

seashore news

Published Monthly by Niguel Shores Community Association
July 1998

Issue 298



FROM THE HELM

Just as we did last year, the Board is making a list of things to accomplish before next summer. A few of the things that are on the list are: Complete the new Mariner Gate, rebuild the Ports-O-Call Gate, begin replacing the Torii Gates and re-pave the streets in the Atlantic Garden homes. These are not the only things we are going to try to do, but they are high on the list.

The design of the Mariner Gate has been finalized and is out to bid. As soon as we select a contractor, work will begin. There is bound to be some confusion and congestion, but we will do our best to keep it to a minimum. The end result will be worth it.

Our architect has given us a preliminary concept design for the Ports-O-Call Gate. The Board has made a couple of suggestions concerning the concept. When we get the revised plans, we will post them at the Community Center and then have a discussion session at an evening board meeting, probably in mid-August.

We have had a structural engineer do a design for the Torii gates. Because of recent earthquakes, the State has beefed up design requirements for such structures. From the outside the new gates won't look much different from the old ones. They will be a little higher so we won't have problems with moving vans. Inside, the posts will be reinforced with steel.

We have signed a contract with a paving consultant to do testing of the streets in the Atlantic Garden Homes. From the results of these tests, the consultant will draw up the specifications for re-paving and we will go out to bid. We should have new streets in that area by autumn.

It is amazing how much detail has to be dealt with before we can begin the actual work. The specifications and contracts require almost as much effort as the actual construction.

Each one of these projects will cause some disruption of our normal routine. Each of them is needed to keep our community up-to-date, safe, and attractive. We are certain the completed projects will justify the time, effort, money, and inconvenience that goes into them.

We will be keeping you informed along the way.

Jerry Milner
NSCA Board President

**NEXT NSCA BOARD MEETING
FOR COMMITTEE REPORTS
WEDNESDAY, JULY 15
7:30 PM**



BOARD ACTIONS FOR JUNE

- ✓ Accepted new Rule 2000 Cash Management. This is a rule that affects Board/staff handling of bank accounts. It will not be mailed out, however, homeowners who desire a copy can come by the office to obtain one.
- ✓ Accepted staff's recommendation to change the procedure used for real estate agents to gain access to the community. See enclosed article.
- ✓ Authorized staff to waive late charges for cause involving two homeowners and denied two other homeowner's requests to waive late charges because extraordinary circumstances were not provided.
- ✓ Appointed Bardene Allen as the Landscape Committee representative for Berkus Homes and accepted Marilyn Moon's resignation as the Berkus Homes representative.
- ✓ Accepted staff's recommendation to modify Rule 2752 Suspension of Rights. A copy of the revised rule is attached to this issue of the Seashore News.
- ✓ Authorized staff to reimburse a homeowner \$960 for damage to their driveway from trees within the landscape easement area. The homeowner only requested reimbursement for a section of the driveway.
- ✓ Authorized staff to change the employee medical/dental/life insurance policies, effective 7/1/98.
- ✓ Fined a homeowner \$50 for continued violation of the CC&R's, however, the fine will be held in abeyance for 180 days. If another verified violation occurs, the fine will be placed on the assessment account and the Board will consider additional enforcement action.
- ✓ Accepted Marian Pearl's resignation from the Recreation Committee.
- ✓ Accepted Rule 6100 Pedestrian Gate Access Devices and directed staff to include a copy with the letter to all homeowners/residents forwarding a keycard device and to include a copy with this issue of the Seashore News.
- ✓ Accepted the bid from Barrera & Company to perform a complete reserve study at a cost of \$1,000.
- ✓ Authorized staff to install a new street light next to the beach access pedestrian gate.
- ✓ Authorized staff to accept changes to the cost structure involving the processing of assessment payments with FPS.
- ✓ Authorized staff to reimburse a homeowner \$1,119 for a new garage door because of damage suffered from trees within the landscape easement area next to the garage.
- ✓ Authorized staff to begin the process to re-wire an additional three to five Atlantic Garden Home streets. The project involves laying in conduit pipe under the streets, pulling copper wire and hooking up the coach lamps. This project is to be done before the streets receive new asphalt. This project is to replace old aluminum wiring used by the developer.
- ✓ Accepted the bid proposal from Lincoln Security Service to operate Mariner Gate and the patrol service. The total projected cost for the contract is \$159,391.62.
- ✓ Authorized staff to purchase an additional 500 locking device keycards at a projected cost of \$1,885.62.
- ✓ Accepted the bid from Eric Jon Berger Construction to implement the Breakers Isle gate plan designed by Marshall Innins. The total cost of the contract is \$63,397.
- ✓ Accepted the request from a homeowner to remove three eucalyptus trees from a slope within the Association's landscape easement area at the homeowner's expense.
- ✓ Authorized staff to purchase a new computer for use by the Community Relations Manager at a cost not to exceed \$2,000.

