



seashore news

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July

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FROM THE HELM

At the first meeting of the new Board of Directors held on June 5, officers were elected and appointed, and committee assignments were made. Here is what was decided:

Ron Lackey, an incumbent Board member, was appointed secretary. He will continue to be liaison to the Communication Committee and to the Tree View Blockage Committee.

Arnold Cordova, a newly elected member, was appointed chief financial officer. He will be liaison to the Finance Committee and to the Architectural Control Committee.

Dick Johns, a newly elected member, was appointed 2nd vice president. He will be liaison to the Maintenance Committee, the Traffic and Safety Committee, and the Information Systems Committee.

Mary Crowl, who was re-elected to the Board for a second two-year term, was appointed 1st vice president. She will be liaison to

the Landscape Committee and to the Recreation Committee.

Jerry Milner, who was appointed to the Board to complete Charlie Clark's unfilled term, was elected president.

Four years ago the Board adopted a mission statement. Although the Board's responsibilities are spelled out in detail in our by-laws, CC&R's, and rules and regulations, this mission statement is a succinct expression of what each of the five of us must keep in mind as we do the business of the Board:

The mission of the NSCA Board is to:

► Maintain and further develop the Niguel Shores community as a desirable and enjoyable residence for individuals and families of all ages.

► Provide reasonable amenities at reasonable dues with fiscal responsibility for the present and future.

From the Helm continued....

OWNER FORUM BOARD

MEETING

Wednesday, July 17

7:30 pm

From the helm continued.....

▶ Create a safe environment through adherence to our by-laws, CC&R's and rules and regulations that will provide a quality community for our residents.

▶ Foster open communication among residents, staff, committees, and the Board.

Last year's Board asked each committee to formulate its own mission statement. We will publish each of them in future issues of the *Seashore News*.

Jerry Milner, President



BOARD ACTIONS

▶ Elected the new Association officers: President, Jerry Milner; 1st Vice President, Mary Crowl; 2nd Vice President, Dick Johns; Secretary, Ron Lackey; and Chief Financial Officer, Arnold Cordova.

▶ Appointed Martin Dedrick as Chairperson for the Traffic & Safety Committee.

▶ Appointed Ceacy Johns to the Communications Committee.

▶ Authorized a contract to add arm gates to the Manta and Garibaldi gates.

▶ Received a report and recommendations from the Ad Hoc Committee for improvements for Beach Bluff park.

▶ Authorized a distinctive color bar code to identify those vehicles given a permanent parking waiver.

▶ Authorized a 30 year birthday celebration for Niguel Shores on Saturday, August 24, with a budget of \$1,500.

▶ Adopted a policy concerning the donation of memorial trees.

FROM THE GENERAL MANAGER

2003 BUDGET PROCESS STARTING

As we hit the half way point in the 2002 calendar year, the budgetary process must start for the drafting of the preliminary 2003 Budget. In July, all

committees are notified to draft recommendations for the 2003 budget. Suggested projects from owners can also be submitted to staff or to a specific committee. At this time the staff must also project the estimated expenditures for the remainder of the 2002 budget year. A final budget recommendation and revenue projection is made by staff in September for review by the Board and Finance Committee. A budget must be adopted by the Board by early November in order to comply with state law that requires distribution of an adopted budget and related materials to all owners by mid November.

VEHICLES FOLLOWING THRU GATES

The office has received comments from owners about vehicles following very close behind their cars in order to get through the gates. In some cases they are individuals who are attempting to bypass the gate controls. There are sensors in the pavement to keep the gate from closing on a vehicle, and thus there is a need for a small gap between vehicles for the arm gate to close. If someone tries to stay very close to your rear bumper when entering the gate, there are a couple of things to do. First, go very slowly when entering. Second, touch the brake pedal when the following vehicle gets too close, which will make the brake light come on. The brake lights will usually force the following vehicle to back off.

SECONDHAND INFORMATION

A great deal of staff time has been involved in attempting to follow up on inquiries or information from owners that have accepted secondhand statements. We have had to spent hours checking video tapes, only to find that the facts did not justify the allegations. In order to verify incidents, we need a specific time, and information should be given to the office in a timely manner. There has also been a tendency to exaggerate the situation. Before information is passed on, verify the facts; don't pass on rumors or hearsay. There are processes we can do better and our weaknesses need to be corrected, but help us do our job better by providing accurate and timely information.

Continued on next page

SLURRY SEAL

The office responded to several calls regarding the slurry seal work. Slurry seal is a method of extending the life of the pavement, much like painting protects wood surfaces.

