

seashore news



APRIL 1997

Issue 283

Published monthly by Niguel Shores Community Association



FROM THE HELM

As you probably are aware, Niguel Shores Community Association is issuing new blue vehicle decals for our cars windshields. These are to replace the yellow stickers which have been in existence for many years. I cannot stress enough the importance of going to the office and getting your new stickers installed. The deadline is May 19 which seems like a long way away, but here we are, and it is April already. All of us are interested in security, among other reasons. That is why we live in a gated community. After May 19, the Board will have a dilemma because it will need to enforce in some manner the proper display of the correct sticker. Needless to say, it will be easier for all involved if each of us gets these stickers changed in a timely manner.

The Manta and Garibaldi gates are progressing on schedule; the target completion is April 18. As of this writing we are on schedule. There have been a few mid-course corrections for minor items but


overall the project seems to be progressing well. As you are aware, the new gate technology will permit the use of our present key cards as well as a garage door type opener (digital transmitter) such that you do not have to open your car window to operate the gate. The cards will be handled as they always have and your present card will work.

As you are aware, we have been planning to resurface the streets on the west side of Selva. The Board has obtained three bids but, due to inconsistencies in the bids and the size of the job, felt it to be prudent to retain a professional to evaluate how this job should be done. This report has been finalized and we are going to re-bid the job making the necessary modifications to the bid package. We are sorry for the delay, but believe the end result will be better for the community.

Don Ellis, President
NSCA Board

Effective immediately: The deadline date for articles has been changed to the 17th of each month. Word limitation for these articles is 250.

The following resumes of NSCA Board candidates
have been printed as submitted and unedited.



CANDIDATES' RESUMES FOR THE BOARD OF DIRECTORS

RESUME OF DICK MACKAIG

Educational Background: Includes a BS in Business from USC and a Master's Degree in Taxation from Northrup University.

Business Background: Owned and operated a domestic new car franchise, automobile leasing and finance companies for 26 years.

Presently active as an Investment Realtor and hold current designations as a Certified Financial Planner, Registered Investment Advisor and Enrolled Agent.

Condominium Management Experience: Involved over the last 15 years in condominium management serving as President and Treasurer of two other homeowners associations.

Current Member of the Finance Committee of NSCA.

Personal: I am an owner and currently reside in Niguel Shores with my wife, Janet. Both ownership and residence are important credentials, in my view, for successful board service.

Statement: Experience is an important ingredient in any activity and that would certainly include management of a condominium association. Further, Finances are the linchpin of all Association activities. I support a quality approach but with a challenge to every expenditure every year in an effort to reduce costs.

In summary, I believe I offer strong qualifications and solicit your support.

RESUME OF JOSEPH M. OLESON

My name is Joseph (Joe) Oleson. I am a candidate for the Board of Directors of Niguel Shores Community Association.

My wife, Lisa, and I moved into Niguel Shores with our son, Spencer, in June, 1996. We spent a considerable amount of time researching the South Orange County residential market, and it seemed that the more we saw, the better Niguel Shores looked. The unique combination of beach environment, amenities, and sense of community has truly "captured" us. The amenities are especially important as Spencer is now 2-1/2 years old, and its so great to have such a broad range of recreational choices available for him.

I have 20 years experience as a Land Use Attorney, Residential Builder, and Senior Executive. My career has included all aspects of real estate acquisition, planning, entitlement, development, and project management. I attended the University of California at Los Angeles and went on to receive my J.D. from Loyola University in 1976. I am a member of the American Bar Association, the California State Bar, the Orange County Bar Association, and the Building Industry Association of Southern California. I also hold a California Real Estate Brokers License.

The success of a Community Association is directly related to the degree of commitment of its members. I welcome the opportunity to get involved and, if elected, I commit my best efforts to your continued success.

RESUME OF WES FIELDS

The most remarkable thing about Niguel Shores is its small town atmosphere within a world-famous resort. Beyond current appraisals of our individual properties, the real value of being able to raise a family here can not be measured. But the environment beyond our gates is complex and rapidly changing. The future poses significant threats to our community's serenity and security, as well as substantial economic opportunities.

Since entering private practice as an emergency physician in 1983 I have worked alongside public safety providers in one of the busiest ER's in our country. As a medical director and executive committee member in a not-for-profit hospital, I learned first-hand what it means to meet the diverse needs of a growing community. I understand the issues of seniors and those with special needs. As a member of the board of one of the state's largest medical partnerships, I have learned the obligations of fiduciary and the benefits of strategic planning. As an entrepreneur I have been personally involved in the development of a management service organization with more than \$100 million in annual revenue. As a member of the board of the state chapter of my specialty, I am actively involved in government affairs at the state and country level. I have a working relationship with our Assemblyman, Bill Morrow, and serve as a key contact to our Congressman, Ron Packard.

If elected to the NSCA board, I will dedicate myself to assuring that Niguel Shores will remain a premiere residential area, and a place we will all be proud to call home.

RESUME OF ANDREW BOLISH

I am pleased to be a candidate for our Niguel Shores Board of Directors. My intentions are to help further broad representation for all homeowners and to help fully utilize the expertise of the many volunteer members of the various committees.

