



# seashore news

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Issue 355

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## FROM THE HELM

The first thing on my mind as we enter the month of May is the election of two new members of the NSCA Board of Directors. Each homeowner has an election packet including a proxy. If you haven't received that packet, call the office or stop by and get one.

There are four candidates for two offices. You've read the resumes in their April *Seashore News*. Many of you have heard them speak and answer questions at the Womens Club, the Mens Club, and at the Owner Forum Meeting on April 16.

Now it's time to make a decision. one vote per property for each of the two candidates. Whether or not you actually vote for one or two of the candidates, we need your proxy for the purpose of a quorum. We need 481 proxies in order to hold the election on Tuesday, May 20.

The second thing on my mind is vandalism. After several months without any incidents of mindless destruction of someone else's property, we've had three significant episodes in the last couple of months.

Two of our street signs have been backed over purposely. Any person - I'm being overly generous

in using that pronoun - must be really sick to go out of his or her way to destroy a street sign. But the incident that cost each of us the most money was the intentional damage that put the Cabrillo gate out of commission for several days. Anyone who has seen vandalism should call the office and let us know.

The third thing on my mind is lawsuits. Over the last six or seven years I have been personally involved, as a Board member, in several law suits against the Association. The Association has not lost a single one of those lawsuits, yet it has cost us - you and me and the members of the Association - thousands of dollars to defend ourselves.

Unfortunately we live in a time of the litigious society. If anything does not meet our standard, the first thing we do is file a lawsuit, and a litigious person sees the Association as a "deep pocket" so we are included.

### **NSCA ANNUAL MEETING AND ELECTION**

Tuesday, May 20 at 8:00 pm  
Registration at 7:30 pm

Dorothy Dudley award winner will be announced.

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

*From the Helm continued...*

Anytime the Association is sued, we must notify our insurance carriers, whether or not the insurance companies pay out any money. They put a "check" by our name, and the next year, they raise our premium and they raise our deductible. And they can cancel our policy and not accept us as an insured. Since our policy year 2002, our premium has gone from \$15,000 to \$35,500 and our deductible has gone from \$2,500 to \$15,000 and that, ladies and gentlemen, is real money out of your pocket and mine.

My last request as I leave the Board after five and a half years is – let's try to work out our differences without resorting to the courts, and if you feel you must sue, do not include the Association just because you think NSCA has "deep pockets."

Now I want to thank all the people with whom I have worked with these last fifteen months. NSCA is fortunate to have literally hundreds of generous and talented volunteers who give their time, effort, and expertise to helping Niguel Shores maintain the ambience, reputation, and property values we all enjoy.

Barbara and I enjoy being a part of this special community and I am grateful for the opportunity to have been your president for the past year.

Jerry Milner  
NSCA, president

### AMENDED RULES ATTACHED

Several NSCA Rules have been amended by the Board of Directors since January 2003. Rule 1805 (General Manager) has been amended pertaining to expenditures, and several rules in the 3100 Architectural series have also been amended. Changes in the 1805 and 3100 series are indicated by bold italicized letters. Please review the changes and then insert them into your set of Rules and Regulations so that you have the most current information available.

An amended copy of the Fine Schedule Rule 2711 p.35 pertaining to Vehicle Rules 6401-6430, and 6440 is also included in this issue of the *Seashore News*. Instead of towing a vehicle on a second violation, vehicles of guests and residents will now be towed after a third violation within a one-year period. Imposition of a fine is implemented after a second and third violation in accordance with the attached Fine Schedule after a hearing before the Board of Directors. Imposition of a fine is not a requisite prior to tow-away.

Association rules governing documents state that owners are responsible for the actions of their guests and tenants. Therefore owners are summoned to hearings for violations received by their guests and/or their tenants, and fines are imposed on homeowner accounts to be dealt with between owner and tenant or guest.

If you have any questions regarding any of the *Rules* amendments, please contact the NSCA business office. We will be happy to discuss the changes with you.



### BOARD ACTIONS

▶ The Board approved a contract with Fence Menders to fabricate and install a wrought iron fence at the end of Verrazanno Bay at the top of the slope above Ritz Carlton Drive.

▶ Joseph Ross was appointed by the Board as a member of the Architectural Control Committee.