RECREATION COMMITTEE

BEACH BARBECUE

July 4 - 5:00 pm

Bring chairs and your food.

Charcoal will be provided.

NEWCOMER ORIENTATION

Are you a newcomer to Niguel Shores? If you have not lived in a community like ours before, do you want to know more about how we operate? Do you need an introduction to the clubs and activities offered? Do you have a special talent you can offer and want to make it known?

Please join us for our first-ever Newcomer Orientation. It will be held on Saturday, August 8, 1998 at 10:00 am in the multipurpose room at the community center. You will be given the opportunity to have your questions answered and interact one-on-one with board members, committee chairs, club officers and activity coordinators.

This event is open to all new people who have recently moved to Niguel Shores, whether you are an owner or a renter. Bring the family!! Refreshments will be served.

WELCOME NEW RESIDENTS

During the past weeks, several families have made Niguel Shores their home. Norm and Carol Browne and their adult son, Doug, moved from Laguna Beach to Faeroe Bay. Norm, a retired dentist, received his undergraduate education at Knox College, Galesburg, Illinois and his D.D.S. degree from Loyola School of Dentistry in Chicago, Illinois. Carol, a retired nurse, is a graduate of St. Luke's School of Nursing in Fargo,

North Dakota. She and her husband are very enthusiastic about our beautiful community and their lovely neighbors.

Ed and Pat Lovell have joined us on Montego Bay. Several years ago they rented a home here before moving to San Clemente. Pat said they loved the Shores so much they decided to buy here and return. They own their own business, Better Way Grinding. Calling the Shores "a very special place," this couple says they are very happy to be here! They enjoy fishing, travel, and walking with their grandson on the beach.

On Periwinkle, John Kizarr is a new neighbor. A long-time resident of Dana Point, John moved to the Shores because of our security, privacy, and our "extremely well-managed association." A business consultant and writer, John was formerly employed with MacDonnell Douglas Corporation. He attended USC and received his MBA from New York University in New York City, and a degree in Business Psychology from the New School for Social Research in New York City. His special interests are computer programs, fiction writing, and his sport of tennis. He is joined here by his brother-in-law, Myron Mull.

Gaye and Kent Wellbrook and their children from Cincinnati, Ohio, have joined our community on Brigantine. This family chose the Shores because they had lived in Laguna Niguel years earlier and wanted to share our amenities. Kent is employed by Johnson and Johnson. Their son Ryan will be a junior at Miami University in Oxford, Ohio, and their daughter Riley a freshman at Indiana University in Bloomington, Indiana. They enjoy golf, walking, and our lovely beach.

Welcome to all of you enthusiastic new neighbors!

TRAFFIC AND SAFETY COMMITTEE REPORT



1. Mariner Gate plans were reviewed and are ready to be put out for bid if the City Council approves vacating its easement on June 9 (it was approved). Latest and final plans are posted at the Community Center.
2. The Breakers Isle gate renovation has been started.
3. The new proximity devices and a new computer are on order and plans were made for organizing the distribution of the the gate cards and fobs to the community.
4. After reading a letter from the city stating that they could not come into private property to enforce skateboard ordinances, the Board decided not to take any action at this time.
5. The committee discussed rules for using golf carts in the community and made recommendations to the board.
6. Securtec did not get the bid for continuing their services and asked to be released from their contract on June 15. Lincoln Security Services, the new contractor, said they could take over at that time. Committee members will work with Lincoln during the transition period. Lincoln suggested using a code word when calling the gate for ID purposes and the committee agreed.
7. A request to waive the fee for a stolen decal was denied. A request for additional key cards for an offsite owner was denied.
8. The committee recommended to the Board that they consider allowing only decaled vehicles to use the lower levels of the beach parking lot.

9. Homeowners are urged to lodge a complaint about decaled vehicles using common areas overnight instead of being in garages.

THANK YOU TO ALL RESIDENTS WHO ASSISTED WITH THE DISTRIBUTION OF THE PROXIMITY DEVICES ON JUNE 20 AND 27.

THE SHORES BLOTTER

1. The sheriff reported the following incidents in Niguel Shores. Cabrillo Isle - A man who lost his wife's ring last August reported it missing, someone on Brigading reported her house broken into two months ago and she wanted to make a complete list of what was missing before calling the sheriff, there was a hit and run report on a parked car on Marlinspike on June 8.
2. A call was received by a resident on Windjammer that children were playing at a vacant home on Brigantine. Patrol found two young girls entering the property and spoke with their mother. The sheriff came and checked out the house and made it secure.
3. On 5/29, emergency vehicles responded to render medial aid to a resident.