I became a homeowner here in 1985 and moved in full time in 1988. Since then as Chairman of the Niguel Shores Finance Committee I directed the development of six Annual Budgets. I had the opportunity to serve on the Sea Terrace I Townhomes Association for four years, three of which were as President.

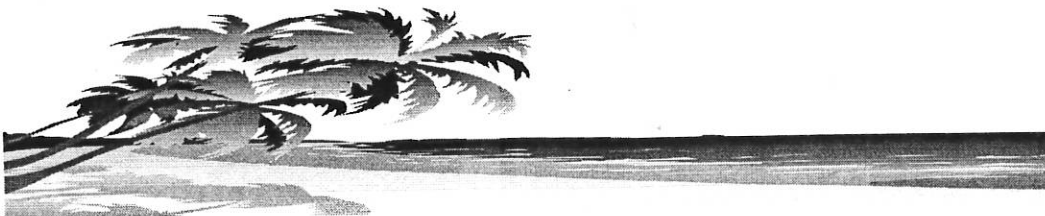
Over the previous twenty years my career was in General Management for two major U.S. corporations as Vice-President of Strategic Planning and as CEO of various subsidiaries. During those years I worked and/or lived in the United States, Asia and Europe.

I am looking forward to the opportunity of representing you.

STREET SWEEPING SCHEDULE

The scheduled date for street sweeping this month is **Monday, April 7.**

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.



CHANGES IN CALIFORNIA LAW WILL ADD COSTS TO DELINQUENT HOMEOWNERS

As of January 1, 1997, the California Legislature has enacted a change in California Civil Code Section 1367, Lien for Delinquent Assessments. The change in the law requires the NSCA office staff to perform additional steps in the placement of a lien upon a delinquent homeowner's property. Several of the steps require the Board of Directors attorney's office to obtain the grant deed of the homeowner's property; to file the lien, to release the lien when payment is received. Unfortunately, these extra steps, mandated by the California Legislature, will cost the delinquent homeowner approximately \$100 of additional costs if a lien is placed upon the property. In addition, the recording costs for the filed Lien and Release of Lien have been increased by the County of Orange.

It is unfortunate the California Legislature does not realize how their actions increase costs to homeowner associations. This Association has no choice but to follow the strict mandates of the law and to pass the costs on to the delinquent homeowner. To avoid the problems of this revised law, all homeowners should pay their assessment on time. The quarterly assessment is due on the first day of the quarter and will be delinquent if not paid by the end of the month. An assessment statement is mailed out to be paid in the months of January, April, July and October. The Association collection policies are clearly listed in the yearly budget mailing you receive in the month of November.

HOMEOWNERS ARE RESPONSIBLE TO REMOVE WEEDS IN DRIVEWAY

It is important for homeowners to remember they are responsible to keep their driveways clean from oil debris and to remove weeds. All homeowners have an obligation under the CC&R's to maintain their property in a neat and clean condition.

Several homeowners within Sea Terrace I and II, Atlantic Garden Homes and Shores Garden Homes believe keeping their driveway free of weeds is the responsibility of our landscape contractor, which is not correct. Our landscape contractor will not enter upon any driveway to remove weeds, either by hand or with chemical spray.

SKATEBOARDING, ROLLERBLADING AND BIKE RIDING ARE NOT PERMITTED AT THE COMMUNITY CENTER

Parents need to discuss the Community Center Rules with their children. Under the Rules, skateboarding, rollerblading and bike riding are not permitted within the Community Center parking lot, tennis courts or within the building areas. Frequently, children ride into the Center and go down to the locker rooms. Going past the windows of the MPR is dangerous if they fall or are pushed toward the windows.

The office receives continual complaints from residents because they are forced over when walking or children nearly collide with them. This situation is going to result in a serious injury in the future.

At this point, the office staff is left with obtaining the names of the children breaking the Rules. Many have been told by

staff not to do these activities, yet ignore the warnings. Thus, hearing letters will be sent to the parents of children who continue to break the Rules. At the time of the hearing, the Board will decide if the situation is serious enough to issue a fine to the parents.

It is hoped by the Board and staff that parents will take the time to discuss this issue with their children so that the hearing step is not necessary.



BOARD ACTIONS IN MARCH

- ✓ Adopted Rule 1320 and approved revisions to Rule 5224 and a copy of the revised rule is attached to this issue of the Seashore News.
- ✓ Accepted the Nomination Committee's recommendations for candidates for the Board of Directors: Dick Mackaig, Dr. Wes Fields, Andy Boush & Joe Oleson. Included in this issue is each candidate's statement/resume.
- ✓ Accepted a contract with Lifeguards by P&A, Inc. at \$12.20/hr. for the Spring Break week.
- ✓ Authorized staff to provide the after school children's program during the week of Spring Break. The program will be Monday through Friday from 3:30 to 5:30 pm.
- ✓ Authorized staff to make final payment to Center Point Industries for the locker room renovations provided they have submitted specific information previously requested.

✓ Authorized staff and Wendt Landscape to implement the planned landscape renovations for the Community Center at an approximate cost of \$5,000. The Landscape Committee has been planning this for over a year and has consulted with Dale Hadfield, ASLA.

✓ Authorized staff to dispose of old files listed in a memo dated 2/24/97. Board wanted only those files that were older than 1/1/96 disposed of.