STORAGE ADDITION TO MPR

Construction is finally under way on a badly needed small storage expansion to the rear of the MPR. In addition to providing storage for tables, chairs and recreation equipment, the area will be used for maintenance fabrication and repairs. As Niguel Shores ages there is a need to replace many deteriorated fixtures, some of which are no longer available. The old unit must be rebuilt or something new created.

GARIBALDI AND MANTA GATE CHANGES

The addition of secondary gate arms at Garibaldi and Manta to restrict follow-through vehicles has been authorized by the Board. Owners are reminded that **ONLY ONE CAR MAY PASS PER GATE ARM OPENING**. Be sure to wait until the arm has come down before following another vehicle through.

TV PROGRAM HOA BASHING

A recent ABC program "20/20" had a bashing segment on community associations that made no attempt at balanced news reporting. For those who did not see the program, it involved a foreclosure on someone who had not paid their assessments, a veteran who had installed a flag pole in violation of a specific restriction and a man who had shot and killed two Board members. The other sides of the stories were that the foreclosure person did not pay or open mail regarding her HOA assessments or foreclosure notices; flag poles had always been prohibited in the community, although flags were allowed to be flown from buildings; and the man who shot the Board members had a history of abusive treatment towards neighbors and non-compliance with rules. There are some people who will not be happy living in a homeowner's association because they do not like having to conform to rules and standards. Others

choose and enjoy living in an HOA because they want community appearance standards and stability.

LADIES SHOWER ROOM

The Maintenance Committee has been studying improving the appearance of the pool shower rooms and recognizes the need for a refurbishing. Because funds are not available in the current budget, several members of the Committee volunteered their time and made temporary repairs and painted the area. On behalf of the community, thanks.

EMAILS & QUESTIONS SUBMITTED TO THE OFFICE

Following are answers to questions from emails received at nscagm@msn.com, calls or written requests received at the office:

How can I get on the agenda to address the Board? At the beginning of every regular meeting there is a public comment period when any member may address the Board. The Board asks that a written request be submitted so that adequate time is available, and if more than one person is speaking on the same subject, they can be grouped. Time is generally limited to three minutes per speaker. If the subject is a question or request for a service, it is wise to contact the office or the general manager first, so the matter may be dealt with more quickly or background information made available to the Board. Most Board meetings are held to transact the items that have been scheduled on the agenda and not to deal with unscheduled items. The Board monthly conducts an "Owners' Forum" in the evening on the third Wednesday of the month, the primary purpose of which is to receive committee reports and owner comments.

When is the traffic light being installed on Niguel Road at Mariner Drive? The signal is being installed by the City of Dana Point and the contract has been awarded. Some utility relocation has already taken place and the equipment is on order. The signal should be operational in November.

CJ Klug

COMMUNITY RELATIONS MANAGER CHANGE

The Board of Directors accepted Linda Hill's resignation as Niguel Shores community relations manager, and Linda's last day in the office was June 7. Linda moved out of the area to accept a position with a larger association. Linda wants you to know that she has enjoyed working at Niguel Shores for the past four and one-half years, and will miss her daily contact with the residents. Linda especially admires those residents who tirelessly volunteer their time to make Niguel Shores a quality community in which to spend time – whether living or working here.

The Board of Directors has hired Gregg Nelson as the new community relations manager. He has been involved in community management for five years and has a strong background in the hospitality industry. He has been in the office since June 4. If you have any questions or concerns, please feel free to stop by and introduce yourself. Also, please be understanding as we introduce him to Niguel Shores policies and procedures.

STOP AND JUST SAY “THANKS”

We are often quick to be critics but not notice what positive things have really taken place around the property in general. It does take time to accomplish some of the tasks for the Niguel Shores Community Association.

The maintenance staff has an endless task of responding to personal requests and carrying them out to the best of our ability and means. This also includes those set out by the Board of Directors and its committees. Some may think we are not getting things done, or that it is taking too long. We are getting closer every week to being caught up on some of the more critical items that have been on the back burner. New items are added to the schedule constantly. Many requests must be shifted to future budget proposals. We are lucky to have a widely diverse staff. Each has his own special qualities and each has added a great deal to the creativity of the department.

If you are in the area of the Community Center and notice one of the staff members, take time to smile and say “Thanks”.

Bill McCall
Maintenance Manager

NEWSLETTERSURVEY RESPONSE

This is the fourth and final response to the manager's January survey by the editor of the *Seashore News*. This month we address requests for classified ads, outside events, email, and a web page.

