

seashore news

Published Monthly by Niguel Shores Community Association

June 2002

Issue 344

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FROM THE HELM

Summer must be just around the corner.

I know that because we just had the annual Niguel Shores Community Association election for the Board of Directors.

First of all, thanks to almost 500 of you for bringing in or sending in your proxies. Every year we keep our fingers crossed that enough people are sufficiently interested in their community to vote. Each of the last several years we've achieved a quorum - 481 properties, but just barely. So thanks to you who voted!

Secondly, thanks to the candidates. There were three vacancies on the Board and we had five candidates. The good news about having more candidates than vacancies is that each of us as voters has a choice. The bad news is that there can be only as many winners as there are vacancies.

A special thanks to Mary Jeffries and Kathy Jones for running. Maybe they will consider running again in the future.

Congratulation to the winners. Mary Crowl was elected for second

term, Arnold Cordova and Dick Johns are starting their first terms. Ron Lackey will be completing the second year of his term and, I'll be finishing Charlie Clark's second year.

Thanks to Gerlinde Duffy and Hersey Steinwinter who are going off the Board. Hersey served one two- year term and Gerlinde was on the Board for four years, and was the president of the Association this past year. She did a great job and we thank her for her leadership and her dedication.

Then there are people behind the scene. The nominating committee who found the five candidates; Mary Crowl, chair, Frieda Baskin, Norb Berberich, Jack Christiansen, Nancy Goodrum and Steve Stewart. The election committee, who validated the proxies and counted the votes; Skip Eissfeldt, inspector; Barbara Eissfeldt, Ann Christiansen, Jack Christiansen, Bob Borland, George Evans, Patty Therolf and Hal Therolf.

From the Helm continued.....

OWNER FORUM BOARD

MEETING

Wednesday, June 19

7:30 pm

From the helm continued.....

The members of our staff who handled the paperwork at the annual meeting; Jamie Posey, Linda Hill, CJ Klug, general manager and Dick Fiore our attorney.

As you can see, it takes a lot of people to make the Shores work. Thanks to the winners, to the losers, and to the workers.

Jerry Milner, NSCA First Vice-President



BOARD ACTIONS IN MAY

▶ Appointed Skip Eissfeldt as election inspector for the Annual Meeting election.

▶ Authorized a contract for the Annual Slope Assessment updating by Converse Consultants, geotechnical engineers.

▶ Approved the removal of ice plants and the replacement with grass, guard rail and ground cover for a portion of beach bluff park.

▶ Accepted with regret the resignation of Architectural Control Committee member Gaye Vaughan.

▶ Approved the change of the regular meeting time of the Maintenance Committee to the third Friday of the month at 9:30 am, at the request of the committee.

MESSAGE FROM THE GENERAL MANAGER

BOARD ELECTION

This article is being written before the results of the Board election are known; however they will be known before this newsletter is delivered. The operational success of the Association is a direct result of the volunteer leadership of owners who serve on the Board of Directors. I would like to express my appreciation for the dedication and professionalism of three members who have left the Board, Gerlinde Duffy, Hersey Steinwinter and Charlie Clark. Although I may not always agree with every director on every issue, I respect their efforts and their motivation to make

Niguel Shores the best place to live. I also see the hours they give to the community and how they rarely receive praise, but are often criticized by individuals who do not get what they want. For the new members coming on to the Board there will be plenty of challenges. They will take these in stride. A special thanks to the majority of owners for sending in their proxies so that we had the required quorum for the Annual Meeting and election.

GATE ACCESS CHANGES

The barcode reader installation is now complete at all gates. Be reminded that the arm gate operating cycle **MUST** be completed before another car enters the gate, which means **THE GATE ARM MUST COME DOWN BEFORE THE BARCODE CAN ACTIVATE A NEW CYCLE. NEVER FOLLOW A VEHICLE THROUGH UNTIL THE ARM HAS GONE DOWN AND COME BACK UP.** Now that we have video cameras at most gates, they show the gate arm coming down as the result of not waiting for the gate cycle. Generally, comments have been very positive, with the only objection being those who do not like the looks of the decal. The installation of the secondary gate arm at Garibaldi and Manta to restrict follow-through vehicles is now pending. We appreciate the patience of owners during the changeover process. Office staff has also been under greater work pressure with the issuance of the new barcodes and record changes.

INSURANCE & LITIGATION

At a recent national homeowners' association meeting, I attended a workshop on insurance costs. In California, some major insurance companies have left or are no longer taking new clients. The 9/11 tragedy in New York was the largest single insurance loss in history and is having a ripple effect on insurance carriers. The "soft" competitive market of the past few years found insurance premiums to be stable or even decreasing. The increased premiums that began last year have accelerated in the aftermath of September 11. Individual owners as well as homeowner associations can expect higher premiums, and where there is an excessive loss history, it may be difficult to get coverage and/or there will be significant deductibles.