✓ Waived a late charge assessed against a homeowner after it was determined the office staff erred in listing the wrong mailing address for the assessment statement.

✓ Authorized staff to issue a reimbursement check for \$495.65 for punctured tires at the Breakers Isle entry gate, provided a release of claim is signed by the individual.

✓ Reviewed language submitted by the Maintenance Committee/staff, then authorized staff to purchase new signs for each vehicle entry gate and to remove the old, duplicate signs.



During the month of April, Wendt Landscape will be making improvements to the landscape at the Community Center. All of the improvements will be in and around the parking lot. The plan for improvements has been under review by the Landscape Committee since early 1996. This plan entails the removal of the remaining Eucalyptus trees near the tennis courts, the

Coralloides tree next to the entry to the parking lot, and several areas of turf will also be removed. New shrubs, trees and ground cover will be installed, along with several concrete mow curbs. This plan contemplates the installation of the proposed "Dolphin" statue.

During April, the following work will also be completed:

Custom Homes - Heavy trimming of the Myoporum shrubs will occur on the lower Breakers Isle slope above the beach. Areas with "holes" in the shrubs will have new shrubs planted to fill in. At two street corners along Niguel Shores Dr., new landscaping will be installed, using Flax, Day Lilies & Honeysuckle.

Sea Terrace II - Work will continue on the Selva slope and La Cresta slope. Removal of Asparagus Fern and Fescue will be completed. Those bare areas that require additional Myoporum Pacificum will receive them. Some old Acacia will be removed on the La Cresta slope, with Myoporum Pacificum used to fill in. This same type of work is on-going on the interior slopes that surround the Manta park greenbelt. Once the existing Honeysuckle begins to look good, the last remaining Escallonia shrubs will be removed. The Committee plans to use some Rhapsiolepis "Majestic Beauty" shrubs to replace the Escallonias.

All Areas - The shrubs and turf will be fertilized.

Staff has received the completed proposed plan for relandscaping the strip of land between the Shores and the Hotel, along Cabrillo Isle/Seaward Isle. This plan will be discussed with the hotel staff in the coming weeks. It is hoped this work will occur this summer.

The Landscape Committee would like residents to know there is a serious problem with the rabbit population on the west side of PCH. Many of the new ground covers are being eaten by the rabbits just after planting. They also like the grass as evidenced by the rabbit droppings all over the beach bluff and the entry to Breakers Isle. Wendt Landscape does not have to mow the beach bluff area because the grass is "mowed" by the rabbits. The office staff and the Landscape Committee have heard from residents complaining that items in their yards are also being eaten. There is consideration on taking steps to control the number of rabbits.

NSCA VEHICLE DECALS

ATTENTION

OFF-SITE HOMEOWNERS

The Association office will be open during the following dates and times to exchange vehicle decals for those living outside the area who are available on weekends only:

Saturday & Sunday, April 5 and 6

9:00 am to Noon

Saturday and Sunday, April 26 and 27

9:00 am to Noon

ATTENTION

ALL HOMEOWNERS

Please remember, Monday, May 19 is the deadline to have the new decal.

DANA POINT

CITY COUNCIL ON CH 30 TV

2nd and 4th Tuesday

Start 6:00 pm

Recess 6:30 pm

Resume 7:00 pm

THE SHORES BLOTTER

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

The following incidents were reported from February 16 through March 8.

- 1) Feb. 22 - jewelry was taken from a home on Cassandra Bay at 2:15 p.m.
- 2) Feb 28 - a purse was taken from an unlocked vehicle in an unsecured garage at 4 p.m.
- 3) A decal was removed from a car at the Beach Parking Area. **It is important for residents to lock their cars when parked!**
- 4) Officers confiscated a key card from a non-resident who had been given the card by a resident of the community.

There were numerous parking citations for parking and outdated permits. Securtec has the power to impound vehicles for repeated violations!

TRAFFIC AND SAFETY

The Maintenance Committee is proceeding with obtaining bids for the new fencing and gates below the bluff area of the Beach Parking Lot. The work should begin soon. There is concern about the number of non-residents using the picnic area on the bluff, but until that area is better secured, we cannot cite anyone for trespassing. Installation of the fencing and gates will hopefully minimize the trespassing.

We are determining how to proceed with a new Neighborhood watch program. **What is Neighborhood Watch?** It is a

crime prevention program which enlists the active participation of citizens in cooperation with law enforcement to reduce crime. It involves neighbors getting to know each other, taking time to care about each other and working together to recognize and report suspicious activities in their neighborhood. Watch for more details on how you can help and be involved to make our community safer. The City of Dana Point has a Neighborhood Watch Coordinator that will assist us.

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 on the 19th of the month.

No Submissions This Month



The NSCA Children's After School Recreational program will be offered during Spring break, Monday through Friday from 3:30 to 5:30. The program will consist of a wide variety of activities and games. All parents who would like their children to participate in the program must complete the release of liability form and return it to the Association office prior to their children's attendance.

LIFEGUARD SERVICE FOR POOL AREA DURING SPRING BREAK

The Board has approved staff contracting with Lifeguards by P&A, Inc. for service during the spring break week. The schedule will be Saturday, March 29 to Sunday, April 6, 1:00 pm to 6:00 pm. Residents are reminded that children under 14 years of age must be accompanied by an adult, even when the lifeguard is present.

