

seashore news

Published Monthly by Niguel Shores Community Association

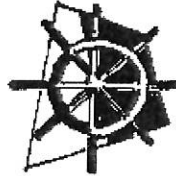
www.niguelshores.org

August 2003

Issue 358

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FROM THE HELM

On Saturday, August 9, the Recreation Committee is planning a wonderful event to celebrate the 30th Anniversary of the Dedication of the Community Center. I encourage everyone to attend and participate in the festivities.

Our community was planned to have various housing styles and open space with beautiful lawn areas and slopes. The first homes were built in 1970 and the community center was dedicated in 1973. This building reflected the design style of that era. However, time and wear have raised a number of issues pertaining to the adequacy of the community's physical facilities that must be addressed to prepare the community for the future.

As we reflect on the long rich history of our community we realize that it is time to develop a master plan to meet the community's future social, recreational and administrative needs. The community master planning process provides the opportunity for the residents to reflect upon its history and heritage, assess its current condition and needs, create a vision and prepare

for the future. There are several purposes for developing a community facilities master plan:

- ▶ To help clarify, conform, or adjust community goals and priorities as they relate to existing or desired physical resources.

- ▶ To help define the physical resources required to sustain or advance the community's goals and priorities.

- ▶ To describe and define physical improvements in general terms in order to have a reasonable sense of purpose, size, and probable cost.

- ▶ To organize physical requirements in sequence reflecting community priorities and the realities of financing and phasing.

- ▶ To determine and coordinate the location of existing and future community improvements to achieve a functional, attractive, and comprehensive design.

- ▶ To provide the community with a sense of place that proclaims its purpose, distinction, and domain.

This effort will require enormous energy from our volunteer staff and professional consultants.

DANA POINT CITY COUNCIL TV

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

NSCA FORUM BOARD MEETING

Wednesday, August 20
7:30 pm

From the Helm Continued...

The Board approved the following principles to direct and guide the planning process and the development of the master plan:

- ▶ Develop a pleasing aesthetic and uplifting architectural design.
- ▶ Be enduring, sustainable and compatible with the surrounding community.
- ▶ Enhance social interaction.
- ▶ Promote the health and welfare of community members.
- ▶ Encourage the use of recreational facilities.
- ▶ Be financially viable.
- ▶ Planning process shall be conducted in an objective and professional manner.
- ▶ Planning process shall include the research, inspection, evaluation and feasibility of developing the existing Community Center site and the Beach Bluff site.
- ▶ Planning process shall support and encourage an open, collaborative, creative, communicative and informative style and approach based on sound and objective planning evaluation/assessment criteria.
- ▶ Communication with various community groups will be essential to understand the full universe of issues and needs to gain community acceptance in implementing the master plan.

In addition, the Board decided to put the Beach Bluff Park Improvement Plan on hold to allow the architect to fully evaluate the entire Beach Bluff site as part of the master plan evaluation.

I encourage your participation in the master planning process by first completing the Priority Planning Matrix. Information updates are available on the Niguel Shores website and Roy Dohner, Ad-hoc Committee Leader, provides monthly updates at the homeowner's forum meeting and in this newsletter.

Final thoughts: "It were not best that we should all think alike; it is difference of opinion that makes horse races." (Mark Twain). "We must adjust to changing times and still hold to unchanging principles" (Jimmy Carter). "If we want to change a situation, we first have to change ourselves. And to change ourselves effectively, we first have to change our perceptions." (Stephen Covey)

