



seashore news

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FROM THE HELM

For most of us in Niguel Shores this time of year is just the winding down summer. But for the few of us involved in the running of the Association this is the beginning of "budget time." Those committees which deal with parts of the Association that spend money (or in some case bring in money) are deciding how much money they need (and/or how much money they can bring in). Over the next three months the process of requests from committees and estimates of staff, filtered through the Finance Committee will be presented to the Board. The Board then makes the decision about how much is budgeted for line items and where the money is expected to come from. In early November each member of the Association will receive a copy of the budget for 2003. And on the subject of finance, here's the mission statement for the Finance Committee: Serve the Board of directors, Staff, and the Committee as an advisor in matters related to the financial welfare of the Association.

► Provide assistance to the Board in the preparation of the annual operating budget.

► Review, monthly, the budget and expense performance and make recommendations to the Board.

► Act as liaison with the Association's auditor during preparation and review of the annual audit and tax returns.

► Undertake, at the request of the Board, special studies of proposals that may have a financial impact and develop a decision support document on the subject.

► Oversee preparation of the annual Reserve Study and make recommendations to the Board.

► Oversee the investment of Reserve funds.

You can see that the job of the Finance Committee is important to the entire community. Fortunately, we have a number of talented and experienced people who give a lot of time to fulfilling the job described in the mission statement: Michael Meredith, Samuel Johnson,

From the Helm continued...

OWNER FORUM BOARD MEETING

Wednesday, September 18
7:30 pm

**SEPTEMBER 13.
OFFICE CLOSE**

From the Helm continue...

Keith Carlson, Steve Stewart, Gretchen Rask, Skip Eissfeldt, Chairman Dick Mackaig, Ivy Hsia (our controller), and C.J. Klug (general manager).

Our Association is in a very sound financial condition. In large part that's due to the dedicated efforts of the people I've named here. In November you'll see the results of their work when we publish the budget for 2003.

BOARD ACTIONS IN AUGUST

▶ Appointed Hersey Steinwinter as a member of the Maintenance Committee;

▶ Authorized the removal of a eucalyptus tree in the rear of 23632 Sidney Bay, at the owner's expense.

▶ Reinstated Parking Rule 6403 requiring parking in designated spaces in Sea Terrace, the Villas and Garden Homes in order to ensure fire equipment access during an emergency.

▶ Authorized the replacement of 25 existing mushroom street lights with a new look-alike fixture. Authorized replacement of 16 concrete deteriorated poles with fiberglass.

▶ Authorized conversion of 125 street lights to metal halide (energy conservation).

▶ Approved a contribution of \$300 to the Community Association Institute's California Legislative Action Committee.

▶ Received annual slope assessment update from Converse Consultants.

▶ Authorized a change of Association operating accounts to First Bank, which will change the payment mailing address and permit optional automatic payments.

▶ Authorized a voluntary holiday contribution on the October payment for Niguel Shores employees, both contract and regular employees.

MESSAGE FROM THE GENERAL MANAGER

BURGLARIES

Unfortunately, with summer and the influx of beach goers came an increase of break-ins. Although there does not appear to be a pattern or area being targeted, it is the Sheriff investigators' feeling that it may be the same individual or group. Every bit of information helps. If residents notice a suspicious

vehicle in the area please write down the license number and a description of the vehicle. Call the Dana Point police department, 248-3550. If you have information on a recent burglary, contact the Sheriff enforcement team at 361-8215. The best defense against burglars is Neighborhood Watch. Get to know your neighbors and let them know when you are going away. In one of the recent cases, the house had a burglar alarm, but it wasn't turned on. In another case, the house was left unlocked because the owners were planning on being gone only a short time. It has been suggested that we publish more detailed information on burglaries or vandalism, but there are issues of not invading privacy or creating an atmosphere of fear. We will try to pass on factual and timely information that owners can use to reduce the risk. The police do not always inform the Association of problems, so do not hesitate to pass on details directly to the office. But be sure to call the police first.

BANKING CHANGE

The Board has authorized a change of Association banking to *First Bank*, which will mean that future assessment payments will go to a new address. So please note the new mailing address on the billing for making your quarterly payments. The change is to reduce costs, and the new bank will be offering an automatic payment option, requested by several owners. There have also been requests that payments be charged to credit cards, but this would have been costly to the Association and is not an option.

