



# seashore news

Published Monthly by Niguel Shores Community Association

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

November 2004

Issue 373

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

## BOARD ACTIONS



- ▶ The Board conferred with legal counsel on legal and litigation issues and conducted several violation hearings and imposed fines.
- ▶ The Board approved a proposal from West Coast Paving to repair the slope erosion below 8 Breakers Isle that was caused by a broken Association irrigation line.
- ▶ Discussion of proposals to install a spike strip at the Selva entry gate was deferred as the Board is requesting clarification relative to the scope of the project.
- ▶ The Board allocated \$5,000 from contingency funds to commence updating the Association's reclaimed water components and signage to bring the components into compliance as directed by South Coast Water District. Additional funding will be allocated in the coming years until all of the components are in compliance.
- ▶ The Board accepted, with regret, the resignation of Bob and Laverne Borland and Karla Sanders from the Recreation Committee.
- ▶ The Board accepted, with regret, the resignation of Roy Dohner as Chairman of the *ad hoc* Community Center Renovation Project Committee.

## FROM THE HELM



This past month many people have expressed their gratitude for the work performed by the volunteers on the proposed plan for the renovation of the Community Center. They also expressed an interest in the future plans for the Community Center. Many dedicated and hard working volunteers will be attending meetings to discuss the improvements identified during the planning process.

The Board requested that some members of the maintenance committee provide recommendations to the Board. These recommendations will be reviewed over the next several weeks. I will provide an update of the ongoing review in the next issue.

I encourage homeowners to attend the open forum meetings the third Wednesday of the month, at 7:30 pm. Your input can make a difference.

Wishing you all a happy Thanksgiving.

*Dianna Cannariato*  
NSCA, President

**NSCA HOMEOWNERS  
FORUM**  
Wednesday, November 17  
7:30 pm

## MESSAGE FROM GENERAL MANAGER

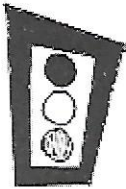
The NSCA Office and Maintenance Staff and I join together in wishing you all a very happy Thanksgiving. The office will be closed on Thanksgiving Day and on the Friday following the holiday. We will be enjoying some quality time with our families and friends and hope you will be doing the same. Normal business hours will resume on Monday, November 29.

In the event of an emergency 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. The guard will not give out telephone numbers for staff members but will contact the staff member(s) on your behalf and relay your message, whether to administrative, maintenance or landscape personnel.

My telephone number has been changed to an unlisted number due to several inappropriate calls at home for non-emergency reasons (one on a Sunday morning at 7:00 am). For non-emergency administrative requests please feel free to e-mail me at [gm@niguelshores.org](mailto:gm@niguelshores.org). I check my e-mail frequently after hours and on weekends and holidays, even when I am out of town. For non-emergency maintenance requests, please e-mail the maintenance manager directly at [mm@niguelshores.org](mailto:mm@niguelshores.org) and copy me at my e-mail address. Handled in this manner, your request will be addressed as soon as possible on the next business day.

Once again staff members and I wish you a very happy Thanksgiving.

*Carol Porcella*  
General Manager



## TRAFFIC AND SAFETY COMMITTEE

1. Now that daylight savings time has ended, be sure to check to see that light timer settings have been adjusted, especially for lighted house numbers.

2. Mariner Gate: There continues to be a high number of guests being turned away due to no prior authorization to enter. Call guests in well in advance of their arrival to allow the gate officer time to process the request. Remember, PIC identification must be provided when calling or faxing guest information. A request is not complete without a valid PIC.

## LANDSCAPE COMMITTEE



Please keep dogs out of the groundcover areas. Some of these areas are bare and need to be replanted, but as long as dogs continue to trample down the plants, new groundcover will not be planted.

A meeting regarding tree trimming and possible tree removal in the Atlantic Garden Homes is being planned before any action is taken. A date has not yet been set.