Continued on next page.....

Niguel Shores has already been faced with this problem due to a continuing history of litigation. The Association has not lost major cases, but the cost of defense has been a problem for insurance carriers. Litigation has not been started by the Association, but is often the result of disagreements when property owners sue each other and then add the Association. Often we have no ability to settle the issue but must still incur expensive legal costs responding to the law suits. Until something changes in our legal system, the future of our insurance and legal costs looks bleak.

FREE CAT SPAY OR NEUTER

The Animal Rescue Foundation in partnership with some local veterinary clinics is offering free cat spay and neuter for a limited time. The program is available for up to three cats per household and you must show proof of local residence by presenting a current utility bill and picture ID at time of appointment. For additional information call ARF at 240-2899 ext. 8, or call one of the following veterinarians for an appointment:

Dana Capistrano Animal Clinic, 661-1658; Capistrano Veterinary Clinic, 496-3731; Avenida Animal Hospital, 492-5658; or Pico Veterinary Clinic, 366-1658.

Help prevent the suffering and death of homeless cats.

DIALING THE FRONT GATE

A lady with a phone number similar to the guest call-in number for the front gate indicates that she has been getting calls from owners who are misdialing. She requested that I urge Niguel Shores owners to dial more carefully, but her main complaint was that callers were often rude when she indicated they had the wrong number. I personally have a similar problem in that one of the phone numbers for Blockbusters Video Stores is close to my phone number. Fortunately, the people are not usually rude to me when I indicate they have the wrong number.

E-MAILS AND 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:

Why was the mail box removed from the front of the office? Without notice to the Association, the post office removed the subject mail box. When the post office was contacted, it was indicated that many boxes were being removed based on their low volume and the need to have carriers give special handling to all dropped mail as a result of recent terrorist mailings. The mail box by the Cabrillo Gate has not been removed and we have not received any indication about any change.

Why does it take so long to get an Association tree trimmed? Except in emergencies, tree trimming is contracted for when there are numerous trees to be trimmed. This is done to reduce costs because a significant portion of the cost is bringing in the equipment. Also, some of the approvals for tree trimming or removal must go through our volunteer committees.

CJ Klug

CONTRACTOR AND/OR SUBS PERMITS EXPIRE JUNE 30

Contractor and/or Subs Service Permits will expire June 30. Time-limited Service Permits are valid for one calendar quarter at a time, and will be reissued each calendar quarter for up to two calendar quarters only – unless a special request is made and approved by management.

If your contractor and/or subs will be at your home for more than one day, please use the attached blue application to request Time-limited Service Permits. The Mariner Drive Gate Officer will not accept phone call authorizations or written lists for contractors and/or subs who will be working at your home for longer than one day. We appreciate your help in keeping guest traffic moving at the Mariner Drive gate.

Time-limited Service Permits must be picked up by the resident from the NSCA Office on or after July 1, but no later than July 15. The resident will be responsible to distribute the permits to the service personnel and to renew the permits on a calendar quarterly basis.

“SECURITY” ITEMS DEPOSIT REFUNDS

Time is running out to refund deposits collected for “security” items. The decals have been replaced and the keycard readers have been removed. If you are a tenant and paid a deposit for these items, you need to return your decals and keycards and **request your refunds no later than July 31, 2002**. Your right to request a refund will be forfeited without further recourse after July 31, 2002. Decals and keycards can be returned in person or by mail. There is a clerk on duty until 9:00 pm weekday evenings, from 9:00 am to 9:00 pm on Saturday, and from 12 noon to 9:00 pm on Sunday. Contact the NSCA business office if you have questions.

CLUB AND COMMITTEE REQUESTS FOR MPR SET-UP REQUIREMENTS

Your maintenance staff provides set-up for most of the multi-purpose room activities and the barbecues for your use. The staff has pre-assigned daily duties and sometimes is not always available to accommodate any last minute requests. For these reasons we ask that you submit your set-up requests seven days in advance of your event. Please, no last minute requests.

Bill McCall
Maintenance Manager

PAGE TURNERS

The next Page Turners meeting will be on June 17 at 10:30 am. The hostess is Chris Beaver, with assistance from Margaret Fisher. Chris’s address is 24121 Windward. This month is reader’s choice. Be prepared to do a three-minute summary of a book that , you’ve enjoyed this year. We will be sharing sandwiches – bring as much as you will eat.