EMPLOYEE HOLIDAY RECOGNITION

The ladies who have been handling voluntary holiday gifts to Association landscape and security employees have recommended a holiday fund raising process which the Board has agreed to implement. In prior years, cookies and candy were brought to the office by many owners and often went to waste or were not able to be distributed fairly to workers that worked off hours. The voluntary committee then worked to raise contributions that they distributed equally to workers. They have been disappointed at not being able to contact all owners and suggested that a voluntary contribution of \$10 be added to the October assessment payment. Although suggested at \$10, any amount may be given.

Message from the Manager continue...

The funds collected will then be distributed to all employees except the general manager and department heads. The landscapers, security and general maintenance workers are here throughout the year to keep the community looking good. This is a way the owners can say thank you.

ANNUAL SLOPE EVALUATION

Due to slippage concerns and groundwater problems, the Association periodically contracts for a visual assessment of the conditions of area slopes and measures groundwater levels in the existing monitoring wells. In addition, an inclinometer survey is conducted for a portion of the Nauticus Isle slope. In general, the current report by geotechnical engineers of Converse Consultants indicated there was no significant slope movement since the last survey and that groundwater readings also indicate no significant fluctuation to date. The evaluation report concludes that slopes within the Niguel Shores Community property are generally in good condition. No significant large-scale instability was observed. Recommendations included regular maintenance and cleaning of drains, gradual removal of older planting and replacement with new plants, replanting of bare spots and repairing cracks in terrace drains. A copy of the report is available in the office.

PARKING ON NARROW STREETS

The Traffic and Safety Committee has recommended, and the Board has approved, the reinstatement of rule 6403, which limits parking to designated (marked) parking spaces on all Bay streets in the Garden Homes, all cul-de-sac streets in the Villas and all single road streets and cul-de-sac streets in the Townhomes. To allow fire department access, the Board felt that warning notices should be adequate. If the warning notices were not heeded, a regular violation notice that could result in a fine will be used. In some cases there is space for a small car, but many of the large SUVs extend into the driving or turning area and could restrict emergency vehicle access.

E-MAILS AND QUESTIONS SUBMITTED TO THE OFFICE

Following are answers to questions from e-mails received at nscagm@msn.com, calls or written requests received at the office:

Why does the Traffic and Safety Committee meet in private and secret meetings? Committee do not

have secret meetings. The meeting schedule are published in the *Seashore News*, and owners may observe the meeting, but may not participate unless they are scheduled on the agenda, preferably by a written request indicating what item they wish to discuss. An exception is the Architectural Control Committee, which has individual privacy considerations for homeowners submitting plans and issues involving litigation. However, the ACC generally notifies adjacent property owners and gives them an opportunity to review pending plans and express written objections or comments.

NSCA General Manager, CJ Klug

LABOR DAY

BLUFF BBQ

SUNDAY, SEPTEMBER 1

COALS PROVIDED

5:00 PM

**JOIN US FOR LAST BBQ
OF THE YEAR**

OFFICE CLEANING DAY

On Friday **September 13**, the office will be **closed** for cleaning and organizing all office documents and etc.

The community facilities will still be open on regular hours.

Office will resume its regular business hours on Monday, September 16.

Thank you for your understanding and participation

LANDSCAPE COMMITTEE

The Mariner gate landscaping has evolved into an attractive entrance to this community. Improvements will continue to be made as needed. The geraniums will have to be trimmed in keeping with our policy of regular maintenance.

The budget for 2003 was discussed. The sub-committee met following the monthly meeting to share ideas and plans for the beach bluff renovation.

TRAFFIC AND SAFETY COMMITTEE

1. Mariner Gate: With the increase in guest lane traffic, residents are again reminded to be extremely careful when entering where the traffic lanes merge to avoid an accident.

2. Bridge Over PCH: With the incident reported in the last newsletter, the committee will explore the possibility of refocusing the cameras and enhancing the quality of the pictures.

3. Whom to Call about rats: O.C Vector Control, 1-800-734-2421
About Skunks, possums, barking dogs and other animal issues: Animal Control, 492-1617

4. Visitor Parking: Parking in the common area should be in designated spaces. This is especially important in case emergency vehicles need access in your area.

