

**WANT TO RENT-** Garage space for grandson's car who is away at college. Call 493-4657

**WANT TO RENT-** NSCA couple needs 3 bedroom rental during remodeling. Call 240-9990, 240-9991 or 466-1390.

**FOR SALE-** Size 14-16? Beautiful ladies winter and summer, business, casual and evening attire. Like new! Personal appointment. Call 949/443-5211, please leave a message. Some smaller sizes as well.





**OCTOBERFEST FUN**







*Christmas Carol Sing Along*

*EVERYONE IS WELCOME*

*'Tis the season to be jolly...come  
and sing Christmas Carols with  
your Shores neighbors.*

*Date: Sunday, December 20th*

*Time: 4:30*

*Place: Multi-purpose room*

*Finger foods would be greatly  
appreciated.*



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(12-01-98)

13. Table set-up and equipment use must be prearranged with the office at least five (5) days prior to the event. Staff members on duty at time of event will not have access, nor authority, to provide additional provisions/equipment. The use of the MPR does not include use of Association owned equipment such as the sound system, large screen television, VCR etc. The kitchen area is available for use and the property owner/registered tenant is limited to using the stove, refrigerator (do not use or remove any items already there) and large capacity coffee pot. The wooden dance floor also may be used provided management has received a request for it with application for use.

14. No decorations shall be placed outside the MPR, except in the courtyard, and property owner/registered tenant is responsible for removing all decorations at the conclusion of the event.

15. The property owner/registered tenant shall inform the office staff upon arrival. The homeowner/registered tenant shall be available at the end of the event for post-inspection walk-through with office staff and shall sign the post-inspection report. **THIS STEP MUST BE COMPLETED BY THE ENDING TIME LISTED ON THE APPLICATION FOR USE.**

16. The property owner/registered tenant is responsible for all clean-up after the event, except table and chair removal. All trash is to be bagged and the top tied securely. It is to be left in the kitchen for removal by the maintenance staff. The entire facility is to be left as clean as it was found upon arrival. Homeowner/registered tenant is responsible to bring his own cleaning supplies and at their expense. Any additional clean-up required to be performed by maintenance staff will be deducted from deposit.

17. The remaining deposit will be refunded within (fourteen) 14 to ( twenty-one) 21 days after the use date.

The above seventeen (17) rules, listed on three (3) pages, were adopted by the NSCA Board of Directors on 11-04-98.

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(12-01-98)

**5109 Use of Community Center Greenbelt & Beach Bluff Facilities by Groups**  
(11-04-98)

- (1) A group is defined as 20 people or more. An application for use must be filed if a Children's Bounce House is used and the group is under 20 people.
- (2) An NSCA resident [21 years or older] can reserve the Community Center Greenbelt or Beach Bluff Facilities [see separate rules for reservation of the Multi-Purpose Room(MPR)-5108] for a group function. NSCA established committees and activities have first priority in reserving the facilities. Other residents and their guests will not be excluded from using the facilities at the same time. The MPR and kitchen is off limits at the Community Center and guests shall confine themselves to the open area, pool area, rest rooms and locker rooms.
- (3) The resident will be required to fill out an application. The resident must be continually present at the function. The resident shall be responsible for the conduct of the attendees and agrees to follow all of the rules of use. Group use of the Community Center Greenbelt or Beach Bluff Facilities is subject to payment of a \$100.00 refundable damage/clean up deposit and the resident will be required to provide proof of liability insurance in the amount of \$100,000, or more. The deposit and proof of insurance are due at time application is submitted and must be paid in the form of a check or money order.
- (4) Children's Bounce House equipment, which requires electrical power, will only use the electrical outlet provided in the Community Center park area. The equipment must be located in the center of the greenbelt, near the electrical outlet. At time application is made, applicant must notify the office staff so that arrangements to activate electric device can be arranged.
- (5) Contact the NSCA office staff for an application and a copy of the current rules that must be followed. The completed application form must be received by the office at least five (5) days in advance of the requested use date. The NSCA office staff will confirm your request for reservations within two (2) business days. Confirmation will be made by phone.
- (6) Residents sponsoring group functions and using the Community Center or Beach Bluff Facilities without permission may be asked to leave by NSCA staff, contractor's patrol service or a member of the Board of Directors. Further, the Board of Directors may decide to hold a hearing to decide whether a fine will be levied.
- (7) The remaining deposit will be refunded within (fourteen) 14 to ( twenty-one) 21 days after the use date.