RESIDENTS MUST FOLLOW RULE 3125 - WASTE WATER DISPOSAL FOR POOLS, SPAS, PORTABLE SPAS, ETC.

The office staff has become aware of several residents in the community who empty swimming pool waste water by pumping it onto the Association's common area, such as the surrounding landscaping or the streets. Under Rule 3125, residents are to pump their waste water through their home's sewer system. This is also a requirement under the Plumbing Code, which is enforced by the City of Dana Point, Code Enforcement Office.

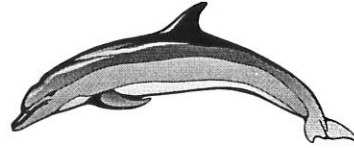
Whether you have an existing pool, spa, etc., or are considering the installation of one, your contractor/maintenance service provider must install a minimum three inch P-trap in the home's sewer line and connect the disposal pipe, from the equipment, to the P-trap. For those who are considering a pool/spa installation, please seek the approval of the Architectural Committee before any work is commenced.

LEASH YOUR PET CLEAN UP THE RESIDUE

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



THE DOLPHINS ARE COMING!



Thanks to almost 150 generous residents of the Shores, we are now able to proceed with our Dolphin project.

We have raised \$20,800 as of this date, enough to guarantee completion. We will keep you posted on all developments as we move forward. A target date has not been set, but should be forthcoming soon.

If you haven't sent your check in to cover your pledge, we would appreciate your doing so at this time. Please make your check payable to: The Dolphins of Niguel Shores and bring or send to Niguel Shores office.

Thanks again for your support.

The Dolphin Committee

SHERIFF'S DEPARTMENT

PHONE NUMBERS

9-1-1

For Life Threatening Situations

(714) 647-1832

To Report a Crime or
Request Police Service

(714) 770-6011

(714) 647-7000

General Information

ATTENTION ALL NIGUEL SHORES ORGANIZED GROUPS

The Association office is requesting that all current groups inform them of their group leader elections and phone numbers so that there will be a record of the person responsible for submitting the monthly article to the Seashore News should one be missing or should there be a question regarding the submission. Committees and organizations affected by this request are:

- ✓ Mens Club
- ✓ Mens Club Golf
- ✓ Womens Club
- ✓ Womens Golf
- ✓ Recreation Committee
- ✓ Landscape Committee
- ✓ Traffic and Safety Committee - Niguel Shores Blotter
- ✓ Page Turners
- ✓ Wednesday Noon Bridge
- ✓ Pot Luck
- ✓ Library News

Since the people who handle the Seashore News submissions change at various times of the year, it would be expedient if each group adds this item to its agenda when a change of officers or submitters takes place. Julie White, who does a fantastic job of typing and layout of our publication, and the Communication Committee, which edits your newsletter, thank all of you.

LADIES DAY TENNIS



Tennis anyone? Ladies Day Tennis meets every Thursday from 8:00-9:30 am. All levels are welcome. It's a great chance to meet tennis partners and practice your tennis. For further information, call Carla MacNair at 496-3735.

WOMENS GOLF

Fran King and Esther Benedict ran their March golf tournament with dispatch. With blue skies prevailing and spirits high, the winners were: Team #1 members Ceacy Johns, Liz Kelsch and Lavonne Borland. Runners-up were in Team #2 comprised of Ursula Hornbarger, Margaret Banerian and Jo Jackson. Low putts (17) went to Banerian and Kelsch and approaches closest to the pin on the 4th to Gretchen Letson-Rask, and on the 8th to Esther Benedict. The day's luncheon was in the capable hands of Betts Flynn and Lorraine Bruns.



April 14 will be the next Fun Day. Sign-in at Aliso Creek is 8:00 am. Call Lydia Reeve (493-6539) for golf if you haven't already signed up. Brown bag luncheon at Niguel Shores follows with Margaret Banerian (661-5307) at the helm.

The Get-Away planned for April 22-24 at Temecula Creek Inn is in jeopardy unless Lorraine Bruns (661-2236) receives a sufficient number of responses before the April 5 cut-off date. This fun 3-day tournament is open to all whether members, friends or want-a-be's.

The NSWG ranks were decimated this past month with the loss of four members including: Fern Brooks, Millie Deffebach, Ginny Kenney. They will be among those honored at the annual Memorial Festivities, August 11.

To play weekly golf, join either the Monday group at Lake Forest (Bernice Zeigner 495-2246) or the Friday group at Aliso Creek (Gretchen Letson-Rask 489-2259).

WOMEN'S CLUB

Niguel Shores Women's Club will meet Thursday, April 10 at 12:30 p.m. for a Tea and Installation. The new Officers to be installed are President, Frieda Baskin; Vice President, Harriet Writer; Secretary, Ceacy Johns; Treasurer, Marian Evans; Historian, Shirley Zeimantz; Dorothy Knauf, Parliamentarian.

The Craft Class will display the AIDS baby quilts at the Tea.

If you have not been contacted by April 7, please call Ann Lassleben at 661-0500 for your reservation.



