

# seashore news

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April 2003

Issue 354

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## FROM THE HELM

The annual election of members of the Association Board of Directors is fast approaching. The election process is a very important part of being a member of the Niguel Shores Community Association. This year two members of the Board will be elected. These two and the three holdover Board members will set the budget for 2004 and direct the Association until mid-May 2004.

The current Board and the staff are following the guidelines set forth in the Association *By-laws*, *CC&Rs*, and *Rules* to inform each member who the candidates are, and to have a chance to meet them and hear them speak before deciding whom to vote for.

In this issue of the *Seashore News* you will find the resume of each of this year's candidates. You will have a chance to meet and to listen to the candidates at the Owners' Forum meeting on Wednesday, April 16, at 7:30 pm. Within the next two weeks each member will receive a proxy by which to vote.

It's very important that each of us votes. First of all to select people

who will have a significant impact on the life of each of us for the next two years. Second, we need at least 481 proxies to hold the election.

Please read the resume for each of the candidates. Come to the Owners' Forum on April 16. Return your proxy so we'll have the required quorum to have the election.

One of the things that makes Niguel Shores a great place to live and that keeps our property values high is the large amount of open space and the fact that it is well-tended. Litter, bottles, cans, paper and plastic bags detract from the appearance of our streets, lawns and flowerbeds. As usual, it's a very small minority of our residents and guests who contribute to this litter, but it becomes the responsibility of the rest of us to pick it up and dispose of it properly.

I know that many of you who walk in the community do pick up the litter that you see. Some of you even take along a bag to collect the litter till you reach a trash container.

Thank you for helping keep the community clean and attractive.

**DANA POINT CITY COUNCIL TV**  
2<sup>nd</sup> and 4<sup>th</sup> Thursday  
Start 6:00 pm  
Recess 6:30 pm  
Resume 7:00 pm

**OWNER FORUM BOARD MEETING**  
Wednesday, April 16  
7:30 pm



## BOARD ACTIONS

The Board authorized funding to install a fob access control device at the gate adjacent to the spa for access from the play area to the restrooms. The opener mechanism should be installed and operational no later than April 1.

► The Beach Bluff renovation project is on hold pending further information on the scope of the improvements.

► The Board authorized hiring an alternate company for street sweeping in April and May. A comparison of the equipment's performance will then be made to determine if a permanent change would be desirable.

► The Board authorized management to identify problem areas in Niguel Shores for the purpose of establishing standards and procedures for keeping those areas free of standing water, algae and litter.

► Management has been authorized to upgrade the Association's Internet service to cable service. Installation will occur prior to the end of March. Watch for our new e-mail address in the May issue of the *Seashore News*.

► The Board discussed the use of port-a-potties at the Beach Bluff during Memorial Day, July Fourth and Labor Day holidays. Each holiday will be evaluated to determine whether or not to obtain any. However, the previous practice of leaving them for extended periods of time will be reduced to delivery the day before the weekend and removed after the holiday weekend is over.

► A Board-ordered survey at the location of the block wall at the end of Nauticus Isle revealed that NSCA owns that property and may now proceed to obtain a permit to raise the height of the wall in an effort to keep unauthorized persons out of NSCA.

► Alan Smith Pool Plastering was contracted to renovate the pool and spa.

► A contract with In-N-Out Burger to hire a mobile restaurant was approved by the Board to provide hamburgers and other "fun" foods at the Beach Bluff for the NSCA festivities on August 9.

► The Board confirmed Marcy McNulty as a member of the Finance Committee and Kathleen Jones

as Editor and Chairperson of the *Seashore News*.

► At the request of residents near the Manta exit gate, the Board directed management to lower and lock down the "spikes" in the exit lane.

## MESSAGE FROM GENERAL MANAGER

GETTING UP TO SPEED - I am just completing my fourth month as your General Manager and enjoying my job more and more as the months whiz by. During the first 30-45 days that I was here I felt as though I had landed on Mars. It was a struggle not knowing the residents, the rules, the street locations, the personnel, organization and operating issues, or anything else about Niguel Shores and Monarch Beach in general. I felt totally inadequate and went home many an evening after a 12 hour day wondering if I would ever learn all I needed to know to be able to provide a high standard of service to the Association and its residents. I'm happy to report that I am getting there. I have a lot to learn, but it feels more like I have landed in London. At least I speak the same language and can read the roadmap to get where I need to go.