DANA POINT
CITY COUNCIL ON CH 30 TV

2nd and 4th Tuesday
Start 6:00 pm
Recess 6:30 pm
Resume 7:00 pm

MARINER GATE PHONE NUMBER TO CHANGE

Each year the telephone number at the Mariner gate is changed. This is to ensure that only current residents have the number.

This year the number will change on July 12. Official notice of the new number was sent to all homeowners in the third quarter assessment billing. Tenants will receive the notice by mail around June 30.

This number is **CONFIDENTIAL** and only current adult residents are authorized to use it.

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.

There was no meeting on June 2 because the multi-purpose room was used for the primary elections. For the June 16 meeting we invited the two Dana Hills High School students, Kyle Kamrooz and Claire Ann Zugmeyer who received the first Mens Club scholarship award. They were at our meeting even though this was the day of commencement with the many activities associated with graduation. The speaker was Dr. Jeff Rey an emergency room physician with a specialty in venomous bites. Also a snake representative of the County Pest Control showed us several snakes, including several rattlesnakes, so that we could do a better job of knowing what was harmless and what could ruin your whole day.

Our next meeting will be July 7. We hope that all men in the community will feel invited to participate in the Mens Club. If you are not a member, please come and visit us. Be our guest the first time and sample the program and fellowship of the Club.

WOMENS CLUB

There will be **NO MEETING IN JULY**. It's vacation time! However, we are now collecting the yearly dues of \$5.00. In order to be included in our new roster, please be sure to have your dues in by July 10! You may drop off your check at the Community Center. Please be sure to put your name, address and telephone number on the envelope.

All women of Niguel Shores are invited to become members. Come join us for our monthly meetings every second Thursday and our special outings as they occur. Our August meeting will feature Niguel Shores resident, Bryce Gillespie, who will give some history of the *Titanic*, including the background for the filming of the current motion picture.

Craft Class will meet as usual on the first Thursday, July 2, at 10:00 am in the multi-purpose room. The project will be a Christmas tree, and you will need the following supplies: a cone, or newspaper to form a cone, several bags of pasta in interesting shapes such as coils, bows, shells, circles, etc., white glue, hi-gloss spray paint the color of your choosing, and scotch tape.

WATER AEROBICS CLASSES



The pool is open again after repairs. Come join the "DIPPY DOLPHINS" in the warm water at the community center pool. Classes are Monday, Wednesday and Friday from 10:00 to 11:00 am. The fee is \$28 per month, or come when you can for \$3 per class.

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

PLEASE ASK FIRST

One reason why most of us bought in Niguel Shores was that we liked the way it looked. The Association has the responsibility and the authority under the protective covenants, conditions and restrictions (CC&Rs) "running with the land" to keep it that way.

That is why we ask that if you are planning any external changes to your property, you request the approval of the Architectural Committee in advance. This will give us the opportunity to determine whether the suggested modification will be in "conformity and harmony of external design with neighboring structures", whether it will result in a "preservation of natural view and aesthetic beauty", whether the plans and specifications conform "to the purpose and general plan and intent of this Declaration" and that there will be no undesirable "effect of location and use of improvements on neighboring property, improvements, operations and uses". (CC&Rs 7:01)

Examples of changes which require approval are: adding a room, a spa, a skylight, a fence, a wall, a window, repainting, re-roofing . More information is available at the NSCA business office where you submit your request.

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. Submissions due on the 17th of the month.

No submissions

MENS GOLF



Mens Golf played the Riverside course at Green River. The highlight of the day was a hole-in-one on #15 struck by Gene Lackel. Coincidentally that was one of our closest to the pin holes. Congratulations to other winners of the day. First place honors went to Grover Brown, Tom McNicholas, Bob Gutknecht and Mickey McLaughlin. Second place was won by Peter Rask, Bob Borland, Jack Sweeney and Dick Johns. In 3rd, the team of Lee Writer, Ian Ross, Myron Miller and Gene Lachel.

We played the Vineyard Course on June 9, where the format was best two balls of the foursome. First place was won by Bob Converse, Tom McNicholas and Jack Sweeney. Second place team was Don Ellis, Tom Crist, Bob Gutknecht and Bob Stahl followed by the third place team of Jack Christiansen, Bob Munz, Mickey McLaughlin and Tom Buehler.

Our next tournament is at Fallbrook. The couples outing will be at Moro Bay in September.

In 1992 John Daly and Mark Calcavecchia, knowing they had no chance of winning, completed the last round of the Players Championship in two hours and three minutes. Daly shot 80, Calcavecchia an 81 during the whirlwind round. Both golfers were later reprimanded by the PGA for "failure to exert their best effort."

IN MEMORIAM

Dale Smith - June 1998

Jane Lutz - June 1998

WOMENS GOLF



The question of the moment to L.B. at June's Fun Day: "Do you give lessons?" Lavonne Borland almost stole the show at NSWG's monthly festivities. She racked up low gross for the day with 37, the fewest putts, closest to the pin on #6 and along with partner Betts Flynn, was First Team winner at Best Ball. All this and she served as acting president at the day's meeting too!