The Bi-annual Home Tour will be on April 17. The tour is limited to members of the Women's Club and residents of Niguel Shores. Meet in the

multipurpose room on Thursday, April 17 at 9:15 am. We will then carpool to five different models of homes in the Shores. Following the tour, we will reconvene in the multipurpose room between 11:30 and 12:30 for a light lunch. **Reservations are required with a deadline of April 14. Please leave your check for \$8.00, made out to the NSWC, in the Women's Club box at the office.**

Women's Club Craft Class will meet Thursday, April 3 in the multipurpose room at 10:00 am. The group will be making mini picture albums. No special skills are needed. All supplies will be available at the meeting (75¢ per album). Bring a sack lunch and join us for this fun project.



PAGE TURNERS

If you are interested in a lively and timely book discussion, join us on April 21 at 10:30 am at the home of our hostess, Vivian Cox, 33771 Windjammer. Linda Ross is the co-hostess.

A discussion of Christopher Darden's book, In Contempt, will be led by Shirley Zeimantz.



DANA NIGUEL LIBRARY



Spring break will be celebrated at the Dana Niguel Library with a puppet show for children of all ages on Monday, April 2 at 11:00 am. No registration is required.

Storytime will continue on Wednesdays at 11:00 am. thru April 9. After a two week break, storytime will start backup April 30, continuing on Wednesdays at 11:00 am.

The library is having a Video Drive. Please donate any new or used VHS videos to help build the library's collection. Popular, classics, or non-fiction videos for children or adults are welcome.

Tax forms and free tax help (by appointment) will continue to be available until the tax deadline April 15.

Support the library. Volunteers are needed at the bookstore which is located at the entrance of the library. If you can give 2 and ½ hours for a worthy cause, you will enjoy it.

Dana Niguel Library
Phone: 496-5517

**NEXT NSCA BOARD MEETING FOR
COMMITTEE REPORTS**

April 16, 1997

7:30 pm

MENS CLUB

The speaker for our April 1 meeting is Mike Murray, President of South Coast Medical Center. Our own Art Peever will lead us through the "Building of a Car Wash" on April 15. On April 29, Art Bruington discusses "The Situation with Water in California."

"Remember to bring the ladies to the May 6 Ladies Day Meeting.

MEN'S CLUB GOLF

At the Vineyard we did everything except pick grapes. The team of Buck Ewing, Myron Miller, George Keller and Hal Therolf won A flight. The team of Bob Gutknecht, Mickey McLaughlin, Dale Smith and Tom McNicholas won B flight.

With rain threatening we went to Twin Oaks on January 28 and overcame sanded greens and aerated fairways were the

tournament format was 1 net ball, 1 gross ball each hole, but not the same golfer. The 1st place team of Jerry Pearl, Hal Therolf, Colby Thompson and Gene Lachel shot an amazing 130. The second place team was Dick Brame, Hal Therolf, Bryce Gillespie and Bob Borland. Third place went to Grover Brown, Bob Converse, Myron Miller and Harry Landis.



Camp Pendleton was the site of the semi-annual SOS breakfast where you load up on carbohydrates and unload them on the golf course. Winners in A flight were Dick Brame followed by Bill Bierbaum and Bob Borland. In B flight it was John Flynn 1st and Lee Write and Tom Crist in 2nd and 3rd. C flight honors went to Bob Gutknecht, Colby Thompson and Jerry Quinlan.

Costa Mesa outing is called the Lady Fatima "Miracle" Open, as the high handicappers dominated the Tin Whistle format. In A flight (low handicap) Peter Rask carded a net 63 to win 1st, Don Ellis was 2nd and Jerry Pearl 3rd after a card-off with Dick Brame. B flight winners were Tom Crist, Mickey McLaughlin and Bob Converse. The over 30 handicap flight has Colby Thompson with 28 Tin Whistle points, a net 63. Sy Feiner and Jack Christiansen tied at 27 points.

**NEW/REVISED RULES
INCLUDED WITH THIS ISSUE**

Attached to this issue are changes to the Rules and Regulations approved by the Board of Directors. The following Rules are included:

1320

5224

Please place these rules with your full copy of the NSCA Rules and Regulations.

Also attached to this issue is a copy of Rule 2711 - Fines. This rule is again being issued to comply with California Civil Code Section 1363(g). This rule should also be filed with your full copy of the rules.

RECREATION COMMITTEE

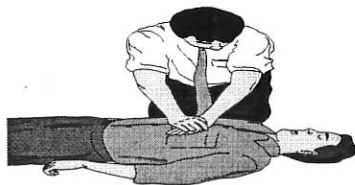
April 17 is the date scheduled for the second **DAN ALDRICH MEMORIAL LECTURE** in the Community Center MPR at 7:30 pm. Our speaker will be **Dr. Dennis Aigner**, Professor of Management and Economics, and Dean of the Graduate School of Management at University of California, Irvine.

Dr. Aigner was educated at UC Berkeley and taught at the Universities of Illinois and Wisconsin. He returns to the Shores by popular demand and will speak on "Immigration, with emphasis on California."

We hope to see many of you on Thursday, April 17. Refreshments will be served.

The Recreation Committee needs help in preparing posters from time to time to alert residents to upcoming events. If you are willing and able to volunteer some time, please contact the office at 493-0122.

CPR CLASS



Summer is near and we should all be aware of the advantages of knowing CPR in case of emergency.

