

seashore news

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April 2004

Issue 366

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Editorial deadline for the May issue of the *Seashore News* April 17.

BOARD ACTIONS

▶ Mary Margaret Leu was appointed as a member of the Advertising sub-committee Communication Committee.

▶ Marian Pearl's resignation from the Design Committee was accepted by the Board.

▶ A request by ATT Wireless for consideration to lease space to install an antenna and/or related electronic and support equipment on Association property was discussed. Further consideration will be given after additional information is received.

▶ The Board reviewed various styles and types of pool furniture and trash receptacles as presented by Dianna Cannariato on behalf of the Design Review Committee. New furniture was selected and was ordered with the hope that it will be received by Easter or shortly thereafter. (The two new pool trash receptacles have already been received and are in use.)

▶ The Board requested that the Tree View Blockage Committee consider implementing a process that would require evaluation of other potential unreasonable view blockages when called to evaluate a specific complaint by that resident.

▶ The board authorized a meeting with the architectural firm of Robert Borders and Associates, George Evans representing the Architectural Committee, Directors Cordova and Cannariato and the presidents of Sea

Board Actions continued on page 2

FROM THE HELM

I would like to update you on several improvements that will be completed by early May. We are moving forward on improving the Beach Bluff area. The Board had put the project on hold until we developed a conceptual design for the Community Center. Since this project is in the communication phase, we are focusing our efforts in April on making the long-planned improvements to the Beach Bluff area. We received constructive comments previously from homeowners and have incorporated many of their suggestions. Major concerns expressed on a previous proposal were the expansion of the grass area and the elimination of the lower parking spaces. The parking spaces will remain as they are. The scope of work includes the removal of the key hole asphalt area and installation of new grass and a curb. There will be a continuous walkway along the perimeter of the fence, a foot shower, new benches and picnic tables. The primary objective is beautification. The work should be completed by early May. I would like to thank all who participated in the design and those

From the Helm continued on page 2

NSCA HOMEOWNERS
FORUM
Wednesday, April 21
7:30 pm

BOARD ACTIONS *continued*

Terrace I and II to discuss architectural issues associated with the proposed rule changes regarding modification of the exteriors of the homes in Sea Terrace I and II.

- ▶ The Board presided over several parking violation and architectural appeal hearings.
- ▶ Purchasing new benches and tables for the beach bluff was discussed. A decision on type, style and material was not reached. The furniture will be installed after the Beach Bluff renovations are completed in the spring.
- ▶ The four candidates for the May 2004 Annual Election were approved by the Board. The candidates are Jerry Milner and Karl Kuhn and incumbents Arnold Cordova and Dick Johns.
- ▶ The board approved updating the *NSCA Information Guide* that is distributed mainly to new residents as part of the move-in package.

FROM THE HELM *continued*

who submitted comments.

Soon, you will receive a mailing on a proposed rule addition that will gradually enhance the architectural look of the Sea Terrace I and II. Currently, only T1-11 grooved plywood can be used for the exterior walls. The new rule would allow a townhome owner to select various exterior wall siding options such as horizontal siding, vertical groove siding, shingle siding, stucco and accent materials such as brick or masonry. Replacement with any approved option requires the approval of the Architectural Control Committee (ACC) and the City of Dana Point.

Please read the proposed rule and submit comments during the 30-day review period. We are hoping that everyone will see this as an opportunity to upgrade the exterior of his or her townhome. I would like to thank George Evans of the ACC and members of the Sea Terrace Boards for developing the proposed rule.

Please read the insert on the status of the Community Center Renovation project. I would like to thank all homeowners who took the time to participate in the March information sessions concerning the renovation and the *ad hoc* team for conducting the sessions.

Arnold Cordova
NSCA President

Leash your pet. Clean up the residue.
NSCA Rules 9101;
Orange County Ordinance, Title 4

MESSAGE FROM GENERAL MANAGER

MAINTENANCE STAFF HIRED

I reported last month that Dave Crook had been hired as Maintenance Manager. When Mr. Crook assumed his new position, he found it necessary to hire a completely new maintenance crew because two prior staff members resigned and another was unable to work for long periods of time due to illness.