Ann Lassleben made her presence known, celebrating a return to play with the longest drive. Second and Third Team winners of the day were Margaret Banerian, Fran King, and Jo Jackson. Luncheon honors went to Joan Beyer and Jane Pendergast.

The next Fun Day at Aliso Creek will occur July 14 with check-in time 8:00 am. Gretchen Letson-Rask will be the day's golf captain (498-2259) and Ann Lassleben in charge of lunch (661-0500). Call these gals if you want to play and dine (brown bag necessary) and haven't already signed up. For those attending, bring your checks for the August 11 Memorial Tournament to cover the catered luncheon in the amount of \$12 payable to Lee Sweeney, Treasurer NSWG. If you're not able to attend, the July meeting, please mail your checks ASAP; the cut-off date is August 1. Spread the word. Everyone's welcome, both present and past members.

Weekly golf continues: Monday at Lake Forest, tee time 8:30 am. Call Bernice Zeigner (493-2246). Friday at Aliso Creek, tee time 9:20 am. Confirm with Gretchen Letson-Rask (489-2259).

STREET SWEEPING SCHEDULE

Monday, July 6

Please keep vehicles off streets and parking bays.

LIBRARY HAPPENINGS FOR JULY



In June a fabulous new edition was added to the children's department: a puppet stage that looks like a theater stage. The Friends purchased new puppets to help make the shows a hit! The stage was created and designed by a special husband and wife, the Biedermanns. Material was purchased by the National Charity League.

The summer reading program continues a great success through August 18. Readers track books for prizes on the safari expedition. *Take a Safari and Discover the Reading Rain Forest.*

Special Programs: Wednesday at 11:00 am.
Puppet shows in July!

July 1 - Theater of the Puppets - Story
Super Highway.

July 8 - *Dr. Sue the Bug Lady*

July 15 - K.C. & Co. - *Wonderful World
of Stories and Songs.*

July 22 - Kidertainment - *Safari Sam Real
Explorer of the Heart of the Jungle.*

July 29 - Rumble in the Jungle Puppet
Show and Sing Along with John
Hopkins and Julia Johnson.

A special drawing will be held at each of these programs with donations from restaurants and stores in our community.

The programs and prizes are sponsored by the Friends of the Library, the National Charity League and the Womens Club of Dana Point.

Storytimes continue on Thursdays at 11:00 am for all ages; pajama storytime monthly on the last Monday of the month at 7:00 pm.

Library Phone 496-5517
Dana Niguel Library
33841 Niguel Road
Monarch Beach, CA 92629

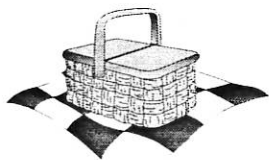
PAGE TURNERS



Page Turners are on vacation until September 21. The following books have been chosen for your 1998-1999 season of reading pleasure:

At Home in Mitford by Jan Karan
Divine Secrets of the Ya-ya Sisterhood by Rebecca Wells
Fallen Leaves by Adelaid Yen Mah
Snow in August by Pete Hamill
Cold Mountain by Charles Frazier
Life of the Party by Pamela Harriman
Tender Is the Night by F. Scott Fitzgerald
A Certain Justice by P.D. James
Tuesdays with Morrie by Mitch Albom

If you have any questions please call Marilyn Pappas at 496-7072.



POT LUCK

Get out your Hawaiian Shirts and Mumuus for our

LUAU on July 19. Join us for
 6:00 pm Libations and Pupus
 6:45 pm Dinner

Guest must bring their own drinks and place settings and a dish to share. We will call you about what to bring or call one of the following:

A - F Barbara and Skip Eissfeldt 496-2246
 G - M Marion & George Evans 661-3248
 N - Z Bernice Zeigner 496-2246
 Dale Baltimore 493-8209

WEDNESDAY NOON BRIDGE



Bridge players welcome. Games start at 11:50 am to sign up. Please call Marion Evans at 661-3248.

May 20	1 st	May Brown
	2 nd	Dorothy Johnson
	3 rd	Joan Sullivan
May 27	1 st	Lillian Kennedy
	2 nd	Ginny Nevette
	3 rd	Adelle Shanta
June 3	1 st	Gloria Thrailkill
	2 nd	Kay Wittmack
June 10	1 st	Joan Sullivan
	2 nd	Kay Wittmack
	3 rd	Mary Bethard
June 17	1 st	Lavonne Borland
	2 nd	Dorothy Knauf
	3 rd	Joan Sullivan

SCWD TO INSPECT SLOPE IRRIGATION SYSTEMS

The office staff has been advised by Scott Carr, Water Quality Inspector, with the South Coast Water District (SCWD), that he will be making a visual inspection of our slope irrigation systems. He will be performing the inspection during the week of July 27th. You may see Scott walking along the top of slopes during the week or at the base of the slopes.