NSCA President, Arnold Cordova

BOARD ACTIONS

- ▶ Approved a contract with Pavement Coatings to slurry seal Niguel Shores Drive starting at the Stonehill gate and going down to the Beach Bluff access gate to the beach, the Villas and Sea Terrace II and to re-slurry Capstan Drive. Also approved an amendment to the contract to remove two speed bumps at the Manta Gates of Sea Terrace II and to add the repairs for root damage at the corner of Atlantic and Niguel Shores Drive.
- ▶ Approved a proposal to purchase two Polaris Watermatic C560 units for the pool and spa from Aqua Blue Company.
- ▶ Approved a contract with Schlick Services to replace 4 deteriorated, unsafe light poles.
- ▶ Approved the format and the link to the NSCA web pages developed by the Community Center Renovation Master Plan Committee that informs and updates members on the development activities of the master plan.
- ▶ Approved a contract with Scott Magorien to design a drainage system that will correct the water drainage problem at the cul-de-sac end of Nauticus Isle that has been ongoing for years.
- ▶ Approved the issuance of a Request for Proposal (RFP) for professional architectural services to develop a conceptual community master plan to renovate and remodel the Community Center complex, which includes buildings and common ground area, and to evaluate the Beach Bluff property site for community building use development. (A Bidders Conference was scheduled for July 23 when the architects were each to be given a copy of the RFP.)

Deferred further immediate planning for the Beach Bluff because the Board has added this location as a component of the Master Plan to ensure compatibility and integrated long-term use planning.

- ▶ Approved a revision to rule 9502 that includes all vehicle damage instead of tire damage only and makes it mandatory to report damage to the NSCA office within 10 days of the incident. (Revised rule is included).

MESSAGE FROM THE GENERAL MANAGER

As you can see from the above Board actions, there is a lot going on in the Shores. I anticipate a very busy schedule between now and mid-November. In addition to the slurry seal in August, a major street renovation project is scheduled for early fall that will entail petromat overlay of several areas of Niguel Shores including, the Berkus Homes and Shore Gardens (with the exception of Nauticus Isle which has been deferred because of the water problem that must be corrected and the area dried out before the road can be renovated.) The Beach Bluff parking lot was also scheduled for renovation but has been deferred because of possible conflict with community master planning.

Budget planning is due to start in August. Since this is my first year at Niguel Shores I'm not sure exactly what to expect but I know I will be busy working with the Finance Committee and our wonderful, hardworking controller Ivy Hsia. Budget planning will be in full swing from August 1 through November 15 when the budget is required to be completed, printed and in the mail to the members.

Last but not least, enjoy the rest of the summer! And, be sure to put Saturday, August 9 on your schedule to attend the Big Band Burger Bash to celebrate the 30th Anniversary of our Community Center. Tickets are available at the NSCA Office. Don't miss out on the fun, food and festivities.

ADDITIONAL STREET SWEEPING SCHEDULE CHANGE

Street sweeping has been changed again due to a conflict with trash collection in some areas of the community. Street sweeping is now done on the first Wednesday of each month. Please park off of the street on that day so the sweeper can do his job properly. Thanks for your cooperation.

SLURRY SEAL

The slurry seal projects in Sea Terrace II, Shore Gardens Homes, on Niguel Shores Drive and Capstan Road will commence on Friday, August 1, and will continue on Monday, August 4, and will be completed on Tuesday August 5,. A detailed informational letter and color coded map has been hand delivered to all residents whose daily routine may be disrupted by the road work. If you are among the residents who have

received one of the notices you are urged to read the letter carefully and follow the instructions as directed. Please advise your gardener and any other service personnel in your employ.

"No parking" signs will be placed on the street by the contractor 48 hours in advance of a road closure. Vehicles that are left parked on a street posted for slurry seal will be towed without prior notice. Your cooperation and the cooperation of your guests and service personnel will be greatly appreciated. We apologize for any inconvenience you may encounter during the project.

SECURITAS

Many of you have noticed a change in the appearance of the uniforms of the Mariner Gate guards. Burns International has been purchased by Securitas so the guards are now wearing different uniforms and driving patrol vehicles with the Securitas logo. Nothing else has changed. The same people are performing the same duties in the same manner.

RABBIT CONTROL

Several residents have complained recently about damage to their landscaping due to the overpopulation of rabbits. The Board of Directors has hired a contractor to remove the excessive number of rabbits throughout the common areas in the community. The contractor will be in the community once a month during the months of August, September and October from approximately 11:30 pm to 3:00 am. He will be working in the common area greenbelts, slopes, Community Center and Beach Bluff. He should not need to enter anyone's front or rear yard. When the dates for removal are set, the NSCA General Manager will notify the Sheriff's Department in case the department receives calls about someone wandering around in the community late at night.