## NEW NEIGHBORS

Jon Cobain and Judy Flynn have moved from Laguna and Newport Beach to Windjammer Drive. Jon is a middle market merger and acquisition specialist in over 200 industries. Judy is an author and teacher currently promoting a book about her experiences in New Zealand, *Gumboots, Lesson Plans and Hot Rugby Nights*.

Judy and Jon enjoy tennis and travel. Jon is currently director of No Square Community Theatre in Laguna Beach.

Jon graduated from UNLV as senior class president and received an MBA from Northwestern University. Judy is a graduate of San Francisco State and the MBA program at USC. Welcome to Niguel Shores!

Watch for delayed TRASH PICKUP day  
the week of Thanksgiving.

## 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 recent Recreation Center debacle is now history and deserves some review. The original plan that was submitted with the hiring of the architectural firm and its presentation were slated for defeat from the very beginning. In a community that always had budgets that were adequate but always presented with pride as to their austerity, it was only natural that the members would become complacent with the dues.*

*It is apparent that it will be more cost effective to modernize on a limited plan. The Board of Directors is working to find a project that will be acceptable to the members of the Association. I hope that the opponents of repair and replacement will reconsider their stance and support the vast majority of the community that are willing to work together on an acceptable plan.*

*Don R. Beaver*

*In the October issue of Seashore News, Diane Cannariato says the "proposed assessment for the Renovation of the Community Center sparked a lot of interest..." A more accurate description would be "sparked a lot of controversy." The board's refusal to listen to a majority of homeowners regarding the proposed renovation has led to hard feelings and a general feeling of distrust about the Board's methods of operation and overall goals.*

*Ms. Cannariato gives special thanks to members of the ad hoc committee, citing their many hours spent on the renovation over the past 18 months. No one argues that these people put in a lot of effort and worked tirelessly to bring about the proposed renovation. However, hard work does not mean the renovation was what homeowners wanted. The Board and ad hoc committee have a vision for Niguel Shores, but it is obvious that this vision does not coincide with the views of a vast majority of homeowners.*


*The Board needs to listen to homeowners instead of unilaterally spending large sums of Association money on projects (e.g., architect fees and publishing a slick brochure) that are favored by only a relatively select few.*

*Dave Inglis*

*Did you notice the rape of our community by the devastating sawing down of the beautiful eucalyptus trees? The trees have a disease that has slowly been growing. There is a resident among us that has been in eucalyptus tree saving business for 40+ years. He is willing to help us. The Association / Wendt / and a ARC has refused or otherwise not bothered to consult him. Please let the Recreation Center know immediately that you prefer to save and treat the trees not chop them down.*

*Mary Jeffries*

**In memoriam  
Jean Wells  
September 2004**



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

All Mens Club members and their ladies are cordially invited.

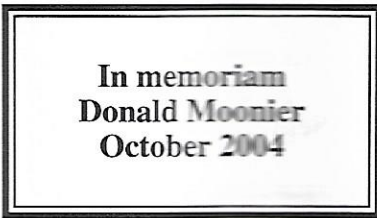
## MENS CLUB

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.

There will not be a meeting on November 2; it is Election Day and the room will be in use.

On Tuesday, Nov. 16, representatives from the South Orange County School of Arts at Dana Point High School will explain their program and discuss some of the plays that they present every year.

All men of the community may take the opportunity to hear speakers and consider participating in the Mens Club meetings, golf, and many other activities. If you are not a member, please come and visit. Be a guest and sample the fellowship.



## MENS GOLF



The October golf schedule started with an outing at Aliso Viejo. Format was one best ball net and one best ball gross each hole. Winners were:

<u>1st Place Team</u>	<u>2nd place Team</u>
Jim Woodward	Jerry Pearl
Don Ellis	Jack Sweeney
Bob Guthnecht	Dick Johns
Bob Converse	Bob Enger

Lachel Closest to the Pin Honors were earned by Barry Daniel and Don Ellis.