This inspection occurs once each year and is required by the State's reclaimed water use rules. Sometimes the irrigation systems are turned on so that he can observe their operation. Scott Carr wears shirts that identifies him as an employee of SCWD.

PUBLIC SERVICE ANNOUNCEMENT

Animal Control and shelter services in the City of Dana Point are provided by the Coastal Animal Services Authority.

C.A.S.A. is a public entity formed through a joint powers agreement between the cities of Dana Point & San Clemente.

If you have lost or found an animal in the city of Dana Point an animal service officer is on duty from 8:00 am to 4:00 pm daily and will respond to emergencies after those hours. We are no longer served by County Animal Services.

The pro-humane shelter is located at 535 Avenida Fabricante, San Clemente. The Saturday hours are from 10 am to 4 pm and Sunday noon to 3 pm.

Shelter phone numbers are 492-1617. For emergencies call 361-8201.

The Animal Rescue Foundation of Dana Point is an all-volunteer support group that negotiated with the City of Dana Point for drastically improved local animal services.

For more information on adoption or volunteering please call 240-2899.

Dog license forms will be available at PetSmart every Sunday from 11 am to 3 pm at A.R.F. adoption day, located at the Price Club Plaza. Or just drop by the shelter and look around while taking care of your license.

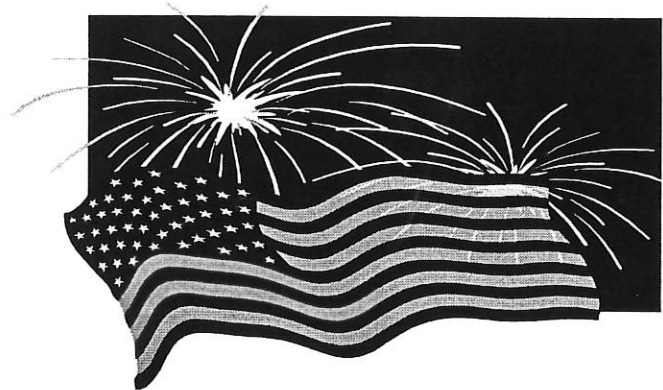
**SEE ATTACHED THE REVISED
COPIES OF THE RULES AND
REGULATIONS. THESE ARE
NOW BEING ENFORCED. KEEP
FOR EASY REFERRAL WITH
YOUR EXISTING SETS OF RULES**

REALTOR ACCESS NEW RULE EFFECTIVE AUGUST 1

Recently, real estate activity in Niguel Shores has increased dramatically. The current NSCA rule allowing Realtor's access to Niguel Shores is not only becoming burdensome on the office staff, but also seems to be an annoyance to Realtors. Therefore, the board will adopt a new rule effective August 1.

1. The owner completes an authorization form at the NSCA business office.
2. The authorization form is kept on file in the NSCA business office.
3. A list by streets is sent to the gate guard, and is updated as necessary.
4. The realtor only has to show up at the gate and is given a pass when he gives an address on the list.
5. The realtor no longer has to call the NSCA business office ahead of time.

The change in the rule will not have any impact on the owner/seller, but will be a welcome change for the NSCA office staff and for Realtors.



NEIGHBORHOOD EXCHANGE



Items for Seashore News ads must be submitted by the 17th 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 assumes responsibility or liability for quality of goods advertised. See rule 5525.

FOR SALE - Oak crib with mattress, perfect condition, hardly used. Great size for small room. Was used for a grandchild. \$75. Call Caroline Warren at 240-0215.

HOUSE SITTING/ROOM - St. Edwards parishioner and current NSC resident wants to house sit or rent a room for 3-6 months. Excellent references from clergy; trustworthy. 583-4265 and 661-5802.

ORGAN FOR SALE - Gulbransen president model, self-contained with 3 separate amplifiers. Fine piece of furniture - walnut, 52" wide, 42" high, 44" deep. \$1,000. Call 661-9084.

FOR SALE - Dinnerware for 12 plus completer set, like new. Paid \$200; will sell for \$100. Call 488-8738.

BABYSITTER NEEDED - For some evenings and weekends, for 2 year old son. Call 496-4951 after 5:00 pm.

TOWNHOME FOR SALE - 1600 + sq.ft. On one level, ocean and Catalina views, 2 lg. Master bedrooms, end unit, recent remodel with new windows, French doors, new roof. (760) 436-0823.

FOR SALE - Roadrunner electric golf caddy with battery and charger \$150. Cal 493-0451.



**HAVE A HAPPY &
SAFE FOURTH OF
JULY
CELEBRATION!**

NSCA OFFICE RECEPTIONIST

Shirley had a birthday in June, and became eligible to collect social security if she was not working full time hours. Since the receptionist position is not a part time position, Shirley left Niguel Shores after 11 years. We wish her well!

