

seashore news

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December 2004

Issue 374

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Editorial deadline for the January issue of the *Seashore News* is December 15.

BOARD ACTIONS



▶ The Board conferred with legal counsel on legal and litigation issues and conducted several violation hearings and imposed fines.

▶ The Board adopted new rules in compliance with amendments to the Davis-Stirling Act that, as of 1/1/2005, require an Internal Dispute Resolution Policy (IDR) (*Civil Code Section 1363.850*) and an amendment to existing Alternative Dispute Resolution Policy (ADR) (*Civil Code Section 1369.590*). The addition of an IDR Policy and amendment to ADR Policy will be included, as approved, to the NSCA *Rules and Regulations* and are not subject to the 30-day review of the membership as they were written in compliance with the Civil Code sections identified above.

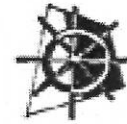
▶ The Board postponed reviewing additional NSCA *Rules and Regulations* until the Jan. 5, 2005 Board meeting.

▶ The Board reviewed and approved the 2005 Budget and Reserve Analysis study at their November 3 meeting.

▶ In the interest of safety and liability to the Association, the Board approved expending \$600 to have holiday lighting installed and removed by an out-

Board Actions continued on page 2

FROM THE HELM



The Board of Directors reviewed the Maintenance Committee's recommendations for work that must be done at the Community Center. Maintenance Manager Dave Crook has been assigned the duties to arrange termite, structural, safety and hazard inspections from professionals in their respective fields. The Board will review these recommendations over the next several weeks. I will continue to provide updates of the ongoing process in the next issue.

We have a staff of courteous and knowledgeable employees who strive to answer residents' requests with the most current information available. Sometimes questions must be referred to a committee or to the Board for review. In those cases, your patience will be greatly appreciated.

In order to have an idea when your request will be reviewed, please refer to the calendar on the last page of the *Seashore News* for scheduled meeting dates since some committees meet only once a month.

Have a happy holiday season and a safe and happy New Year.

Dianna Cannariato
NSCA, President

BOARD ACTIONS *continued*

side contractor in the two coral trees on Mariner Drive. All other holiday decorations will be done by the Design Coordination Committee with maintenance personnel assisting as needed.

▶ The Board approved a new Employee Handbook that was drafted by a labor attorney in order to meet all labor law requirements.

▶ The Board accepted, with regret, the resignation of Myron Miller as a member of the Maintenance Committee.

▶ The Board dissolved the *ad hoc* Community Center Renovation Project Committee.

MESSAGE FROM GENERAL MANAGER

The NSCA Office and Maintenance Staff and I join together in wishing you all a very happy holiday season and a Happy New Year. The office will be closed on December 24, 25 and 31. A weekend clerk will be available, as usual, on January 1.

In the event of an emergency, on the days the office is closed and after hours, the quickest way to get your information to the proper staff member is to call the guardhouse and advise the guard of the nature of the emergency.

Trash Collection in December and January - In checking with the CR&R trash collection company, I have been advised there will be no delayed collections days in December or January.

Christmas trees will be picked up on your normal collection day through January 9. Remove all ornaments, lights and stand. Cut the tree in half if it is over eight feet tall. Place the tree curbside next to the regulation containers. Flocked trees will also be collected.

As a courtesy to your neighbors, please refrain from putting your trash out prior to the evening before your scheduled collection day and bring in your empty containers as soon as possible on the day of collection. Be sure that your trash is securely contained within your trash containers so that wrapping materials and other trash and debris doesn't become dislodged and dispersed throughout your neighborhood. And, if at all possible, it would be greatly appreciated by your neighbors if construction bins

were to be removed prior to the two holiday weekends and a fresh container delivered after the holiday season is over.

Carol Porcella
General Manager

LANDSCAPE COMMITTEE



At the November meeting, discussion was held regarding trimming of the stone pines on Atlantic Avenue. They will be trimmed in early February as they were three years ago. If residents have specific comments or suggestions, they should fill out a *Homeowner's Request* form and submit to the office prior to the December 13 meeting of the Landscape Committee. Your attendance is welcomed at this meeting.

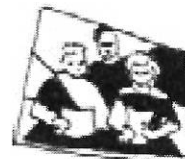
February will be a good time for homeowners to consider trimming the trees on their own property.

Treatment for the eucalyptus trees on Niguel Road is being considered.

Children and animals inadvertently knock over sprinkler heads along the walkways. We have had to replace broken sprinkler heads every month. Please keep this in mind when walking the common areas.

Asparagus fern continues to be a problem. They love it here in Niguel Shores, too!

RECREATION COMMITTEE OPENINGS



Residents interested in serving on the Recreation Committee may leave their names at the office.

