



seashore news

Published Monthly by Niguel Shores Community Association
May 2001

Issue 332



FROM THE HELM

To begin with a couple of housekeeping items: please, please, please do not forget to get your vote in for the candidates for the Board of Directors. As I have mentioned before, this is your chance to pick those directors whom you believe will best represent you in this Association. The Annual Meeting will be on May 15.

Your Board is reviewing our expenditures each month in an attempt to ascertain how best to combat the effects of the dramatic rise in utility bills. At the meeting in early April we agreed to defer several landscape planting and tree trimming projects for a potential savings of about \$23,000. Note that I have written "defer", not eliminate. If, as the year moves on, it becomes apparent that these funds can safely be expended, I am sure that they will be. Also we have from some of our litigation activities the receipt of \$13,000, which will be used to bolster our legal budget.

This issue of "From the Helm" is the last one that I will write. It is more difficult than the first one I wrote because I now realize that quite a few people actually read this portion of the *Seashore News*. For the last four years on the Board and the last two years as Board President I have had a most interesting time. (There is an ancient Chinese curse that says "May you have an interesting life.") Spending four years on the Board really means that I have served on four different Boards. Each Board has its own personality and characteristics. I can say that it has been a real pleasure to serve with the different board members and that I have the greatest respect for each of them.

Beyond the Board, however, are the committees. The members of each committee are the people who really are the driving forces here in Niguel Shores. The

Board does not always agree with each committee's recommendations (nor do they necessarily always agree with the Board) but without them I really do not know how our Association could operate as well or be as responsive as it is.

Niguel Shores is one of the most desirable communities in Southern California. We are truly a verdant island in the midst of a very crowded area. When I first left California in the mid 1960's, Orange County consisted of orange groves, cattle, a few people and Disneyland. The other day I read that Orange County is now the most densely populated county in all of California. Each of you, whether you moved here last year or 30 years ago, is truly fortunate. Remember that keeping Niguel Shores the desirable oasis that it is depends on each of us.

Again, thank you all for the interesting and exciting past four years.

**Board President
Andy Boush**

ALL WRITERS FOR *SEASHORE* *NEWS*

It is imperative that all people writing for the *Seashore News* meet the deadline for submission on the 17th of each month, the 15th in November and December. Word limits are 250 for articles, 200 for Voice of the People.

NEW OFFICE HOURS

Starting Wednesday, May 2, the office will open at 10:00 am and close at 4:00, Monday through Friday.



BOARD ACTIONS IN APRIL

- Authorized the use of a new gate entry pass, good for thirty days, for contractors performing construction type services. The Board will allow use for ninety days and ask Traffic & Safety Committee for an evaluation of its use.

- Authorized the Board President and Secretary to sign an *Easement Agreement* with San Diego Gas & Electric for a small piece of common area, along Selva Rd., west of the Selva gate. SDGE will be installing an equipment switch and radio antenna in this location.

- Authorized staff to expend up to \$2,250 to have a trench cut across the exit side of Mariner gate, leading to the front of the sentry building. Conduit and cable will be installed.

- At the request of the Landscape Committee, authorized staff to include a paragraph in the escrow demand letter informing potential buyers of the Association's policy involving landscape planting within areas eased to the Association for maintenance.

- Authorized the printing and mailing of the 2000 *Audit* completed by Keyhan Hewitt Accountancy Corporation. Homeowners should receive the audit by early May.

- Authorized staff to amend the *Employee Health Insurance Policy* dealing with the medical insurance co-pay feature.

- Accepted changes to the Association's *Tire Damage Policy*, with time frames added. A copy of the revised policy is attached to this issue of the *Seashore News*.

- Accepted changes to the Association's *Sewer Damage/Repair Policy*, with time frames added. A copy of the revised policy is attached to this issue of the *Seashore News*.

- Authorized staff to purchase a new outdoor ping-pong table, with the cost not to exceed \$356. Staff is to work with the Recreation Committee on the purchase.

- Accepted the *Retained Services Agreement* with Fiore, Racobs & Powers, for the period May 1, 2001 through April 30, 2002. This firm supplies legal services to the Board of Directors.

- Authorized staff to place \$14,491 in Landscape Committee upgrade projects on hold and \$8,860 of tree trimming projects on hold. The Board has directed that the projects be reviewed toward the end of the year to see if the 2001 Budget will allow for their completion. If not, then consideration will be given within the 2002 Budget.

- Decided to proceed with the 90-day trial period for the vehicle gate entry "transponder" system at the Cabrillo Isle gate. Installation should occur in May.

- Accepted the contract/specification with Friess Company Builders for the installation of the vinyl railings project below Breakers Isle Homes. Cost for the installation work will be \$8,000.

POWER OUTAGES AND VEHICLE ENTRY/EXIT GATES

As you are aware, the State is predicting rolling power outages when the weather heats up. Some of the community may avoid the power outages because of the proximity of Fire Station 30 to Niguel Shores. However, we doubt the entire community will escape the outages. If the power goes out, all pedestrian gates will open/close without a proximity device.