Your Recreation Committee has made arrangements to hold a class in CPR on Saturday, April 19 in the MPR from 12:30 to 4:00 pm. If you wish to take this free class, sign up by April 15 in the office.



How about a "Themeless" potluck? We'll have one on April 20. Just "eat, drink and be merry," starting at 6:00 pm.

Bring your own libations, plates and silver as usual.

Please call for reservations.

A-F Art and Barbara Peever
661-1672

G-M Rick and Dottie Foth
496-9561

N-Z Grover and Barbie Brown
248-9997

WATER AEROBICS CLASSES

Spring is here and it is time to get fit. Come join in whenever you can.

Monday, Wednesday and Friday.
Time: 10:00 am - 11:00 am, Fee: \$28 for 12 lessons or come when you can for \$3 per lesson.

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

KENTUCKY DERBY

Be sure to come and join your neighbors in the Community Center MPR for our day at the races. Save Saturday, May 3 for drinks, food and a chance to pick your favorite horse on the Niguel Shores big screen.



WEDNESDAY BRIDGE

Everyone is invited to our spontaneous afternoon bridge at 11:50 am. Please call Jean Freeman at 493-6667 for reservations. The winners are:

2/26	1 st	Lillian Kennedy
	2 nd	Joan Sullivan
3/5	1 st	Dorothy Johnson
	2 nd	LaVonne Borland
3/12	1 st	Carla MacNair
	2 nd	Joan Sullivan
3/19	1 st	Joan Sullivan
	2 nd	Virginia Brooks



NEIGHBORHOOD EXCHANGE

Items for Seashore News Ads must be submitted by the 19th 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.

WANTED: San Marino/Niguel Shores family looking for summer rental - 3 bedrooms - July or August 1997. Non-smokers, clean, quiet. Good references. Please call Mrs. Robin (818) 795-9155

MOVING SALE: Several small furniture items and pictures. Call 493-2809

FOR SALE: Almont Patio Furniture - 48" table, 6 chairs, small table, chaise \$150. Also, sofa and club chair. Redecorating - All good condition. Call 496-1428

ROOM MATE(S) WANTED: To occupy two extra bedrooms in a beautiful Shores home. Must be non-smokers, quiet and with no pets. \$700 month. Call Riyad, 489-3730.

FOR SALE: You will love this home. Panoramic coastal and ocean views. 3 br - 2 ½ ba - Beautifully remodeled. Spa and stereo system included. \$389,500. 493-2729

1994 Black Land Rover Discovery. Under 23,00 miles. Fully loaded with ski and bike rack, 5-CD changer, leather seats, custom made cover. One owner. Extended 100,000 mile warranty. Seats 7. \$33,000. 489-3730.

FOR SALE: Ocean view townhome. 1623 sq. ft. on one level. Quiet, single-sided, cul-de-sac street. \$335,000. Will consider trade for property in San Diego or Palm Springs area. (760) 436-0823

WANTED: La Canada/Niguel Shores family looking for August rental. Clean, responsible and non-smokers. Please call (818) 790-4118.



Residents are to place trash receptacles out 12 hours in advance of scheduled pickup and must remove them within 12 hours of pickup. This is required by City ordinance and Association Rule.

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
Lee Evans	Adm. Assistant
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
Janet MacKaig
Rick Foth
Marian Pearl
Jerry Moon
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

Richard Johns, President
Bill Henderson, 1st Vice-Pres.
Jack Sweeney, 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

Rick Foth, 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/Layout - Julie White
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 on the 19th of the month.

Sunday Monday Tuesday Wednesday Thursday Friday Saturday

APRIL 1997

SEASHORE NEWS CALENDAR

6	9:00-Noon Off-Site Owners Decal Exchange 1:00-6:00 Lifeguard Srvc	7	STREET SWEEPING Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 10:00 Traffic&Sfty Cmte	8	Mens Club Golf	1	8:15 Mens Club Breakfast 1:00-6:00 Lifeguard Srvc	2	9:00 Fitness Class 10:00 H2O Aerobics 11:15 NSCA Board Mtg. 11:50 Noon Bridge 1:00-6:00 Lifeguard Srvc	3	8:00 Ladies Day Tennis 10:00 Crafts Class-MPR 1:00 Architectural Cmte. 1:00-6:00 Lifeguard Srvc	4	Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 9:30 Maintenance Cmte. 1:00-6:00 Lifeguard Srvc	5	9:00-Noon Off-Site Owners Decal Exchange 9:30 Tai Chi-MPR 1:00-6:00 Lifeguard Srvc																								
13	9:00-Noon Off-Site Owners Decal Exchange 1:00-6:00 Lifeguard Srvc	14	Womens Golf Fun Day 9:00 Fitness Class 10:00 H2O Aerobics 1:00 TVB Cmte. 3:00 Landscape Cmte.	15	8:15 Mens Club Breakfast	16	9:00 Fitness Class 10:00 H2O Aerobics 11:50 Noon Bridge 7:30 NSCA Board Mtg. For Cmte. Reports	17	8:00 Ladies Day Tennis 9:15 Womens Club Home Tour 1:00 Architectural Cmte. 7:30 Aldridge Lecture Series - MPR	18	Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 3:00 Finance Cmte.	19	9:30 Tai Chi-MPR 12:30 CPR Class-MPR	20	6:00 Potluck - MPR	21	Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 10:30 Page Turners	22	Mens Club Golf	23	9:00 Fitness Class 10:00 H2O Aerobics 11:50 Noon Bridge 1:00 Comm. Cmte.	24	8:00 Ladies Day Tennis	25	Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics	26	9:00-Noon Off-Site Owners Decal Exchange 9:30 Tai Chi-MPR	27	9:00-Noon Off-Site Owners Decal Exchange	28	Womens Golf 9:00 Fitness Class 10:00 H2O Aerobics 1:00 TVB Cmte.	29	8:15 Mens Club Breakfast	30	9:00 Fitness Class 10:00 H2O Aerobics 11:50 Noon Bridge	10	8:00 Ladies Day Tennis 12:30 Womens Club Tea & Installation-MPR	9	9:00 Fitness Class 10:00 H2O Aerobics 11:50 Noon Bridge 2:00 Recreation Cmte.