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(12-01-98)

**5108 Use of Multi-Purpose Room (MPR) (11-04-98)**

1. The Community Center multi-purpose room (MPR) is reserved for use only by property owners or registered tenants, subject to availability. Recognized groups and committees of the Association have first priority in using the room. The MPR conference room is not available for use. The property owner/registered tenant who uses the MPR is expected to be at the event at all times.

Use of the MPR may be only for social purposes. Guests must be friends or acquaintances of the property owner/registered tenant or other members in the household. Use of the MPR for business functions is not permitted, nor for meetings for non-NSCA organized groups. Property owner/registered tenant may not use facility on behalf of another entity for any reason. Use of the facility is subject to approval by the Board of Directors.

The MPR may be used any day of the week that the Community Center is open. Hours may be more limited than those listed below, particularly for some holiday periods. Check with the full-time office staff for availability. The posted hours the facility is available are as follows:

Monday through Thursday - 9 am to 9 pm (Posted Hours)

Friday through Sunday - 9 am to Midnight\*

If use occurs on Friday, Saturday or Sunday and it extends after the posted Community Center hours, the property owner/registered tenant must pay an additional administrative fee of \$15 per hour, plus the \$100.00 rental fee. The extra fee is due and payable with the \$200 deposit. This fee is used to reimburse the Association for additional staff time.

2. Use of the MPR is subject to payment of required funds:

\$100.00 rental fee

\$200.00 refundable damage/clean-up deposit

\* \$15 per hour fee for use after 9 p.m.

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(12-01-98)

3. The \$100.00 administration fee and application must be turned into NSCA office at least ten (10) days in advance of the use date. The \$200 deposit, plus any additional fee for after-hours use, is due no less than five (5) days prior to the event. Payments must be made by check or money order. The NSCA office staff will confirm your request for reservations within two (2) business days.
4. The deposit may be forfeited, in whole or in part, for any damages, additional clean-up and/or rule violations, which may occur. If damage repair costs exceed the deposit, the property owner/registered tenant will be responsible and agrees to reimburse the Association without reservation.
5. The property owner/registered tenant shall provide written proof of homeowner's personal liability insurance with a minimum of \$100,000 at least five (5) days prior to the event. Failure to adhere to time frame will cause immediate cancellation of use.
6. The property owner/registered tenant agrees to indemnify, hold harmless, and defend the Niguel Shores Community Association, its directors, officers, employees and members from any and all claims, damage and/or bodily injury which may result directly or indirectly from this use of the Community Center multi-purpose room.
7. The property owner/registered tenant shall provide an alphabetized guest list to the Association office at least forty-eight (48) hours prior to the event. Parking may be in the parking lot or along Niguel Shores Drive. All Association parking rules will remain in effect and shall be enforced. Refer to the Association's Traffic & Safety Rules.
8. Maximum number of guests shall be 100. Guests shall confine themselves to the use of the MPR and the restrooms. The pool, tennis courts, jacuzzi, sauna, maintenance and ping pong areas, shall not be used.
9. Alcoholic beverages shall not be served to those under 21 years of age. All consumption of these beverages shall take place within the MPR.
10. Smoking is prohibited within the MPR and all other Community Center buildings.
11. The property owner/registered tenant is responsible for ensuring that guests know the rules of the community and they abide by them.
12. No admission fees shall be charged to any of the attendees by or on behalf of the property owner/registered tenant.

B. Rule 5102, Para. 10. Vandalism to facilities.	Costs to repair	\$100 plus costs to repair	\$200 plus costs to repair
C. Rule 5102, Para. 11. Skateboarding in community center or in parking lot.	Warning	\$25 plus possible suspension	\$50 plus possible suspension
D. Rule 5103, Para. 1-18. Failure to observe pool rules.	Warning	Request to leave center	\$50 plus possible suspension

Type of Violation	1st Offense	2nd Offense	3rd Offense
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IV. Community Cntr Facilities (Con't):			
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E. Rule 5104, Para. 1-6. Failure to observe jacuzzi rules.	Warning	Request to leave center	\$50 plus possible suspension
F. Rule 5105, Para 1-4. Failure to observe sauna rules.	Warning	Request to leave center	\$50 plus possible suspension
G. Rule 5107, Para. 1-13. Failure to observe tennis court rules.	Warning	Request to leave center	\$50 plus possible suspension

V. Vehicle Rules			
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NOTE: The fine policy set forth below is in addition to the remedies open to the Association including but not limited to tow-away as outlined in Rule 6440-C. Imposition of a fine is not a requisite to tow-away.