Thank you all for welcoming me into your community and for your continuing support.

## COMPLAINTS AND COMPLIANCE

I do have a favor to ask. Since I arrived in December, I have been asked to address several matters that deal with neighbor-to-neighbor issues that should be handled by speaking directly with your neighbor. Most of those issues could have been resolved by neighbor-to-neighbor discussion and with a desire to be a good neighbor. Being a good neighbor means being sensitive to how your actions or lack of action impacts those around you, not only those who live next door but those who live on the street above and below you. Courtesy, kindness and respect for the feelings and needs of others goes a long way to create harmony in a neighborhood.

When you do submit a written complaint, please be patient.. Acting on incomplete or incorrect information only creates a bad feeling toward the staff and me and causes confrontation and ultimately a complaint to the Board.

*Message from the GM continued...*

I do my best to verify complaints by on-site visits (when applicable) and by talking with other staff members, landscaping personnel, committee members and the roving guards to determine whether the information is correct and complete before becoming involved. I may even call and ask the complaining party for more information.

A request I have received and that I am currently working on is for more friendly notices from the Association. I am in the process of reviewing and revising those first letters that are sent advising of the occasional rule infraction. I will do my best to make them more "friendly" and would appreciate it if residents would take early action to avoid receiving the more formal *Violation Notice* and *Notice of Hearing* that is required prior to imposing a fine. The staff doesn't enjoy sending those letters and would prefer not to, however, the Board requires that *NSCA Rules and Regulations* be uniformly enforced so continuing non-compliance requires follow-up in the form of the dreaded formal *Notice of Violation*.

COMMUNITY CENTER RENOVATION PROJECT  
The Ad-hoc Community Center Renovation Committee had its first meeting and subsequently visited nearby up-scale communities to get ideas for the NSCA facilities. Additional facilities will be visited. The committee met again on March 21. Watch for the next update in the May newsletter.

Carol Porcella, General Manager

## BOARD CANDIDATE RESUMES

The following resumes have been submitted by candidates confirmed by the Board of Directors for election to the Board on May 20. There are four candidates for two seats. Each term is for two years.

### TODD WALLIN

My wife Patty and I and our two sons (Jake 4 and Josh 19 months) moved to Niguel Shores nearly four years ago. We feel fortunate to live in such a beautiful community with such great neighbors.

I'm an entrepreneur that has a growing business which produces consumer and trade show events. Also, I develop custom houses in Laguna Beach and Panorama, Canada. These experiences have prepared

me to serve on the board by proving leadership and managements skills.

I will dedicate myself to serve by introducing new and creative ideas that will not only maintain but also improve our community and thus increase homeowner's value.

I also will be able to represent the new generation of Niguel Shores residents that have young children. I will continue the good work of previous Board members, provide motivation, and promote community involvement. I guarantee that the new generation of Niguel Shores residents and children will have a safe and stimulating environment to enjoy. I'm ready for the challenge: please vote for me, Todd Wallin.

### BILL WOLFF

Born in Grand Haven, MI. to a service family (USCG). Spent most of my early years in northeastern small towns, usually on the water. Eagle Scout. Princeton 1952. Officer, US Navy, 1952-1976. Served on destroyers in the Korean Police Action, then attended submarine school. Served on two diesel subs, then was selected by Admiral Rickover for Nuclear Power School. Served on three nuclear submarines, including as Commander, USS Whale (SSN638). During shore duty was deputy for the Trident program, responsible for the design and procurement of our current Trident fleet. Responsible for design and contractor selection for the Trident refit facility, Bangor, Washington, then the Navy's largest facility project to date. Retired Captain, USN 1976. Moved to Laguna Beach and was employed as Program Manager, Rockwell Int. in charge of Navy programs involving submarine combat systems, inertial navigation, and sonar. Subsequently moved as a senior executive (VP Human resources, Aftermarket) to Sergeant Controls, a subsidiary of Dover Corp. This company made hydraulic and other mechanical components for aerospace and the submarine force. In 1989, moved entire company to Tucson, Arizona, and headed search for new President/CEO. Retired in 1990, various consulting assignments since then.