George Cooley and Adolfo Murillo have been hired to fill two of the three positions. Under the supervision of Mr. Crook, they have quickly been brought "up to speed" and most, if not all, of the back logged maintenance projects have now been addressed. The janitorial/general helper position remains unfilled but we anticipate it will be filled within the next 30 days to complete the complement of maintenance staff members.

We appreciate your cooperation during the past few months when we were woefully understaffed and gates at the MPR complex and beach bluff remained locked later than they should have been, when it took longer than usual to respond to your homeowner requests regarding maintenance needs and when common area equipment went unrepaired for longer than normal periods of time.

Keep filling out those *Homeowner Request Forms* when you see maintenance deficiencies and they will be addressed as quickly as possible. We are unable to take verbal requests; however, if it is more convenient, you may send your maintenance requests via e-mail to mm@niguelshores.org. E-mailed to that address, requests go directly to Mr. Crook for follow-up.

Ms. Lisa Zawaski, on behalf of the City of Dana Point, will make a presentation at the April 21 Homeowner Forum meeting regarding the City's Stormwater Implementation Plan and what you can do to help prevent ocean pollution. She will answer questions and distribute fliers. Please plan on attending to hear this important informative presentation.

UPDATED RULES AND REGULATIONS

The *NSCA Rules and Regulations* were revised in December 2003. New formatting has now been completed and they will be printed and mailed in the next few weeks.

Every owner and resident, including non-resident owners, will be sent a copy via first-class mail as required. If you would like to receive future copies of this type of information via electronic mail, please let us know. There will be more information on the mat-

Message from General Manager continued on page 3

MESSAGE FROM GENERAL MANAGER *continued*
ter and a form requesting electronic notification for you to fill out and return with your new copy of *Rules and Regulations*. Please help us save your \$\$ by filling out and returning the form giving your approval for electronic delivery in the future.

Carol Porcella
General Manager

ARCHITECTURAL CONTROL COMMITTEE

We would like to remind homeowners they must submit an application to the committee for its review and disposition before beginning any construction of a new home or initiating any external modification of an existing home site. Over the last 12 months the number of applications received after the fact has increased. This can be detrimental to the applicant in two ways:

1. The homeowner may incur a fine.
2. If the completed construction is in violation of any *Architectural Regulations and Guidelines*, the homeowner could be asked to remove such construction.

The ACC must act upon an application within 45 days. The majority of requests are finalized prior to the deadline. However, notwithstanding this waiting period, the homeowner is best served by submitting applications prior to starting any new construction. The type of changes requiring an application can be found under **Rule 3103** of *NSCA Rules and Regulations*.

TRAFFIC AND SAFETY COMMITTEE

1. Daylight Savings begins on April 4. Be sure to check timer settings and re-set them if necessary.
2. Spring Break/School Vacation is April 5-9. Drivers are reminded to be extra careful for the safety of the youngsters.
3. Disaster Preparedness Drill. See box below.

ATTENTION ALL RESIDENTS
NSCA's ANNUAL DISASTER DRILL
will take place on
SATURDAY, APRIL 10
10:00 am-12:00 noon

See flyer at the back of the *Seashore News* for details.

Gerlinde Duffy
NSCA Emergency Preparedness Coordinator

FINANCE COMMITTEE

The Finance Committee has an opening for one new member with past experience in financial areas or an accounting background. Interested persons may contact the Controller, Ivy Hsia at 493-0122. Be a part of managing your community in this important area!

CAMP HOBBLEDEHOY

It's almost that time to get a new swim suit and stock up on sun screen. This also means it's time for the return of Camp Hobbledehoy! Once again Ryan, Craig, and Peter would like to provide children a fun summer full of games, crafts, and activities and at the same time build character, friendship, and confidence. Check with the office for details, or call 489-3447.

In memoriam
Eugene Lachel
March 2004

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 Board's arguments for going ahead and spending \$48,100 on a costly consulting fee without first going to the residents is being criticized by many. We were first made aware of the drive to redo the community center by receiving a questionnaire requesting our preference on suggested amenities. Why wasn't a vote taken at that time as to the willingness of our people to approve a large special assessment for this purpose? This would have avoided the possibility of a costly expenditure should the project have been voted down.

