



# seashore news

Published Monthly by Niguel Shores Community Association

[www.niguelshores.org](http://www.niguelshores.org)

May 2004

Issue 367

## IN THIS ISSUE:

Architectural Control .....	3
Board Actions .....	1-2
Disaster Preparedness .....	3
Finance Committee .....	3
From the Helm .....	1-2
Garden Club .....	6
May Calendar .....	12
Mens Club .....	5
Mens Golf .....	5
Neighborhood Ads .....	7
NSCA Directory .....	11
Page Turners .....	6
Renovation Committee (see insert)	
Traffic and Safety .....	3
Voice of the People .....	3-4-5
Wednesday Bridge .....	6
Womens Club .....	5
Womens Golf .....	5-6

## BOARD ACTIONS

- ▶ The Board conducted several violation hearings.
  - ▶ The Board discussed revising policy to permit homeowners in Sea Terrace I and II to modify and upgrade their homes' exteriors. Discussion is on-going. Upon determination of the desired revisions and after review by legal counsel, the matter will be presented to the members for their input prior to implementation of any change in existing Rule 3142 Modification Restrictions.
  - ▶ A contract was approved with Association Reserves for a level 1 study (physical inspection of all Association components) to be scheduled for early July.
  - ▶ Requests for waiver of late fees and interest were reviewed by the Board and denied.
  - ▶ The Board approved implementing distribution (upon request) of an updated Litigation Disclosure Statement. The updated version advises there is no pending litigation.
  - ▶ The Board reviewed and denied two requests for parking waivers that would have authorized the applicants to park on the street overnight.
  - ▶ By mutual consent the Board agreed to alter advertising policy to allow for various sizes of advertisements in the *Seashore News*.
  - ▶ Approval was given to purchase tables, benches and waste receptacles for the Beach Bluff for an
- Board Actions continued on page 2*

## FROM THE HELM

I recently read an article about a community association on the East Coast that created a vision statement. Among its points: that the community promotes a life-style of excellence. That it is a beautiful, well-maintained and safe community that embraces cultural diversity and promotes harmonious relationships. That it is committed to the well-being of its members. That it is comprised of proud, supportive, and responsible members who are active in the civic affairs. That it is financially sound and responsive to the changing needs of its members. The emphasis is on life-style and responsibility. Sounds like the making of a community.

Upon reflection, I realized how fortunate we are to have many of those attributes in Niguel Shores. When I became your President in 2003, I felt a strong commitment to move forward with improvements to better our community. Leadership is about seeing the future and taking initiative and managing change in a proactive and participative way. The demographics of our community are

*From the Helm continued on page 2*

Please return your Board Election proxies by May 4

**NSCA HOMEOWNERS  
ANNUAL MEETING  
Tuesday, May 18  
8.00 pm  
Registration 7:30 pm**

## BOARD ACTIONS *continued*

amount not to exceed \$19,500. (Implementation of the order was subsequently postponed to reconsider the type of furniture that will be ordered.) The Board also approved an increase to \$42,900 for the renovation of the Beach Bluff area. (Total reserve funds allocated for the Bluff renovation project is \$75,000. The previously identified costs do not include landscape improvements. This information will be reported in a subsequent issue of the *Seashore News*.)

▶ A policy was adopted that allows the Association to accept donations for Beach Bluff beautification, e.g. park bench, picnic table, shower, etc. The standard donation will consist of the cost of the item plus the cost of a commemorative plaque.

▶ The Board approved the package of documents for the 2004 Annual Election.

▶ Approval was given to print a limited number of NSCA Information Guides, enough for distribution to newcomers to Niguel Shores. However, a supply will be maintained in the office for others who request a copy.

▶ At the request of several homeowners on Breakers Isle, the board discussed developing guidelines for construction on Breakers Isle in relation to building on the ocean side of the homes. It is the desire of the Board to establish a pro-active policy regarding future professional planning issues. The Board requested the general manager confer with George Evans of the Architectural Committee and Dianna Cannariato, Board liaison to the Architectural Committee to investigate the matter further and report to the Board.

## FROM THE HELM *continued*

changing with younger families who will place higher demand on recreational and activity needs. Your Board, committees and staff worked hard this last year both on the long-term and short-term needs of the community. Here are a few examples:

### Long-Term

1. Developed, through an *ad-hoc* Committee, a conceptual master plan to renovate the Community Center through a participative input process to meet future needs.

2. Completed beautification improvements of the Beach Bluff.

3. Influenced the City of Dana Point to modify the proposed Sea Terrace Community Park by removing commercialization design elements.

### Midterm

1. Completed the slurry sealing of Niguel Shores

Drive and streets in the Sea Terrace II and the Villas home areas.

2. Completed the asphalt overlay of streets in the Berkus and Shore Garden home areas.

3. Completed the resurfacing and tiling of the swimming pool and spa and introduced a fresh aesthetic look with new patio furniture.