We will be making our selections for the next year. Bring your recommendations for books you want to have included. If you have any questions, please call Gretchen Rask, 489-2259.

Leash your pet
Clean up the residue

NSCA Rules 9101; City Code
10.04.010/10.06.050

NEWSLETTER RESPONSE

This is the third in a continuation of the *Seashore News* editor’s response to the manager’s survey. This month we address the suggestion that we publish the Board’s meeting minutes. At the same time others would like to do away with too much detail.

The Communication Committee feels that both viewpoints are well served by the monthly coverage in the column entitled “Board Actions.” Our readers surely would not appreciate being bored by the lengthy details of the Board’s minutes.

As for filling the need for a section on comments/questions and promoting “debate,” take a look at our often-used “Voice of the People” offering. Not long ago we had a near brouhaha going about the crows!

Next month - the final response will be on classified ads, e - mail and an outside events page.

John Dickerhoff, editor



ARCHITECTURAL CONTROL COMMITTEE

Due to the number of submittals and the sensitivity of some of the issues, the Architectural Control Committee meetings, out of necessity, are closed. Comments of any proposed modification to any property within the Shores must be put in writing on a Homeowner’s Request Form available in the office. All written comments will be reviewed. If additional information is needed on a complaint, the person who wrote the complaint may be invited to one of the meetings to explain and elaborate.



LANDSCAPE COMMITTEE

While we are enjoying the beautiful spring foliage in Niguel Shores, those pesky little weeds are popping up in cracks everywhere. Our landscape workers are mounting the attack on common cracks, but we as homeowners need to check and maintain our driveways and private planters. This time of year plants and vines grow faster and require a little more maintenance. Please remind our youth of all ages to use sidewalks and not damage the slopes by trampling the plants. Let's all work together to keep our community beautiful.



TRAFFIC AND SAFETY

Mariner Gate: Despite the yield signs posted and the efforts of the gate officer to control the incoming guest lane traffic, residents are reminded to be extremely careful upon entering the community to avoid an accident where the traffic lanes merge. There is a lot more guest lane traffic entering now that the key card access has been eliminated.

Safety reminders: As we head into summer, remember:

1. All bicycle riders under the age of 18 **MUST** wear an approved safety helmet; it is the law.
2. When going to the beach or elsewhere about the community, remember the Vehicle Code prohibits **ANYONE** from riding in the back of a pickup truck. This is a very dangerous practice.

Dogs off the Leash: Residents and the patrol report that some people continue to walk their dogs off the leash in the community. This is a dangerous practice and it is against the law.

SHORES BLOTTER

- ▶ Halyard, April 17. A vacation check on a house revealed that the doors were standing open.
- ▶ Again this month, there were reports of house alarms going off throughout the community.



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 17th of the month

GUARD YOUR GARDEN

Like many of our neighbors, my wife and I take great pride in keeping our front garden beautiful. We recently discovered dozens of plants destroyed and several missing. After reviewing surveillance data, we were shocked to learn that fellow Niguel Shores residents have been helping themselves to our plants and cuttings!

It is disheartening to learn that in such a fine community we need to protect our gardens not from furry four-legged vermin, but from a despicable two-legged variety.

Despite the actions of a few, we would like to thank our more honorable neighbors in keeping Niguel Shores a beautiful and truly special place to live.

The Fraiks

FOURTH OF JULY

Residents of Niguel Shores always enjoy showing their patriotism on the Fourth and this year will be no exception.

Plan now to display the red, white and blue! The annual pancake breakfast, the flag-raising, parade, games, hot dogs, sandcastle building contest, and a beach barbecue will be offered for the enjoyment of family and friends.

There will be an opportunity to paint a tile for the shower wall. Be sure your family is represented. Cost: \$25.

See the July Seashore News for exact times for the various events.

Interested in helping? Call Ann Christiansen, 248-1962.

MARK YOUR CALENDAR

Sunday, August 4
4:30 pm

For Niguel Shores
3rd Bi-Annual
"pool" BOAT PARADE



Great fun for young
and old to build your own
small boat. Particulars
will be in the July issue.

"TAKE ME OUT TO THE BALL GAME"

The Mens Club has a few baseball tickets available behind first base (high) for the Angels vs. Seattle game on July 19. These seats are regularly \$16, but are selling at \$8 each. Seattle is leading the American League West, and the Angels who have won 19 of their last 22 games, are in second place. Wouldn't this be a great way to entertain a few friends? Call Dick MacNair for information. 496-3735.