It is disconcerting to realize that only 241 Yes votes could lead to what many consider to be an excessive, unnecessary expenditure.

Many of our residents seldom use the Community Center and feel the facilities are satisfactory as opposed to your assessment that the "35-year-old" complex is in a state of deterioration. Improvements may be called for but not to the degree under consideration.

Lillian Snodgrass

The new plans for the Community Center are quite detailed in the area of the restrooms and dressing rooms but show that the sauna has been removed. The sauna is

Voice of the People continued on page 4

VOICE OF THE PEOPLE *continued*

used by many to relax and stretch muscles before and after swimming.

Also, the plans show that the open shower room (four shower heads at present) has been redesigned to enclosed dressing rooms and shower stalls. If the sauna remains there will be room for only three such shower stalls with connected dressing rooms. Perhaps one dressing/shower stall and the rest open showers would serve more people.

Also, lockers have been added. Previously lockers were removed because they weren't used. We currently have a shelf and large hooks which are adequate.

With the redesign of this area the dressing/shower room is smaller. There are many people who swim regularly...and the following are some of us who would prefer the sauna to remain, an open shower area, and no lockers...Ann Kernan, Doris Adams, Agnes Copeland, Margaret Fisher, Joan Sandberg, Ann Strauss, Virginia Arthur, Gretchen Rask, Ruth Levitan.

Perhaps the Design Committee could specify a meeting to specifically address to swimming pool users of the changes and get our input.

Agnes Copeland

What has happened to practicality? There is a way to retrofit the multipurpose room for earthquake safety, modernize the kitchen, repair damage and tent for termites, add new toilet(s) accessible for the disabled and located in the multipurpose room where there is a need and plumbing already exists. Leave the sauna, shower and dressing rooms, which were recently renovated and are sufficient, and keep the present spa pool, that currently often sits empty and is crowded only in the summer when groups arrive after a day at the beach. A toddler pool for parents to play with their little ones and teach swimming skills would be better use of the money and eliminate the many closures of the deep pool. Such fanciful suggestions as waterfalls for the proposed spa pool and a "dancing water fountain" for toddlers to get their shoes and clothes wet and for teens to vandalize with soapsuds make little sense. Let's minimize financial assessments to each homeowner by fixing only what needs fixing, updating the present multipurpose building, adding restrooms where needed, and eliminating changes which have no practical benefit.

Joan Sandberg

There is still no mention of the cost to renovate the existing Community Center. This was supposed to be one of the options available to the community for review. This was discussed at the meeting I attended in February. I do not understand "We are now nearing completion of the conceptual design phase" unless there is no intention of remodeling the old center.

The amount spent on drawings for a new center could have been used more wisely on upgrading. Minimally the option should have been presented prior to plans being drawn.

I was also told at this meeting that nothing could be done with the bluffs without the consent of the homes overlooking the parking lot and so there would not be any upgrade, only some new benches and vegetation added. I

don't understand the concept that a few whose view would not be impeded in the least have this power over the rest of the community. Be that as it may, why were plans drawn and discussed for the bluff renovation without the permission of these homeowners first? "Why are we wasting time and effort for projects which may not even be an option?"

We have been in the Shores almost four years and went through the exact same experience as Joe Meehan.

Daun & Glenn Dunlap

At the March 4 and 11 meeting Dick Mackaig gave an estimate of 2.4 million dollars for a revised plan of the new Community Center with a one time fee per household of \$2,500. The sauna will be put back on a new revised plan and the dancing waters still shows on the plan. Dick Mackaig told us about the basic plan to remodel at 1.4 million dollars with a \$1,355 one time fee. This plan will be showing the changes so you can make your decision. At the March 11 meeting some of the people said they couldn't make a decision with the plans they have right now, so we have a choice between two plans, 2.4 or 1.3 million as it stands now.

The voting works like this, for any vote to count we need a quorum which is one-half plus one of the 960 homes, or 481 votes or more. It takes 50% plus one of the votes registered at 481 or above to make the measure pass. Example: 500 homes vote, 251 homes or more vote for the measure, the measure is legal. Be sure you vote because it is your money that is being spent.