Moved from Laguna Beach to the, Shores in 1999. Member, Mens Club and on the Architecture Control Committee for past 3 ½ years. This has been a BIG help in getting to know and understand the Shores.

Active Episcopalian. Married to Robbie for 50+ years (she had low expectations), three sons, five grandchildren.

Hobbies are boating, woodcarving, bridge, collecting marine artifacts, and reading, with a minor in gardening.

I believe that the Association is currently very well run, and improving. Although I have no agenda, I stress responsible, efficient management. My experience with the Association has made me a strong supporter of the committee system. I like an activist Recreation Committee. Besides my experience, I offer dedication to maintaining the Association and its value in the forefront of upscale communities.

### **DIANNA CANNARIATO**

My husband Paul and I have been residents of Niguel Shores for six years. We have lived in many states and have not experienced the feeling of community as much as we have here. We are extremely pleased to have discovered Niguel Shores.

I have experience in contract administration, accounting and payroll/tax services. Held supervisory and management positions from Team Leader to Director of Accounting. Employed by a government contractor building nuclear submarines for the U.S. Navy. Also employed in the accounting departments of a furniture manufacturer, a large hotel and the second largest civil engineering company in Orange County. Worked for a company providing payroll and tax withholding services for companies of all sizes, the largest of which had over 8000 employees.

I enjoy painting, gardening and travel. Currently the treasurer of the Garden Club, a member of the Womens Club and a member of the Task Force for the redevelopment of the Community Center; which will be a long-term commitment.

As a Board member I will help to preserve and enhance the quality of life in Niguel Shores and work to ensure that the appropriate policies and regulations are in place to achieve those results efficiently and economically. It would be my pleasure to work with the Board and the various committees in attaining these goals.

### **SAMUEL T. JOHNSON II**

My name is Sam T. Johnson. I have been a resident of Niguel Shores four years but have lived in Dana Point since 1979.

I was born and raised in Grosse Pointe, Michigan and got my BS degree in mathematics from Colgate University and my MBA from UCLA. Joined Ford Aerospace/Loral/Lockheed Martin in Newport Beach and spent twenty-two years in finance and contracts; three years as manager of facilities-engineering and maintenance; five years as manager of production operations and eight years in facilities relocation and closeout for the Corporation.

Retired from Ford Aerospace/Loral/Lockheed Martin three years ago after forty years with the Company.

Currently a member of the Finance Committee, Investment Committee, Contract Review Committee and the NSC Mens Club. My wife Pat and I are avid tennis players and beachgoers. In fact, I run on "our beach" every morning. My wife is the family golfer and is currently President of the Niguel Shores Women's Golf Club.

During my tenure with Ford Aerospace I coordinated 13 Charity 5K/10K runs that raised over \$75,000. I enjoyed working on the Festival of Whales Parade this year.

I have no specific agenda in wanting to join the NSCA Board. I would bring years of experience in managing personnel and programs and evaluation projects for alternatives, feasibility and financial viability. I believe my business background would be helpful in serving on the Board.

### **SEA TERRACE II TOWNEHOMES REPORT**

At the annual meeting of Sea Terrace II Townhomes Association four new board members were elected and the organization of the board was completed. The new officers are: Ed Adams, president; Gerlinda Duffy, first vice president; Adrienne Ruben, second vice president; Karla Sanders, secretary; Colin Cato, Treasurer.

*Sea Terrace II Townhomes Report continued...*

Outgoing Treasurer Norm Browne reported that rising insurance costs would require an increase in the annual dues for the next fiscal year. Outgoing President, Frieda Baskin, reported on improvements accomplished during the year.

They include installing dolphins and improving the Manta and Garibaldi entrances; having the city paint a red no parking zone on both sides of the Manta entrance, and installing new boxes displaying residents' names and gate code numbers at both gates. Frieda also reported on another successful annual picnic, which took place last August.

### RECREATION COMMITTEE HAPPENINGS

Many many thanks to all the volunteers young and old who participated in The Festival of Whales Parade on Saturday, March 8. The "bottomless" boat, whales, seagulls and the Niguel Shores banner were a big hit with all the viewers. A few pictures of this event are attached to this issue.

This year's recreation schedule provides lots of opportunities for residents and we hope you will participate. A schedule of these events for the year is listed below. Plans are underway for the big Fourth of July celebration, a full day of activities concluding with barbecue on the Bluff.