SEASHORE NEWS BLOTTER:

1. Faroe Bay- Aug 5. Auto burglary
2. Nauticus Isle - July 25. Home burglary
3. Ionian Bay- July 25. Report of suspicious person in the area.

WOMENS GOLF

Fun Day will be Monday, September 9. If you would like to get to know your neighbor, what better way than to join her for nine holes of golf, followed by

lunch and a short meeting in the multi-purpose room. We are actively seeking new members, and a phone call to any of the following will start the ball rolling... so to speak! Ruth Stahl, 248-5750, is in charge of tee time reservations for September. Joan Beyer, 496-1428, is taking names for lunch. President Pat Johnson, 661-2818, will be glad to answer your questions. Membership chair Margaret Bannerian, 661-5307, and hospitality chair Chris Beaver, 493-7430, will pique your interest with one telephone conversation. You will be welcome.

The winners in August were:

Low Gross:

Gretchen Rask

Low Net:

Josette Umar, Marian Pearl and Fran King.

Closest to the pin # 6:

Gretchen Rask

Closest to the pin # 8:

Liz Kelsch

Longest Drive:

Josette Umar

Low Putts:

Fran King

Game of the Day Team: Umar, Rask, Johns and Boitano.

WOMENS CLUB

The Niguel Shores Womens Club meets on the second Thursday of each month at the Community Center for fellowship, luncheon, and a speaker. The next meeting will be held on September 12. Our guest speaker will be Wayne Rayfield, a Dana Point City Council member, who will discuss "Protection of our Ocean and Beaches." Lunch will be served at 12:30 pm, followed by a short business meeting and the program. All women resident/homeowners are invited to join the Womens Club. We encourage you to attend. If you are interested in becoming a member you may call Lee Sweeney at 661-5924.

Womens Club continue...

On Thursday, September 19, a carpool trip to Carlsbad is being planned to tour the Gemological Institute of America, no charge, and the Museum of Making Music, \$3. Lunch will be on our own at the Tip Top Café. This event is open to all Womens Club members. Please contact Betty Steinwinter, 240-4462, for more information.

Remember, the "Guys and Dolls" matinee and lunch at Welk Resort and Theatre is November 7. Those ladies who wish to bring a spouse or guest should make a reservation with Betty Steinwinter as soon as possible and before September 12 should leave a their check for \$52 per person at the office. Mark the outside of your envelope with your name, telephone number and "Welk Resort Outing."

The Board will meet on Thursday, September 5, at 4:00 pm in the conference room.

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 speaker on September 3 will be Mark Podolski, Sales Manager of the local Monarch Beach St. Regis Resort Hotel. Mark will be up-dating us on the activities of the hotel since its opening last year and the many amenities it offers to hotel guests.

Our speaker on September 17 will be George Nicholaw, Vice-president CBS and General Manager of KNX Newsradio. George is well-known throughout Southern California for his thought provoking KNX editorials. This meeting will be our second "Ladies Day" of the year. All wives of current Mens Club members and widows of deceased members are cordially invited to attend.

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. Be our guest and sample the fellowship.

August fourth boat parade
Winner, Tim Brown shown receiving award from
Carl Printz.

**JOIN US SATURDAY
OCTOBER 5 FOR
OKTOBERFEST 2002**

5:00 PM TILL?

\$10 PER PERSON

ENTERTAINMENT BY

KARL NAGELE

**BRATWURST, CHICKEN,
BEER, WINE**

**COME AND ENJOY THE FUN
AND FELLOWSHIP AT THE
COMMUNITY CENTER**

MENS CLUB GOLF

During this report period, tournaments were held at Temeku Hills with a format called "Yellow Ball" and at San Luis Rey we had a "Scramble" format.

Results were follows:

Temeku Hills:

Great weather but only 16 players.

First place-the team of Jack Broering, Roy Dohner, Tom McNicholas and Joe Sanders fire a neat 69 (3 under par) to finish first.

Second place- Gene Lachel, Bill Murphy, Jack Sweeney, and Lee Writer finished two strokes behind the leaders with a one under 71. Bob Gutknecht was closest to the pin on # 6, and Joe Sanders on # 15.

San Luis Rey:

This event featured our annual "Scramble" format, and 22 players participated.