4. Completed the beautification and landscape improvements of Mariner Street entrance area.

5. Completed installation of the TOPS office computerized information system.

### Financial

1. Kept dues at the same level for three consecutive years.

2. Transferred \$428,000 into the Reserve Account in 2003.

3. Implemented a stronger contract administration process.

4. Placed commercial advertising space in the *Seashore News* to generate revenues to offset the cost of publication.

I want to personally thank the members of the Board – Mary Crowl, Dick Johns, Dianna Cannariato and Sam Johnson – for their cooperation, dedication and high energy in servicing the community needs. Equally, many thanks to our committee chairpersons and members for the detailed work performed to support the operational and recreational needs. In addition, congratulations to Roy Dohner and the *ad-hoc* Committee for their exemplary performance in working with residents in developing a Community Center Renovation Design Proposal.

Many other improvement initiatives need to be planned through a business planning process working with the committees. The next Board will have a full agenda to continue the momentum in improving our community.

On behalf of the 2003-2004 Board, we thank you for giving us the opportunity to provide service to our community. It has been very satisfying to be part of a community that genuinely works together for the betterment of everyone.

*Arnold Cordova*  
NSCA President

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

## ARCHITECTURAL CONTROL COMMITTEE

At least twice each month the ACC meets to review submittals by residents of Niguel Shores. We are required to abide by the CC&Rs and our *Architectural Regulations and Guidelines*. Soon you will receive by mail the newly-approved 2004 *Rules and Regulations*, including *Architectural*. One of those *Architectural Rules*, which has not been changed, is #3137 Garages, which reads, "A garage may not be converted into office/living/sleeping quarters/play room, or other such uses."

Long established, well-understood by most of us, this rule was established back in the 1970's to prevent individuals from converting garages into living quarters or offices.

Be assured that the ACC coordinates its activity concerning Niguel Shores *Rules and Regulations* with other committees, such as the Tree View Blockage, Landscape, Maintenance, and Traffic and Safety Committees. We will review and respond to every written submittal, every request for information, and every written report of a rule violation, before making a decision. Our hard-working staff helps us keep these promises.

## TRAFFIC AND SAFETY COMMITTEE

There have been several residential burglaries of golf clubs in Sea Terrace I. The pattern indicates that they were taken at night by entering unlocked side garage doors and in some cases the person(s) gained access to the garage doors through an unlocked front gate.

If anyone has any information regarding the perpetrators of these burglaries, please contact the office. Your response will be confidential.

## 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.

Watch for delayed TRASH PICKUP day this month

## NSCA ANNUAL DISASTER DRILL APRIL 10

Kudos to the block captains and their street leaders, the search and rescue team, the first-aid team, the command post officers and the radio operators. They were well organized, professional, and gave their time and energy for a smooth functioning drill.

We understand that there will always be a number of people away during a drill (especially over a holiday) or a real disaster.

However, in spite of *Seashore News* articles, posters and meetings, there are still some households that seem unaware of what is expected of them. Just putting out your OKAY/HELP sign means you participate in the drill, at least in spirit.

Most of us wouldn't dream of living in Kansas without practicing the basics of tornado survival. Southern California's ambiance may be akin to being in paradise - but we also have a big snake: earthquakes.

Get your free **DISASTER MANUAL** from the office and stock up on a three-day survival supply of water, non-perishable food, flashlights and batteries.

Whether you are a homeowner or a renter, you owe it to yourself and your family to be prepared.

Gerlinde Duffy  
NSCA Emergency Preparedness Coordinator

## 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.

*After attending the community meeting of March 25, I should like to make the following points:*

(1) Homeowners were told the Board would give them only two options - either the "super" plan or the "basic" plan. When several homeowners asked why we couldn't have an "economy" plan, the members of the ad-hoc committee simply brushed this suggestion aside. I suggest that both the Committee and the Board carefully consider a so-called "economy" plan instead of trying to force a plan which many homeowners oppose.

(2) The board vote on the Committee's recommendation needs to take place after the new Board is installed in

*Voice of the People continued on page 4*

## VOICE OF THE PEOPLE *continued*

May. There might very well be new Board members who have different ideas than present Board members. Also, it is not fair to saddle new Board members with such an important decision made by previous "lame duck" board members.

(3) The contention made by Committee members that a grandiose remodeling plan will greatly increase the value of homes in Niguel Shores is fallacious. First, homes are not really what are valuable; rather, it is the lots (i.e., location, location, location). Second, very few people buy homes in Niguel Shores based on the condition of community amenities. Once again, location is the primary reason why homes sell quickly and buyers pay top dollar.

Dave Inglis

It is true that Avco Developers gave the community center and the beach parking lot to Niguel Shores in exchange for letting Sea Terrace II into the Shores in 1973. Instead of a thank-you to Sea Terrace II, Sea Terrace II was charged an extra-ordinary assessment each quarter.

Sea Terrace II has been subsidizing Niguel Shores accounts for 30 years. You can call it yard maintenance, but it is still extra money being paid only by Sea Terrace II homeowners.