A big outdoor band concert at the Bluff is planned on August 9, complete with the In-N-Out Burgers Mobile Kitchen.

#### APRIL

27 - Potluck

#### MAY

22 - Camerata Strings

25 - Memorial Day barbecue

#### JUNE

Tennis Social to be determined

#### JULY

4 - Fourth of July activities and barbecue- ALL DAY

26 - Garage sale (tentative)

#### AUGUST

3 - *My Fair Lady* musical/dinner theater party

9 - Band Concert at Bluff- 30<sup>th</sup> Anniversary dedication/ In-N-Out burgers

31- Labor Day barbecue

#### SEPTEMBER

23 - New Residents Reception

28 - Last barbecue

#### OCTOBER

25 - Dinner Dance, Italian Accent

31- Halloween Party / MPR

#### NOVEMBER

2 - Art Affaire

16 - Potluck – Dale Baltimore's 100<sup>th</sup> Birthday Bash

### MY FAIR LADY

Come join neighbors at summer's fun musical at Saddleback College.

**Date: Saturday, August 2 at 3:00 pm**

\$ 23 per person (group reserved)

Excellent seating

**LUNCHEON**

(optional)

Before the show, join us for a luncheon

At LE DIPLOMATE EURO BISTRO

Time: 1:00 pm

Price: \$12 per person. includes tax

**RESERVATIONS**

Visit or call the office

Leave name and phone number

And let us know your needs.

Tickets and information will be forwarded to you at a later date. Very important to call now!

Note: Season ticket holders with that date are invited to join us for lunch if desired.

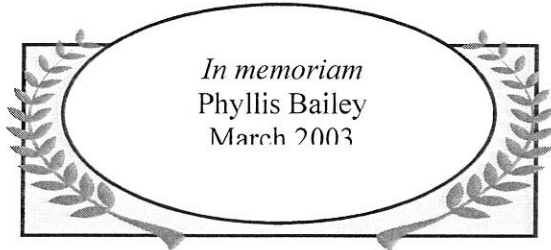
### TRAFFIC AND SAFETY

1. Vehicles Without Passes: Be forewarned that vehicles found in the community without a visible pass are considered to be trespassing and will be subject to IMMEDIATE towing. Extra patrols will be starting at the Community Center and the beach bluff parking lot.
2. Daylight Savings time begins on April 6. Be sure to check your light timer settings and re-set them if necessary.
3. Spring Break/School vacation is from April 14 through April 18. Residents are reminded to be extra

*Traffic & Safety continued...*

careful as you drive about the community, for the safety of the youngsters.

4. Dogs OFF the Leash: We continue to get reports that dogs are allowed off the leash in the community and oftentimes intimidate those walking nearby. Unless you take the time to complete an *Incident Report*, no follow-up action can be taken. We need the information first hand. These reports are confidential. Get a form and fill it out. We will all benefit from your effort.



### LANDSCAPE

Due to the El Nino weather conditions the spring color planting will be delayed and the fall planting will remain for a longer time than usual. We are in the process of spring weeding and replanting of ground cover throughout the complex.

### VOICE OF THE PEOPLE

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. Submissions due on the 17<sup>th</sup> of the month except in Feb., Nov., and Dec. when due on the 15<sup>th</sup> of the month.

### BEACH BLUFF

*I too think we should leave the parking at the Bluff parking as is. I fully agree with everything Ms Irene Hopson stated in her letter to the Seashore News, issue # 353 March 2003.*

*Thank you,  
Rose Somerfield*

### WE'RE MOVING

*John and Betty Dickerhoff have made the decision to move to Oceanside to be closer to our daughter and family and to down-size from our present two-story home here in Niguel Shores. We've lived here now for over twenty years. Suffice it to say, we will miss the many friendships we have made here and the enjoyment of the entire community. However, we will*

*not be that far away and we hope to return often to visit.*



### GARDEN CLUB

The March meeting was a very interesting demonstration led by Club member, Dianna Cannariato. Dianna gave good advice and several great tips and tricks on container planting.

The April will be held at Sherman Gardens. A garden tour will cost \$3 and lunch an additional \$20.50. Meet in the parking lot at 11:00 am to carpool. Those who wish to attend and have a not paid may contact Francine Stout at 248-7627 no later than April 5. The club plans to attend the Southern California Spring Garden Show at the South Coast Plaza Friday, April 11. Meet in the parking lot at 9:30 am to carpool. Admission is free. Remember to bring a tote bag for goodies and money for lunch.