ARCHITECTURAL CONTROL

The Architectural Control Committee would like to remind residents who apply for an exterior modification permit to be very exact in following the checklist which accompanies the request form. If the checklist is not complete, the committee has no choice but to continue or deny the homeowner request, based on the need for pertinent information. So please help yourself and the ACC to speed along the approval process by following the steps on the checklist.

TRAFFIC AND SAFETY

Many of us this time of year use our fireplaces. Be sure that the chimney is in good order and that you have a spark arrestor. If not, you could suffer roof damage due to falling embers.

If you put up holiday lights, be sure that the wiring is in good condition. A frayed or broken wire could result in a fire. Also, do not leave the lights on while the house is not occupied.

HOLIDAY PARTIES

If you are planning a holiday party be sure to provide your guest list at least 2 business days prior to the event so that your guests will not be delayed at the gate. If you are expecting between 4 and 9 guest vehicles you can FAX the list, with your Personal Identification Code, to the gate at 487-4182 or deliver it in person. If you are going to have a party with ten or more guest vehicles, you **MUST** submit an alphabetized list, with your PIC, to the office 48 hours prior to the event. **DO NOT** give this list directly to the gate officer. The office staff will prepare the passes in advance so that they will be ready when your guests arrive. Failure to do so will cause your guests unnecessary inconvenience.

Have a safe and healthy holiday season!

RECREATION COMMITTEE

A year of successful community-wide activities is ending. We wish to thank Bob and Lavonne Borland for the leadership and the hours they contributed to this committee. Ed Adams deserves appreciation, also, for running the tennis program for many years. They are all taking a well-deserved break.

Plans for 2005 are underway. The first item on the agenda is to find new committee members to help fill their very big shoes.

Traditional activities include a Fourth of July Celebration and Art Affaire, potluck suppers and

Beach Bluff barbecues, a Camerata Strings concert and theater outings, a Super Bowl party, a Kentucky Derby party, a Chili Cook-Off, a yearly garage sale, etc., etc.

New events this past year featured a bus trip to the Palm Springs Follies, a vintage car show, and the Bon Appetit By the Sea. Each event was sold out and it was a delight to see many first-time participants.

If you would like to see these community activities continue, your help is needed. Is it your turn? Think about it and contact the office if you are interested.

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 December 7 will be our annual visit of the Dana Point High School Choir singing Christmas songs.

The meeting on December 21 will feature Kevin Duffy, who will talk and show a film about exploring Greenland and the unicorn hunters.

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 and sample our fellowship.

MENS GOLF



Twenty-eight golfers traveled to Camp Pendleton on October 26 under threatening weather to accomplish the mission of having a big breakfast including "SOS", play 18 holes of golf and complete the Mens Club Championship round. Mission accomplished. Bob Borland was successful in winning the 2004 championship after a tight match over Bob Converse.

First place honors for the day went to the team of Roy Dohner, Dennis Rosene, Lee Writer and Carl Printz. The second place team was Jerry Pearl, Myron Miller, Bill Murphy and Ron Foster. Third place honors went to the team of Jack Sweeney, Bob

Mens Golf continued on page 4

MENS GOLF *continued*

Converse, Barry Daniel and Bob Borland. The Lachel Closest to the Pin awards were earned by Mac Brown and Morrey Dohner.

On November 9 the club traveled to 'far off' San Juan Hills to play our favorite love-to-hate-it golf course. This was another team competition and the following teams were successful in completing 18 holes of exhaustive walking back and forth to the golf cart (fairways were restricted).

<u>1st Place Team</u>	<u>2nd place Team</u>
Jack Sweeney	Peter Rask
Jerry Pearl	Tom McNicholas
Sean Tierney	Roy Dohner
Mac Brown	

Again the Lachel Closest to the Pin Honors went to Morrey Dohner on #7 and Barry Daniel on #18.

A putting contest, followed by lunch, is scheduled at Arroyo Trabuco Golf Course on December 21. This event is open to all Mens Club members, golfers and non-golfers, and will conclude our schedule for 2005.

Opening round for the 2005 schedule will be at Costa Mesa on January 11. Please join us for an exciting golf season next year.

Golf Rule #26 states: "There are two things you can learn by stopping your back swing at the top and checking the position of your hands: how many hands you have, and which one is wearing the glove."

WOMENS CLUB

On Thursday, December 2, the Womens Club will host their annual Christmas party from 5:00 to 7:00 pm in the multi-purpose room. All members and their husbands are welcome. The Mens Club and their ladies are special guests. Each member should bring finger food hors d'oeuvres for 10-12 people. No dips, nuts, candies or desserts, please. Any member not contacted about a reservation by November 29 should call Kay Wittmack at 661-8177 or Robbie Wolff at 487-7879.