In the event power goes out, staff's immediate response will be to open the vehicle gates. During our regular business hours, the office staff will contact our maintenance personnel, by radio, and alert them. If the outage occurs after hours or on the weekend, the entire maintenance staff will be paged and requested to come in immediately. *(continued next page)*

Listed below are the gates and what can be done if an emergency happens prior to our maintenance staff arriving:

MARINER GATE

The sentry will remove the barrier arms. If the swing gates are closed, the gates can be pushed open with some force. If power goes out, we do not expect any problems opening the gates for entering and exiting vehicles.

SELVA GATE

The only way to open the gate for entering vehicles is to get into the motor box and use the hand crank to drop the teeth and raise the barrier arm. Only our maintenance staff can perform this work. Use Mariner for entry.

CABRILLO ISLE

At present, the entry gate can only be opened by our maintenance staff. Soon, the entry gate will be modified to allow for a battery backup to engage when the power goes out. This backup will allow both the barrier arm and swing gates to automatically open. The exit gate can be opened by pushing on it with some force. If you notice problems, please use Mariner for entry and exiting by vehicle.

GARIBALDI AND MANTA GATES

Both the entry and exit gates can be opened by pushing on them with some force.

BREAKERS ISLE

The entry and exit gates will be opened by pushing on them with some force. The exit gate will be difficult because of its very heavy weight and it must go uphill.

The reason some of the gates can be opened by pushing on them is that the Orange County Fire Authority requires it. When power returns, the maintenance staff will go to each gate and reset them in the closed position. If they cannot solve a problem and reset the gates, then the gates will be left open until one of our gate contractors can come out to check out the problem and make repairs.

STAFF UNDATE SUSAN, OUR RECEPTIONIST, LEAVES

By the time you read this article, Susan, our receptionist since July 2000, will have left our employ at Niguel Shores. Susan has made the decision to leave in order to pursue opportunities in her chosen field, marketing, in which she has a degree. In addition to her front office customer service duties, Susan has been responsible for word processing and layout of the monthly issue of the Seashore News. We wish Susan the best of luck in her future endeavors.

Your patience is appreciated while we train our new receptionist. It would be extremely helpful if you would read your Rules and Regulations before you arrive at the NSCA Office, so that you bring with you the information that is required. For instance, if you intend to request a decal for a new vehicle, read the rule that corresponds. If you are submitting an Exterior Modification proposal for review by the Architectural Committee, read the appropriate sections of the 3000 series of the Rules and Regulations. If you have a complaint, please put that complaint in writing, and we will attach it to a Homeowner Request Form. If you're not sure what to do about something, call us before you arrive, so we can answer your questions and you will be prepared.

We are here to assist you, and we hope you will extend the same courtesy to our newest employee. Thanks!

CAMERATA STRING QUARTET TO PLAY NEXT WEEK

The Camerata String Quartet will again give a concert as a part of the Dan Aldrich Memorial Lecture and Concert Series. The program will be Wednesday May 9, 2001 at 7:30 pm in the multi-purpose room. This program will feature the music of renowned Russian composers, including Tchaikovsky, Borodin, Rimsky-Korsakov, Rachmaninoff and Shostakovich.

Members of the Camerata String Quartet include Niguel Shores residents, Janet and George Traver who will both be playing the violin. The two other members of the quartet (*continued on next page*)

are Margaret Main on viola and George Bullock on Cello. The program will run an hour and a half and will be followed by refreshments provided by the recreation committee. Anyone who appreciates good music performed by professional level musicians will enjoy this concert.

AFTER SCHOOL RECREATION PROGRAM

Come One! Come All! To the New After School Program, started April 23, 2001. Every school day from 4:00 to 5:30, there will be a recreation leader until the end of school, June 21, 2001. This is a program for school age children whose parents feel they can be left alone at the park.

We have hired a recreation company called Camp Co. They have provided recreation services to the City of Dana Point, and the Laguna Cliffs Marriott Resort. Camp Co. is providing Niguel Shores with a recreation leader, a recreation program and crafts. We have great hopes that this will be an excellent and enjoyable program.

We take great pride that our Association, the Womens Club, and individual residents care enough about our children to help fund this unique program. Their generous contributions along with matching funds from the Family Club all make this unique program possible. I know of no other association that provides a free after school program for its children. For you who have helped, thanks again!

Please come and support this wonderful program so we may continue to offer it.

TRAFFIC AND SAFETY COMMITTEE

1. Mariner Gate: As the gate officers continue to enforce the rules by denying access to those without authorization, they continue to be the target of rude and aggressive behavior by residents and guests alike. This could be eliminated if you take the time to inform the gate of your guests arrival well in advance.

2. Cabrillo Isle Gate: It is anticipated that the pedestrian gates will be locked by May 1, so be sure to take your FOB with you on your walk to exit or enter this area. Also, a display board has been installed for community announcements so that you can see them as you exit the gate.

3. Selva Gate: The design for the new gate is posted at the community center. Take time to look at it and submit your comments, pro or con, to assist the Board in upgrading that area.