Pamela Schuler

The Committee for the Renovation of the Community Center has certainly worked hard. Their efforts in coming up with a Revised Plan incorporating about two-thirds of the original plan footage at a Contractor's estimate of about \$2,300,000 will still put the assessment at about \$2,400. A new Base Plan that was presented at an estimate of approximately one million dollars less still had questionable amenities. At the first meetings in March, the Committee offered to make the line item Contractor's estimates for the plans available to homeowners. There were requests from the floor that the Committee also develop an "Economy Plan" with estimates.

Moving the pool chemicals into a separate area away from the kitchen is a good idea. These dangerous chemicals are currently stored about 50 feet away from the kitchen with two intervening walls. The new location, however, is immediately adjacent to the Tot Play Lot.

As noted above the Committee has worked hard. It would be unfair to them to ask them to make a specific recommendation to the Board as to which plan to initiate as this is a decision which should be reached by a vote of all Niguel Shores homeowners.

Andy Boush

Claudia and I attended the property owners meeting held on March 17 and were gratified to look over the revised plans for modernizing and renovating our facilities. Our family has enjoyed using the pool and sauna for thirty years, but it has been apparent for some time

Voice of the People continued on page 5

VOICE OF THE PEOPLE *continued*

that the facility is truly showing its age.

Having been a general building contractor/designer 34 years, I can assure homeowners that all recreational facilities have a finite life. They take incredible abuse. The changes required to upgrade our community facility to solid 2004 standards will require more than another coat of paint. In such a quality area, why should we settle for a facility that has deteriorated to something more befitting the third world?

The project that is being proposed is a good compromise, which although not extravagant, will afford us a modern and functional facility. Twenty-five hundred dollars over three years is a good investment, especially when the Shores property is going up by almost 25% a year! We owe it to the next generation to leave it at least as good as we got it.

Tom and Claudia Giacinto

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.

On April 6, the program will be the candidates for the Niguel Shores Homeowners Association Board of Directors; Arnold Cordova, Dick Johns, Carl Kuhn, and Jerry Milner.

On April 20, Shanna Wolf from City Hall, will talk about the plans for a new Dana Point Library.

All men of the community are invited to hear speakers and participate in meetings, golf and many outside activities. A Men's Club member will be assigned to new members as sponsors to help become acquainted and informed of the many social activities sponsored by the club.

MENS GOLF

The Mens Club golf on March 9 was a splendid event at San Juan Hills! The game was the two best balls gross on the front nine and the two best balls net on the back nine. First place team was Bob Borland, Charlie Clark, Bob Scott, and Joe Sanders. Second place foursome was Fred Standefer, Roy Dohner, Norb Berberich, with a blind draw fourth. Incidentally, you guys that didn't sign up because of prejudice against San Juan Hills missed playing that course at its best. Closest to the pin was Dave Ontiveros on the 7th hole and Roy Dohner on the 14th.

March 23 we played Temecula Creek. This being after the *Seashore News* deadline we will have to wait until next month to report on this event.

Also scheduled in April are rounds at Fallbrook on April 13 and San Luis Rey Downs on April 27.

WOMENS CLUB

Niguel Shores Womens Club will meet Thursday, April 8, at noon. The program will feature NSCA Board of Directors candidates, Arnold Cordova, Dick Johns, Karl Kuhn and Jerry Milner. In addition, Carol Porcella will address community management matters. A question and answer session will follow.

A visit to the Orange County Museum of Art is planned April 15. The exhibition is "Picasso to Pollock" which features 59 paintings and sculptures by prominent 20th century artists. The tour is scheduled for 2:00 pm. We will meet at the Community Center at 11:00 am to carpool. Call Harriet Writer at 493-6196 or Terry Scott at 661-9107 to make a reservation. The cost is \$12 for seniors.

Membership fees are now due. They are \$5. Please pay by check, made out to NSWC. All women owners/residents are most welcome to join and may call Betty Steinwinter at 240-4462, if they can't attend the meeting.

The next Board meeting will be on April 1 at 4:00 pm in the Board Room in the Community Center.

WOMENS GOLF

Monday, April 12, will be Fun Day for Niguel Shores women golfers. The golf captains will be Chris Beaver and Linda Ross. Gretchen Rask and Irene McDonald are in charge of lunch for the day. To put your name on the list for either golf or lunch, call Chris Beaver, 493-7430.