The next regular meeting of the Womens Club will be on Thursday, January 13.

A trip to the Long Beach Aquarium is tentatively planned for January 20. Call Bunny Ross at 248-1629 if interested.

All homeowners and residents are welcome to join the Womens Club. Annual dues are \$5. Call Betty Steinwinter at 240-4462 or Ardis Ghobrial at 496-8403 to join.

There is no board meeting in December. The next board meeting will be held on Jan. 6.

WOMENS GOLF



Christmas Fun Day for Niguel Shores women golfers is December 13. Wear red and green for the 'Christmas Gift' tournament at Aliso Creek Golf course, which will be followed by luncheon at the Community Center multi-purpose room. Members who have not signed an attendance sheet should contact Ceacy Johns, 493-8355, to be placed in a foursome, and Liz Kelsch, 661-5802, or Terry Scott, 661-9107, to be included for lunch. The luncheon will be catered and will cost \$18. A check for that amount, made out to Lee Sweeney (treasurer), is required by December 6. Guests are welcome to this special Fun Day.


The winners in November were:

Low gross	Marlene Lynch
Low net	Marian Pearl
Low putts	Terry Scott
Longest drive	Chris Beaver
Closest to the pin #6	Judy Boitano
Closest to the pin #8	Linda Ross
"Turkey Ball" team	Lee Sweeney
	Betty Lewis
	Marlene Lynch
	Judy Boitano



FROM THE OFFICE

Please be considerate to others waiting to conduct business in the NSCA office by turning off your cell phone.



**WOMENS CLUB
ANNUAL
CHRISTMAS PARTY**
Thursday, December 2
5:00 pm - 7:00 pm

All Mens Club members and their ladies are cordially invited.

GARDEN CLUB



The Niguel Shores Garden Club is pleased to provide the poinsettias that surround the guard gate area.

The Christmas party will be held on December 20 at noon. Remember to bring a wrapped gift worth at least \$10. If you are a Garden Club member and have not already signed up for the party, a committee member will be contacting you.

At the Christmas party there will be a sign-up sheet for our January field trip to The Tree of Life Nursery in San Juan Capistrano followed by lunch at a local restaurant.

PAGE TURNERS



No meeting of Page Turners is scheduled during the month of December. The book chosen for January is *Middlesex* by Jeffrey Eugenides, and the discussion will be led by Diane Hearne at the home of Wanda Bunker. **Please note: The next meeting date has been changed to January 31.**

WEDNESDAY BRIDGE

Frieda Baskin, 661-3521, is in charge of bridge for this month. On December 8 we will have our annual Christmas Party will be held at 11:00 am. All those who have joined us for bridge in the past year are invited. Call Frieda by December 6 for what to bring.

Last month's winners:

- | | |
|-------------|-----------------------|
| October 20 | 1 – Marion Evans |
| | 2 – Regina Brevik |
| | 3 – Edie Tisch |
| October 27 | 1 – Anne Kernan |
| | 2 – Regina Brevik |
| | 3 – Betty Steinwinter |
| November 3 | 1 – Betty Steinwinter |
| | 2 – Frieda Baskin |
| | 3 – Helen Stevenson |
| November 10 | 1 – Edie Tisch |
| | 2 – Anne Kernan |
| | 3 – Gloria Thrailkill |

TENNIS REPORT



The last tennis tournament of the year was held on Sunday, October 24. It was a late afternoon affair culminating in a one-set match featuring the two top women and the two top men in a one-set playoff. In a close match, Miriam Roehlk and John Cobain won over JoAnne Buchholt and Robin Roehlk. Following the match, the players and spectators enjoyed a wine and cheese party. Ed Adams was given special thanks for his years as tennis chairman, advocate and tournament organizer. Among the guests were former resident Dr. Sergio Tombini, his daughter, Jennifer and her two children. The next tournament will be scheduled in late February or March.

ART AFFAIRE



Our 20th Annual Art Affaire was a huge success with over 100 in attendance. The 16 artists that exhibited their work made lots of sales. We thank all the volunteers, artists and guests who made the show a success. Without them there would not be an Art Affaire.

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

**For
Your
Information**

**NEW NIGUEL SHORES
INFORMATION GUIDE**

The *Niguel Shores Information Guide* has been updated. It is now available online at www.niguelshores.org. For those who do not have an Internet connection, there are extra copies in the Association office. Make sure to pick up a copy of this valuable guide to all the goings-on at Niguel Shores.

NEIGHBORHOOD ADS

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

Available for rent (September - June) Halyard Drive. Full ocean view - ocean side of street. 3 BD/2 bath/1 story/2 car garage. Multiple months only. Please call (626) 795-9155.