The fair thing to do would be for the Niguel Shores Board to adjust the CCR's so that all dues are equal, especially since we are now being asked to pay for a remodel or a new community center.

Jim and Pamela Schuler

I have attended three of the four Renovation Committee review meetings and I feel the Revised plan is still lacking, concerns outlined below:

- The cost is excessive for what is needed to address necessary upgrades and meet current building codes at the current location.

- Adequate provisions have not been made for "overruns" which will surely occur.

- No plan was presented to improve our greatest asset – the Bluff area. The back area of the Bluff should be evaluated towards building the new MPR at this location and using the current MPR area for additional office space, meeting area, maintenance and storage.

I feel the proposed Revised plan should be rejected and the Board should take a "time out", review the input from the members and come up with a new proposal to do this "once in our lifetime" improvement in a way that is most beneficial to our community.

Bernie Fornadley

I would like to thank all who are working on the Renovation community review. I agree we need to do some improvements to our Community Center, however I do have a few concerns I would like the committee to consider:

1. Cost of \$2.3 million to renovate the MPR? This seems very high to me. If you can buy a new 4,000 sq. ft. house for under a \$1 million in an area with cheap land, then why can we not build a new MPR & office for that price?? We already have the land and at \$2.3 million we should be able to tear down the whole MPR and office

area and have a fresh start with all the bells and whistles one can imagine.

2. We all know anytime we have any kind of construction project it never stays within the original budget. Especially, when remodeling an existing building. We may have pre-existing problems; structure etc...and change orders will be required.

3. I believe we need to look at the back of the Bluff area for a new MPR. An ocean view MPR will bring added value to all homes in Niguel Shores. We will rent it out more often when we can entertain our guests in an ocean view room.

Tina Chan

The Niguel Shores Board is pushing to re-develop the existing clubhouse at a cost of \$2 million (or more). Let's join together to develop a plan to include a multi-purpose facility at our Beach Bluff and upgrade our existing facility with the necessary improvements. After all, we are one of the few beachfront communities. Let's supply real value to our community by getting involved and supporting a new plan that focuses on the enhancement of our beautiful Beach Bluff area! The idea would be a clubhouse approx. 2,500 sq. ft. that includes a kitchen, bathrooms and showers, (like Monarch Bay Clubhouse). Still plenty of picnic and parking lot left.

A flyer was distributed door to door by volunteers. I have investigated the possibilities and the first item to overcome is to get some 2/3 of 52 homeowners to agree to this Beach Bluff project. Those homes have deeded rights as to view blockage for anything on the parking lot. No one connected with me would proffer anything that would obstruct anyone's views! Thank for your input.

Mary Jeffries

Like many of you, I am opposed to both of the extravagant renovation plans proposed by the BOD. Why, because the plans incorporate many expensive features that few will use and because they will surely lead to further assessment increases. Not only are costs for the proposed plans likely to escalate (25% to 50% overruns are common!) but annual assessments will need to increase to cover the costs of the expanded and more expensive amenities (labor and structural maintenance, utilities, insurance and reserves). Moreover, owners will have little control over many of those increases as annual budgets can be increased by up to 20% per annum without owner approval.

By now all of you probably know that if a bare quorum (481 owners) votes, these plans could be approved by as few as 241 owners and a special assessment levied against all owners. However, this can only happen if those of us opposed to these plans fail to vote (by proxy or in person). If all 960 owners vote, 481 votes are required to approve any special assessment.

Richard Hill

Renovation highlights. First we had the "original" plan which I (previous Seashore News letter) and others labeled too lavish and costly, \$2.5+ million.

Voice of the People continued on page 5

## VOICE OF THE PEOPLE *continued*

*Now we have the "revised" plan which reflects a major reduction in the expansion proposed in the original plan. However, the costs for the revised plan are nearly the same as the original plan. Am I missing something here? Either the cost of the original plan was understated or that of the revised plan is overstated -- or a combination of both.*

*An alternative mentioned by the committee called the "basic" plan provided for the repair, rehabilitation, and modest improvement to the existing facility, this being necessary to maintain the facility as a viable and user-friendly structure with a cost estimate of \$1.3 million. In light of the controversy surrounding the revised plan and its need not established, certainly this basic plan deserves serious attention and consideration.*

*Richard Luedeke*

*To spend over one million dollars to repair and renovate the current Community Center, and then in a few years turn around and have to invest another 2.5 million more to build a new center, does not make economic sense. We would rather pay \$2,500 now and have a Community Center that we can all be justly proud of. Niguel Shores is one of the best-kept secrets in Orange County. Let's not be pennywise and pound-foolish. Let's keep our property values up and do what good judgment would indicate. Let's get it right the first time.*

*Jake & Caroline Warren*

## 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 Tuesday, May 4 will be "Ladies Day" in honor of Mother's Day. All wives of current members or deceased members are cordially invited for breakfast and to hear a special speaker, Jeff Johnson, VP at the Montage Resort in Laguna Beach.

The meeting Tuesday, May 18 will feature Councilman Wayne Rayfield, who will discuss City Hall.