A. Rule 6303. Abandoned/Stored vehicle (CVC).	Notice of violation	\$50 plus tow-away	\$100 plus tow-away
B. Rule 6401. Failure to obtain and display visible permit.	Notice of violation	\$50 plus tow-away	\$100 plus tow-away
C. Rule 6402. Double parking prohibited.	Notice of violation	\$50 plus tow-away	\$100 plus tow-away
D. Rule 6404. Failure to observe prohibited parking restrictions.	Notice of violation		
E. Rule 6406. Visitor parking in restricted beach parking lot.	Notice of violation	\$50 plus tow-away	\$100 plus tow-away
F. Rule 6408. Boat, trailer, or mobile home parked in excess of 24 hours.	Notice of violation	\$50 plus tow-away	\$100 plus tow-away
G. Rule 6430. Failure to observe posted traffic signs or speed in excess of 25 mph.	Notice of Violation	\$50 plus tow-away	\$100 plus tow-away
H. Rule 6435. Driving motorized vehicle on common area greenbelts, or over association landscape material.	\$200 plus costs to repair	\$250 plus costs to repair	\$300 and complaint filed with District Attorney, plus all costs to repair

Type of Violation	1st Offense	2nd Offense	3rd Offense
I. Rule 6512. Failure to apply for gate access package within prescribed time frame.	Warning	\$50	\$100 plus suspension of common area privileges
VI. Animal Control			
A. Rule 9102. Noise nuisance.	Warning	\$25 plus notice to Animal Control	\$50 plus notice to Animal Control
B. Rule 9103. Failure to restrain.	Warning	\$25 plus notice to Animal Control	\$50 plus notice to Animal Control
C. Rule 9104. Failure to curb/clean-up.	Warning plus request to clean-up	\$50	\$100
VII. Miscellaneous			
A. Rule 9201. Littering or disposal of trash, grass, clippings, debris on or around common areas.	Warning	\$100 plus clean-up costs	\$200 plus clean-up costs
B. Rule 9204. Placement of trash containers for collection.	Warning	\$25	\$50
C. Rule 6110. Climb upon, scale, damage: wall, fence, gate, or tamper with any gate.	\$50 + cost of repairs/replacement	\$100 & hearing for suspension of common area privileges for 30 days + cost of repairs/replacement	\$200 and referral to attorney for legal action + cost of repairs/replacement
D. Rule 6211. Failure to observe Orange County skateboard ordinance.	Warning	\$50	\$100 plus possible suspension



## NSCA DIRECTORY

**NIGUEL SHORES COMMUNITY ASSOCIATION**  
33654 Niguel Shores Drive, Monarch Beach, CA 92629  
(949) 493-0122 Fax (949) 831-0116

### BOARD OF DIRECTORS

Jerry Milner            President  
Andy Boush            1<sup>st</sup> Vice President  
Gerlinde Duffy        2<sup>nd</sup> Vice President  
Don Johnston         Secretary  
Dick Mackaig         Chief Financial Officer

### OFFICE STAFF

Rob Cochrane         General Manager  
Ivy Hsia                Controller  
Linda Hill             Community Relations Manager  
Julie Ann Hess        Administrative Assistant  
Brett Rogers         Maintenance Manager  
Jamie Derr             Receptionist

### NSCA COMMITTEES

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

### CHAIRPERSONS

George Williams  
John Dickerhoff  
Grover Brown  
Janet Mackaig  
Rick Foth/Larry Coffing  
Don Beaver  
Jerry Moon  
Carroll Cox

### MEETINGS

1:00 pm, 1<sup>st</sup> & 3<sup>rd</sup> Thursday  
See Calendar  
3:00 pm, 2<sup>nd</sup> Monday  
9:30 am, 1<sup>st</sup> Friday  
12:30 pm, 2<sup>nd</sup> Wednesday  
10:00 am, 1<sup>st</sup> Tuesday  
1:00 pm, 2<sup>nd</sup> & 4<sup>th</sup> Monday