The next outing takes place at Camp Pendleton for the finally final round of the club championship followed by San Juan Hills on Nov. 9 and Twin Oaks on November 23 which concludes the golf program for the year. We have an exciting schedule for 2005.

"It's not good sportsmanship to pick up lost golf balls while they are still rolling."

Mark Twain

## WOMENS CLUB

The Niguel Shores Womens Club will meet Thursday, Nov. 11, in the multi-purpose room. Social hour begins at noon, with luncheon at 12:30. A fashion show by Chico's will include men's clothing from Fuller's.

Members not contacted by Monday, Nov. 8, may call Kay Wittmack at 661-8177 or Robbie Wolff at 487-7879.

November's outside activity is lunch at Las Brisas followed by a trip to the Laguna Art Museum. Particulars and signup sheets will be available at the meeting.

The Christmas tree decorating will take place on Tuesday, Nov. 30 at 11:00 am. Any member who wishes to help is welcome. Refreshments will be available.

The Womens Club Christmas Party falls on Thursday, Dec. 2, from 5 to 7 pm. Members will be called a week in advance to make a reservation. Those not contacted may call Joan Beyer, 496-1428. Each lady attending should bring hors d'oeuvres for 10 - 12 people. No dips, candies, nuts or desserts, please.

The Womens Club is open to all residents or homeowners in Niguel Shores. Annual dues are \$5. Call Betty Steinwinter at 240-4462 or Ardis Ghobrial at 496-8403 to join.

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

## For Your Information

### NEW NIGUEL SHORES INFORMATION GUIDE

The *Niguel Shores Information Guide* has been updated for the first time since 1998, and has many changes and additions. It is now available on-line at [www.niguelshores.org](http://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.

## WOMENS GOLF



Fun Day for Niguel Shores Women Golfers is Monday, Nov. 8. The golf captains are Ruth Stahl, 248-5750, and Gretchen Rask, 489-2259. The hostesses for lunch are Pat Johnson, 661-2818, and Jill Braun, 487-7042. If you are not already signed up, please call one of the golf captains or hostesses.

Fun Day consists of nine holes of golf at Aliso Creek Golf course, followed by lunch and a short meeting in the NSCA community center. New members are always welcome. The hospitality chairperson is Joan Beyer, 496-1428, and the president is Chris Beaver, 493-7430. The members treat golf casually and the friendships engendered on the golf course with great enthusiasm.

In October, the golf winners were the ones with the lowest total score (in honor of Halloween) on the holes beginning with the letters in 'witches':

Judy Boitano was the winner. Runner-up was a three-way tie between Joyce Gibbs, Lee Sweeney and May Gramer. Closest-to-the-flagstick honors on #6 and #8 holes were taken by Irene McDonald and Ceacy Johns, respectively. Prize for the longest drive on #9 went to Chris Beaver. Best putter of the day was May Gramer, with just 14 putts.

A word to the wise: put a circle around Monday, Dec. 13, for a festive Christmas tournament and catered luncheon.

## POTLUCK



The first pot luck of the season in the MPR is on Sunday, Nov. 21; cocktails at 6:00 pm followed by dinner at 7:00 pm. All Niguel Shores residents are invited to attend. Bring a beverage of choice, plates and utensils. The charge is \$1 per person. Participants are asked to bring a casserole, salad or dessert.

Reservations can be made with the following:

A-E Gee Gee & Dave Latham 488-3774  
F-O Sheila & Ray Furst 661-0601  
P-Z Marguerite & Carl Printz 493-2040

## GARDEN CLUB



The Garden Club will meet Monday, Nov. 15 at noon in the MPR. This month the club will be making decorations for small Christmas trees to be donated to a senior home to brighten the holiday season. This should be an enjoyable project for all members of the Garden Club. Please bring scissors, glue guns, ribbon, etc.

Signup sheets for the annual Christmas party will also be available.