All men of the community may take the opportunity to hear the speakers and consider participating in the mens Club meetings, golf, and the many outside activities. Non-members may come and visit. A club member will sponsor newcomers to help them become acquainted with fellow members and the many social activities sponsored by the Club.

## MENS GOLF

Twenty-two Mens Club golf enthusiasts made the trek to Fallbrook on April 13. Tournament format was a Tinwhistle. Points are scored based on net score.

"A" flight winners were Joe Sanders and Myron Miller with exceptional rounds. "B" flight winners were Dave Ontiveras and Barry Daniel (Tom McNicholas got carded off!) and for "C" flight it was Norb Berberich and recent returnee Grover Brown. Closest to the pin Lachel Memorial CTP awards went to Bob Converse on hole #9 and Fred Standefer on the 18th.

The golf club will have outings on May 11 at Castle Creek and May 25 at Rancho San Joaquin. Please join us.

Remember golf law #14 – Golf balls from the same "sleeve" tend to follow one another, particularly out of bounds or into the water!!

## WOMENS CLUB

The next Womens Club meeting will be held on Thursday, May 13. Luncheon will be served at 12:30 pm followed by a short business meeting. The nominating committee has presented the following slate for election to the Womens Club for the year 2004-2005: president, Karla Sanders; vice president, Carol Yokum; secretary, Mary Crowl; treasurer, Mary Berberich and historian, Phyllis Tezer. Nominations may be made from the floor provided the person being nominated has given her consent.

Slater and Sloan of San Juan Capistrano will present a fashion show modeled by members of Womens Club. It is requested that members only attend. If you have not been contacted to make a reservation by Monday, May 10, call Kay Wittmack at 661-8177. Reservations are required. In addition, those who have not paid their dues should do so at this meeting or at the office. Make your check out to NSWC in the amount of \$5.

Womens Club is open to all women residents/homeowners. Contact Betty Steinwinter at 240-4462 to join.

The next Board meeting will be Thursday, May 6, at 4:00 pm in the board room at the Community Center.

## WOMENS GOLF

Fun day for Niguel Shores Women golfers will be Monday, May 10. Barbara Brabeck, 493-9399, and Betty Lewis will be in charge of golf. Chris Beaver 493-7430 and Linda Ross will be lunch hostesses. Please call these ladies if you have not signed up or need to cancel. We play nine holes of golf at Aliso Creek Golf Course, and then have lunch and a

*Womens Golf continued on page 6*

## AD-HOC COMMITTEE FOR THE RENOVATION OF THE COMMUNITY CENTER

**On April 7<sup>th</sup> the Ad-Hoc Committee delivered a recommendation to the NSCA Board to renovate, update and improve the Community Center at an estimated cost of \$2.3 Million.**

The Board raised a number of questions before they took the recommendation under advisement. A few examples are:

**Question:** Would the Ad-Hoc Committee recommend a vote by the community on a \$1.3 M option to bring the existing facility up to current code and safety standards on an "as is" basis?

**Answer:** The Board is legally obligated to maintain all community facilities, so a **NO VOTE** automatically requires the Board to deal with the minimum investment required to maintain the existing Community Center. A number of options would be available to accomplish this requirement and the Board would decide how to fund and do what is most critical. The Ad-Hoc Committee believes a **YES VOTE** would be a good investment, would support a more efficient operation while serving the best economic interests of all property owners.

**Question:** Why not pursue developing a facility at the top of the beach bluff before or instead of renovating the Community Center?

**Answer:** The Community Center is 31 years old and needs attention now. It will take a significant amount of time, effort and money to pursue the approval of any development of the beach bluff and approval is uncertain. In the meantime, the front door to our community, will continue to deteriorate. If the community is unwilling to approve funds to update and upgrade the Community Center it is unlikely approval will be given to develop the beach bluff plus additional funding for the Community Center.

**Question:** How do you know the estimated funds will be sufficient?

**Answer:** Until the construction bids are received the projected costs are the best estimates of an experienced architectural firm, an experienced building contractor plus a number of qualified and experienced sub-contractors. If the renovation is approved a very detailed design process will be completed. Based on the detailed design, bid packages will be sent to qualified construction firms to obtain bids. **Construction would not begin unless the combined bids were within the approved limit.** A contingency fund would be established for unexpected changes.

**Question:** Why should someone paying the assessment over a three-year term be charged more than someone paying a single payment?

**Answer:** The person paying a single payment is paying their full share up-front and the community incurs no cost to borrow any money. To accommodate the person paying over a one or three year period the community must borrow those funds and pass along those minimal additional costs.

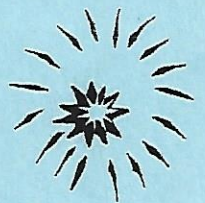


# FOURTH OF JULY FUN!

**Plan to celebrate Sunday, July 4<sup>th</sup> in Niguel Shores!**

- ★ Start early with the famous Mens Club Breakfast, a tasty treat for only \$2.50.
- ★ The Boy Scouts will raise our flag in a patriot ceremony. Uncle Sam will even be there!
- ★ Then watch the parade with decorated bikes and strollers, our 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 to build a sand castle or just watch and see how wonderful they are.
- ★ In the evening you can join your neighbors for a do-it-yourself barbeque on the Beach Bluff.