AD HOC COMMITTEE FOR THE COMMUNITY CENTER RENOVATION

As a reminder, this *Ad Hoc* committee is collecting feedback from all residents in order to prepare a recommendation to the board to update and modernize the community center.

Ad Hoc Committee Continued...

Feedback has been received from a number of the residents on both the website and the hard copies of the survey. This information is being compiled. It is vital that each resident has an opportunity to voice his or her opinion. Please visit the NSCA website at www.niguelshores.org and click on the renovation link. This link features project objectives as well as pictures containing community center related improvements. The site also affords residents the opportunity to fill out and submit the survey. Residents also have the option of going to the office to fill out and return a survey. In order to insure one survey for each property, residents should note their name and address on the form.

The board approved the distribution of a Request For Proposal to a group of architects. Each architect has experience with community center renovation and construction. The board will select an architect following receipt and evaluation of proposals to develop some conceptual design options with cost comparisons.

The committee presented its second report to the community at the open forum in July and will submit its next presentation at the August forum.

LANDSCAPE COMMITTEE

PARENTS! Please remind your young people not to use the slopes to walk or play on. The slopes are being broken down by this usage and are not meant to be playgrounds, slides or short cuts.

DOG WALKERS! Please remember to clean up after your dogs. This is especially necessary at the Beach Bluff Park. Once again be reminded that dogs are required to be leashed.

The committee is currently working on preparing next year's budget (wish list). Each neighborhood representative will be meeting with the community landscape contractor for budget evaluation as part of the constant effort to make Niguel Shores more beautiful.

TRAFFIC AND SAFETY

When going to the beach, remember the Vehicle Code prohibits anyone from riding in the back of a pickup truck. This is a very dangerous practice.

A power outage can disrupt timers causing sprinklers, lights and other items to be out of sync. Be sure to check them every time.

With summer and the long daylight hours there is a tendency to leave doors and windows open to take advantage of cool breezes. However, this may invite break ins. Remember a residential burglary takes place every 15 seconds. Don't be a victim.

In planning a party be sure to provide a guest list well in advance so your guests will not be delayed at the gate. If you are expecting between 4 and 9 guests, you can FAX the list, with your PIC, to the gate at 487-5432 or deliver it in person. If you are going to have 10 or more guests, you must submit an alphabetized list, with your PIC, to the office 48 hours prior to the event. Do not give this list directly to the gate officer. **UNDER NO CIRCUMSTANCES WILL THEY ACCEPT YOUR LIST IN PERSON.** The office staff will prepare the passes in advance so that they will be ready when your guests arrive. Failure to do so will cause your guests unnecessary inconvenience.

There is a free service entitled "Vacation Home Security Check" offered by the City of Dana Point under the Neighborhood Watch Program. Residents are encouraged to take advantage of this program.

BEACH BLUFF BBQ

A Beach Bluff barbecue will be held on Sunday, August at 5:00 pm in celebration of the Labor Day holiday.

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 are due on the 17th of the month except in Feb., Nov. and Dec. when due on the 15th of the month.

"The storms of life bring out the great eagles while lesser birds run for cover." The vitality and vision of youth is a good thing and coupled with the knowledge and wisdom of age, much can be accomplished. The Shores is filled with great eagles – let's soar!

Wanda Burke

We bought our home in Niguel Shores because of the beautiful beach and parking availability. Now the Beach Bluff Plan will eliminate the twenty-two parking spaces closest to the walkway to the beach. Anyone who tried to park at the bluffs over the July 4 weekend knows why we need all of the current parking spaces.

Cars were parked on four blocks above the parking area. How about letting us in on the cost of this project? This will surely increase our dues along with the re-do of the community center. To be fair, a change of this magnitude should be voted upon by the 960 owners in the Shores.

Redge and Sandra Griffin

The ratio parking for the 960 homes in Niguel Shores now is small. What is the parking ratio with the new diagram? The parking places they are taking out, are they to be replaced or will we be parking on the streets above and walking farther? What about the disabled? When they have special events on the bluff, even fewer people will be able to park. Do they plan on having shuttles for the over flow?