▶ Policy guidelines relating to Staff, Committee and Board interaction were approved by the Board of Directors.

▶ The Engineering firm of Ninyo and Moore was awarded the contract for the engineering and oversight of the road improvements that will be done this summer/fall in the Berkus Homes, Shores Garden Homes and Beach Parking lot.

▶ The Beach Bluff Improvement Project has been postponed until a new rendering that incorporates NSCA residents' comments on the plan have been completed and displayed for resident's "last chance" to review prior to implementation of the first phase of improvements.

▶ A homeowner request to install access curb cuts along selected Niguel Shores streets was not approved by the Board.

▶ Monthly street/curb cleaning, in addition to normal monthly street sweeping, was approved for Nauticus Isle to remove standing water from the problem locations along that street.

▶ The Board approved renewal contracts with Wendt Landscape Services to continue landscaping services and with Fiore, Racobs and Powers to continue legal services.

- ▶ The 2002 Audit Report was approved by the Board of Directors.
- ▶ The Board approved a proposal by Schlick Services to replace 12 deteriorated concrete light poles with new fiberglass poles. Project to be completed in May.
- ▶ A new position, Community Decorations, has been created within the Landscape Committee. Linda Foth was appointed to fill the position.
- ▶ The Board approved Pat Johnson as a member of the Landscape Committee.



## LANDSCAPE COMMITTEE

The South Coast Water District reports that some residents of Niguel Shores have tied into the Water District's "reclaimed" water lines that supply irrigation water for Association maintained landscaping. If this continues, the Water District will discontinue water service to that particular landscaping area with no prior notice to you or the Association, and the landscaping will wither and die. This can occur during remodeling, and may happen inadvertently.

The Landscape Committee reminds residents that a broken sprinkler can be reported by simply calling the office at 493-0122. The committee appreciates the help of everyone in this matter.

## TRAFFIC AND SAFETY

The Traffic and Safety Committee wishes to thank all those who participated in making the Disaster Preparedness Drill another successful event.



## VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words, typed if possible, including name, address and phone number of writer. Refer to NSCA Rule #5221, 2, 3. Submissions due on the 17<sup>th</sup> of the month except in Feb., Nov., and Dec. when due on the 15<sup>th</sup> of the month.

## OUR LEANING TOWER OF PISA

*My wife and I began swimming again on Monday, April 14. It was a long wait. But when we saw the pool, the spa, and the shower rooms we said to*

*ourselves and to swimming partners- "It is worth the long wait!" The company that you contracted did a superb job.*

*There is another item that we would like to thank you for. Our neighbor; Jean Brady, called my attention to our "leaning tower of Pisa" (the brick lamp post in front of our house leaned, probably due to the recent heavy rains). I mentioned this to one of your utility men who was passing by one morning who in turn told his boss – Jim. In a matter of a few days the post was changed. Jean wanted more light as our section was dark at night. Two bulbs were installed instead of one in our new lamppost. Many thanks!!!*

*Herman L. Reyes  
23632 Verrazanno Bay*

## SHORES BLOTTER

Hobart Bay – Grand theft report given to the police.

## INTRODUCTION TO THE SCOPE OF THE AD-HOC COMMITTEE FOR THE COMMUNITY CENTER RENOVATION

An *ad-hoc* Committee was formed to create and recommend a master plan to the NSCA Board as it considers options to update our 30-year-old Community Center and surrounding recreational facilities/grounds. The first priority is to gather everyone's ideas, requests and concerns so an overall recommendation can be developed to integrate and best serve the diverse needs of the entire community.

The committee is in the process of collecting requirements and requests from all the various community committees, clubs and special interest groups. It is also visiting other communities to learn from their experiences.

The entire community will be informed, through the *Seashore News*, a website, which is now under construction and periodic Board updates. Individual input through face-to-face meetings, letters addressed to the committee and delivered to the Community Center and the website will be collected concurrently.

We look forward to everyone's participation.

## DISASTER PREPAREDNESS

This year's disaster drill scenario was predicated on an evacuation mode to escape nuclear fall-out from San Onofre.

How many of you remembered to check your supplies? Attend the pre-drill meeting? Read your Disaster Manual? Check out your designated Red Cross center address in Huntington Beach? All this would take you only six hours out of the 8,760 hours in a year. Let's rethink our priorities!