Plans are underway for both the Memorial Tournament and for a golf get-away trip, later in the summer. The group welcomes new members. Join now, and don't miss these future "fun" days.

Winners on the course in March were:

Low gross	Lavonne Borland
Low net	Betty Lewis
Low putts	Barbara Brabeck
Longest drive	Marlene Lynch
Closest to pin, #6	Linda Ross
Closest to pin, #8	Barbara Brabeck
"Mystery Game"	Johns, Brabeck, Lewis and Borland

GARDEN CLUB

The Garden Club will host a garden tour May 17 from 12:00 to 2:30 pm. This year it is open to all residents and their guests to tour beautiful neighborhood gardens. The \$10 ticket will include the tour, refreshments and door prizes. Tickets will be sold to resi-

Garden Club continued on page 6

GARDEN CLUB *continued*

dents and their guests beginning April 10, and also can be purchased at the Niguel Shores Office. Make checks payable to Niguel Shores Garden Club.

On April 19, the club will meet for its regular meeting at the clubhouse at noon. Plans for the garden tour and the calendar of educational programs will be finalized. Bring a garden related item (plant clipping, garden magazine) for the horticulture table to share with club members and/or contribute to Penny Pines. Other side trips for members: April 1 Southern California Spring Garden Show South Coast Plaza. Meet 9:30 to car pool. Lunch at Plaza. April 6 District Meeting, Mission Viejo Country Club (pre-reserved only). Car pool meets at 9:00. May 6 Laguna Beach Garden Tour meets at Shores parking lot at 10:30 am to car pool. Bring a sack lunch. A picnic will be held in Blue Bird Park. Tickets may be purchased by mailing \$20 to P.O. Box 362, Laguna Beach, CA 92652 or at the Chamber of Commerce. The Niguel Shores Garden Club is now a member of the National and California Garden Clubs of America. If you would like to join, contact Janet Dohner at 489-9385.

POTLUCK

Niguel Shores Potluck will have an Easter theme Sunday, April 18. Come and get acquainted with your neighbors. The social hour starts at 6:00 pm and dinner is served at 7:00 pm. Bring a place setting, glasses, and beverage of choice. Participants may bring either a casserole, salad or dessert.

To make a reservation call:

A-E	Dan Johnson	487-7933
	Frieda Baskin	661-3521
F-O	John and Betts Flynn	363-9580
P-Z	Kay Wittmack	661-8177
	Georgiana Emery	493-4145

PAGE TURNERS

Page Turners will have the next monthly meeting on Monday, April 26, at 10:00 am. Betty Steinwinter will lead the discussion of *Peace Like a River* by Leif Enger. Liz Kelsch will be hostess at her home, 33555 Marlinspike, and Karla Sanders will provide refreshments. If you are not a member and would be interested in joining, please call Phyllis Tezer 496-4710 or Patty Therolf 493-4657. The last of the books chosen for this year is *Tuxedo Park* by Jennet Conant, the May selection.

At the June meeting, suggestions for book discus-

sion for September 2004 through May 2005 will be presented.

WEDNESDAY BRIDGE

Rubber bridge is played in the Community Center on Wednesday from 11:30 am to 3:00 pm. Guests will be warmly welcomed. Call Kay Wittmack at 661-8177. Last month's winners: February 18: first, Helen Campbell; second, Gloria Thrailkill; third, Norma Armstrong. February 25: first, Norma Armstrong; second, Kay Wittmack; third, Helen Stevenson. March 3: first, Marion Evans; second, Anne Kirnan; third, Dorothy Knauf. March 10: first, Marie Milliken; second, Kay Wittmack; third, Norma Armstrong. March 17: first, Helen Campbell; second, Betty Steinwinter; third, Edythe Tische.

BOARD CANDIDATE RESUMES

The following resumes have been submitted by candidates confirmed by the Board of Directors for election to the Board on Tuesday, May 18. There are four candidates for three seats. Each term is for two years.

JEROLD F. MILNER

B.S. Electrical Engineering and B.S. Finance from University of Colorado. Lived in Glendale 31 years until moving to Niguel Shores 9 1/2 years ago. Retired – 34 years as a manager for Pacific Bell.