Marjie Kirkpatrick has been hired as our new receptionist. Marjie is well qualified for this position with a background in real estate, property management, homeowner associations, and customer service. With a few weeks of training, and a lot of patience, we are sure Marjie will be up to speed, able to handle the unique needs of Niguel Shores residents.

Please join us in welcoming Marjie to our staff!



OPINION SURVEY INVOLVING PARKING WITHIN THE BEACH PARKING LOT

The Traffic & Safety Committee has decided to seek input regarding a proposal to change the beach parking lot set-up. The Committee is considering a recommendation to the Board to have them institute a rule that allows only decaled vehicles to park on the lower tiers of the lot. Guest vehicles will have to use spaces in the middle and upper sections of the lot to park. Enforcement of the rule may be by fine and/or towing. If this rule is implemented, signage and payment markings will be installed so that all are aware of where to park.

If you have an interest in this issue, please fill out the tear-off survey below and return it to the NSCA office by July 20th. **DO NOT MAIL IT WITH YOUR ASSESSMENT PAYMENT!**

Date: _____

To: Traffic & Safety Cmte.

From: _____

NSCA Address: _____

- I agree with the proposal to allow only decaled vehicles to park on the lower tiers of the beach parking lot.
- I disagree with the proposal to allow only decaled vehicles to park on the lower tiers of the beach parking lot.

JULY 1998 SEASHORE NEWS CALENDAR

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																																		
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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 1st Vice President
Gerlinde Duffy 2nd Vice President
Don Johnston Secretary
Dick Mackaig Chief Financial Officer

OFFICE STAFF

Rob Cochrane General Manager
Ivy Hsia Controller
Linda Hill Community Relations Manager
Gail Hannah Administrative Assistant
Marjie Kirkpatrick Receptionist
Brett Rogers Maintenance Manager

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 Tuesday
1:00 pm, 2nd & 4th Monday

OTHER ORGANIZATIONS

Sea Terrace Townhomes Assn. I

Jack Sweeney, President
Don Beaver, 1st Vice President
George Evans, 2nd Vice President
Margaret Brugger, Treasurer
Lydia Reeve, Secretary

Sea Terrace Townhomes Assn. II

Gary Mitchell, President
Pat Long, Vice President
Kevin Duffy, Vice President
Paul Gustafson, Vice President
Paul Nicholls, Secretary/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 - Gail Hannah
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. Submissions due on the 17th of the month.



DANA POINT WATCH

THE NEIGHBORHOOD WATCH NEWSLETTER

DANA POINT POLICE SERVICES
33282 GOLDEN LANTERN DANA POINT, CA. 92629
(949) 248-3580 - FAX (949) 248-3543



Volume VII, Issue 2

Summer 1998

August 4th 1998 is National Night Out! *America's Night Out Against Crime*

Going Away? Protecting your home safety while traveling

It's a fact that almost all kinds of personal and household crimes are highest in the warm months when people spend more time away from home on vacations, or are involved in outdoor activities. You can avoid becoming part of this statistic by taking a few simple precautions to protect your home, property, and family while you are relaxing and having fun.

Before you leave, use this checklist to secure your home:

- Make sure your home looks lived in, not empty. Stop your mail and cancel deliveries, or ask a friend to make daily collections. Hide empty garbage cans. Leave shades and blinds in normal positions. Put an automatic timer on several lights and the radio. Have someone keep your property maintained.
- Leave a key with a neighbor.
- Store valuables in a safe deposit box.
- Tell a neighbor about your departure and return dates. Supply an itinerary with phone numbers where you can be reached in an emergency.
- Ask Police Services to make a vacation home check of your home while you are away. (See article on page 2).
- Lock all doors and windows. Double check basement, garage, and doggie doors before you leave.

While on the road...

- Carry a minimum amount of cash. Use traveler's checks and credit cards, but keep a record of them in a separate and safe place.
- Keep careful tabs on your travel tickets - they're as good as cash. Carry them in an inside pocket, not protruding from a jacket or bag.
- When driving, plan your route carefully, travel on main roads, and use maps. Have your car serviced and tires checked before leaving.
- Don't advertise your plans to strangers.
- Always lock your car when it's parked, even if the stop is brief. Keep valuables out of sight, preferably locked in the trunk. Don't leave wallets, checkbooks, or purses in the car.
- Never pick up hitchhikers.
- If you stop overnight, remove bags and other valuables from the car and take them inside.
- If your car breaks down, turn on your flashers and raise the hood, or tie a white cloth to the antenna. If you must abandon your car, keep all of the passengers together.
- Carry a flashlight with fresh batteries, flares, a fire extinguisher, and a first aid kit.
- Avoid traveling during night hours if you can.
- If you are in a foreign country, learn the words for police officer and doctor. Know the location of the nearest U.S. Consulate.