Kudos to stalwart volunteers who each year put the community's needs before their own. Previous drills identified the need for field communicators because of delayed reports from outlying areas of NSCA. This year the Command Post successfully activated two-way radio communication in five designated line-of-sight areas. More training of volunteers is scheduled. Please let us know if you are interested in participating.

While NSCA is considered better prepared to handle a major emergency than any other community in Dana Point and environs, let us not become complacent.

Gerlinde Duffy  
Emergency Preparedness Coordinator

## RECREATION COMMITTEE HAPPENINGS

Many thanks to the potluck committee volunteers for another successful season concluding last month. Lots of excellent "home cooking" camaraderie and good times were enjoyed by those who attended. The next potluck is scheduled in November when Dale Baltimore's 100<sup>th</sup> birthday will be celebrated.

The first bluff barbecue will happen on May 25 starting at 5:00 pm. Come down to try out the brand new grill, and enjoy the evening with family and friends.

August 9 at the bluff, please attend the big 30<sup>th</sup> Anniversary shindig. Seventy members of the Santa Ana Boys club band will present a concert. In-N-Out burger will serve its favorites. There will be ice cream treats and many scheduled events. Don't miss the fun!



## MENS GOLF

Twenty-three players signed up for play on March 25, at Fallbrook, where the format was team play two best balls net. Only sixteen were on hand for play at the Vineyard on April 8. Format here was best ball (gross) on the front nine holes, and best ball (net) on the back nine.

### Results at Fallbrook:

First place winners were Ian Ross, Jerry Pearl, Boyd Van Ness, and Gene Lachel with a score of 120, twenty-four under par.

Second place went to the team of Bob Enger, Grover Brown, Myron Miller and Dick Johns, who finished six strokes behind the leaders.

Closest to the pin honors went to Joe Sanders on #7 and Ed Bouffard on # 11.

### Results at Vineyard:

First place was captured by the team of Dave Ontiveros, Ed Adams, Ed Bouffard, and Dick Johns with a score of 69, one under par.

Second place went to Joe Sanders, Bob Converse, Gene Lachel, and Ian Ross who finished with a 71, one over par.



## 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 meeting on May 6 will be "Ladies Day" in honor of Mother's Day. All wives of current members and wives of deceased members are cordially invited for breakfast and to hear a special speaker Colonel Robert Lowell, former Captain of Air Force One, the Presidential aircraft. He will discuss his experience in the position.

On May 20, Mens Club member Bill Sewalk will present a program, discussing his experiences in the nuclear field, the oil industry, and dealing with people of the Middle East.

All men of the community may take the opportunity to hear the speakers and consider participating in the Mens Club meetings, golf, and many outside activities.

Nonmembers may come and visit. A Mens Club member will sponsor newcomers to help them become acquainted with fellow members and the many social activities sponsored by the club.

## WOMENS CLUB



Only at the age 82 did Peggy Phillips (Bucci) give up scuba diving. On May 10, the Womens Club will be entertained with stories of her exciting life. Ms. Bucci was a public relations specialist and professional writer for stage, screen, and television for over 40 years. A long time resident of Niguel Shores, she was a founding member of the Womens Golf Club and still resides in Dana Point.

A reservation is necessary for the luncheon. Members of the Womens Club who have not been contacted by Monday, May 8, and wish to attend, should call Irene Hopson, 488-3830. Luncheon will begin at 12:30 pm. Members bringing food are asked to label their serving dishes so they can be easily identified.

Residents or homeowners in Niguel Shores are invited to join the Womens Club. To become a member call Lee Sweeney at 661-5924. Dues are \$5 for the year and are now being collected for fiscal year 2003-2004.

On May 2 the outside activity will be a trip to the 22<sup>nd</sup> annual "Art Alive" festival of art and flowers at The San Diego Museum of Art in Balboa Park. Meet at the recreation center at 8:30 am to carpool to Balboa Park.

The Board will meet on Thursday, May 1, at 4:00 pm in the conference room.