4. As we approach the vacation season, be sure to take advantage of the "Vacation Home Security Check" offered free by the City of Dana Point under the Neighborhood Watch Program. The committee encourages you to take advantage of this program along with the help of your neighbors and/or friends in the community to safeguard your residence while you are away.

Remember, the security patrol officer hired by the Association is PROHIBITED from coming onto private property even if he/she is invited. If you experience an emergency, do not call the gate. Call the sheriff directly.

DISASTER PREPAREDNESS

Lisa B. Grant, Ph.D.

University of California at Irvine
will give a

Dan Aldrich Memorial Lecture

entitled

EARTHQUAKE POTENTIAL OF THE JOAQUIN HILLS FAULT

Wednesday, May 23

at 7:30 pm

in the multi-purpose room

Professor Grant has done extensive studies of South County and brings up-to-date information on local fault lines

Mark the date on your calendar!

SHORES BLOTTER

Dogs off leash: Throughout the community residents are reporting dogs not being leashed and in some cases being very aggressive to other dogs and their owners. Because the committee is unhappy with the response residents have had from calls to Animal Control, so we recommend that you ALSO call Dana Point Code Enforcement at 248-3573.

Vandalism: Last month we spent \$100 to repair the lifeguard tower. Any help in identifying those involved would be appreciated.

GUEST AUTHORIZATION TIPS

When contacting the Mariner gatehouse to authorize guests, please-please-please:

- Leave your last name, your street name, and YOUR PIC
- Leave your guest's last name or company name
- Speak SLOWLY and CLEARLY
- If you fax a list or drop off a list - THE LIST MUST INCLUDE YOUR PIC
- Party lists must be dropped off at the *business office* 48 hours in advance

The Gate Officer has expressed concern with the number of late call ins, incomplete messages, and unintelligible messages. The Gate Officer also notes that arriving guests do not have the resident's last name and street name.

The Gate Officer just does not have the time to call a resident while the guest waits in line. There is only one phone line in the gatehouse, and that phone line rings constantly. And, other vehicles backed up in the guest lane must be processed as quickly as possible.

NSCA Rules and Regulations regarding call in authorizations were attached to the last months issue of the *Seashore News*. Please read these rules and familiarize yourself with the various methods of access authorization. Your guests, the Gate Office, and your neighbors will all benefit if everyone cooperates and works as a TEAM. Thanks!

A SHORES TRADITION

MEMORIAL DAY BARBECUE
SUNDAY, MAY 27
5:00 PM

LANDSCAPE COMMITTEE

Nauticus Isle "turn around project trespass problem" is to be presented to the Board for approval to add six courses of brick at the top of the wall to discourage climbers and retain privacy.

A request from someone living outside the Shores Shores to trim some trees that are blocking views, will be referred to the affected residents for approval.

A request from a resident in Sea Terrace II to remove well-established trees on Association area has been denied.

Other items:

Custom: Magellan Isle corner completed

Atlantic: Torii gates are ready to plant, geraniums or gazanias; ground cover for Taranto Bay; more gazanias for Marmara Bay.

Villas: Tree-trim requests completed. *Xylosma* cut back as requested. Diseased oleanders are to be replaced with bottle brush.

Sea Terrace I: Action completed on Flying Jib.

Sea Terrace II: Owners who are draining onto La Cresta slope will be advised to desist on the slopes.

Wendt Landscaping is right on schedule.

TRASH PICKUP

Remember, Trash will be picked up one day later during the week of Memorial Day.

VOICE OF THE PEOPLE

MENS CLUB

Letters are welcome and limited to 200 words typed if possible, including name, address and phone number of writer. Refer to NSCA Rule #5221,2,3 and 4. Submissions due on the 17th of the month.

Landmark Shores Improvements (part I)

Niguel Shores has had many fine Association boards, but knowing well the frequency of complaints any board gets from their constituents, I am moved to write an unabashed letter of thanks to the last two boards for their dramatic improvements in security, safety and ambience.

A procedural plan was developed to accomplish long overdue improvements while Jerry Milner was president (1997-1999). The Mariner entrance became the highest priority. The old entry shack was rebuilt and moved forward to allow for new gates, and new landscaping was extended to Niguel Road when it was discovered the Shores (not the City of Dana Point) owned Mariner Drive. New monument signs, recently completed, were part of that plan.

Board member Don Johnston, rallied several volunteers to remodel and enlarge the community offices, thereby saving several thousand dollars with donated labor, and a beautiful job was the result.

About 35% of the streets have been repaved after a shortage of reserves in the budget was corrected by Dick Mackaig, chief financial officer. The shortage existed because oil costs had climbed, and with the newly increased reserves, the job is now going forward.

(Part II will be in June Issue)

C. Richard MacNair

**NSCA ANNUAL MEETING
& ELECTION
TUESDAY MAY 15 AT 8:00 PM
REGISTRATION AT 7:30**

The Mens Club of Niguel Shores meets in the multi-purpose room at 8:00 am on the first and third Tuesday of each month for breakfast, fellowship, a short business meeting and a guest speaker.