(04-01-94)

2 Fines (04-13-93)

Fines may be levied by action of the Board of Directors, after notice and hearing, in accordance with the schedule below. Such fines shall become an obligation of the owner and shall be billed in the same manner as the quarterly assessments.

For violation of the CC&Rs, ByLaws or other Rules and Regulations not listed in I through VII below, the Board of Directors has the discretion to take the following action.

- a. 1st Offense Notice of Violation/Request to Correct
- b. 2nd Offense 2nd Notice of Violation/Request to Correct or
Notice of Hearing to impose fine between \$25 and
\$50.
- c. 3rd Offense Request to Correct and Notice of Hearing to impose
fines between \$25 and \$100.

Type of Violation	1st Offense	2nd Offense	3rd Offense
I. Architectural Rules			
A. Rule 3103. Failure to obtain requisite approval for modification.	Notice of violation: Request to submit	Failure to submit: \$100	Failure to submit: \$200 plus referral to attorney
B. Rule 3151. Non-permitted antenna.	Notice to remove	Failure to remove: \$100	Failure to remove: \$200 plus referral to attorney
C. Rule 3152. Improper backboard construction/failure to paint or stain.	Notice to correct/remove	Failure to correct or remove: \$50	Failure to correct/remove: \$100 plus referral to attorney
D. Rule 3157. Failure to observe rule.	Notice to correct/remove	Failure to correct or remove: \$50	Failure to correct/remove: \$100 plus referral to attorney

Type of Violation	1st Offense	2nd Offense	3rd Offense
II. Landscape Rules			
A. Rule 4101. Failure to obtain approval.	Notice of violation / request to submit	2nd Notice; \$100	3rd Notice; \$200 plus referral to atty
B. Rule 4114. Failure to prevent encroachment of plant(s) on or over common area pedestrian walkways.	Notice of violation / Request to correct	2nd Notice; \$50	3rd Notice; \$100 plus referral to atty
C. Rule 4121. Failure to maintain landscape.	Notice of Violation/Request to correct	2nd Notice; \$50	3rd Notice; \$100 plus referral to atty
D. Rule 4211. Add to, remove, or change plants on common areas, front yards or slopes maintained by Assoc.	Warning	\$50 plus restoration	\$100 plus restoration; possible legal action
III. Tree View Blockage			
A. Rule 4112. Exceeding height restrictions for pad-level plantings resulting in view blockage.	Notice of violation / request to cut trees	2nd Notice; \$100	3rd Notice; \$200 plus referral to atty
B. Rule 4113. Exceeding height restrictions for slope plantings resulting in view blockage.	Notice of violation / request to cut trees	2nd Notice; \$100	3rd Notice; \$200 plus referral to atty
IV. Community Center Facilities			
A. Rule 5102, Para. 1-9. Failure to observe community center rules.	Warning	\$25 plus suspension for 24 hours	\$100 plus suspension for 30 days
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
IV. Community Cntr Facilities (Con't):			
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

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
I. Rule 6512. Failure to apply for gate access package within prescribed time frame.	Warning	\$50	\$100 plus suspension of common area privileges

Type of Violation	1st Offense	2nd Offense	3rd Offense
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 6211. Failure to observe Orange County skateboard ordinance.	Warning	\$50	\$100 plus possible suspension

Type of Violation	1 st Offense	2 nd Offense	3 rd Offense
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

Type of Violation	1 st Offense	2 nd Offense	3 rd Offense
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 6211. Failure to observe Orange County skateboard ordinance.	Warning	\$50	\$100 plus possible suspension

(02-01-85)

1401 Appeal of Committee Decisions (02-01-85)

Any owner of real property who has made application to any committee of the Association may appeal the decision of the committee to the Board of Directors, as follows:

A. Give written notice to the Board of such appeal within a 60 day period after the date of the notification of the disputed decision and including the following information:

1. Name, address, telephone number of owner.
2. Legal address of real property affected, if any.
3. Name of committee to which application was made.
4. Date of application to committee.
5. Date of committee action.
6. Committee's decision.
7. Owner's statement, in detail, of the purpose of his/her application to the committee.

B. A hearing shall be set by the Board of Directors not more than sixty (60) days from the date of receipt by the Board of the owner's notice of appeal. The meeting shall be held at the Association's office.