The horticulture table will be set up, so remember to bring items to share. Also, please remember the "penny pines" project.

## PAGE TURNERS



*Funny in Farsi*, by Firoozeh Dumas, is the book selection for the Nov. 22 meeting of Page Turners at 10:00 am. Phyllis Tezer will lead the discussion at the home of Harriet Writer, 33711 Windjammer, and refreshments will be supplied by Ann Christiansen.

## WEDNESDAY BRIDGE

Card players who enjoy rubber bridge are invited to join a group on Wednesdays at 11:30 am in the MPR. Games finish about 3:00 pm. To play during November, call Helen Campbell at 496-4230.

Last month's winners:

September 22 1 – Dorothy Knauf  
2 – Helen Campbell  
3 – Pat Conway  
September 29 1 – Helen Stevenson  
2 – Dal Weber  
3 – Marion Evans  
October 6 1 – Helen Campbell  
2 – Pat Conway  
3 – Dorothy Horany  
October 13 1 – Pat Conway  
2 – Helen Campbell  
3 – Anne Kernan

## TREE VIEW BLOCKAGE COMMITTEE OPENINGS



Residents interested in serving on the Tree View Blockage Committee may leave their names at the office.

## ART AFFAIRE



Niguel Shores artists are busy preparing for the Annual Art Affaire on Sunday, Nov. 7. For those artists new to the community, it is time to start creating in order to be ready. The Art Affaire is open to all artists living in Niguel Shores.

The show will have a variety of art and crafts. Media displayed in the past included oil, acrylic, watercolor paintings, collage and mixed media, drawings, cards, sculptures, stained glass, hand-made paper, ceramics and tiles, jewelry, enameling, wood boxes and turnings. Craft type items will be allowed if space is available. All items submitted must be the work of the craft maker.

For more information or to obtain an entry form, please call Dan Johnson, 487-7933 or Frieda Baskin at 661-3521. Artists who have participated in the past will receive a letter and entry form in the mail. New artists should call one of the above for an entry form.

## FROM THE OFFICE

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

## 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.

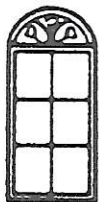
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Chandelier for sale - 12 light traditional brass. 28"W x 24"H. Paid \$530 remodeled price \$175 Call 493-2256.

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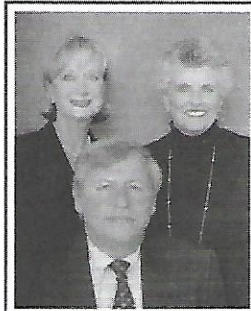
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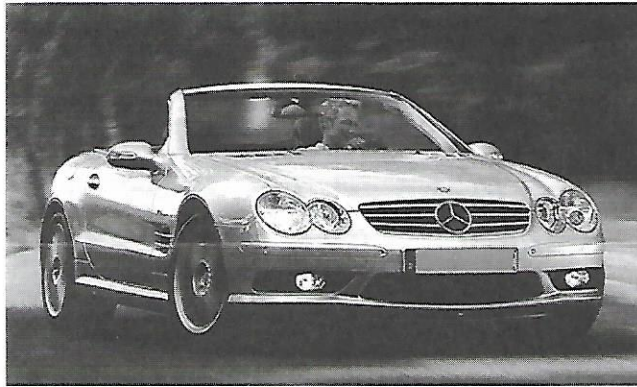
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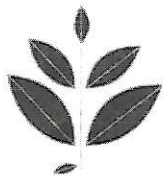
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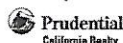
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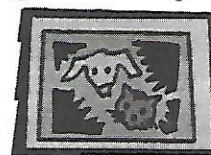
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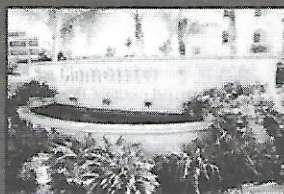