For sale: beautiful wood armoire/entertainment center. Four-door, swivel TV shelf. 82" high, 41" wide, 20" deep. Excellent condition. \$375 OBO. Dept. 56 Dickens Village Houses and accessories. Call 487-3880.

For sale: Alaska natural white fabric 82" sofa and matching 57" loveseat. \$425. Phone: 661-1723.

Like to play bridge? We are looking for players who like party bridge afternoons or evenings for 2-3 hours at a time. Please call 240-6378 after January 1.



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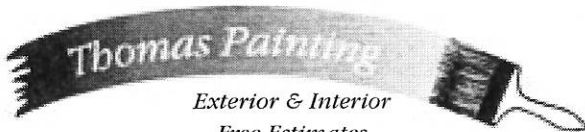
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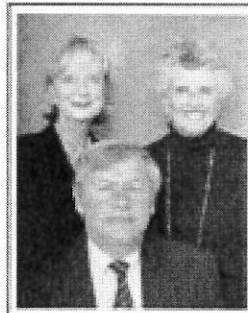
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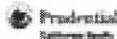
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Jerry Milner	2 nd Vice-president
Dick Johns	Secretary
Sam Johnson	Chief Financial Officer

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Kevyn Sweningson	Receptionist
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Adolfo Murillo	Maintenance Staff

NSCA COMMITTEES

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Communication
 Webmaster
Design Coordination
Finance
Landscape
Maintenance
Recreation
Traffic and Safety
Tree View Blockage

CHAIRPERSONS

Marilyn Moon (acting)
Kathleen Jones
 Bernie Fornadley
rotating
Dick Mackaig
Janet Mackaig
Don Johnston

Martin Dedrick
Hal Therolf

MEETINGS

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

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

OTHER ORGANIZATIONS

Sea Terrace Townhomes Assoc. I
Norb Berberich, President
Don Beaver, 1st Vice-president
Nick Moffitt 2nd Vice-president
JoAnne Buchholt, Treasurer
Eric Ackermann, Secretary

Sea Terrace Townhomes Assoc. II
Ed Adams, President
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George Traver, 2nd Vice-president
Colin Cato, Treasurer
Karla Sanders, Secretary

Womens Club
Karla Sanders, President
Mens Club
Carl Printz, President
Family Club
Gay Powers, President
Garden Club
Francine Stout, President

Seashore News

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

Editor in Chief – Kathleen Jones
Editorial Staff - Communication Committee
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.



DECEMBER 2004 in Niguel Shores



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																																		
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 <p>Happy Holidays</p>		1 8:30 Fitness Class 9:00 NSCA Board 9:30 H ₂ O Aerobics 11:30 Bridge 1:00 Open Board Mtg 3:00 Mens Tennis STREET SWEEPING	2 8:00 Ladies Tennis 1:00 Architectural Control Cmte. 5:00 Womens Club Christmas Party	3 8:30 Fitness Class 9:30 H ₂ O Aerobics	4 5																																																																																																		
		6 Womens Golf 8:30 Fitness Class 9:30 H ₂ O Aerobics	7 8:00 Mens Club Breakfast 1:00 Art Class	8 8:30 Fitness Class 9:30 H ₂ O Aerobics 10:30 Recreation Committee 11:00 Bridge 3:00 Mens Tennis	9 8:00 Ladies Tennis	10 8:30 Fitness Class 9:30 H ₂ O Aerobics	11 12																																																																																																
13 Womens Golf Fun Day 8:30 Fitness Class 9:30 H ₂ O Aerobics 1:00 Tree View Blockage Cmte. 3:00 Landscape Committee	14 8:00 Mens Club Golf 1:00 Art Class	15 8:30 Fitness Class 9:30 Traffic and Safety Cmte. 9:30 H ₂ O Aerobics 11:30 Bridge 3:00 Mens Tennis	16 8:00 Ladies Tennis 1:00 Architectural Control Cmte.	17 8:30 Fitness Class 9:00 Maintenance Committee 9:30 H ₂ O Aerobics	18 19																																																																																																		
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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		November 2004 <table border="1"> <tr><td>Sun</td><td>Mon</td><td>Tue</td><td>Wed</td><td>Thu</td><td>Fri</td><td>Sat</td></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>20</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></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></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	20	21	22	23	24	25	26	27	28	29	30												January 2005 <table border="1"> <tr><td>Sun</td><td>Mon</td><td>Tue</td><td>Wed</td><td>Thu</td><td>Fri</td><td>Sat</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td>31</td><td></td><td></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	20	21	22	23	24	25	26	27	28	29	30	31					
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