**There will be something for everyone to enjoy.  
Hope you have a fun day!**



If you would like to help, or for more information, contact Nancy Tinnes  
(364-5535) or Carol Kuhn (496-0814).

## 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 for the *Seashore News* assumes responsibility of liability for quality for goods advertised. See Rule 5525.

Sarongs and sarong sets \$10 each. Wear as light scarf, shawl, skirt, cover-up at beach, pool, home. Choose color, pattern. Also macramé shell belts, carved teak 'princess' phone seat. 489-2274.

LOST: Sunglasses, woman's, at pool on Thursday, March 25. Olive green frame. Please call Noreen, 248-2711.

Single-level ocean view home! Address: 23632 Sidney Bay. Furnished 2 bd (plus den) beach home with private pool/spa, ocean side of PCH. Call for winter & summer rates (short or long term) available now! Contact Phil Immel for information (949) 249-2020.

For rent: Hawaii – Big Island ocean front, 2+2, luxury penthouse condo. Huge lanai. Best view Kona Coast. \$1300 per week through 2004. Discounts available. Vt at: [www.gaphawaii.com/vt/konamakaivr](http://www.gaphawaii.com/vt/konamakaivr) 496-7370.

Niguel Art Association presents its 1st annual "Art In The Park" at Sea Terrace Park – next to the library, on July 11, 9:00-5:00. Raffle, food by Hennessy's and 40 artists.

Niguel Shores resident is looking to lease a home in Niguel Shores, long term. Would like 3 bdr minimum. Please call Kathy @ (949) 492-4906.

For sale by owner: Niguel Shores Sea Terrace II town home. 3 bdrs & 2 bath & 2 car garage. Beautifully remodeled inside & outside. New hardscape & landscape, built-in gas BBQ. Largest lot 24126 Gourami Bay (949) 661-7639.

### BE A BETTER BEACH BUM

It's beach season again. Many of us will have visitors who are not aware that part of our beach is a designated Marine Life Refuge that we are obliged to protect. Reminders –

Don't take shells, rocks, sand. Rocky areas are

Marine Life Refuges – no-take zones. Those cute little hermit crabs you enjoy watching are actually busy keeping those tide pools clean - and they need a variety of empty shells to choose from as they grow. Without hermits, tide pools would be a slimy mess, unable to support the life we see today. Hermits can be handled gently for short periods of time.

Explore tidepools gently and safely. Step only on bare rock or sand. Stepping on barnacles or mussels will injure or kill those creatures. Algae should not be trampled and is very slippery. Tidepool animals should stay in sea water. Animals like sea hares (those squishy maroon spotted slugs that squirt ink) and sea stars become stressed when handled. Poking animals like sea anemones, when they are out of the water during lower tides, robs them of fluids necessary to survive outside the water.

Fishing from the sand beach and Salt Creek jetty is legal only with a license. Fishing is not allowed from the rocks in the refuge, even with a license. Local bait and tackle shops are excellent resources for information, licensing and proper equipment. The entire Dana Point Marine Life Refuge is a restricted fishing zone, including the south area of Strands.

If you see someone poaching or polluting, you can choose to politely educate them, or contact the life-guarders or sheriff. They can alert proper authorities. The Department of Fish and Game Cal-tip anonymous hotline is 1-888-334-2258. Above all don't forget to say safe and have fun.

Contributed by  
Carrie Luedeke Kelley  
Marine Naturalist, Instructor



Niguel Shores Garden Club  
Spring Tour  
Five beautiful gardens in  
Niguel Shores  
will be open for touring on  
Monday, May 17  
from 12 until 2:30 pm.  
Refreshments and  
door prizes are included.  
\$10 tickets are available in the office  
for all residents and their guests.  
Proceeds benefit the Niguel Shores  
Garden Club education fund.





## LIBRARY NEWS

Children's Librarian Carolyn Hopkins states: "No special programs for May...we will be busy preparing for the Round-Up" for "Ride a Wild Tale...Stampede to Read" Summer Reading Program. Trail drive gets underway June 14, so mosey on over to the covered wagon to sign up and receive your wrangler log.

Out on the Trail Storytimes (for all ages 4 and up) Thursdays at 11:00 am beginning June 16 and 17. The program details will be available in mid-May, so visit the library to pick up a flyer.

**WANTED TEENS!** The library needs you! Volunteer this summer to assist with the reading program. To be a Teen Volunteer, you must be at least 12 years old or entering the 6th grade in the fall. Pick up an application at the library now! Training Workshop will be held Friday, June 11, at 10:00 am.