The plan does not show a turn around for drop off and pick up of chairs, ice chests, etc. by the beach gate. Showers should be placed over by the gate coming from the beach so they can wash off the sand. If the board wishes to dress up the beach bluff with new tables etc, and leave the parking as is, I am for it.

Let's fix up the clubhouse, around the pool and have the parties where there is room for everyone. We

here in Niguel Shores are so fortunate to have plenty of parking on the bluff. Once we lose it, it's gone forever.

Irene Hopson

As concerned Niguel Shores neighbors, we would like to point out the use of our facilities on a regular basis by non-residents who live in the vicinity. Currently there are lessons: exercises in the multi-purpose room, water exercises in the pool, swim lessons in the pool, and a summer camp that runs from 8:00 am to 5:00 pm in the park. Outside participants pay the same as residents, even though residents also pay dues, which come to \$6.29 per day. The instructors pay no percentage of their fees to the Association for maintenance or wear and tear of our facilities, which they use to run a business. Instructors are proceeding under the assumption that only sixty percent of the participants in these activities need to be residents. No registration lists are presently being reported. Thanks to the new Recreation Committee, a registration list and proof of insurance will be required of the instructors. Let Bob Borland, Recreation Committee Chairman, or the Board members know your thoughts and suggestions.

Joan Sandberg, Andy Boush and Bette Quinlan

BIG BAND BURGER BASH

Niguel Shores will celebrate the 30th Anniversary of the Community Center dedication on August 9 from 3:00 – 6:00 pm with music and food at the community center park. The Santa Ana Winds Youth Band will provide entertainment and IN-N-OUT® burgers will provide the food. There will be displays of Niguel Shores history and a short program to rededicate our community center.

Tickets are \$6 for a burger and \$7 for a cheeseburger. The price includes chips and a soft drink. In addition, wine and beer will be available. Bring the family to the Niguel Shores Community Center Park. Picnic tables are available but you may wish to bring a blanket or chairs to relax on.

Tickets are now on sale in the association office. Don't miss out on this historic event. Extra tickets may be purchased to help feed the band.

For Your Information

LOST AND FOUND

There is a large chest located between the men's and women's locker room at the community center, that contains many forgotten items, some of them of considerable value, that have been left on the ground: bicycle helmets, swim fins, bathing suits, articles of clothing, towels, etc.

Please take a look and see if any of the items are your lost treasures.

POOL POLUTION

A large sign at the pool entrance states:

"Swim diapers are required for children who are not toilet trained or anyone who is incontinent." Please see the office to get "Little Swimmers" special water-tight pants. Enforcing the rule is the responsibility of the lifeguard and any others who observe this violation.



MENS CLUB

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

The speaker on August 5 will be Paul Lawrence, manager of Dana Point Harbor Leasing & Revitalization, who will discuss plans for the redevelopment of Dana Point Harbor.

On August 19, the program will include Mark Billings, Dana Point Chief of Police, who will discuss security since September 11.

The Mens Club hopes that all men of the community will take the opportunity to hear the speakers and consider participating in the meetings, golf and many outside activities. Non-members are welcome to come and visit. A club member will be assigned as a sponsor to help new members become

acquainted with meetings, members and the many social activities sponsored by the Mens Club.

MENS GOLF

Play took place this month at Mile Square on June 24 and San Juan Hills on July 8. The format at Mile Square was team play, best ball gross on first nine, best ball net on second nine. San Juan Hills involved two events, the initial round of the NSMC 2003 Championship and a "Tin Whistle" event.

Mile Square:

First place was taken by Bob Enger, Carl Printz, Joe Sanders and Fred Standefer with a score of 67 (5 under par).

Second place went to the team of Dave Ontiveros, Jack Christiansen, Dick Johns and Peter Rask, finishing one stroke behind the leaders.

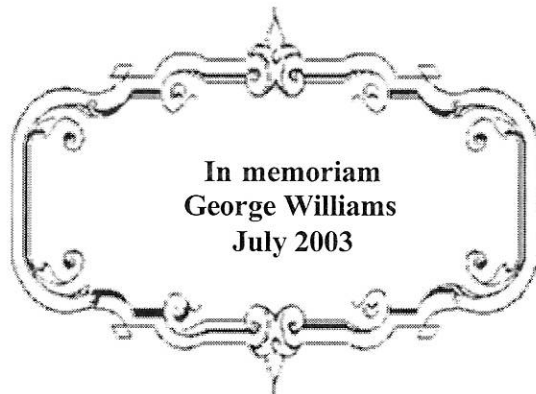
Closest to the pin went to Ian Ross and Bob Converse.