Staying in Motels and Hotels...

- Use the auxiliary locking devices when occupying or leaving your room.
- Know who's knocking before you open the door.
- Keep extra cash and valuables locked in the hotel safe deposit box, not in the room. Always take cash, credit cards and keys with you.
- Locate fire exits, elevators, and the nearest phone. Plan the best way to get out in an emergency.
- Inventory your belongings daily.
- Be observant, report any suspicious movements in the corridors or rooms to the management.
- Learn about your surroundings. Ask local residents about problem areas and avoid them.
- Select sightseeing companies and guides carefully.
- Make sure your children know the name, address, and telephone number of your hotel or motel.
- Avoid advertising that you are a tourist by the way you dress.
- If older children go off separately, be sure they have watches and check in with you at pre-arranged times.

Other helpful tips:

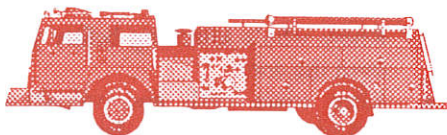
- Call Police Services to arrange for a free home security survey. Correct any problems before you leave home.
- Keep a list of your credit cards, expirations dates and numbers to call if lost or stolen.

(Source-The National Crime Prevention Council, Washington D.C.)

Vacation Home Checks

Dana Point Police Services provides residents with vacation home checks while they are out of town. Our Volunteers In Police Support (VIPS) will make a physical check of your residence daily during daytime hours.

If you are planning to go away and would like this free service, please stop by the Police Services reception desk at City Hall. It only takes a few minutes to complete the request form and we are open M-F, 8:00 a.m. to 5:00 p.m.



Be Fire-Safe and Injury-Free this Fourth of July

The Orange County Fire Authority (OCFA) wants to remind all parents that the sale, possession, and discharge of ANY fireworks, is illegal in Orange County. Parents can be held liable for any damage caused by their children using fireworks of any kind. Dangerous fireworks include: firecrackers, bottle rockets, cherry bombs, M-80's, or any other device that explodes, moves on the ground, or travels through the air. Even the fireworks sold from fireworks stands are illegal in Dana Point and most other cities throughout the county.

As the weather gets warmer, and the school year comes to a close, many families begin to prepare for vacations. The OCFA urges you to remember a few basic safety rules for fire and injury prevention.

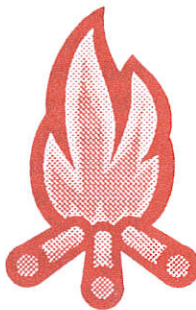


Barbecue Safety

- Be sure that the grill is located in a safe place, far away from the children's play area. Never add starter fluid to a fire already started, as the fire can follow the liquid and cause the can to explode in your hands.
- Never use a gas or charcoal grill inside a house, tent, or recreational vehicle.
- Never leave a heated grill unattended.
- Allow charcoal briquettes to cool for 48 hours before disposing.

Camping Safety

- Pitch your tent away from your campfire. Make sure it's made of flame-retardant material.
- Build your campfire downwind from your campsite. Build the fire away from hanging branches, steep slopes, rotting stumps or logs, and dry grass or leaves.
- Always keep fires or fuel-burning appliances far enough away from your tent to prevent your tent from catching fire from sparks, flames, and heat.
- Drown your campfire with enough water to wet all embers, coals, and sticks. Cover the fire with dirt after that.
- Never use any fuel-burning device inside a tent.
- Always have a good flashlight handy along with a first-aid kit and snakebite kit.



Home Invasion Alert!

A man who disarms his victims with pepper spray and then steals their valuables might be responsible for at least three home invasion robberies in Orange County. The latest crime occurred around 9:00 a.m. when a woman answered the door and was sprayed in the face.

Here are a few safety tips to guard against a home invasion robber:

- Find out why the person is at your door before you open it.
- If the person claims to be making delivery, go to a side window to see whether he or she is in full uniform and has an official vehicle nearby.
- Ask for identification.
- Teach children never to open a door to strangers.
- Install a peephole and adequate locks. A security screen door is a good idea.
- Ask the person to stand back to give you a better view through the peephole or window.
- Ask for a supervisors telephone number so you can double check.
- Call the police if you are suspicious.

The Dogs of Summer

As summer nears, it is time for another friendly reminder to dog owners.

- Dogs are not allowed on ANY beaches in Dana Point.
- Dogs shall not be off a leash (6' or less in length) when in public.
- All dogs over four months old shall be licensed.
- Dog owners shall clean up after their dogs.