The Rose Society of Saddleback plans a tour of unique local gardens on Saturday, April 26. For more information, please call 496-3425 or 496-2241.

The meeting for May is the Laguna Beach Garden Club Tour on May 1. Tickets are \$15 if purchased by April 21. P.O. Box 362, Laguna Beach, 92652. Make check out to: The Laguna Beach Garden Club, please includes a stamped returned envelope. Tickets can also be purchased at The Chamber of Commerce. If you would like to carpool, meet at our parking lot at 10:30 am. Bring a bag lunch and we will have a "picnic" at Blue Bird Park. This will be our meeting for May. Meet in the parking lot at 10:30 am to carpool.

### APRIL SHOWERS POTLUCK

Now that the Ides of March have safely passed, don't do your "*Singing in the Rain*," but in the shelter in the MPR and enjoy spring break in the company of friends. On Sunday, April 27 and while we are in a nostalgic mood for the *good old days*, why not bring along old photos, clippings, newsletters, etc. for a display of Niguel Shores' 30-year history?

Attending the potluck is really very simple ... just bring libations, utensils glasses, plates, \$1 per

*April Showers Potluck continued...*

*Seashore News, April 2003*

person (that's the tip for the volunteers - just kidding) and food for eight people to share. Happy hour: 6:00 pm Dinner: 7:00 pm

For reservations call:

A-F	Pat and Jack Broering	493-6739
G-M	Mary Crowl	489-1738
N-Z	Gerlinde Duffy	661-9416

### ATTENTION ALL RESIDENTS NSCA'S ANNUAL DISASTER DRILL

Will take place on **SATURDAY, APRIL 12** 10:00 am - 12:00 pm. See flyer at the back of the *Seashore News* for details. All block captains, street leaders, specialty teams and volunteers will meet in the MPR at 7:30 pm on Wednesday, April 9 to hear an update on FEMA guidelines, the Home Security Advisory System, Bio/Chemical Terrorism, as well as discuss the April 12 disaster simulation scenario. Interested homeowners are welcome to attend.

NSCA Emergency Preparedness  
Coordinator Gerlinde Duffy



### MENS CLUB

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.

The speakers on April 1 will be new Mens Club members Arnold Cordova, Bob Morrison and Jim Perkins, who will present brief autobiographies to better introduce themselves to club members.

On April 15 the program will be presentation by the candidates for the Niguel Shores Board of Directors for the elections will be held on May 20.

We hope that all men of the community will take the opportunity to hear our speakers and consider participating in the Mens Club meetings and many outside activities. If you are not a member, please

come and visit us. Be our guest and sample the fellowship.



### MENS GOLF

Both of the February golf outings were cancelled due to rain. There was disappointment at not playing Aliso Viejo and Castle Creek last month. Castle Creek will have to wait until next year, but we hope to play Aliso Viejo in June, October, and December of this year. Sixteen players signed up for Temecula Creek on March 11, where the format was Individual Low Net with competition in three flights.

Results at Temecula Creek:

#### A Flight:

Bob Borland and Ed Bouffard tied for first with net scores of 1 over par 73. The tie was broken on the 10 hole with Ed carding a 3 to Bob's par 4.

#### B Flight:

Tom McNicholas won this flight with a 1 over par net 73. Three players, Bob Gutknecht, Jack Sweeney, and Roy Dohner, tied for second with net scores of 75. The tie was broken on the 10 hole where Jack Sweeney had a net three to take second place.

#### C Flight:

Grover Brown took first place in this flight with a fine one under par net 71. Ed Adams was second, three strokes behind Grover.

Closest to the pin honors went to Bob Borland on Creek Course #2, and Ed Bouffard on Oaks Course #3.

### WOMENS CLUB

At the April luncheon on Thursday, April 10, the candidates for Niguel Shores Board of Directors will be introduced. Running for positions are Dianna Cannariato, Samuel T. Johnson II, Todd Wallin and Bill Wolff. Each candidate will comment on his or her credentials and what they would like to accomplish if elected to the board. Also, Carol Porcella, new general manager will discuss her impression of our community so far and her vision for the future.