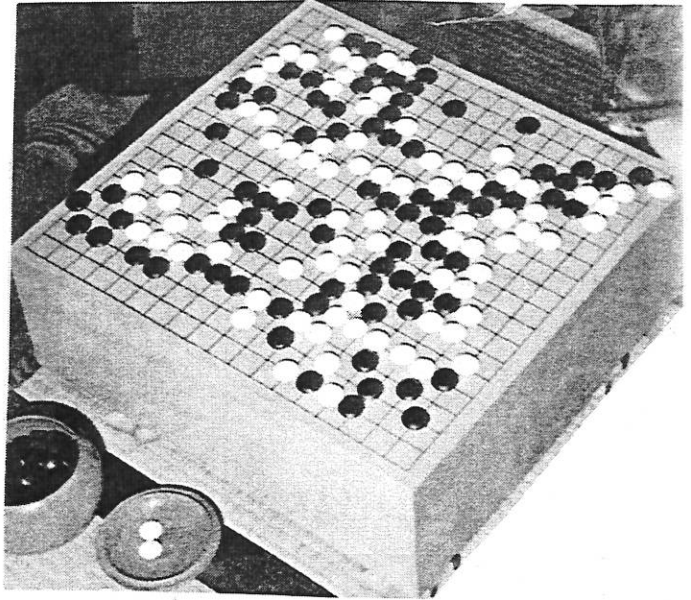
"GO"

Yes, "Go" is the game that you have been hearing about.

Yes, "Go" can have chess-type complications but learning to play is "kids stuff", and you can be enjoying

"Go" after just 15 minutes of instruction.

Interested? Brian Osbourne can get you started during a beginner's session at his house on Windlass Drive on Tuesday, June 4 at 7:30 pm. Questions? Call Brian at 248-7957.



SPECIAL EVENT

**Niguel Shores 30th
Anniversary**



August 24, 2002

Special appearance by
the Camp Pendleton
Marine Corps Marching
Band

Bring your blankets and
folding chairs
For all ages
Mark your Calendar
More information at a
later date

TENNIS TOURNAMENT AND EXHIBITION

Another of our Niguel Shores tennis double headers will be held on Sunday, June 9. The mixed doubles social tournament will start at 11:30 am and continue until approximately 2:00 pm. At that time we will have a mixed doubles tennis exhibition on court 1, arranged by tennis pro, Rick Conkey. In addition to himself, Rick expects to have fellow pros Steve Adamson and Jennifer Lyons, and a fourth, a professional level woman player for the exhibition match. There is no charge for the exhibition and all residents and their guests are welcome. We have had some great matches in the past, and this exhibition will offer more outstanding tennis.

Players who would like to participate in the mixed doubles tournament can sign up in the office starting May 29. They can sign up as couples or as singles. Singles will be paired up by the tournament committee. A \$2 charge will be collected the day of the tournament to cover the cost of balls and refreshments.

SUMMER TENNIS PROGRAM

After a successful spring, Rick Conkey and Steve Adamson look forward to the summer program. Be sure to join the veteran instructor and the ATP tour pro on the courts for summer classes.

The program's primary goal is to offer students a place where they can obtain both physical exercise and tennis excellence, in a fun and exciting atmosphere. Classes feature an intimate 4:1 student/pro ratio.

<u>Class</u>	<u>Times</u>	<u>Fees</u>
Adult Beginning & Intermediate	Wednesdays 9:00 am-10:00 am	\$120 8 Sessions
Adult Intermediate & Advanced	Wednesdays 10:00 am – 11:00 am	\$120 8 Sessions
Juniors	Wednesdays 2:00 pm- 3:00 pm 3:00 pm- 4:00 pm 4:00 pm- 5:00 pm 5:00 pm- 6:00 pm	\$120 8 Sessions

Registration deadline is June 15. For more information call 472-5504 or e-mail us: pacificcoasttennis@hotmail.com.



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 June 4 will be Don Burnes and Alice Baum, the president and recording secretary respectively of the Dana Point Historical Society. Their subject is "Sidney Woodruff and the Early Development of Dana Point."

On June 18, the speakers will be new Mens Club members Roy Dohner, Ric Gouin, Sam Johnson, and Dave Ontiveros, who will present brief autobiographies to better introduce themselves to all club members.

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

Tournaments were held this report period at San Juan Hills on 23 April, and the SCGA Members course in Murrieta Hot Springs on 14 May. Format was team play, 2 best ball (net), with a slight variation at SCGA by having 1 best ball net on the back nine.

San Juan Hills Results:

First Place-The team of Don Ellis, Dick Johns, Carl Printz, and Jack Sweeney took first place with a fine score of 122 (20 under par).