Ads – To keep the focus of the *Seashore News* as a communication device of more general interest to our community, several categories of ads that have caused problems in the past have been eliminated resulting in the adoption of NSCA Rule 5225

Neighborhood Ads

Categories of acceptable ads:

1. Personal goods held for personal use (no commercial products)
2. Property, including rental of same
3. Personal announcements – in accordance with Rule 5221

A bulletin board (opposite the swimming pool) is available to post ads (free) on 3x5 cards for businesses or services; see Rule 5241.

Outside events – For those who have requested a page on “outside events,” consider the *Los Angeles Times*' Calendar section and the *Dana Point News*. NSCA Rule 5222 limits article for the *Seashore News* to those concerning only our community activities with one exception. Because of the close proximity to the programs offered at the Dana Point Library, their announcements are included.

E-mail address - The Niguel Shores office is nscagm@msn.com

Seashore News on web - After a considerable amount of time spent on discussions with the Information Systems Committee and the Board of Directors, it was decided to place the *Seashore News* on the Niguel Shores web page. You will find its address from now on as part of the masthead. www.niguelshores.org



TRAFFIC AND SAFETY

1. Mariner Gate: Until the resident and guest lane gate arms can be set so that they do not open at the same time, residents are reminded to be extremely careful when entering to avoid an accident where the traffic lanes merge.

2. Residents continue to complain about the Cabrillo Isle and Selva gates. Reviews of the videotapes at the gates reveal that residents are driving too close to the scanner.

3. Extra Patrol: Again this summer, there will be an extra patrol shift during the day as well as the normal evening patrol.

SEASHORES NEWS BLOTTER:

1. Breakers Isle – May 18. Grand theft report given to the police.

2. Verrazanno Bay – June 10. Police responded to a rear porch light that was blinking, but found no one at home.

3. Nauticus Isle – June 12. A resident reported that there was a person inside a house while residents were on vacation. No one was located.

4. Niguel Shores Drive - June 12. A report of vandalism was given by a resident.

5. During the past month, there were ten reports of house alarms going off.



LANDSCAPE COMMITTEE

New color beds are in place now at the Mariner monuments and around the dolphin. With help from our weatherman we should be seeing brilliant color soon.

Your landscape committee is working to finalize the plans for planting the bluffs picnic area. We hope to start in the fall on the work, rather than tear up the area during the summer. There will be new bushes, flowers, and walkways, as well as more picnic facilities. Once again we remind you to fill out a *Homeowner Request Form* in the office if you have landscape requests.

PAGE TURNERS

Page Turners is going on vacation for the summer. The next meeting will be on September 16 when the discussion will be on John Steinbeck's *Grapes of Wrath*. The reading selections for 2002 – 2003 will be announced in the August *Seashore News*. Have a great summer and keep reading!



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 speaker on July 2 will be Mens Club member Dan Johnson. Dan is back by popular demand, and he will be giving his humorous presentation about "Growing up in a small town in Texas."

Our speaker on July 16 will be Lou Dunst. Lou's presentation will be about his incredible personal experience as a teenage survivor of the Holocaust and his coming to America.

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



MENS CLUB GOLF

The Mens Club played Goose Creek in Mira Loma for the first time on May 28. On June 11, at Castle Creek, format was team play with 1 best ball on par 5's, 2 best ball on par 4's, and 3 best ball on par 3's.

Continue next page

Goose Creek Results:

A" Flight **Ed Bouffard** took 1st with a net 66, **Fred Standefer**, and **Tom McNicholas** tied for 2nd with net 70's. **Fred** won the tie breaker and was 2nd, with **Tom** finishing 3rd.

"B" Flight **Dick Johns** won this flight with a net 68. **James Woodward** & **Bob Gutknecht** took 2nd and 3rd place respectively.

"C" Flight **Dave Ontiveros** was the winner of this flight with a net 66. **Jack Christiansen** came in 2nd with a Net 73, and **Bob Enger** took 3rd.

Tom McNicholas was closest to the pin on #5 and **Ed Bouffard** on #16.

Castle Creek:

1st place The team of **George Freundlich**, **Dave Latham**, **Myron Miller**, and **Bob Munz** took 1st with a score of 114

2nd place **Bob Borland**, **Don Beaver**, **Jack Christiansen**, and **Gene Lachel** finished 1 stroke behind the leaders at 115.

3rd place **Bob Enger**, **Dick Johns**, **Fred Standefer**, and **Jack Sweeney** took 3rd with a score of 116.