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

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

## WOMENS GOLF

Fun Day will be held on Monday, May 12. Liz Kelsch and Barbara Brabeck will be golf captains for the day. Marlene Lynch and Judi Boitano will be hostesses for the lunch and meeting following golf. Golfers need to be at Aliso Creek Golf Course at 8:00 am. Those coming for lunch and the meeting need to be at the multi-purpose room at 11:30 am. Please call one of the ladies listed above to sign up for golf, or to cancel if you have signed up and cannot come.

The annual Memorial Golf tournament will take place on June 9, to be followed by a catered luncheon at the Fountains. Bring a check for \$23 to the May meeting for this luncheon and tournament in June.

There are no winners to report for April, which was rained out. A bright spot in that otherwise gloomy day for the Niguel Shores women golfers was the lovely lunch that Chris Beaver and Linda Ross had at Chris's home.

This group knows to 'make lemonade when life gives you a lemon'. To join; call the president Pat Johnson, 661-2818. New members will be welcome.



## GARDEN CLUB

A big thanks to Bob Borland, Francine Stout and Marti Poivre for arranging a private tour and lunch at Sherman Gardens in Corona del Mar for the April meeting.

*Garden Club continued...*

On May 1, plan to participate in the Laguna Beach Garden tour. There will not be regular meeting on the third Monday, as the tour will take the place of the normally scheduled meeting.

Plan to come to the June 16 meeting at noon in the Community Center. Plans for the remainder of the year will be made. Also plants or cuttings can be brought to the meeting to share.

For any Niguel Shores resident who has been considering joining the Garden Club, the June meeting would be a great time to visit. For more information, please call either Karen Linger at 481-9898 or Janet Dohner at 489-9385.

## NIGUEL SHORES TENNIS

Spring is here, and now is the time to get on the court!

Rick Conkey, our resident teaching pro, is now updating the database of Niguel Shores residents that are interested in getting involved, from total beginners to pros. The database will contain the names and information pertaining to the tennis needs of each resident. Partner matching, round robin mixers and notices of fun tennis events and trips will be only some of the benefits.

Volunteers are needed to help set up the database. Rick and friends will be offering a discounted junior class on Wednesday afternoons that will be geared toward having fun and developing needed skills.

Please contact Rick Conkey at (949) 842-2260 or preferably E-mail: [Lagunatennis1@hotmail.com](mailto:Lagunatennis1@hotmail.com)

Rick will be giving a free clinic to residents of all ages and levels on Sunday, May 18, at 2:00 pm.

## WEDNESDAY BRIDGE

Bridge players, don't be shy. There's a great group that plays every Wednesday at 11:30 am. Call Frieda Baskin at 661-3521 to reserve a spot.

### March 19

1. Helen Campbell
2. Marie Milliken
3. Corinne Brunn

### April 9

1. Doug Campbell
2. Corinne Brunn
3. Marie Milliken

### March 26

1. Corrine Brunn
2. Edie Tysch
3. Helen Stevenson

### April 2

1. Anne Kernin
2. Marie Milliken
3. Kay Wittmack

### April 16

1. Marie Milliken
2. Dorothy Knauf
3. Helen Campbell



## PAGE TURNERS

The May 19 meeting of Page Turners will feature *Five Quarters of the Orange*, by Joann Harris. Irene McDonald will provide refreshments at 10:00 am at the home of Robbie Wolff, 33571 Brigantine. The book discussion will follow, led by Marian Pearl. Please come if interested in becoming a member of this group. A call to Robbie at 487-7879 would be appreciated.

## TENNIS RESULTS

There was a full entry list for the Sunday, March 30, mixed doubles tennis tournament. The winners for the women were: first place – Karen Linger, second place – Jeanne Webb, third place was a tie – Miriam Roehlk and Betty Steinwinter. For the men there was a tie for first place between Robin Roehlk and Jerry Stone. Hersey Steinwinter took second place and Joe D'Antony, the third place. The exhibition arranged by teaching pro, Rick Conkey, was a very tight match. The team of Brendon Fallon and Jeff Ballouli won 7-6 over the team of Scott Hansen and Carey Ferguson. Then in two singles sets Jeff Ballouli prevailed over Scott Hansen 6-3, and Brendon Fallen won over Carey Ferguson. Scott Hansen is the tennis coach at Saddleback College, and the other three players are all competing in the mini - tour in this area.