San Juan Hills:

NSMC Championship event returned to match play, with twenty-two players signed up. The following eleven players won their matches and proceeded to the second round. Peter Rask, Fred Standefer, Bob Scott, Myron Miller, Dave Ontiveros, James Woodward, Ian Ross, Joe Sanders, Gene Lachel, Roy Dohner and Jack Christiansen (2002 defending champion).

Tin Whistle A Flight winner was Fred Standefer with 36 points. B Flight was taken by Roy Dohner with 34 points. C Flight winner Bob Scott led all players with 41 points.

Closest to the pin were Bob Page and Jack Sweeney.



WOMENS CLUB

The first meeting of the 2003 – 2004 season of the Niguel Shores Womens Club will be held on Thursday, August 14. Fellowship hour begins at 12 noon with a luncheon following at 12:30 pm.

Following a short business meeting, the program "The World of Fashion Comes to You" will be presented. This is a trunk show of Don Caster Fashions, featuring Jean Foster, wardrobe consultant. Come and see the latest in this year's fashions.

Womens Club is open to all women residents or homeowners in Niguel Shores. If interested in joining, please call Betty Steinwinter at 240-4462. All are welcome. Dues are \$5 per year.

A reservation is necessary. Current members of the Womens Club who have not been contacted by Monday, August 11 but wish to attend, please call Shirley Smith at 496-0483.

To be included in the 2003-2004 roster of members, dues must be paid prior to the August meeting.

The Board will meet on Thursday, August 7 at 4:00 pm in the Conference Room.

WOMENS GOLF

The date for Niguel Shores Womens Golf Fun Day is Monday, August 11. To join the list of players for that day, please call Pat Johnson at 661-2818. For a lunch and meeting only reservation, contact Terry Scott at 661-9107. Golfers should be at Aliso Creek Golf Course at 8:00 am. Lunch and the meeting will follow at 11:30 am at the Niguel Shores Community Center. The golfers who went home with prizes in July were:

<u>Low Gross</u>	Ceacy Johns
<u>Low Net</u>	Judi Finch
<u>Low Putts</u>	Joan Beyer
<u>Closest to the Hole</u>	Chris Beaver
<u>Longest Drive</u>	May Gramer
<u>'Mystery Game'</u>	Ruthie Stahl
<u>Birdie/Chip-in</u>	Lee Sweeney / Ruthie Stahl

The monthly golf outing and meeting of this club got its name honestly. Golf is played for fun and companionship. The meetings are short and sweet. The lunch hostesses always serve a great lunch. Add it all up and it is a fun day. New members are welcome.

A phone call is all that's needed. Call President Pat Johnson, 661-2818 or Vice-President Joan Beyer, 496-1428, or call the office and someone in the group will get in touch with you.

GARDEN CLUB

In July the Garden Club took a tour of the Seaside Palm Growers and enjoyed lunch at the harbor. The club will be taking a "vacation" in August and will meet again in September.

A hotel-garden tour of the St. Regis will take place in September. The St. Regis horticulturist will lead this tour. Lunch will follow at Club 19 (the golf club restaurant). Please reserve for tour and lunch by August 12. Contact Francine Stout at franstout@earthlink.net or by phone at 248-7627.

Residents interested in joining the Garden Club, may contact Karen Linger at 481-9898 or Janet Dohner at 489-9385.

Leash your pet.
Clean up the residue.

**NSCA RULES 9101; City of Dana
Point
Ordinance, 10.06.050**

PAGE TURNERS

Page Turners is on vacation until September. The book list for 2003-2004 meetings that will start on September 15 (always the third Monday of the month) is below, in order of discussion, one per month through May. There is no December meeting.