Closest to the pin honors were taken by **Peter Rask** and **Bob Munz**.

Thought for the month: **By the time a man is wise enough to watch his step, he's too old to go anywhere.**

JUNE TENNIS RESULTS

The weather was something of a problem as we started our June 9 tournament. The courts were wet with the remains of the overnight precipitation. But, with the help of some of the players and the use of all of the available rollers, the courts were rolled dry enough for play to start, and the tournament turned out to be another fun event for players and spectators. For

the women the winners were: 1st – Molly Murphy, 2nd – Gaye Vaughan, and 3rd – Miriam Roehlk. The men's winners were: 1st – Bill Murphy, 2nd – Jerry Stone and 3rd – Curt Behle. There was a small enthusiastic crowd for the mixed double exhibition. In some exciting, fast-paced tennis, the team of Vince Allegan and Sarah Denson prevailed over the team of Rick Conkey and Faye Devera by the score of 6-3 and 6-4.



ART AFFAIRE ALERT

All Niguel Shores residents are eligible to enter. We accept original artwork that is the creative endeavor of the artist, and not copies of other works or kits. This is a fun community event with prizes and the chance to purchase exceptional art. For more information contact Dan Johnson at 487-7933.



WOMENS CLUB

The Niguel Shores Womens Club meets on the second Thursday of each month for luncheon, followed by a short business meeting and a program. There will be no meeting in July, but club members will be selling hot dogs during the July 4 festivities.

Dues must be paid by July 15 in order to have your name listed in the new roster. You may leave a check for \$5.00 in the office. Please include a name and address on the envelope.

Our new year begins with the August 8 meeting. All women homeowners / residents in Niguel Shores are invited to join us. For information on becoming a member, please call Lee Sweeney at 661-5924.

The next board meeting will be held on August 1 at 4:00 pm in the conference room.



WOMENS GOLF

Monday July 8 is the date for the next Fun Day. We will gather for nine holes of golf at Aliso Creek Golf Course, to be followed by lunch and a short meeting at the golf course. If you have not signed up for golf, please call Terry Scott, 661-9107, to be placed in a foursome.

If you have not signed up for lunch, you must call Liz Kelsch, 661-5802, as soon as possible since sandwiches for lunch must be pre-ordered. If you are signed up to attend and need to cancel, you must let the hostess know this to avoid the charges for your sandwich.

The NSWG plaque in the multi-purpose room sports a new name. Chris Beaver's name has been added as 2002 Memorial Tournament Champion. Runner-up is Judy Boitano, and Marlene Lynch has the 2nd place trophy.

Other winners of the day were Lavonne Borland and Irene McDonald. The foursome of May Gramer, Pat Johnson, Pauline Ross and Terry Scott came up with the winning team score for the game of the day.

Win or lose, a good time was had by all.



GARDEN CLUB

Owner of Montage Floral Design and Garden Club member Linda Cordova gave an informative talk on floral arranging at the May meeting. She has also offered to do a "hands on" class with us at the October meeting. Bring \$13.00 to the September meeting for all supplies. Thanks Linda! We hope you've all added a layer of mulch and worm castings by now. Do this again in the fall. Water deeply 1-2 times a week. Pots should be checked daily for water needs. Strive for some sort of balance in your garden as far as pests go. Usually all that's needed is a good blast of water to control many pests. If that doesn't work wait, watch and resort to an organic approach. Remember, healthy

soil will bring healthy plants and less pesticide use. Work on amending soil with lots of organics, something you should replenish often. We car-pooled to Weidner's Gardens in Encinitas for the June meeting. Weidner's is known for their "Dig your own" tuberous begonias and fuchsias. The Garden Club is readying for their first Niguel Shores Garden Tour, July 15. The tour will be for members only. If you would like your garden on the tour or have questions please call Teri Sweeney, 661-7421, no later than July 5.

WEDNESDAY BRIDGE

Join us for bridge Wednesday at 11:45 am. To make reservations for July please call Jeanne Wadkins, 496-0813.

Winners:

May 22

1st Jeanne Wadkins
2nd Jean Freeman
3rd Helen Campbell

May 29

1st Helen Campbell
2nd Regina Brevick
3rd Corrine Brunn

June 12

1st Marie Milliken
2nd Gloria Thrailkill

WELCOME NEW RESIDENTS

Steven Tardiff and his children Christopher and Lauren-Nicole Tariff have recently moved to Via Capri in the Shores from Cape Cod, Massachusetts. Steven, a registered investment advisor and owner of Advisory Financial Services since 1986, plans to live on both coasts. Christopher is a senior media art major at Boston's Emerson College. Lauren-Nicole will be a sophomore studio arts major at Loyola Marymount University in Los Angeles.