### For Your Information

#### County Non-emergency Medical Transportation For Seniors

Transportation to doctors' offices, dialysis, lab tests, etc., is available in South County for non-emergency visits. Rides are available between 9:00 am and 4:00 pm, and reservations must be made 24 hours in advance. The cost per trip is just \$2.00. Call (949) 855-9766 to reserve a trip.

Funding for the program is provided through tobacco settlement funds.

## IN MEMORIAM

**Dr. J. Blair Bailey**  
April 2004

**"Bill"**  
**William C. Bible**  
March 2004

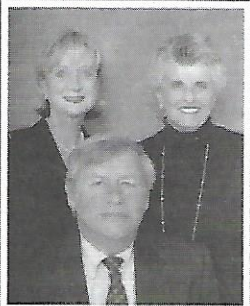
**Vincent "Bud" Boagni**  
March 2004

**Tom Crist**  
April 2004

**Maggie Scott**  
March 2004

**Rene Walsh**  
March 2004

**Looking for your name in the paper?**  
**Read it first on the Web**  
**niguelshores.org**  
**Click on *Seashore News* comments to the**  
**Webmaster at [bjf@cox.net](mailto:bjf@cox.net)**



**YVONNE and NATE MATILSKY**  
**LOIS MONTGOMERY**  
REALTORS®

(949) 494-0215 BUSINESS  
(949) 494-6477 FAX  
(949) 702-3403 MOBILE  
(949) 290-2220 MOBILE

**GOLDWELL  
BANKER®**

RESIDENTIAL BROKERAGE  
660 North Coast Highway  
Laguna Beach, CA 92651

Owned And Operated  
By NRT Incorporated.



**MONARCH VETERINARY HOSPITAL**

**Glenn S. Craft, DVM**  
*Hospital Director*

31271 Niguel Road, Suite E  
Laguna Niguel, CA 92677  
(949) 443-1466 Fax 443-1467  
email: [DrCraft@MonarchVet.com](mailto:DrCraft@MonarchVet.com)  
[www.MonarchVet.com](http://www.MonarchVet.com)



## BEACON CARPET CLEANING

949-496-6079  
FAX 949-496-2141

An IICRC Certified Firm • Better Business Bureau  
ASCR Member • Licensed - Bonded - Insured  
Charter Members Host® • Professional Cleaners Association

**Niguel Shores residents will receive  
a 10% VIP discount.**



**GRANITE  
STYLE**

- Garage Floors
- Driveways
- Pool Deck
- Walkways
- Commercial
- Patio

7 YEAR WARRANTY

**DuraFloor**  
Concrete Finishing Systems

CALL TODAY FOR A FREE ESTIMATE  
LIC # 783446  
**800.655.4993**  
Visit our website [durafloor.com](http://durafloor.com)

## Ocean View Home Repair Services

**Todd VanDahlen**  
Owner / Operator

25392 Adelanto Dr.  
Laguna Niguel Ca 92677

Phone: (949) 413-5279  
Fax: (949) 481-6756  
E-mail: [toddjudi@cox.net](mailto:toddjudi@cox.net)

## Long Term Care & Annuity Specialists

# Berberich & Associates

Insurance Services

**Norb Berberich**  
License No. OB55134

33551 Halyard Drive • Dana Point, CA 92629  
(949) 496-7080

Insurance Services

Insurance Broker since 1968  
Niguel Shores resident since 1982

Long Term Care - top rated companies  
Life Ins. Plans - top rated companies

Call or e-mail for information

John richardson  
949-661-0173 [jrichardson85.cox.net](mailto:jrichardson85.cox.net)

## ALL YOU NEED IS A DESIGNER'S OPINION

One low flat fee includes:

- 2.5 hours of on-site consulting by a professional interior designer.
- A simple "step by step" planning guide to help you complete your home with professional results.
- A resource list for your purchases.

949 654-2488



**A Designer's Opinion**

**Mary Jeffries**  
Broker Associate  
Fine Home Specialist



**Prudential**

**California Realty**  
Two Ritz Carlton Drive, Suite 201  
Monarch Beach, CA 92629  
Off: (949) 463-6020  
Direct: (949) 493-2425  
[www.maryjeffries.com](http://www.maryjeffries.com)



An independently owned and operated member of The Prudential Real Estate Affiliates, Inc.



# CONNIE MCKIBBAN

949-234-5660

**Niguel Shores Specialist**

#1 in Marketing Area • Fine Homes Division • Chairman's Circle  
The #1 Agent in Niguel Shores since 1991

SELLING HOMES ALONG THE COAST

[www.conniemckibban.com](http://www.conniemckibban.com)  
[conniemckibban@pruoc.com](mailto:conniemckibban@pruoc.com)



## GARAGE DOOR REPAIR

SERVING NIGUEL SHORES FOR 32 YEARS

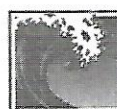
REASONABLE, RELIABLE, GUARANTEED.

SERVICE CALL \$50. TWO TORSION SPRING INSTALLED \$160

# 493-3388

WALT WEBB

CAL. LIC. #262004



# WAVECREST

FINANCIAL GROUP, INC.