Former member of Finance, Maintenance, Landscape Committees. Member of NSCA Board 5-96 to 5-2000 and 3-02 to 5-03. NSCA President 97-98, 98-99, 02-03. Member Glendale City Council 4-83 to 4-91, Mayor of Glendale 4-85 to 4-86 and 4-89 to 4-90.

These next two years will be very important. The plan for the Community Center needs to be finalized, specs written, contracts negotiated, and construction undertaken. The Beach Bluff needs to be renovated. The organization of the Board, the committees and the staff needs to be fine-tuned so the community can continue to be a premier place to live.

ARNOLD R. CORDOVA

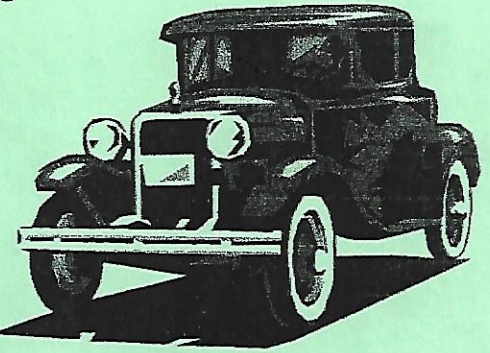
My wife, Linda, and I have lived in the Monarch Beach area since 1988. I worked for the Los Angeles Department of Water and Power (LADWP) for 30 years and held various executive management posi-

Board Candidate Resumes continued on page 7

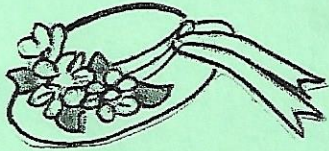
Vintage Car Show

Concours d' Elegance

APRIL 25
1:00 to 4:00 pm
Recreation Center



Bounce House and Kids Games by *Hobbledehoy*



Fancy Hat Contest with prizes

Ice Cream, Cake, Champagne, and Soft Drinks for Sale

APPLICATION TO SHOW VINTAGE CAR

Your name _____

Phone _____ E-Mail _____

Street Address _____

Make of Car _____ Year _____

Model _____

Special
Features _____

(additional forms in the office)



NIGUEL SHORES BON APPETITE HAPPENING AUGUST 29

The Recreation Committee is interested in your favorite charity. A Niguel Shores Bon Appetite Happening is being planned for Sunday, August 29. The proceeds from this event will be donated to charity (ies), so please fill out the form below.

NIGUEL SHORES BON APPETITE HAPPENING AUGUST 29

NAME: _____

ADDRESS: _____

PHONE: (_____) _____

E-MAIL: _____

The charity I would like to have benefit from this event is: _____

Why I feel this charity is helpful to the community: _____

PLEASE RETURN THIS FORM TO THE NSCA OFFICE BY MAY 1, 2004

TO ALL NSCA RESIDENTS

On Saturday, April 10
between 10:00 am and 12:00 noon

our community will stage a
MOCK DISASTER DRILL

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

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

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

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

Remember: The life you save may be your own.

Questions? Call Gerlinde Duffy at 661-9416

April 2004

Seashore News

Ad Hoc Committee for the Renovation of the Community Center

From January through November 2003, a draft renovation plan for the Community Center including financing alternatives was developed. Beginning in December through the month of March 2004, presentations were made, feedback gathered and modifications made to the original plan.

Next, a recommendation will be presented to the NSCA Board of Directors and they will make a decision.

If the Board of Directors recommends renovation, a task force will be formed to insure every homeowner has been contacted and is fully aware of the Board's recommendation.

Once every homeowner has been provided with adequate information to make an informed decision, a vote will be scheduled. The voting process will follow established and required procedures including reasonable notice.

A quorum of 51% of the 960 properties or a minimum of 481 votes will be required for the vote to be valid. Approval or disapproval will be determined by a minimum of 51% of those voting assuming a quorum has been reached.

If approval is granted, a detailed design, construction developed and financial management oversight process will be developed by the *Ad Hoc* Committee and recommended to the Board.

The next update will be provided at the Owners Forum on April 21.