Continued on next page.....

Second Place- Was captured by the team of Jack Broering, Ed Bouffard, Gene Lachel, and Lee Writer who finished four strokes behind the leaders.

George Freundlich was closest to the pin on #6 and Don Ellis on #16.

SCGA Members Course: This was a very close competition, with only two strokes separating the top three teams.

First Place-The team of Dave Ontiveros, Ed Bouffard, Dick Johns, and Tom McNicholas won with score of 87, a 21 under par effort.

Second Place-Jack Broering, Peter Rask, James Woodward, and Lee Writer finished 1 stroke behind the leaders at 88. Rask had the best gross score of the day with an 89.

Third Place- Bob Borland, Dave Latham, Myron Miller, Bill Murphy, and Jack Sweeney took third, with a score of 89.

Closest to the pin honors were taken by Jerry Pearl and Dave Latham.

Other items of interest were the low net scores: Gene Lachel carded a 67, Jack Christiansen a 68, and Bob Borland and Myron Miller had 69's.



WOMENS CLUB

The next Womens Club meeting, June 13, will be the annual installation tea. The following officers for the year 2002-2003 will be installed: president, Barbara Eissfeldt; vice president, Elizabeth Kelsh; secretary, Phyllis Tezer; treasurer, Gloria Ontiveros; historian, Karla Sanders; parliamentarian, Frieda Baskin. Don't forget to bring your own fancy teacup and saucer. If you are not a member and are interested in joining the Womens Club, you are invited to come to the tea as our guest. To make a reservation, please call Betty Steinwinter at 240-4462.

The guest speakers will be Mae Wale Brown, author of "Cat Chats," and her illustrator, Fred Holland. They will talk about their collaboration on the book and share some of their experiences during a book tour.

Dues are now payable and must be in by July 15 to have your name listed in the new roster. You may pay at the meeting or leave a check for \$5 in the office. Please include your name and address on the envelope.

The next Board meeting will be held at 4:00 pm, June 6, in the conference room. There will be no luncheon meeting in July. We begin our new year with the August 8 meeting.



WOMENS GOLF

The most important news for Niguel Shores women golfers is that June 10 will be the date of the annual Memorial Tournament. This is always a special Fun Day event for the club. We invite newcomers to join us. We invite old-timers to rejoin us. We hope all our members will participate in this tournament. We will play a 9-hole golf tournament at Aliso Creek Golf Course (be there at 8:00 am) and will gather afterwards at The Fountains for a social hour and lunch. If you have not signed up for golf, please call Ceacy Johns, 493-8355. If you wish to have a reservation for lunch, please call Judy Boitano, 661-9495. Cost for the luncheon is \$22 which must be paid by June 3. The golf captains have surprises for all the golfers, and Judy and her committee have arranged a wonderful luncheon. Please join us.

We enjoyed a fine May luncheon after a fine day for golf, and the following golfers took home prizes:

Low gross	Gretchen Rask
Low net	Ceacy Johns
Low putts	Gretchen, Ceacy, tie
Longest drive	Judy Boitano
Closest to the pin	Lavonne Borland
Chip-ins and Birdies	Fran King, Betty Lewis
Mystery Game	(Team) Ballou, Johnson, Liljenwall and Scott

WEDNESDAY BRIDGE

Join us for bridge every Wednesday at 11:45 am. To make reservations for June, please call Jeanne Wadkins 496-0813 or Corinne Brunn 661-2549.

Recent Winners:

April 24

1. Jean Freeman
2. Gloria Trailkill
3. Helen Campbell

May 1

1. Edie Tisch
2. Marie Milliken
3. Frieda Baskin

May 8

1. Betty Steinwinter
2. Evelyn Kitzman
3. Dolores Bootay

May 15

1. Dorothy Knauf
2. Edie Tisch
3. Anne Kernan

WELCOME NEW RESIDENTS

Whit and Katy Richards have recently moved to the Shores from Los Angeles due to a job relocation. Whit, manager of a financial services company, has an MBA from Duke University School of Business. He lived in Prague for eight years and enjoys sailing and running.

A native Slovakian, Katy is a graduate of Czech Republic Law School. The couple moved to Los Angeles in 2000. She enjoys hiking, yoga, dancing, swimming and biking but is currently spending her time at home on Spinnaker preparing for the birth of their first child in August.

Whit and Katy love the community landscaping in the Shores. Both say they feel very much at home here.

NEW NEIGHBORS ON CAPSTAN

Matt and Lisa Hartman recently moved to the Shores from Laguna Niguel with their children Caitlin, Hannah and John. Avid sports enthusiasts, the Hartmans love tennis, swimming, biking and basketball....and Niguel Shores. They chose the Shores community because other members of their family live here and love it.