RIK RINGYS

24981 DANA POINT HARBOR DRIVE, SUITE E130, DANA POINT, CALIFORNIA 92629  
TEL. 949.487.3377 • 800.928.3021 • FAX. 949.487.3378  
[www.wavecrestfinancial.com](http://www.wavecrestfinancial.com)

**MONARCH SHORES REALTY**

"Niguel Shores is our Business"

THREE EXPERIENCED  
RESIDENT AGENTS TO SERVE  
YOUR REALTY NEEDS

**DON BEAVER 493-7430**

**JO TURNER 493-5137**

**SALLY LEONARD 240-7015**



(949) 661-8985

Lic. No.  
553968



Tracy Bovee, Owner

33132 Acapulco Dr.  
Dana Point, CA 92629

Bonded  
Liability Insurance  
Workman's Comp.

**Phil Immel - The Immel Team**

Broker Associate • Chairman's Diamond  
#1 Agent in Orange County • #10 in the United States



**Prudential**

**California Realty**

Two Ritz Carlton Drive @ PCH, Dana Point, CA 92629

**Direct: (949) 249-2020**

**Toll-Free: (800) 690-9300**

**Fax: (949) 249-1717**

**Mobile: (949) 632-6366**

www.immelteam.com phil@immeteam.com

An independently owned and operated member of The Prudential Real Estate Affiliates, Inc.

Seven Continents and 133 Countries

I've Been There

**WORLD TRAVEL**

Since 1938

**Barbara Milner, CTC**

Travel Consultant

27660 Marguerite Parkway, #G, Mission Viejo, CA 92692

CELL (949) 291-2067 HOME BUS (949) 443-2911 BUS (949) 347-9600

E-Mail: bmilner@wtbtl.com

CST 1005049-10

**Tara Conley & Ralph Brown**

Chairman's Circle



**Prudential**

**California Realty**

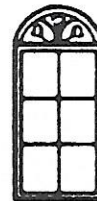
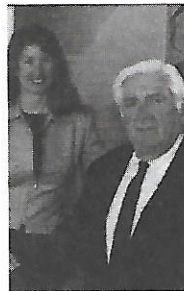
1110 Glenneyre Street

Laguna Beach, CA 92651

Bus 949 497-3331 x248 Fax 949 497-0938

Cell 949 466-9311 taraconley@msn.com

An independently owned and operated member of The Prudential Real Estate Affiliates, Inc.



**BOB KELLY  
CONSTRUCTION CO.**

STATE LIC. #372535

**(949) 496-6599**

**MAJOR REMODELING & DESIGN**  
Working & living in Niguel Shores for 27 yrs.



JOSEPH WM. SMITH



**MONARCH BEACH  
REALTY**



MARK SWEENEY

#10 Monarch Bay Plaza, Monarch Beach, CA 92629

Off: 949/489-1100 Fax: 949/489-8735

info@monarchbeachrealty.com www.monarchbeachrealty.com

DAVID KOFFS  
REALTOR®



Cell: 714.473.0043  
Business: 949-498-0300  
Fax: 949.487.7286  
Email: davidKoffs@firstteam.com

FIRSTTEAM ESTATES SAN CLEMENTE  
407 N. EL CAMINO REAL, SAN CLEMENTE, CA 92672

*Thomas Painting*

Exterior & Interior  
Free Estimates  
Lic. no. 386182

*Jack Thomas*

(949) 661-1919

Fax 661-8554

23811 Ionian Bay  
Monarch Beach • CA 92629



**MARGARET R. FLEMING & Co.**

Certified Public Accountants

A Professional Accountancy Corporation

Margaret R. Fleming, C.P.A.

Mike Cledhill, F.A.

(949) 586-8002

Fax (949) 855-9186

23665 Birtcher Drive • Lake Forest, California 92630

E-mail: mrfco@cparus.com

**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      President  
 Mary Crowl        1<sup>st</sup> Vice-president  
 Dick Johns        2<sup>nd</sup> Vice-president  
 Dianna Cannariato      Secretary  
 Sam Johnson        Chief Financial Officer

**NSCA STAFF**

Carol Porcella      General Manager  
 Ivy Hsia            Controller  
 Jamie Posey        Community Relations Manager  
 Dave Crook        Maintenance Manager  
 Karen Decker      Administrative Assistant  
 Tracy Jones        Receptionist  
 George Cooley     Maintenance Staff  
 Adolfo Murillo     Maintenance Staff

**NSCA COMMITTEES**

Architectural Control  
 Communication  
     Advertising Sub-Committee  
     Web Site Sub-Committee  
 Design  
 Finance  
 Landscape  
 Maintenance  
 Recreation  
 Traffic and Safety  
 Tree View Blockage

**CHAIRPERSONS**

Forrest Owen (acting)  
 Kathy Jones  
     Mary Margaret Leu  
     Bernie Fornadley, Webmaster  
 Richard Schwartz  
 Dick Mackaig  
 Janet Mackaig  
 Don Johnston  
 Bob Borland  
 Martin Dedrick  
 Carroll Cox