It is the inconsiderate few that ruin it for the law-abiding dog owners. Anyone violating the rules is subject to citation. **Please be Considerate!**

Crime Prevention Forum

You are cordially invited to attend the Block Captain's Quarterly Meetings that are held throughout the year. The meetings are held on Monday nights at 7:00 PM in the City Council Chambers at City Hall (33282 Golden Lantern). This year's schedule:

June 1, 1998

August 31, 1998

December 7, 1998

(Christmas Pot-Luck @ 6:00 PM)

Police Services
Neighborhood Watch Newsletter
 Chief of Police Services
 Lt. Paul Ratchford

Editors: Deputy Ron Kennedy
 Deputy Rod Couey
 VIPS Director: Peggy Nunes
 N.W. Coordinator: Scotty Smith

(11-01-89)

2751 Legal Basis for Suspension of Rights (02-01-85)

The authority of the Board of Directors with regard to the suspension of voting rights and the right to the use and enjoyment of the common areas of any member and his guests and delegates is pursuant to the authority provided in Section 304 of the ByLaws of the Association, Article IV, Section 3 of the Association's Covenants, Conditions and Restrictions, and Section 7341 of the California Corporation Code.

2752 Suspension of Rights (06-24-98)

The voting rights and/or the right to the use of enjoyment of the common areas of any member, and his guests and delegates, may be suspended by action of the Board of Directors for any one or more of the following reasons:

- (1) The members assessment account remains unpaid and delinquent for a period of sixty-one (61) days or more. Such suspension shall remain in effect until all unpaid and delinquent assessments are paid in full.
- (2) The personal conduct of the member and/or his guests and delegates (including tenants), constitutes a violation of the Rules and Regulations adopted and published by the Board of Directors and governing the use of the common areas and facilities and the personal conduct of persons thereon. Such suspension shall be for a period not to exceed thirty (30) days.
- (3) Physical or mental impairment which presents an unreasonable risk of injury to, or threat to the safety of, the individual involved or other members and their guests and delegates who are entitled to the use and enjoyment of the community center facilities. Such suspension shall be limited to the community center facilities and shall be limited to the community center facilities and shall be under such conditions and for a period to be determined by the Board of Directors in accordance with the rules and procedures set forth in NSCA rules 5101 and 2753.

2753 Procedure for Suspension (02-01-85)

- (1) The member, or other person whose rights are the subject of suspension, shall be given written notice of the nature of the conduct for which suspension is considered, the nature of the suspension action to be taken, and the date, time and place at which the Board of Directors will take action upon the proposed suspension of rights. The notice shall be sent by first-class mail not less than fifteen (15) days prior to the date of the Board of Directors' meeting at which action on the proposed suspension of rights is to be considered by the Board.

6100 Pedestrian Gate Access Devices (05-06-98)

Two types of proximity devices to provide access through controlled pedestrian gates, a card or a fob, are available to owners, tenants, and residents *over ten years of age* up to a maximum of four (4) devices per household. Recipients may choose which device they desire. Each owner will be provided one (1) device without charge.

- A. **OWNERS:** All owners may apply for one (1) additional device at a cost of \$10.00.
- B. **RESIDENT OWNERS:** On-site resident owners may also apply for extra devices, should more than two full time household residents over the age of ten reside at the property, up to the maximum of four (4) devices total at a cost of \$10.00 each.
- C. **TENANTS:** Tenants may purchase up to the maximum of four (4) devices per household for full time eligible residents at a cost of \$25.00 each, \$15.00 of which is a refundable deposit.

Only checks or money orders will be accepted as payment for additional devices.

Lost or stolen devices may be replaced by application at the NSCA office for a replacement fee of **\$25.00** for each device payable by check or money order. Old devices will be deactivated and will not be usable for future entries.

Upon close of escrow when selling a residence, devices issued to the selling owner will be deactivated, and the new owner must apply for new devices after completing a new "Owner's Information Declaration."

Tenant's devices must be returned to the NSCA office at the end of the renting period. A deposit refund of **\$15.00** of each device returned will be sent by mail to the departing tenant and the devices deactivated. Devices not returned will be deactivated immediately upon expiration of the tenant agreement, and the deposit forfeited without further recourse after **thirty (30)** days.

Abuse of NSCA facilities or privileges may result in cancellation of all devices issued.



CELEBRATE

4TH OF JULY

IN NIGUEL SHORES

8:00 - 11:00

Pancake Breakfast

Adults \$2, Children \$1
Tickets at door

9:15

Flag Raising Ceremony

9:30

Children's Parade

10:00 - 12:00

Games and Awards

Badminton
Croquet
Horse Shoes
Ping-Pong
Relays
Pre-Schoolers' Activities

11:30 - 1:00

Hot Dogs & Lemonade

For sale at Recreation Center kitchen

10:00 - 1:00

Sand Castle Contest

At the beach
Entry forms at the beach parking lot
Family & Individual categories

5:00

Do-It-Yourself Barbecue

Beach parking lot
Bring your own picnic and chairs