First place- was captured by the team of Don Beaver, Bob and David Page who carded a superb 67, 5 under par. Their scorecard showed only 3's and 4's, a marvelous achievement.

Second place- went to the team of Peter Rask, Joe Sanders, Grover Brown, and George Freundlich, who finished at 71, 4 strokes behind the leaders.

Third place-went to Tom McNicholas, Jack Sweeney, Dave Latham, and Pat Walsh with a 1 over par 73.

Fourth place-two teams tied at 5 over par, with the tiebreaker going to the 3 some of Dick Johns, Bill Murphy, and Fred Standefer.

Closest to the pin honors were taken by Fred Standefer and Jack Sweeney.

Leash your pet.
Clean up the residue.

**NSCA RULES 9101; City Code
10.01.010/10.06.050**

GARDEN CLUB

August was "vacation" month for the Garden Club. The September meeting will include making plans for the next several months. Remember to bring \$13 cash to the September meeting if you want to be included in the flower-arranging lesson to be taught by Linda Cordova at our October meeting.

NIGUEL SHORES BRIDGE CLUB

We are interested in increasing our list of "Bridge Players." Please contact this month's chairman Marion Evans at 661-3248. We meet 11:30 am to 3:00 pm every Wednesday at our Community Center.

Winners:

July 17

1. Jean Freeman
2. Marie Milliken
3. Kay Wittmack

July 24

1. Jean Freeman
2. May Brown
3. Dorothy Eubank

July 31

1. Frieda Baskin
2. Edie Tisch
3. Jean Freeman

August 7

1. Rita Lappel
2. Corinne Brunn
3. Mary Bethard

August 14

1. Marie Milliken
2. Jean Wadkins
3. Marion Evans

ART AFFAIRE REMINDER

The Annual Art Affaire is set for November 3. This event is open to all artists who live in Niguel Shores. A letter and entry form will soon be sent to all artists who have participated in the past.

Art Affaire continue...

The letter will also indicate that there will be a meeting in early October.

The show will have a variety of media to satisfy any type of interest. Media displayed in the past include: oil, acrylic, and watercolor painting collage and mixed media drawings; cards, sculptures, stained glass, handmade paper, ceramics and tiles, jewelry, enameling, wood boxes and turnings.

Last year's event was a great success. Please join us with your artistic creations. Artists new to Niguel Shores who have not entered, call and a copy of the entry and information letter will be sent to you. This event is sponsored by the Recreation Committee. For more information, or to obtain an entry form, please call Dan Johnson 487-7933 or Frieda Baskin at 661-3521.

PAGE TURNERS

The new year of Page Turners starts at the monthly meeting September 16 at 10:00 am with a discussion of John Steinbeck's classic *Grapes of Wrath*. The meeting will be at the home of Marian Pearl, 33441 Cockleshell, with Diane Hearne assisting. Gretchen Rask will lead the book discussion.

Page Turners meets on the third Monday of every month except December, July and August, and the nine books have been chosen for this year by a committee from members' suggestions during our June meeting. The year's list that was printed in the August *Seashore News* will be available at the meeting. We welcome new members. If you are new and would like to join our lively discussions, please call Marian at 493-9500.

DANA POINT LIBRARY NEWS

The children's "Wrapped Up in Reading" summer reading program has been a great success. More than 400 children signed up the first week and a total of 1,000 participated. To complete all four reading levels, 50 books had to be read. The National Charity League provided funds for the reader's rewards and the Friends of the Library sponsored the weekly programs and special events.

The schedule for Fall Story Time will include toddler/pre-school sessions every Wednesday at 10:30 am from September 18 through October 23. Children at least 5 years of age may begin registering for the school age After School Club on September 4. The meeting will be held every Thursday at 4:00 pm beginning September 19. Enrollment is limited and participants must be registered.

Bookstore: There will be a "Cart Sale" on September 20 and 21, with all hardbacks and paperback on the carts at half-price. If you would like to volunteer to help sell these books, call 489-3956. We need you. In the meantime, thanks to all Niguel Shores denizens for donating and buying books. Keep it up.

Dana Point Library 496-5517
Bookstore 489-3956

VOICE OF THE PEOPLE

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

No submissions for September

NEIGHBORHOOD ADS

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