We do not have a speaker for the May 1 meeting, but we hope to find someone of interest to all. The meeting of May 15 will feature Harold Kaufman, the Mayor of Dana Point, who will bring us up to date on what is going on in our city.

We hope that all men in the community will take the opportunity to hear our speakers and consider participating in the Mens Club meetings and activities. If you are not a member, please come and visit us. Be our guest and sample the fellowship.



MENS CLUB GOLF

Two golf tournaments were held during this report period for the first time this year. It has been a cold, wet winter. We played Green River on March 27 and the SCGA Members course at Murietta Hot Springs on April 10. Formats were "Tin Whistle," points given for par, birdie, eagle, etc., at Green River, and individual low net at the SCGA course. Results are as follows:

Green River

"A" flight: A three-way tie existed for first place. A tiebreaker resulted in winner, Joe Sanders; second place, Lee Writer; third place, Ed Bouffard.

"B" flight: Bob Converse was the winner, leading all scorers with 41 points, Bob Gutknecht to second place and Tom McNicholas, third.

"C" flight: Winner was Jack Christiansen, Ed Adams, second, and Ian Ross took third place.

Closest to the pin honors went to Tom McNicholas and Ed Bouffard.

SCGA Members

"A" flight: Don Ellis won with a fine 71 (1 under par), Gene Lachel was second, and Joe Sanders came in third.

(continued on next page)

"B" flight: Roy Dohner captured first place with a hot 68 (4 under par), Ed Adams took second and George Keller, third.

Don Ellis took closest to the pin honors on both hole #6 and hole #16, a feat not accomplished for quite some time in our Mens Club

Thought for the Month

Many golfers prefer a golf cart to a caddy because the cart cannot count, criticize, or laugh.

WOMENS CLUB

The monthly meeting of the Niguel Shores Womens Club will take place on Thursday, May 10 in the multi-purpose room. Lunch will be served at 12:30 pm followed by a program to be presented by Connie Smith, Executive Director of the Fountains at Sea Bluffs in Dana Point. The presentation will cover the features and amenities of senior living at The Fountains, and she will use a video to highlight the information. Come and be informed.

If you do not receive a call from our telephone committee and wish to attend, please call Betty Steinwinter at 240-4462.

Dues for 2001-2002 are payable, \$5.00 for the entire year, with May and June of this year as a bonus if you join now, a great bargain. You may leave your check, made out to Niguel Shores Women's Club, at the office.

The monthly board meeting will take place on Thursday, May 3 at 4:00 pm in the conference room of the recreation center.

WOMENS GOLF

It has been said that, "April showers bring May flowers," but the stalwarts of NSWG wonder when, and why not now. April's Fun Day was a washout, under foot and overhead, besides being cold and windy. Captains Rose Marie Lawson and Betty Lewis were prepared but couldn't defy the elements.

Lunch was another matter in the capable, loving hands of Diane Ballou and Marlene Lynch. It was a *cause celebre!* - Easter décor and favors, a little bubbly, a gourmet repast of warming and delectable culinary delights. Needless to say, if attitudes needed adjusting, the hostesses accomplished the deed. The overflow group attending went home with smiles on their faces and very satisfied tummies. If you can't play golf, eat well and swing away another day!

The next Fun Day is May 14. Liz Kelsch, 661-5802, and Terry Scott will captain golf with check-in at Aliso Creek at 8:00 am. Lee Sweeney, Kay Unis, 661-0933 and Pat Johnson take on the luncheon challenge at the community center following play. If you have not signed up for golf and/or lunch, please call Liz and Kay for reservations; if you are on the list and need to cancel, a courtesy call is in order.

Plans for the annual Memorial Tournament are underway, the date to be announced at the next meeting. Another friend, Lorraine Bruns, joined the list in April. Although she was not a Shores resident, Lorraine's contribution to the group was celebrated by her circle of friends.

WEDNESDAY BRIDGE

Join us each Wednesday at 11:45 am. Call Jean Freeman at 493-6667 for play during May.

Recent Winners:

March 21

1. Betty Steinwinter
2. Jean Freeman
3. Marie Milliken

April 4

1. Anne Kernan
2. Helen Campbell
3. Regina Brevik

March 28

1. Jeanne Wadkins
2. Kay Wittmack
3. Jean Freeman

April 11

1. Mary Gustafson
2. Helen Campbell
3. Dick MacNair



PAGE TURNERS

The next Page Turners meeting will be on May 21 at 10:30 am. The hostess is Marion Evans, with assistance from Phyllis Tezer. Marion's address is 33731 Flying Jib. Kathy Allen will lead the discussion on *The Ginger Tree* by Oswald Wynd.

All residents of Niguel Shores with an interest in reading are invited to join us. We will be choosing our selections for the next year in June. Please be thinking about your recommendations for specific books or general subjects to explore. If you have any questions, please call Gretchen Rask, 489-2259, or Phyllis Tezer, 496-4710.