BOARD CANDIDATES RESUMES *continued*

tions – power supply operations, engineering & construction and governmental affairs. I served as a full-time Washington D.C. lobbyist for the City of Los Angeles. In addition, I was Board Chairman of the Western Council of Construction Consumers Association and the Intermountain Power Service Corporation.

I hold an MBA from Pepperdine University; BSME in Mechanical Engineering from California State University Los Angeles; and a California Registered Professional Mechanical Engineer License. At time of retirement I was Business Unit Director-Generation Operations, Power System, LADWP.

President, NSCA Board of Directors 2003-2004. Board Liaison, Finance Committee and Architectural Control Committee 2002-2003. President, Sea Terrace Townhomes Association I Board of Directors 2003-2004. Member, Dana Point Civic Association. Board of Directors, Tennis Villas at Monarch Beach Homeowners Association.

It would be an honor to serve on the Board to provide continued leadership to improve our quality of life in the Niguel Shores community. I will actively work on your behalf to be a strong advocate for our association before governmental agencies, maintain association dues at the current level, oversee the renovation of the Community Center, maintain and improve our community property at a high standard and continuously improve business practices through participative management. I believe that community involvement -- exemplified by the strong volunteer working committees -- will continue to be the key to our future success. With your support, I will continue to provide strong leadership working with our volunteer teams to make our Association one of the best and attractive communities.

RICHARD H. JOHNS

Born Denver, CO, raised in suburban St. Louis, MO. Schooling: Webster Groves High School, BS Northwestern U., MBA Stanford U. Career: Magazine printing business, Times Mirror Press, Pacific Press (Vice President), World Color Press (Senior Vice President), Rotary Offset Printer (Vice President). I first retired from Rotary Offset Press division of Krueger Printing in 1990. In 1992 I came out of retirement to be Vice President Western Sales for Spartan Printing Co. Retired again in 1995. Presently NSCA Board Member 2002-2004, Mens Club President 1998-1999, Communication Committee 1996-

2002, Systems and Information Committee 2000-2002, Tennis and Mens Club Golf.

My wife and I have been very happy in Niguel Shores for the past 21 years. It is a truly unique place to live. My main reason to run for the board is to keep Niguel Shores that way.

The characteristics that make this community such a special place are many. We have a comparatively low assessment and I would like to keep it that way. We have a valuable access to the beach and ocean. Let's make the best of this feature. Of course, we must keep the recreation center (multi-purpose room, pool and tennis courts) in the best shape possible. However, the biggest asset we have is a great group of people.

This community has several important issues that must be faced in the next Board term. In particular, coping with the legal expenses and needed maintenance and renovation of the recreation facilities are on the top of my list. With my experience, I believe I will be very helpful to this upcoming Board.

KARL KUHN

Hi. My name is Karl Kuhn. I have been living in Niguel Shores for the past 26 years. First, some personal information. I am married to a wonderful wife and have one son who is currently a student at San Francisco State University. I graduated from UCLA with an engineering degree in material science. I have a professional engineers license as a mechanical engineer in the state of California. I have worked professionally in the ship born Nuclear Propulsion industry, the oil drilling industry, and in the aerospace industry. I was one of three directors of engineering for an oil field down hole tool company, where I managed four departments. When that company moved to Texas I changed industries and took over the manufacturing engineering department of the space division of McDonnell-Douglas where I supervised the construction of the first components of the International Space Station as well as production of the first liquid hydrogen and liquid oxygen tanks for the new Boeing heavy rocket, the Delta IV. I took a medical retirement from Boeing in 1998, after which I spent several years as a substitute math, physics, and chemistry high school teacher.

During my career I was active in the Orange County Chapter of The American Society of Materials where I was Treasurer, Vice Chairman, and Chair-

Board Candidate Resumes continued on page 8



BEACON CARPET CLEANING

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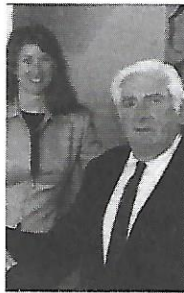
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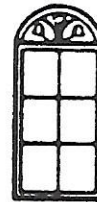
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MEETINGS

1:00 pm, 1st and 3rd Thursdays
See Calendar

1:00 pm, 2nd Tuesday
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

Sea Terrace Townhomes Assoc. I

Norb Berberich, President
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Nick Moffitt 2nd Vice-president
Kathleen Allen, Treasurer
Eric Ackermann, Secretary