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### Amenities

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- Café
- Scheduled Entertainment
- Fitness Room
- Tropical Pool
- Jacuzzi
- Wellness Center
- Emergency Call System
- Refrigerator
- Microwave

- Independent Living
- Assisted Living
- Alzheimer Care

RCFE License # 306001486

**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**

Dianna Cannariato	President
Karl Kuhn	1 <sup>st</sup> Vice-president
Jerry Milner	2 <sup>nd</sup> Vice-president
Dick Johns	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
Kevyn Sweningson	Receptionist
George Cooley	Maintenance Staff
Adolfo Murillo	Maintenance Staff

**NSCA COMMITTEES**

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

**CHAIRPERSONS**

Marilyn Moon (acting)  
Kathleen Jones  
    Bernie Fornadley  
Teresa Degelmann  
Dick Mackaig  
Janet Mackaig  
Don Johnston  
  
Martin Dedrick  
Carroll Cox

**MEETINGS**

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

**Sea Terrace Townhomes Assoc. I**

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

**OTHER ORGANIZATIONS**

**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**

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.



# NOVEMBER 2004 in Niguel Shores



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday									
					Sunday									
1 Womens Golf 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	2  <b>ELECTION DAY</b>	3 8:30 Fitness Class 9:00 NSCA Board 9:30 H <sub>2</sub> O Aerobics 11:30 Bridge 1:00 Open Board Meeting 3:00 Mens Tennis  <b>STREET SWEEPING</b>	4 8:00 Ladies Tennis 9:00 55 Alive Driving Class 1:00 Architectural Control Cmte. 4:00 Womens Club Board Mtg.	5 9:00 55 Alive Driving Class 9:30 H <sub>2</sub> O Aerobics	6  7 <b>1:00 Art Affaire</b>									
8 Womens Golf Fun Day 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 1:00 Tree View Blockage Cmte 3:00 Landscape Committee	9 8:00 Mens Club Golf 10:00 Design Coord. Cmte. 1:00 Art Class	10 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics 10:30 Recreation Committee 11:30 Bridge 3:00 Mens Tennis	11 8:00 Ladies Tennis 12:00 Womens Club Luncheon	12 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	13  14									
15 Womens Golf 8:30 Fitness Class 12:00 Garden Club	16 8:00 Mens Club Breakfast 1:00 Art Class	17 8:30 Fitness Class 9:00 Traffic and Safety Cmte. 11:30 Bridge 3:00 Mens Tennis 4:00 NSCA Board 7:30 Homeowners' Forum	18 8:00 Ladies Tennis 1:00 Architectural Control Cmte. 1:30 Comm. Cmte.	19 8:30 Fitness Class 9:00 Maintenance Committee 3:00 Finance Cmte.	20  21 <b>6:00 Potluck</b>									
22 Womens Golf 8:30 Fitness Class 10:00 Page Turners 1:00 Tree View Blockage Cmte.	23 8:00 Mens Club Golf 1:00 Art Class	24 8:30 Fitness Class 11:30 Bridge 3:00 Mens Tennis	25  <b>THANKSGIVING DAY</b>  <b>OFFICE CLOSED</b>	26  <b>OFFICE CLOSED</b>	27  28									
29 Womens Golf 8:30 Fitness Class 9:30 H <sub>2</sub> O Aerobics	30 1:00 Art Class 11:00 Christmas tree decorating	 <h2>Happy Thanksgiving</h2>												
<b>THE COMMUNITY POOL WILL BE CLOSED FROM NOVEMBER 15 - 25</b>		<b>October 2004</b>					<b>December 2004</b>							
		Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri
						1	2				1	2	3	4
	3	4	5	6	7	8	9	5	6	7	8	9	10	11
	10	11	12	13	14	15	16	12	13	14	15	16	17	18
	17	18	19	20	21	22	23	19	20	21	22	23	24	25
	24	25	26	27	28	29	30	26	27	28	29	30	31	
	31													