ANNUAL
GARAGE SALE
SATURDAY
JULY 27
9:00 AM
TO
1:00 PM

PARTICIPANTS: CALL OR SEE
OFFICE TO REGISTER
ADDRESS.

GARAGE SALE MAP WILL BE
PRINTED ON FRIDAY 26

SALVATION ARMY
WILL PICK UP UNWANTED
ITEMS
ON MONDAY, JULY 29 FOR ALL
THOSE REGISTERED FOR
PICKUP

FOR YOUR INFORMATION

HOMEOWNERS SUED BY WORKER.

In a recent judgment by a District Court of Appeals a suit was reinstated for a five million dollar lawsuit brought against a homeowner in Glendora by a worker who was injured on the owner's property. The contractor whose worker was injured lied to the homeowner that he had valid California contractor's license and workers compensation insurance.

California Labor Code makes homeowners the employer of record for unlicensed workers that they hire. The homeowner's insurance company has refused to pay the worker's medical bill, currently in excess of \$ 400,000, contending the worker had not worked long enough hours to qualify as an employee (California law).

If this ruling stands and is not overturned by the California Supreme Court, homeowners could end up being financially responsible.

Check identification of the contractor to the license number shown and then determine the validity of any contractor's license for any work done on your property by calling State License Board, 1-800-321-2752, or see the web at www.cslb.ca.gov. Also see proof that the contractor carries worker's compensation insurance.

DANA POINT LIBRARY NEWS

25TH ANNIVERSARY

The Dana Point Library is celebrating its 25th year in July with an open house on Saturday, July 21, 1:00 pm – 4:00 pm. Our most famous Orange County authors are coming to talk on panels and sign their books: Nick Nathanson *Dirty Dozen*, T. Jefferson Parker *Laguna Heat* and his lates, *Black Water*, Doris Walker, our local historian, Frank McAdams (crime), May Wale Brown (cats), Sam McCarver (mystery), Dr. Kevin Duffy (anthropology), Peggy Bucci (autobiography), Deborah Sakach (B&B books) and many others. The authors will visit with readers and their autographed books will be for sale. The honored guests are invited an interesting program to be held at 3:00 pm. Pick up a flyer at the library.

Children's Activities plans are being made for a puppet show, face painting and balloon art. Food stands, music, tour of the library and an anniversary cake will add to the festivities.

The Bookstore events include special books for sale, a silent auction, a raffle, and new library book bags.

Put the date on your calendar and come for the afternoon. Niguel Shores residents are advised to walk across, as parking is limited.

Children's Library July is the time for the Summer Reading Program. Come to the library pyramid to sign up for a reading log and get "Wrapped up in Reading." Children are rediscovering the ancient wonders of reading and are winning special prizes. Pick up a schedule of special summer programs at the library.

Dana Point Library (949) 496-5517
Bookstore (949) 489-3956

NEIGHBORHOOD ADS

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 of quality of goods advertised. See Rule 5525.

WANTED: Skilled gardener to maintain our Niguel Shores home (lots of plants, no lawn). Looking for someone who does more than simply trim and blow. Would appreciate any recommendation. 248-2711

WANTED: Niguel Shores fixer-upper or home that needs remodeling. Can purchase immediately or wait up to two years. 248-2711

WANTED: Call us first and save the commission. We need at least 3 bedrooms and an ocean view is a must. Can pay all cash- short escrow would be O.K. No agent calls please. 489-3392

FOR SALE: Beer can collection – 40 yrs. Liberty Falls, Crystal Fall Collections. Vintage 1967 Dewey Weber Surfboard 9' 6" mint condition. 493-0191

FOR SALE: Yamaha Organ- excellent condition \$4,500. 493-2743.

FOR SALE: Laguna Beach – ocean view mobile home. Two bedrooms, two full baths, washer, dryer, refrigerator and stove. Extra outside storage, large outside patio. Call for more details 493-7135.

FOR SALE: Two Story – Berkus Home 3 bedrooms, 2 ½ baths, new roof, just painted inside and out. Call for more information 488-0526.

FOR SALE : Two Miniature Schnauzers female and male - \$450 each - adorable brother and sister, loving, great with kids or adults - have had all of their shots and have had their ears cropped as well. 488-0526