### OTHER ORGANIZATIONS

Sea Terrace Townhomes Assn. I  
Jack Sweeney, President  
Don Beaver, 1<sup>st</sup> Vice President  
George Evans, 2<sup>nd</sup> Vice President  
Margaret Brugger, Treasurer  
Lydia Reeve, Secretary

Sea Terrace Townhomes Assn. II  
Gary Mitchell, President  
George Traver, Vice President  
Pat Long, Secretary  
Myron Miller, Treasurer

Womens Club  
Harriet Writer, President

Mens Club  
Dick Johns, 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 - Communications Committee  
Word Processing/Layout - Julie Ann Hess  
Collating - Shirley Smith  
Distribution - Dan Johnson

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. Submissions due on the 16<sup>th</sup> of the month.

# DECEMBER 1998

## SEASHORE NEWS CALENDAR



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
November 1998 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	January 1999 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	<b>1</b> 8:15 Mens Club Breakfast 10:00 T&S CMTE. STREET SWEEPING	<b>2</b> 9:00 Fitness Class 10:00 H2O Aerobics 11:15 NSCA Board Meeting 11:50 Noon Bridge 2:00 Mens Tennis	<b>3</b> 8:00 Ladies Tennis 10:00 Craft Class 1:00 ACC Meeting	<b>4</b> 9:00 Fitness Class 9:30 Maintenance CMTE. 10:00 H2O Aerobics	<b>5</b> 9:30 Tai Chi
<b>6</b>	<b>7</b> 9:00 Fitness Class 10:00 H2O Aerobics 11:00 Womens Golf Christmas Party	<b>8</b> Mens Golf 6:30 Mens Club Christmas Party	<b>9</b> 9:00 Fitness Class 10:00 H2O Aerobics 11:50 Noon Bridge 2:00 Mens Tennis	<b>10</b> 8:00 Ladies Tennis	<b>11</b> 9:00 Fitness Class 10:00 H2O Aerobics	<b>12</b> 9:30 Tai Chi
<b>13</b>	<b>14</b> Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 1:00 TVB CMTE. 3:00 LANDSCAPE	<b>15</b> 8:15 Mens Club Breakfast	<b>16</b> 9:00 NSCA Board Meeting 9:00 Fitness Class 10:00 H2O Aerobics 11:50 Noon Bridge 2:00 Mens Tennis	<b>17</b> 8:00 Ladies Tennis 1:00 ACC Meeting	<b>18</b> 9:00 Fitness Class 10:00 H2O Aerobics	<b>19</b> 9:30 Tai Chi
<b>20</b> Christmas Caroling 4:30 MPR	<b>21</b> Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics	<b>22</b> Mens Golf	<b>23</b> 9:00 Fitness Class 9:30 COMM. CMTE. 10:00 H2O Aerobics 11:50 Noon Bridge 2:00 Mens Tennis	<b>24</b> NSCA Office Closes at Noon 8:00 Ladies Tennis Christmas Eve	<b>25</b> NSCA OFFICE CLOSED FOR Christmas Holiday	<b>26</b>
<b>27</b>	<b>28</b> Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 1:00 TVB CMTE.	<b>29</b>	<b>30</b> 9:00 Fitness Class 10:00 H2O Aerobics 11:50 Noon Bridge 2:00 Mens Tennis	<b>31</b> NSCA Office Closes at Noon 8:00 Ladies Tennis New Year's Eve	Happy Holidays !! 	

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(12-01-98)

**6110 Access / Egress to Niguel Shores Community and Facilities (11-4-98)**

The Niguel Shores community is surrounded by, and contains within its boundaries, gates, fences, and walls which are owned, operated, and maintained by the association. Entry and egress to and from the community, and all recreational and other facilities within the community, are restricted to designated pedestrian and vehicle access and egress areas and gates at various locations throughout the community which are intended to provide the sole access to and egress from the community and its facilities for members, and their families, tenants, authorized contractors, and vendors, and guests. Such fences, walls, access / egress areas, and gates include, but are not limited too, those located at, and within the Community Center, greenbelt areas, and the beach / bluff parking lot and recreation area which are located within or at the perimeter boundaries of the community. No persons, except Association staff personnel, and authorized contractors and vendors who are performing repair and/or maintenance functions, are permitted to climb upon, scale, alter, deface, damage, or otherwise misuse any gate, fence, or wall, or block open or tamper with any gate or other entry or exit device owned, maintained, or operated by the Association.