C. The Board shall give notice to other interested parties not less than ten (10) days prior to the date of such hearing.

D. The owner shall have the right to representation of his/her choice, including legal counsel.

E. The hearing may be open or closed, at the discretion of the owner.

F. The hearing may be recorded at the discretion of the owner. The cost of such recording and the preparation of any transcript from a recording shall be borne by the owner.

G. Prior to the hearing, the owner shall have access to all relevant and material Association records.

H. The owner shall have the opportunity to cross-examine any witness presented by the Association.

I. The owner shall have an opportunity to present evidence at the hearing.

J. The Board's determination after such hearing shall be in writing, setting the reason(s) for such determination.

(04-01-97)

1301 Motion Identification (05-01-85)

The names of Board Members making, seconding, or voting on motions will not be mentioned in the minutes of the meeting unless so requested by the Board Member.

1311 Approval of Minutes (05-01-85)

A. Between Board Meeting #1 and #2, the final draft copies of the minutes of meeting #1 will be distributed to the Board Members by the recording secretary.

B. At Board Meeting #2, the recording secretary will note any corrections made by the Board.

C. If no corrections are made, the minutes will be signed by the Board Secretary and filed in the Minute Book.

D. If any corrections are made, the recording secretary will retype the corrected page(s) and redistribute the minutes to the Board Members. The corrected minutes will be signed by the Board Secretary and filed in the Minute Book.

1315 Deferring Board Action (05-01-85)

When a proposal is made for (a) a significant policy change or (b) an expenditure of non-budgeted funds of over \$1000, such proposal will be made at a Board meeting and, upon the request of any Board Member, action will be deferred until a subsequent meeting.

1320 Notice of Special Meeting of the Board of Directors (03-05-97)

The Board of Directors holds its regular monthly meetings in the multipurpose room at the Community Center on the first and third Wednesday of each month, except for the months of May and December during which it holds its regular meeting only on the first Wednesday of the month. NSCA members can review the Seashore News calendar to confirm the date and time of the scheduled meetings.

Except for Executive Session or Emergency meetings of the Board, the notice of the date, time, and place of a Special Meeting of the Board will be given to NSCA members at least four (4) days prior to the meeting, either by printing the date, time, and place of the meeting on the Seashore News Calendar, or by posting a written notice of the meeting in the glass cabinet case located on the outside wall behind the pedestrian entry gate to the Community Center. The notice will be given pursuant to California Civil Code Section 1263.05(g).

(04-01-97)

5221 Policy (06-30-92)

The Seashore news shall not be used as an instrument for promoting the point of view of individuals or organizations showing a preference regarding political, religious, ethnic, or racial issues.

5222 News Articles, Announcements and Reports (06-30-92)

News articles, announcements and reports are limited to those of the NSCA Board; NSCA Club announcements and reports; news of community activities; and manager reports. Articles may be submitted only by residents or owners, on forms supplied by the office and are limited to 250 words. See Rule 5221.

Submissions must include the writer's name and telephone number. Typing is preferred, but handwriting is acceptable if it is neat and legible. The committee members read each item to assure that the subject is acceptable, the language is clear and grammatically correct and that it does not exceed the word limitation. An attempt will be made to discuss questionable articles with the writers before approval.

5223 Deadline for Submissions (06-30-92)

It is planned that the News will be distributed on or before the first of each month. Therefore the submission deadline is the 17th of the preceding month. Late submissions will be accepted only if the chairman determines that the article is important and that it will not delay publication.

5224 Voice of the People (03-19-97)

Letters to "Voice of the People" are restricted to residents and owners of Niguel Shores property on subjects of general interest to the community. Writers may submit letters for consideration for publication with the understanding that opinions contained in letters that are published are those of the writers, not necessarily of the Committee. Letters which, in the opinion of the Committee or Board of Directors, may invade the privacy of other individuals, subject the Association to potential liability, or otherwise be in bad taste, will not be published. The writer's address and phone number must accompany their letters and only the names of authors will be published with their letters. Letters are limited to 200 words. See 5221.

5225 Neighborhood Ads (05-04-94)

Only residents or owners of Niguel Shores property may submit ads. No ads are allowed which offer any type of SERVICE. No one may act as AGENT for another person or company. No commercial products may be advertised.

ACCEPTABLE ADS:

1. Personal goods held for personal use.
2. Real property including rental of same.
3. Personal announcements.

Length of ads is limited to 30 words including phone number. Payment is made by check to NSCA. See office for current advertising rate. All ads must be submitted on or with a signed form supplied by the office. All ads are read and approved or disapproved by the committee.

5227 Production (06-30-92)

Submissions are edited and proofread by the committee and finished copy is then pasted up with artwork by volunteers. Copies are printed by an outside firm and are collated and stapled by NSCA volunteers.

5228 Distribution (06-30-92)

The Niguel Shores area of 960 family homes is divided into ten districts and the NEWS is delivered to an area coordinator in each district who maintains a team of block chairpersons to deliver the NEWS to house slots or under garage doors, if possible, or out of sight. Postal laws prevent placing the NEWS in mailboxes. Extra copies are mailed to homeowners living outside Niguel Shores; the remaining issues are kept in the office during the month.

No other material shall be distributed with the SEASHORE NEWS except with the approval of the Board.