NEIGHBORHOOD ADS

Items for Seashore News ads must be submitted by the together with a check payable to NSCA. (\$3 for a maximum Advertisers must fill out a form available at the Association NSCA nor the Seashore News assumes responsibility or of goods advertised. See Rule 5525.

LOST: A Cat named Cleo was lost the first day of rain. Someone picked her up. We would like to have her back. She is black with white spots.

Joan 487-0558

FOR SALE: Like new white Corian™ counter top from Garden Home "H" plan. \$ 2000.00 489-9698

FOR SALE: Landscape designer's perennial garden, single level home in Sea Terrace II. Panoramic ocean spectrum, 3 bed-2 bath, dining room, fireplace, glassed in sunroom opens to new brick patios and gardens. Available for sale June 661-0467

JULY RENTAL WANTED: July 1 or July 15 for a month. Longtime Shores homeowner (mature, responsible) will care for house, pets, plants, etc. Pay rent while you travel. Do minor handyman chores. (949) 248-8777 or (901) 754-9844

RENT TO FRIENDS: Pastor with four church leaders, dear friends, visiting area for church conference August 6. Wonderful opportunity to rent for month of August. 240-9393 or NAMoffitt@hotmail.com

FOR SALE: Guitar- classical, case & stand \$250.00
493-9190

FOR SALE: Very upgraded & elegant 4 bedroom, 3 bath home. Panoramic ocean views from upper & lower floors. Huge view deck. Quiet cul de sac near Niguel Shores. 661-2779

FOR RENT: Poipu Beach, Kauai, ocean view, beach front condo. Sleeps 4. \$100. a night plus tax and cleaning fee. Now renting for June, July and August. 240-4682

DANA POINT LIBRARY NEWS

Childrens' Library: We've just added toddler books to the Childrens' Library. These books include Board Books, 1-2-3 number books, ABC books, concepts and more for babies and toddlers. New titles are continually being added to this special children's collection.

A mini storytime session will be conducted during the month of May on every Wednesday at 10:30 am from May 2 through May 30.

The After School Club for school-aged children meets on Thursdays at 4:00 pm for creative crafts and stories. Please register at the library.

There will be no Pajama Storytime in May.

Teen Section: This new section has a rack of videos and its own section of paperbacks - Shakespeare to sports figures. There is also a good selection of books on getting careers started in different levels.

Summer Reading Programs: The Friends of the Library are providing funds to make possible this very successful annual program that encourages students to (continued on next page)

continue their reading during the summer. Watch for announcements about this program to begin in June.

Bookstore: If you are doing spring cleaning, please bring your old records, books and CDs, books-on-tape, pictures, maps, etc. to us at the Bookstore. We will sell them and help buy new books, DVDs, books-on-tape, etc. for the library - fair exchange isn't it? You help us; we help them.

Dana Point Library
33841 Niguel Road
Dana Point CA 92629
496-5517

LIONS RECYCLE FOR SIGHT

There is a tremendous need for recycled eyeglasses throughout the world. All types of eyeglasses for children and adults are accepted, including exceptionally strong or weak prescriptions. Reading eyeglasses are also useful for those who perform close-up tasks while at work. Sunglasses are given to people living near the equator, especially those with cataracts. Eyeglasses will be cleaned, categorized by prescription and prepared for distribution in developing areas, free of charge to children and adults with impaired vision.

Legal constraints in the United States generally make dispensing used prescription devices unlawful. In most developing nations, an eye exam costs as much as one month's wages, and a single doctor may serve a community of thousands of people.

Any donations from residents of Niguel Shores would be greatly appreciated. A collection box will be placed at the NSCA office.

NSCA OFFICE HOURS TO CHANGE TEMPORARILY IN MAY

Currently, the office is understaffed with the departure of the receptionist. A new person has been hired and she will start at about the time this issue is delivered to residents. However, it will take her one

to two months to become comfortable with our procedures and able to function without assistance.

The office staff is having difficulty with keeping up with their work load trying to answer the phones and help the many individuals that come into the office. The acting Board President has authorized the reduction of hours the office is open so that the staff can get caught up on the paperwork. As many people are aware, the community's population increases in May, continues through the summer months and causes greater strain on the office.

Starting Wednesday May 2, the office will open at 10:00 am and close at 4:00 pm, Monday through Friday. If you have an issue requiring the full-time staff's assistance, please come during these new hours. If available, an office clerk will be here in the late afternoon, however, they can only handle minor issues and will take messages for the full-time staff to get back to those that come after these new hours.

This matter will be looked at each month to see when the office can return to its regular hours. Look to the *Seashore News* for updates.

STREET SWEEPING MONDAY MAY 7

Please keep all cars off the street and out of the parking bays. This will allow the sweeper to do a better job.