RETIRED FIRE CHIEF

Robert B. Morrison comes to Gourami Bay after a career in the Los Angeles City Fire Department. A former resident of Laguna Beach, he chose Niguel Shores because his sister lived in the area when the community first opened and his nephew still lives here. A graduate of USC, his hobby is golf. He is sure to find many people in the Shores to make up a foursome.



Group photo of special charter Elderhostel for Niguel Shores residents in Tiburon in April. This was organized by Jerry Pearl and Jack Christiansen

LIBRARY NEWS

Children's Library: During the Summer Reading Program that begins June 24, children will discover the "Land of Mystery & Magic." Readers should visit the pyramid in the library to sign up and receive reading logs and win prizes this summer.

Weekly programs for ages five and up will feature Randel McGee & Groark, his puppet, on Thursday June 27 at 11:00 am. Pick up a schedule of subsequent weekly programs in the library.

Weekly storytimes for children of all ages are on Wednesday at 11:00 am from June 26 through August 14. Registration is not required.

Pajama storytimes for the whole family are held on the last Monday of the month at 7:00 pm beginning June 24.

Adult Library: Newly arrived books on tape: *Half a Life* by V.S. Naipaul (Bio.), the classic *A Tree Grows in Brooklyn* by Betty Smith, *America's First Dynasty: the Adamses* by Richard Brookhiser (Bio.), *This House of Sky* by Ivan Doig (Bio.), *Widow's Walk* by Robert Parker (fiction), and a mystery by Lydia Adamson, *A Cat of One's Own*.

25th Anniversary Celebration: The Dana Point Library opened on July 7, 1977 and this July we will celebrate the 25th year with an Open House on Sunday, July 21. There will be food stands, a book sale, children's activities and authors to sign their books. Save the date. For more news, see the July issue. In the meantime, visit the Friends Bookstore and support our library.

Dana Point Library
496-5517

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.

FOR SALE: GE side-by-side 24 cu. ft. refrigerator with built-in icemaker and dispenser. Good condition. \$200 Light tan. 493-5508

FOR SALE: Dining set, 71x42, oval beveled glass top pedestal table with 6 upholstered chairs. Paid \$2,000, sell \$650, sideboard cabinet \$150. Traditional glass top coffee table \$150. Neutral sofa bed, \$75. Large 56x67 framed abstract painting; paid \$1,700, sell \$350. All excellent condition. 487-1722

FOR RENT: Available June, July, and September through May. 3bdr, 2 bath, 1 story, Halyard, ocean view side of street. Please call Mrs. Robin (626) 795-9155

FOR SALE: Garden home. New roof, sprinklers, sky lights, landscaped. \$530,000. 489-0115

WANTED TO RENT: Furnished Shores home. June or July through November 1. Former NSCA resident. Flexible time. Single woman from Palm Springs. 496-1428.

WANTED TO BUY: Niguel Shores or the Villas townhouse end unit. Ocean view a must. All cash. 949 240-8913

WANTED TO BUY: 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: Single family home. Ocean side P.C.H., extra large corner lot. Two-story garden home, downstairs master suite. 2 bdrs, loft and full bath upstairs, courtyard entry, low maintenance. Landscape, inside laundry. 2-car garage with built in cabinets. New roof! 496-4620. \$ 695,000.

FOR RENT OR TRADE: Big Island Luxury. Kona Surf and Racquet Club. Ocean front, 2 bdrs, 2 bath, no stairs, \$840 week. Call Lillian 562-696-0275.

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	Member
Mary Crowl	Member
Dick Johns	Member
Ron Lackey	Member
Jerry Milner	Member

NSCA STAFF

CJ Klug	General Manager
Bill McCall	Maintenance
Linda Hill	Community Relations Manager
Ivy Hsia	Controller
Jamie Posey	Administrative Assistant
Silvia Reynoso	Receptionist

NSCA COMMITTEES

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

CHAIRPERSONS

Forrest Owen (acting)
John Dickerhoff
Dick Mackaig
Charlie Clark
Janet Mackaig
Don Johnston
Ann Christiansen
Martin Dedrick
Carroll Cox

MEETINGS

1:00 pm, 1st & 3rd Thursdays
See Calendar
See Calendar
7:00 pm 2nd & 4th Wednesdays
3:00 pm, 2nd Monday
9:30 am, 3rd Friday
11:00 am, 2nd Wednesday
10:00 am, 1st Tuesday
1:00 pm, 2nd & 4th Mondays