Rick Conkey works with both children and adults. Anyone interested, contact Rick at 472-5504. The next Niguel Shores tennis tournament will be in June.

## FOURTH OF JULY FUN

Plan to celebrate July 4 in Niguel Shores! Start early with the Mens Club's famous breakfast, a tasty treat for only \$2.50. The Boy Scouts will raise the Flag in a patriotic ceremony; Uncle Sam will even be there! Then watch the parade, with decorated bikes and strollers, the local fire truck, and some antique cars.

There will be a hot dog lunch and games in the park, everything from bubbles to ping-pong to sack races and more. Then head to the beach, build a sand castle or just watch and see how wonderful they are.

In the evening join all your neighbors for do-it-yourself barbecue on the Beach Bluff. There will be something for everyone to enjoy. Come for a fun day!

For information contact: Karla Sanders at 496-8413 or Janet Dohner at 489-9385.

## THE CAMERATA STRING QUARTET IS BACK

The Camerata String Quartet has become an important annual contributor to the Dan Aldrich Memorial Lecture and Concert Series. Once again this outstanding group of musicians, which includes Niguel Shores residents George and Janet Traver together with Margaret Main and George Bullock, will present a concert for the enjoyment of the community. It is scheduled for Thursday, May 21, at 7:00 pm in the multi-purpose room at the Community Center. Refreshments will be served following the performance.

The program this year is called "From Bach to the Beatles." It includes work from Bach, Hayden, Dvorak and Schubert. There is a waltz, *Belle of the Ball* by Leroy Anderson and *Here Comes the Sun* by George Harrison and John Grady. This classy program by the talented Camerata String Quartet will be enjoyed by all who attend.

## MY FAIR LADY

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

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

\$ 25 per person (group reserved)

Excellent seating

**LUNCHEON**

(optional)

Before the show, join us for a luncheon

At LE DIPLOMATE EURO BISTRO

Time: 1:00 pm

Price: \$12 per person. includes tax

**RESERVATIONS**

Visit or call the office

Leave name and phone number

And let us know your needs.

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

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

## NEIGHBORHOOD ADS

Items for *Seashore News* ads must be submitted by the 17<sup>th</sup> of the month except in Feb., Nov., and Dec. when due on the 15<sup>th</sup> of the month. Include 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 of liability of quality of goods advertised See Rule 5525.

Moving in sale: Sofa \$75, two high-back dark wicker living room chairs \$150 both. 489-7911.

Remodeling home in Shores and will have kitchen cabinets and appliances for sale (not very old). Also windows, including garden window, and draperies. 290-0757.

*Neighborhood Ads continued...*

*Seashore News, May 2003 7*

For sale: Set of four Queen Ann antique splat back dining chairs excellent condition \$850; one small Eng. pine country kitchen chair \$100. Also some small items. 240-5845 for appointment.

For rent: Ocean side of street, great views, Halyard Drive, three-bedroom, two-bath, one-story, no pets, no smoking. Please call Iris Robin (626) 795-9155.

For sale: Mazda RX7 1988 white, original owner, good condition. Phone 493-7740.

Corvette C5 1999, six-speed standard transmission, pewter paint, tan leather, 72,000 mi. Excellent condition \$27,500. Lexus 300 GS automatic 1998 black paint, black interior, 57,000 mi., very good condition, \$22,900. 493-2256.

## DANA PONT LIBRARY NEWS

The library staff has just started using new upgraded computers and expects to have the new computer system running by the middle of June.

Children's Library: plans are now being made for the summer reading program. The theme this year is "It's a Jungle out There-Swing Into Your Library". The theme for older readers is "Get Wild...Read". They will explore all aspects of the rain forest and keep a log of books they read. The program starts June 23 and ends August 14. Children of all ages are invited to join. At the end of summer, local schools are notified about students who have participated. It is very important for children to be involved in this program.

Family pajama story time will be on the last Monday of the month. The sunshine readers will share stories and songs. This is a wonderful way for parents and children to share quality time.

Dana Point Library  
496-5517

## EDITORIAL GUIDELINES

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

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

## IMPORTANT REMINDER

Please fill out and return your completed Proxy before the May 20 deadline. Your vote counts!