**Leash you pet
Clean up the residue
NSCA Rules 9101
Orange County Ordinance, Title 4**

NSCA DIRECTORY

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

BOARD OF DIRECTORS

Andy Boush	President
Charles Clark	1 st Vice President
Hersey Steinwinter	2 nd Vice President
Mary Crowl	Secretary
Gerlinde Duffy	Chief Financial Officer

NSCA STAFF

Rob Cochrane	General Manager
Ivy Hsia	Controller
Linda Hill	Community Relations Manager
Jamie Posey	Administrative Assistant
Vacant	Receptionist
Vacant	Maintenance Manager

NSCA COMMITTEES

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

CHAIRPERSONS

Bill Wolff/Acting
John Dickerhoff
Dick Mackaig
Janet Mackaig
Dick Beaubien
Ann Christiansen
Larry Coffing
Carroll Cox

MEETINGS

1:00 pm, 1st & 3rd Thursdays
See Calendar
See Calendar
3:00 pm, 2nd Monday
9:30 am, 1st Friday
11:00 am, 2nd Wednesday
10:00 am, 1st Tuesday
1:00 pm, 2nd & 4th Monday

OTHER ORGANIZATIONS

Sea Terrace Townhomes Association I
Norb Berberich, President
Arnold Cordova, 1st Vice President
Jim Clark, 2nd Vice President
Margaret Fisher, Treasurer
Jeff Beresford, Secretary

Sea Terrace Townhomes Association II
George Traver, President
Frieda Baskin, 1st Vice President
Robin Roehlk, 2nd Vice President
Norman Browne, Treasurer
Ed Adams, Secretary

Womens Club
Marion Evans, President

Mens Club
Skip Eissfeldt, President

Family Club
Gay Powers, 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

Collating - Shirley Smith
Distribution - Dan Johnson

The Communication Committee expends all reasonable efforts to confirm the accuracy of statements in the *Seashore 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 17th of the month.

May 2001 in Niguel Shores

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY SUNDAY
NOTE: AS OF 5/2 NSCA OFFICE HOURS 10:00 AM- 4:00 PM Monday - Friday	1 8:00 Mens Club Breakfast 10:00 Traffic and Safety Committee	2 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:45 Noon Bridge 3:00 Mens Tennis	3 8:00 Ladies Tennis 1:00 Architecture Control Cmte 4:00 Womens Club Board Meeting	4 9:00 Fitness Class 9:30 Maintenance 10:05 H ₂ O Aerobics 10:30 Music/Movement 11:30 Music/Movement	5
					6
7 Womens Golf 9:00 Fitness Class 10:05 H ₂ O Aerobics	8 Mens Golf 1:00 Art Class	9 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:00 Recreation Cmte 11:30 NSCA Board Meet 11:45 Noon Bridge 3:00 Mens Tennis 7:30 Camerata String Quartet	10 8:00 Ladies Tennis 12:00 Womens Club Luncheon	11 9:00 Fitness Class 9:30 Maintenance Committee 10:05 H ₂ O Aerobics 10:30 Music/Movement 11:30 Music/Movement	12
					13 Mother's Day
14 Womens Golf Fun Day 9:00 Fitness Class 1:00 Tree View Blockage Cmte 3:00 Landscape Cmte 10:05 H ₂ O Aerobics	15 8:00 Mens Club Breakfast 1:00 Art Class 8:00 NSCA ANNUAL MEETING AND ELECTION 7:30 Registration	16 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:45 Noon Bridge 3:00 Mens Tennis	17 8:00 Ladies Tennis 1:00 Architecture Control Cmte	18 9:00 Fitness Class 10:05 H ₂ O Aerobics 10:30 Music/Movement 11:30 Music/Movement 3:00 Finance Cmte	19
					20
21 Womens Golf 9:00 Fitness Class 10:05 H ₂ O Aerobics 10:30 Page Turners	22 Mens Golf 1:00 Art Class	23 W. C. Mission Inn 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:45 Noon Bridge 1:30 Comm. Committee 3:00 Mens Tennis 7:00 Info Systems Cmte 7:30 Earthquake Talk	24 8:00 Ladies Tennis	25 9:00 Fitness Class 10:05 H ₂ O Aerobics 10:30 Music/Movement 11:30 Music/Movement	26
					27 5:00 Beach Barbecue
28 Memorial Day Business Office Closed	29 1:00 Art Class	30 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:45 Noon Bridge 3:00 Mens Tennis	31 8:00 Ladies Tennis		

Sheriff's Department - 770-6011
 for service, information
 or to report a crime

Dana Point Community Support
Unit - 248-3580
 8:00 AM to 5:00 PM

APRIL

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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					

JUNE

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					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	25	27	28	29	30



Niguel Shores Community Association

33654 Niguel Shores Drive
Monarch Beach, California 92629-4221

(949) 493-0122 • Fax (949) 831-0116

TO: RESIDENTS / GUESTS

FROM: NIGUEL SHORES COMMUNITY ASSOCIATION

DATE: APRIL 2001

RE: TIRE DAMAGE – Claims Involving the Entry / Exit Gates

IF YOU INTEND TO MAKE A CLAIM AGAINST NSCA FOR TIRE DAMAGE, YOU MUST FOLLOW THESE STEPS IN ORDER FOR THE BOARD OF DIRECTORS TO CONSIDER YOUR CLAIM FOR REIMBURSEMENT:

1. IF THE DAMAGE OCCURS **DURING WEEKDAY BUSINESS HOURS**, YOU MUST **IMMEDIATELY** CONTACT THE ASSOCIATION OFFICE AND OBTAIN AND COMPLETE AN INCIDENT REPORT.