**MEETINGS**

1:00 pm, 1<sup>st</sup> and 3<sup>rd</sup> Thursdays  
 See Calendar  
 1:00 pm, 2<sup>nd</sup> Tuesday  
 See Calendar  
 3:00 pm, 2<sup>nd</sup> Monday  
 9:00 am, 3<sup>rd</sup> Friday  
 10:30 am, 2<sup>nd</sup> Wednesday  
 10:00 am, 1<sup>st</sup> Tuesday  
 1:00 pm, 2<sup>nd</sup> and 4<sup>th</sup> Mondays

**OTHER ORGANIZATIONS**

**Sea Terrace Townhomes Assoc. I**

Norb Berberich, President  
 Don Beaver, 1<sup>st</sup> Vice-president  
 Nick Moffitt 2<sup>nd</sup> Vice-president  
 Kathleen Allen, Treasurer  
 Eric Ackermann, Secretary

**Sea Terrace Townhomes Assoc. II**

Ed Adams, President  
 Adrienne Ruben, 1<sup>st</sup> Vice-president  
 George Traver, 2<sup>nd</sup> Vice-president  
 Colin Cato, Treasurer  
 Karla Sanders, Secretary

**Womens Club**

Liz Kelsch, 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 Johnston

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.

**UNITED PACIFIC MORTGAGE**

Office: (949) 218-7281  
 Cell: (949) 285-7093  
 Toll Free: (877) 768-8081  
 Fax: (949) 218-7281

**Dan Blankenship**  
 Loan Officer

PERSONAL ATTENTION TO DETAIL

Office (949) 586-8570  
 Fax (949) 587-1084  
 Cell (949) 254-5242

**Shamrock**  
 Windows and Doors

**Jerry Woods**  
 Sales  
 License #678380

Quality Whether You Want it or Not.

23552 Commerce Center, Ste E & F • Laguna Hills, CA 92653



# MAY 2004 in Niguel Shores



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					Sunday
					1 1:30 Kentucky Derby
					2
3 Womens Golf 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics	4 8:00 Ladies Day Mens Club Breakfast 10:00 Traffic & Safety Committee 1:00 Art Class	5 8:30 Fitness Class 9:00 NSCA Board 10:00 H <sub>2</sub> O Aerobics 11:30 Bridge 1:00 Open Board Meeting 3:00 Mens Tennis  <b>STREET SWEEPING</b>	6 8:00 Ladies Tennis 1:00 Architectural Control Cmte. 4:00 Womens Club Board Mtg.	7 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics	8
					9
10 Womens Golf 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics 1:00 Tree View Blockage Cmte. 3:00 Landscape Committee	11 8:00 Mens Club Golf 10:00 Design Coord. Committee 1:00 Art Class	12 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics 10:30 Recreation Committee 11:30 Bridge 3:00 Mens Tennis	13 8:00 Ladies Tennis 12:00 Womens Club Luncheon	14 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics	15
					16
17 Womens Golf 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics 12:00 Garden Club	18 8:00 Mens Club Breakfast 1:00 Art Class  7:30 Voter Registration 8:00 Annual Meeting	19 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics 11:30 Bridge 3:00 Mens Tennis	20 8:00 Ladies Tennis 1:00 Architectural Control Cmte.	21 8:30 Fitness Class 9:00 Maintenance Committee 10:00 H <sub>2</sub> O Aerobics 1:00 Communications Committee 3:00 Finance Cmte.	22
					23
24 Womens Golf 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics 10:00 Page Turners 1:00 Tree View Blockage Cmte.	25 8:00 Mens Club Golf 1:00 Art Class	26 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics 11:30 Bridge 3:00 Mens Tennis  7:30 Camerata Strings	27 8:00 Ladies Tennis	28 8:30 Fitness Class 10:00 H <sub>2</sub> O Aerobics	29
					30 5:00 Memorial Day Beach Bluff BBQ
31 Womens Golf  <b>MEMORIAL DAY OFFICE CLOSED</b>					

### **SUPERIOR SLIDING DOORS**

*If it SLIDES we'll make it GLIDE!*  
**Why Replace...Just Reair It?**  
*New Custom Fit Screen Doors*

(949) 481-6996  
 (877) CANGLIDE  
**Sliding Door Repair**  
**Wardrobe Door Repair**

Stop Fighting Your Sliding Doors!  
 34202 Del Obispo  
 Dana Point California 92629

*Regents  
-Point*

JEANNETTE BAKER  
 DIRECTOR OF MARKETING AND SALES

*"Housing, services and health care  
for older adults"*

19191 HARVARD AVENUE / IRVINE, CA 92612  
 DIRECT LINE: (949) 509-2205  
 (949) 854-9500 / FAX (949) 725-9132  
 E-MAIL: jeannettebaker@scphs.com • www.scphs.com

**SCPH**  
 A SOUTHERN CALIFORNIA  
 PRESBYTERIAN HOME