OTHER ORGANIZATIONS

Sea Terrace Townhomes Assoc. I
Jeff Beresford, President
Bob Kennedy, 1st Vice President
Jim Clark, 2nd Vice President
Ardis Ghobrial, Treasurer
Arnold Cordova, Secretary

Sea Terrace Townhomes Assoc. II
Frieda Baskin, President
Pat Long, 1st Vice President
Adrienne Ruben, 2nd Vice President
Norman Browne, Treasurer
Janet Traver, Secretary

Womens Club
Barbara Eissfeldt, President
Mens Club
Skip Eissfeldt, President
Family Club
Gay Powers, President
Garden Club
Teri Sweeney, Chair

SEASHORE NEWS

Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NSCA Board actions and community activities and to encourage participation in community affairs.

Editor in Chief - John Dickerhoff

Editorial Staff - Communication Committee

Word Processing & Layout - Carol Crocker & Silvia Reynoso.

Collating - Shirley Smith

Distribution - Dan Johnson

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.

Contributions from NSCA committees, NSCA member organizations, and individual members are welcome. Submissions are due on the 17th of the month.

Submissions are due on the 15th of the month in February, November and December.

JUNE 2002 in Niguel Shores

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																				
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STREET SWEEPING MONDAY JUNE 3 Please keep all cars off the street and out of the parking bays. This will allow the sweeper to do a better job.					1																																																																																				
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3 Womens Golf 9:00 Fitness Class 10:05 H ₂ O Aerobics STREET SWEEPING	4 8:00 Mens Club Breakfast 10:00 Traffic & Safety Cmte. 1:00 Art Class	5 9:00 Fitness Class 9:00 NSCA Board 10:05 H ₂ O Aerobics 11:45 Noon Bridge 3:00 Mens Tennis	6 8:00 Ladies Tennis 1:00 Architectural Control 4:00 Womens Club Board Meeting	7 9:00 Fitness Class 10:05 H ₂ O Aerobics	8 9 TENNIS TOURNAMENT 11:00 -2:30																																																																																				
10 Womens Golf Fun Day 9:00 Fitness Class 10:05 H ₂ O Aerobics 1:00 Tree View Blockage 3:00 Landscape	11 8:00 Mens Club Golf 1:00 Art Class	12 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:00 Recreation 11:45 Noon Bridge 3:00 Mens Tennis 7:00 Information System Cmte.	13 8:00 Ladies Tennis 12:00 Womens Club Luncheon	14 9:00 Fitness Class 10:05 H ₂ O Aerobics FLAG DAY	15 16 FATHER'S DAY																																																																																				
17 Womens Golf 9:00 Fitness Class 10:05 H ₂ O Aerobics 10:30 Page Turners 12:00 Garden Club	18 8:00 Mens Club Breakfast 1:00 Art Class	19 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:45 Noon Bridge 3:00 Mens Tennis	20 8:00 Ladies Tennis 1:00 Architectural Control 1:00 Communication Cmte.	21 9:00 Fitness Class 10:05 H ₂ O Aerobics 3:00 Finance Cmte. 9:30 Maintenance SUMMER BEGINS	22 23																																																																																				
24 Womens Golf 9:00 Fitness Class 10:05 H ₂ O Aerobics 1:00 Tree View Blockage	25 8:00 Mens Club Golf 1:00 Art Class	26 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:45 Noon Bridge 3:00 Mens Tennis 7:00 Information System Cmte.	27 8:00 Ladies Tennis	28 9:00 Fitness Class 10:05 H ₂ O Aerobics	29 30																																																																																				
Sheriff's Department – 770-6011 Non-emergency services. Dana Point Community Support Unit 248-3580 Business services 8:00 am to 5:00 pm Monday – Friday		MAY 2002 <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <th>Sun</th> <th>Mon</th> <th>Tue</th> <th>Wed</th> <th>Thu</th> <th>Fri</th> <th>Sat</th> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>2</td> <td>3</td> <td>4</td> </tr> <tr> <td>5</td> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> </tr> <tr> <td>12</td> <td>13</td> <td>14</td> <td>15</td> <td>16</td> <td>17</td> <td>18</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> <td>25</td> </tr> <tr> <td>26</td> <td>27</td> <td>28</td> <td>29</td> <td>30</td> <td>31</td> <td></td> </tr> </table>		Sun	Mon	Tue	Wed	Thu	Fri	Sat				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		JULY 2002 <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <th>Sun</th> <th>Mon</th> <th>Tue</th> <th>Wed</th> <th>Thu</th> <th>Fri</th> <th>Sat</th> </tr> <tr> <td></td> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> </tr> <tr> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> <td>13</td> </tr> <tr> <td>14</td> <td>15</td> <td>16</td> <td>17</td> <td>18</td> <td>19</td> <td></td> </tr> <tr> <td>21</td> <td>22</td> <td>23</td> <td>24</td> <td>25</td> <td>26</td> <td>27</td> </tr> <tr> <td>28</td> <td>29</td> <td>30</td> <td>31</td> <td></td> <td></td> <td></td> </tr> </table>		Sun	Mon	Tue	Wed	Thu	Fri	Sat		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		21	22	23	24	25	26	27	28	29	30	31			
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VII. Miscellaneous			
Type of Violation	1st Offense	2nd Offense	3rd Offense
A. Rule 9201. Littering prohibited	Notice of Violation	\$100 fine plus clean-up costs	\$200 fine plus clean-up costs
B. Rule 9204. Placement for (trash) collection	Notice of Violation	\$25 fine	\$50 fine