IF THE DAMAGE OCCURS **BETWEEN 5:00 PM AND MIDNIGHT**, YOU MUST **IMMEDIATELY** CONTACT THE PATROL OFFICER ON DUTY THROUGH THE MARINER GATE AND OBTAIN AND COMPLETE AN INCIDENT REPORT.

IF DAMAGE OCCURS **BETWEEN MIDNIGHT AND 9:00 AM OR ON SATURDAY OR SUNDAY**, YOU MUST **IMMEDIATELY** CONTACT THE MARINER GATE AND OBTAIN AND COMPLETE AN INCIDENT REPORT.

YOUR VEHICLE MILEAGE WILL BE RECORDED, AND THE TREAD ON THE DAMAGED TIRE WILL BE VERIFIED AND PHOTOGRAPHED.

2. **AS SOON AS YOU HAVE REPAIRED OR REPLACED THE DAMAGED TIRE(S), BUT WITHIN TEN (10) DAYS OF OCCURRENCE**, YOU MUST SUBMIT A PAID INVOICE TO THE NSCA BUSINESS OFFICE. THE PAID INVOICE MUST BE COMPLETE, STATING THE VEHICLE MILEAGE, AND THE TIRE BRAND AND SIZE - FOR BOTH THE DAMAGED TIRE(S) AND NEW TIRE(S).
3. **IF CIRCUMSTANCES DID NOT ALLOW YOU TO IMMEDIATELY CONTACT THE NSCA OFFICE OR PATROL OR MARINER GATE TO REPORT THE INCIDENT SO THAT THE DAMAGED TIRE (S) COULD BE REVIEWED AND PHOTOGRAPHED, YOU MUST BRING THE DAMAGED TIRE(S) TO THE NSCA OFFICE DURING REGULAR BUSINESS HOURS AND WITHIN TEN (10) DAYS OF THE OCCURRENCE.** NSCA WILL BE RESPONSIBLE FOR THE DISPOSAL OF THE OLD TIRE(S).
4. YOUR CLAIM WILL BE REVIEWED BY THE BOARD OF DIRECTORS WITHIN TWO TO THREE WEEKS AT A REGULARLY SCHEDULED MEETING, AND YOU WILL BE NOTIFIED BY MAIL OF THEIR DECISION.
5. IF IT IS DECIDED YOU ARE ENTITLED TO A REIMBURSEMENT, YOU MUST EXECUTE A SETTLEMENT AGREEMENT AND RELEASE BEFORE THE CHECK WILL BE MADE AVAILABLE.
6. IF YOU DO NOT FOLLOW THE ABOVE INSTRUCTIONS, THE MAXIMUM AMOUNT YOU MAY RECOVER IS 50% OF THE PAID INVOICE. HOWEVER, INDIVIDUAL CIRCUMSTANCES FOR EACH CLAIM WILL BE REVIEWED, AND THE BOARD MAY REDUCE OR DENY YOUR CLAIM FOR DAMAGES AND REIMBURSEMENT.



Niguel Shores Community Association

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Monarch Beach, California 92629-4221

(949) 493-0122 • Fax (949) 831-0116

TO: RESIDENTS

FROM: NIGUEL SHORES COMMUNITY ASSOCIATION

DATE: APRIL 2001

RE: SEWER DAMAGE / REPAIR – Claims for Reimbursement

HOMEOWNERS DESIRING TO BE REIMBURSED FOR SEWER LINE BLOCKAGE OR SEWER LINE REPLACEMENT DAMAGE, RESULTING FROM ASSOCIATION TREE/SHRUB ROOTS, MUST FOLLOW THE STEPS BELOW:

1. **IF A HOMEOWNER HAS TO BRING A PLUMBER/DRAIN CLEANER OUT ON AN EMERGENCY BASIS**, THE NSCA BOARD WILL CONSIDER REIMBURSING THE COSTS, PROVIDED THE PAID INVOICE CONTAINS ENOUGH INFORMATION TO SHOW THAT ROOTS FROM AN NSCA TREE/SHRUB ARE THE SOURCE. PAID INVOICES SHOULD STATE WHETHER ROOTS CAME BACK AT THE END OF THE SNAKE, AND INCLUDE THE APPROXIMATE LINEAR FOOTAGE TO THE SUSPECTED BLOCKAGE AS PROVIDED BY LENGTH OF SNAKE TO BLOCKAGE. NSCA STAFF WILL GO OUT PRIOR TO THE BOARD MEETING AND REVIEW WHAT LANDSCAPE NSCA IS RESPONSIBLE TO MAINTAIN IN THE GENERAL AREA OF THE REPORTED BLOCKAGE LOCATION. HOMEOWNERS MUST TURN IN TO THE NSCA OFFICE A COPY OF THE PAID INVOICE AND ROOT SAMPLE AND A LETTER/HOMEOWNER REQUEST FORM INDICATING REQUESTED AMOUNT FOR REIMBURSEMENT, WITHIN THIRTY (30) DAYS OF OCCURRENCE.
2. **FOR ANY OTHER SITUATION THAT IS NOT AN EMERGENCY**, A HOMEOWNER WHO SUSPECTS THE SEWER LINE IS DAMAGED OR BLOCKED BY TREE/SHRUB ROOTS FROM LANDSCAPING NSCA IS RESPONSIBLE TO MAINTAIN, MUST: (A) MAKE WRITTEN NOTIFICATION TO THE NSCA OFFICE BEFORE ANY EXTENSIVE REPAIRS ARE MADE (SUCH AS DIGGING UP SEWER LINE); (B) OBTAIN AT LEAST TWO BIDS IF REPAIR ESTIMATES EXCEED \$300; AND, (C) PROVIDE WHATEVER EVIDENCE/KNOWLEDGE THAT LEADS TO THE BELIEF NSCA IS RESPONSIBLE. THE NSCA STAFF WILL WORK WITH THE HOMEOWNER WHILE THE REPAIR IS UNDERWAY SO THAT APPROPRIATE OBSERVATIONS CAN BE PROVIDED TO THE BOARD. IF THE BOARD AGREES TO REIMBURSE THE HOMEOWNER FOR REPAIRS, THE BOARD WILL REIMBURSE THE LOWEST OF THE BIDS OBTAINED.
3. THE NSCA RESERVES THE RIGHT TO ASK THE HOMEOWNER TO BRING IN A COMPANY WITH THE CAPABILITY TO FILM THE CONDITION OF THE SEWER LINE BY SENDING DOWN A CAMERA HEAD INTO THE LINE. THE TAPE IS TO BE PROVIDED TO THE NSCA OFFICE FOR REVIEW. IF THE BOARD DECIDES TO REIMBURSE THE HOMEOWNER FOR REPAIRS TO THE SEWER LINE, THE COST FOR THIS CAMERA WORK WILL ALSO BE REIMBURSED.
4. UPON THE BOARD OF DIRECTORS' APPROVAL OF REIMBURSEMENT, A CHECK SHALL BE ISSUED BY THE NSCA OFFICE STAFF AFTER ALL OWNERS OF RECORD ON THE PROPERTY HAVE SIGNED THE NSCA SUPPLIED SETTLEMENT AGREEMENT AND RELEASE. THE CHECK WILL BE MADE PAYABLE JOINTLY TO ALL OWNERS OF RECORD.

THE NIGUEL SHORES RECREATION COMMITTEE
PRESENTS A GREAT LITTLE
CRUISE FOR GOOD FRIENDS AND FAMILY.
4 NIGHTS, GREAT FOOD AND ENTERTAINMENT!
THE NEWLY ARRIVED ECSTACY OUT OF SAN PEDRO
VISITS CATALINA / ENSENADA AND
THEN CRUISES THE SANTA CRUZ ISLANDS

GREAT PRICES AND FREE BUS TRANSPORTATION
INCLUDED TO AND FROM SHIP!
COCKTAIL PARTIES AND OTHER EXTRAS

OCTOBER 15, 16, 17, 18, 19

ALL DOCK CHARGES INCLUDED, PRICE PER PERSON, DOUBLE OCCUPANCY
\$100 DEPOSIT PER PERSON OR PAY ALL NOW-- CREDIT CARDS OR CHECKS
INSIDE CABIN---\$343 OUTSIDE WINDOW---\$393

BALCONY MINI-SUITE---\$713 AND \$813

3RD OR 4TH PERSON IN CABIN---\$274 PP

INSURANCE AVAILABLE

HURRY!! DRAWING FOR FREE CRUISE

SPACE IS AVAILABLE NOW---NOT LATER!!!

FOR INFORMATION CALL DON BEAVER @ 493-7430
or CALL NELLIE AT MONTROSE TRAVEL @ 800-301-9673

FOR APPLICATIONS:
NIGUEL SHORES OFFICE

Registration Form

PLEASE PRINT

	Passenger #1	Passenger #2
Last Name as on your proof of citizenship		
First Name as on your proof of citizenship		
Preferred First Name		
Home Street, City, Zip Code		
Home Phone	()	()
Business Street, City, Zip Code		
Business Phone	()	()
Fax	()	()
Birth Date		
Special Occasion Date		
Cabin Category		
Meal Choice (Dinner at 6pm or 8pm)		
Queen or Twin beds?		
Smoking?		
Deposit Amount		
Enclosed		
Credit Card Number		
Cardholder's signature		
Do you want your final payment on your CC?	Yes	No
Where should we mail your documents?	Home	Business
Emergency Contact Name/Phone		
Travel protection insurance?	Yes	No

Thank you for completing this form....it will help make your vacation perfect!

Please send this form to:

Montrose Travel
2355 Honolulu Ave
Montrose, CA 91020
QUESTIONS/ CALL NELLI AT 800-301-9673