<i>Atonement</i>	Ian McEwan
<i>A Border Passage</i>	Leila Ahmed
<i>Farewell to Arms</i>	Ernest Hemingway
<i>Balzac and the Little</i>	
<i>Chinese Seamstress</i>	Sijie Dai
<i>My Home is Far Away</i>	Dawn Powell
<i>Life of Pi</i>	Yann Martel
<i>Peace Like a River</i>	Leif Enger
<i>Tuxedo Park</i>	Jennet Conant

See you in September! New members are always welcome.

JULY 4 CELEBRATION

July 4 was a beautiful day and the neighborhood was full of balloons and fun activities. The Recreation Committee would like to send out thanks to all volunteers who made the July 4 celebration one of the most successful ever.

The Mens Club served over 500 delicious pancake breakfasts! A lot of volunteer hours went into the planning, shopping, preparing, serving and cleaning up. Thanks to all the men who worked so hard to bring us that yummy meal at a bargain price!

The boy scouts raised the American flag and also carried the banner in the Red, White and Blue Parade. It seemed that there were more participants than ever in the parade and all were in patriotic colors. What a great sight! Thanks to our local firemen, to the neighbors who brought out their vintage cars and also congratulations to Bob and Lavonne Borland, who were honored as the winners of the Dorothy Dudley Service to the Community Award.

The kids young and old enjoyed the games in the park. Some of the new activities this year were swimming competition, water balloons, flag tattoos and art projects for the pre-school children. Over thirty people volunteered to supervise game activities and a big thanks to all of them.

The Womens club worked harder than ever and served a record number of hot dogs at lunchtime!

The creativity in the Sand Castle Contest is always amazing. This year featured Sponge Bob Square Pants, an aircraft carrier, a turtle, and a dragon, as well as castles!

It was a beautiful evening at the Beach Bluff for the Do-it-Yourself Barbecue. Over 200 neighbors and friends attended and shared huge amounts of delicious gourmet treats.

Many participants were photographed during the festivities. Duplicate photos are available in the office. There are also photos on www.niguelshores.org that can be printed out.

Sand Castle Contest Winners 2003

Kids And Adults:

1. Wilder Family
2. Dorsey Family
3. Deutsch Family

Kids Only:

1. Crenshaw kids and cousins
2. Haley, Julia, Brandon and Robert
3. Scott Stewart and Connor Mc Naught

Individual Kids Only:

1. Sara French

ANNUAL GARAGE SALE SATURDAY SEPTEMBER 20

9:00 AM TO 1:00 PM

Participants: call or see office to register address.

Garage sale map will be printed on Friday, September 19.

Salvation army will pick up unwanted items on Monday, September 22 for all those requesting the pickup at their home.

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

Arnold Cordova	President
Mary Crowl	1 st Vice-president
Dick Johns	2 nd Vice-president
Dianna Cannariato	Secretary
Sam Johnson	Chief Financial Officer

NSCA STAFF

Carol Porcella	General Manager
Ivy Hsia	Controller
Bill McCall	Maintenance Supervisor
Jamie Posey	Administrative Manager
Silvia Reynoso	Administrative Assistant
Karen Decker	Receptionist
Ben May	Maintenance Staff
Alan Wensman	Maintenance Staff

NSCA COMMITTEES

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

CHAIRPERSONS

Forest Owen (acting)
Kathleen Jones
Dick Mackaig
Janet Mackaig
Don Johnston
Bob Borland
Martin Dedrick
Carroll Cox

MEETINGS

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

OTHER ORGANIZATIONS

Sea Terrace Townehomes Assoc. I
Arnold Cordova, President
Nick Moffitt, 1st Vice-president
Bob Kennedy, 2nd Vice-president
Kathleen Allen, Treasurer
Don Beaver, Secretary

Sea Terrace Townehomes Assoc. II
Ed Adams, President
Gerlinde Duffy, 1st Vice-president
Adrienne Ruben, 2nd Vice-president
Colin Cato, Treasurer
Karla Sanders, Secretary

Womens Club
Liz Kelsch, President
Mens Club
George Evans, President
Family Club
Gay Powers, President
Garden Club
Teri Sweeney, 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.

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The Communication Committee expends all reasonable effort 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.