NCSA RULES**FEES****2700****2712 Administrative Fees (04-03-2002)**

Fees shall be set to offset costs for providing specific services and/or materials. Administrative fees are:

A. Processing fees (<i>includes documents</i>)	\$125
B. Providing copy of <i>Articles, CC&R's, Bylaws, Rules (documents only)</i>	\$ 50
C. Refinance fee (<i>includes documents</i>)	\$100
D. Refinance fee (<i>no documents</i>)	\$ 50
E. Supplemental <i>CC&R's</i> package	\$ 40
F. Delinquent account collection	
1. Preparation of liens and releases	\$ 50
Plus Attorney fees / recording fee as charged	
2. Foreclosure Costs	All costs Including attorney fees

2713 Architectural Fees (see Rule 3181)**2714 Gate Access Device Fees (02-20-02)**

A. Owners: <i>Extra Vehicle Gate Access Device (See Rules 6511 and 6512)</i>	\$ 20
	Per device
B. Tenants: <i>Vehicle Gate Access Device (See Rules 6511 and 6512)</i>	\$ 20
C. Lost, stolen or deactivated decals (for re-issuance). This is a non-refundable fee.	\$ 20
D. The escrow withholding deposit is refundable upon return of <i>Vehicle Gate Access Device.</i>	\$ 20 per item
E. Lost, stolen or deactivated pedestrian proximity device (for re-issuance). This is a non-refundable fee.	\$ 25

2715 Tenancy Fee (04-03-2002)

A Tenancy Fee of \$75, payable by the property owner, will be charged for each new tenant registration or change of tenant in any member's unit. Tenant is defined as any person(s) or family *renting or leasing* a residential unit not also occupied by the owner(s) of that unit.

This administrative Tenancy Fee is in addition to current fees/deposits charged for each *Vehicle Gate Access device* and pedestrian Proximity Device issued to a tenant.

The immediate relatives of a non-resident owner (spouse, child, parent, sibling, grandparent, or grandchild) who do not pay rent to the owner, if the owner so states in the *Owner Information Declaration*, are not defined as a tenant.

2721 Notice of Violation (01-01-86)

Each notice of violation shall specify the nature and date of the violation, or the date said violation was determined, and, if applicable, shall state a reasonable time in which to comply.

2722 Notice of Hearing (02-01-85)

Upon notification by management or committee of a continued violation, the Board of Directors shall review the matter. If it is determined there is sufficient evidence of violation to warrant imposition of a penalty, fine, or action at law, the member shall be notified in writing, by certified mail, of the Board's intent to seek compliance. Such notice shall state the specific violation and the amount of fine or nature of penalty or action considered. Such notice shall also provide for a hearing set within 30 days of such notice, provided however that upon written notice by the member of his inability to attend the hearing on said date, a reasonable effort shall be made by the Board to accommodate the member on another date to be mutually agreed upon by the member and the Board.

2723 Waiver of Hearing (02-20-02)

If a written notice by a member is not received within 5 days of the hearing, the member's right to such hearing shall be deemed waived, and the Board shall make a final determination in the matter at the hearing.

2724 The Hearing (02-01-85)

In the event a hearing is held it shall be before the Board of Directors and shall be open or closed at the discretion of the member. Prior to the hearing, the member shall have access to all NSCA records relevant to the matter, and shall have the right to representation of his choice, including legal counsel. The NSCA shall be represented by management or committee, as appropriate, and shall also have the right to legal counsel.

2725 The Decision (02-01-85)

Decision for or against imposition of a fine, penalty or action by the Board of Directors after hearing shall be by official Board action and shall be made in writing to the member, setting forth the reason(s) for such decision.