*Womens Club continued...*

A reservation is necessary to come to the luncheon. If you are a member of the Womens Club and have not been contacted by Monday April 7 and wish to attend the luncheon, please call Irene Hopson, 488-3830. Luncheon will begin at 12:30 pm.

Residents or homeowners in Niguel Shores are invited to join the Womens Club. To become a member call Lee Sweeney at 661-5924.

The Niguel Shores cookbook can be ordered at the April Luncheon. On May 2, our outside activity will be the 22<sup>nd</sup> Annual "Art Alive" festival of arts and flowers at San Diego Museum of Art in Balboa Park. Attendees will meet at the community center at 8:00 am carpool to Balboa Park and tour the gallery The board will meet on Thursday, April 3, 4:00 pm in the conference room.

### EDITORIAL GUIDELINES

The Communication Committee thanks all contributors to the Seashore News. All submissions are gratefully appreciated. In order to simplify the editing process and unify the papers style, the following guidelines are suggested for community reports.

1. With the exception of letters to the editor, or other communications from a single individual, article should be written in the third person, not the first or second person (I, we, you, our, etc.).
2. The word limit for all submissions is 250 words except/or letters to Editor which is 200.
3. Name and phone number accompany all submissions. Occasionally additional information or clarification is required
4. Style guidelines suggest parentheses, brackets colons and semicolons be avoided whenever possible
4. References implying endorsement of a commercial business or product should be omitted.

### WOMENS GOLF

April 14 is the date for Fun Day golf. Please call Judy Boitano, 661-9495, to sign up for a tee-time. Plan to be at Aliso Creek Golf Course at 8:00 am. Golf will be followed by lunch and a short meeting at Chris Beaver's home. Please call Chris at 493-7430 if your name is not on the luncheon list that was passed around at the last meeting.

The golf winners in March were the team of Irene McDonald, Marlene Lynch, Gretchen Rask, and Lee Sweeney. Using a 'scramble' format, they shot a par score of 32. The second place team of Chris Beaver, Liz Kelsch, Margaret Banerian and Dee Johnston finished close behind. May Gramer won a prize for longest drive and Irene McDonald won the closest-to-the-pin prize.

The annual Memorial Tournament will be held on Monday June 9. Time to get out on the practice range!



### NIGUEL SHORES 30<sup>th</sup> ANNIVERSARY COOKBOOK

The cookbook will have 300 recipes - a bargain at \$10 each. Don't be disappointed order now. To reserve a cookbook, bring a check to the Womens Club luncheon or drop it off at the office. Reserve by e-mail at [nscookbook@cox.net](mailto:nscookbook@cox.net), or by fax to 493-9853. Call Karla Sanders at 496-8413 between 8:00 am and 5:00 pm to place an order.

### WOMENS CLUB HOME TOUR

On Thursday, April 3, the club is ready to go on its 2003 Home Tour "from the smallest to the largest." Persons with tickets should be at the Community Center promptly at 9:00 am and look for a driver with the same number. If unable to attend, please call Marion Evans at 661-3248.

### WEDNESDAY BRIDGE

Men and Women interested in playing party bridge are welcome to join the group each Wednesday at the Community Center from 11:30 am to 3:00 pm. Call Frieda Baskin at 661-3521.

Winners since last Seashore News:

#### February 19

1. Helen Stevenson
2. Marion Evans
3. Edythe Tisch

#### February 26

1. Kay Wittmack
2. Marie Milliken
3. Helen Campbell

*Wednesday Bridge continued...*



# TO ALL NSCA RESIDENTS

**On Saturday, April 12**  
10:00 am and 12:00 pm

The Community will stage a  
**MOCK DISASTER DRILL**

Please participate by displaying an **OKAY** or **HELP** sign and cooperating with your assigned Street Leader.

If you have lost/misplaced your **OKAY/HELP** sign, do not know who your **street leader** is, or do not have a **Disaster Manual**, please ask the NSCA office personnel for assistance.

The Recreation Committee/Family Club will host a pizza lunch for all participating children.

Make sure you and your family are prepared for a major emergency by studying NSCA's **Disaster Manual** and participating in our drill. By cooperating with us just one or two hours, you will stay current with emergency measures.

Remember: The life you save may be your own.  
Questions? Call Gerlinde Duffy at 661-9416