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Sea Terrace Townhomes Assoc. II

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Adrienne Ruben, 2nd Vice-president
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Karla Sanders, Secretary

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Liz Kelsch, President

Mens Club

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Family Club

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Garden Club

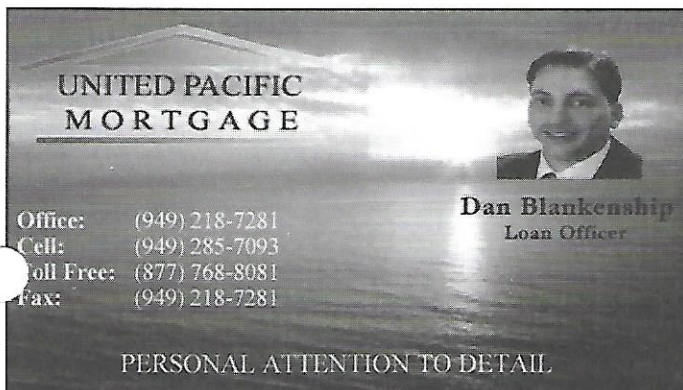
Francine Stout, President

Seashore News

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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.



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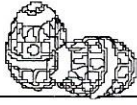
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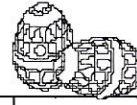
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APRIL 2004 in Niguel Shores



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					Sunday
			1 8:00 Ladies Tennis 9:30 Garden Club Outing 1:00 Architectural Control Cmte. 4:00 Womens Club Board Mtg.	2 8:30 Fitness Class 10:00 H ₂ O Aerobics	3 4 Daylight Savings
5 Womens Golf 8:30 Fitness Class 10:00 H ₂ O Aerobics	6 8:00 Mens Club Breakfast 9:00 Garden Club Outing 10:00 Traffic and Safety Cmte. 1:00 Art Class	7 8:30 Fitness Class 9:00 NSCA Board 10:00 H ₂ O Aerobics 11:30 Bridge 1:00 Open Board Mtg 3:00 Mens Tennis STREET SWEEPING	8 8:00 Ladies Tennis 12:00 Womens Club Luncheon	9 8:30 Fitness Class 10:00 H ₂ O Aerobics Good Friday OFFICE CLOSED	10 10:00-12:00 Disaster Drill 11 <i>Happy Easter</i> 
12 Womens Golf Fun Day 8:30 Fitness Class 10:00 H ₂ O Aerobics 1:00 Tree View Blockage Cmte. 3:00 Landscape Committee	13 8:00 Mens Club Golf 1:00 Design Coord. Cmte. 1:00 Art Class	14 8:30 Fitness Class 10:00 H ₂ O Aerobics 10:30 Recreation Committee 11:30 Bridge 3:00 Mens Tennis	15 8:00 Ladies Tennis 11:00 Womens Club Outing 1:00 Architectural Control Cmte.	16 8:30 Fitness Class 9:00 Maintenance Committee 10:00 H ₂ O Aerobics	17 18 6:00 Potluck
19 Womens Golf 8:30 Fitness Class 10:00 H ₂ O Aerobics 12:00 Garden Club	20 8:00 Mens Club Breakfast 1:00 Art Class	21 8:30 Fitness Class 10:00 H ₂ O Aerobics 11:30 Bridge 3:00 Mens Tennis 4:00 NSCA Board 7:30 Homeowners Forum	22 8:00 Ladies Tennis 1:00 Communications Cmte.	23 8:30 Fitness Class 10:00 H ₂ O Aerobics 3:00 Finance Cmte.	24 25 1:00 <i>Concours D'Elegance</i>
26 Womens Golf 8:30 Fitness Class 10:00 H ₂ O Aerobics 10:00 Page Turners 1:00 Tree View Blockage Cmte.	27 8:00 Mens Club Golf 1:00 Art Class	28 8:30 Fitness Class 10:00 H ₂ O Aerobics 11:30 Bridge 3:00 Mens Tennis	29 8:00 Ladies Tennis	30 8:30 Fitness Class 10:00 H ₂ O Aerobics	31

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