

Seashore News



April 2021 Published Monthly by Niguel Shores Community Association Issue 568

MEET THE CANDIDATES for NSCA Board of Directors



Richard Ashworth



Donny Borsack



Steve Leonard



Marc McCarthy

Get to know our four candidates running for positions on the Niguel Shores Community Association Board of Directors. See Candidate Statements on Pages 10 and 11 inside this issue.

FROM THE HELM

COVID-19 Amenities Update—As vaccinations increase and the State of California loosens restrictions, we are hopeful of a gradual return back to normal in Niguel Shores. But like all things in our current environment this hope comes simultaneously with a need for community safety. A gradual reopening approach is the outcome of this balancing act. This month the portable tables have been placed at the Beach Bluff again, some furniture placed out at the Community Pool, and guests (accompanied by a resident) are now permitted to use the Pool, Tennis and Pickleball Courts (with social distancing considered, of course). My hope is that we continue this path and next month I will have more opening up news for the Community.

New Board Member—A big thank you to **Rhonda Dunlevie** for volunteering to serve on the Board of Directors to fill the recent vacancy. Rhonda is a great

addition to our Board and I am positive she will serve our community well.

Board of Directors Election—This year we have four (4) homeowners running for two (2) open seats on the Board of Directors. Please review this issue of the *Seashore News* and plan on attending the **Meet the Candidates Night** via **Zoom** on **April 21** at **6:00 p.m.** for more information on each of the candidates. Thank you to the candidates for volunteering.

Ballots—Voting For Directors—Homeowners should keep an eye out for their voting ballots in the mail this month. This process is much like a state, county, or local election so please pay attention to the ballot's instructions or else your vote may not be counted. See the General Manager's Report in this edition for more details on **Meet the Candidates Night** and the voting process.

—Bob Russell

Meet the Candidates FORUM

Wednesday, April 21 at 6:00 p.m. via Zoom
Email or call Matt Northrop in the office for Zoom link.



mnorthrop@niguelshores.org
or 949-493-0122 extension 4

Meet the Candidates QUESTION FORM



See insert in this issue and submit to the **Management Office** before the Forum.

NSCA Annual MEETING and ELECTION

Niguel Shores Clubhouse
Tuesday, May 18

Registration opens at 5:00 p.m.
Meeting starts at 6:00 p.m.

The Annual Meeting Notice and Election Ballots will be mailed to all owners after **April 12**.



BIG CHANGES TO PROPERTY TAXES

PROPOSITION 19 HOW WILL THIS AFFECT YOU?

TAX BASIS PORTABILITY HAS CHANGED

With the passage of Proposition 19, a homeowner who is over 55 years of age, severely disabled or whose home has been substantially damaged by wildfire or natural disaster may transfer the taxable value of their primary residence to:

- ★ A replacement primary residence
- ★ Up to three times
- ★ Regardless of the value of the replacement primary residence (with adjustments if "greater" in value)
- ★ Anywhere in the state
- ★ Within two years of the sale

These are huge differences from the current rules under Prop 60 and Prop 90



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GENERAL MANAGER'S REPORT

2021 NSCA Annual Meeting & Election Nominations for the annual election have been received and there are four (4) candidates running for two (2) open positions. The candidates running for these positions are **Richard Ashworth, Donny Borsack, Steve Leonard and Marc McCarthy**. Join me in thanking these candidates for volunteering to run and serve on the Board of Directors. The candidate bios are included in this newsletter on Pages 10 and 11 for your review.

In addition to reading about each candidate, please plan on attending the **“Meet the Candidates”** forum scheduled for **Wednesday, April 21 at 6:00 p.m.** via **Zoom**. The link can be obtained by emailing or calling **Matt Northrop** at mnorthrop@niguelshores.org (949) 493-0122 extension 4. This event will provide you with an opportunity to hear about and ask questions of each candidate. An insert is included in this issue with a **Question Form** to provide you with the ability to submit questions in advance. The Question Form is also available at niguelshores.org. Complete this form and return it to the Management office so your question can be answered by each of the candidates.

The **Annual Meeting Notice** and **Ballots** will be mailed to all owners after April 12. The **Annual Meeting** is scheduled for **Tuesday, May 18 at 6:00 p.m.**

Returning Your Ballot

Ballots may be returned by any of the following means:

- Return in the self-addressed envelope provided in the election material
- Hand deliver to Accurate Voting Services, 18 Technology Drive, Suite 142, Irvine, CA 92618
- Present in person at the annual meeting before the polls close
- Deliver your ballot at the Association office and put it in the locked Ballot Box at the front counter

The **Inspectors of Election** have been given the keys to the Ballot Box and will be the only persons allowed to open it.

Pool and Spa Maintenance Closure

The routine pool and spa maintenance will be conducted April 19 through 30, which means these amenities will be closed during this time. We have tried to plan this around all spring breaks with schools in the area and appreciate your patience and understanding during this time.

State Compliance and COVID Updates

It seems that Orange County is doing much better and moving from Tier 1—Purple (Widespread) to Tier 2—

Red (Substantial). This is a step in the right direction. However, it is a slow and deliberate process requiring everyone's patience.

Although things are getting better in Orange County and many individuals are receiving their vaccinations, the Board of Directors is still trying to maintain the safety of Niguel Shores Community by keeping the following restrictions in place:

- **Amenity Use**—Remember that guests must always be accompanied by the Niguel Shores resident while using any amenity. Use all amenities at your own risk, practice social distancing and a mask is required.
- **Community Pool**—**WAIVER REQUIRED**—The pool will be open for residents and their guests until 7:00 p.m. Some of the lounge chairs will be put out and spaced appropriately to continue practicing social distancing. If you have not already done so, please complete the pool waiver (see niguelshores.org) and email it to a staff member or drop it off at the office.
- **Pickleball and Tennis Court**—Pickleball and Tennis courts are open from 8:00 a.m. to 7:00 p.m. every day except on Sunday, when Pickleball will only be open from 11:00 a.m. to 3:00 p.m. Guests are now allowed to join the Niguel Shores resident and use the courts.
- **Beach Bluff Parking**—The bluff is open to guests and they must park in the upper tier guest parking lot. Guests must be accompanied by the person living in Niguel Shores while at the bluff. The portable picnic tables will be put out and placed in a manner to continue to practice social distancing.
- **Community Center**—The spa, shower, sauna, locker rooms and clubhouse will all remain closed until further notice in keeping with State compliance.

From all the Staff at Niguel Shores—Wishing each and every Niguel Shores resident a Happy Spring. Enjoy every day to the fullest!

—Marla Miller

**Niguel Shores sends
a warm welcome
to our new residents!**



Welcome to **Andrea** and **Bob Crawmer**,
our new neighbors on **Crossjack**,
from **Houston, Texas**

COMMITTEE REPORTS

COMMUNICATION COMMITTEE

We are happy to welcome **Susan Courtney** to the Communication Committee. In addition to membership on the committee, every month **Susan** and **Joe Courtney** also count out and deliver bundles of the *Seashore News* to distributors in the Villas and Sea Terrace II. It is a pleasure to have Susan join us.

Many thanks to our former committee member **Kathy Newport**, who managed the *Seashore News* Collating and Distribution teams for so many years. Kathy implemented an organized plan for neighborhood door-to-door distribution of the newsletter and always brought great ideas to the news team for interesting articles. Best wishes and thank you, Kathy, for all you contributed to the NSCA Communication team, both in business and friendship, over the years.

—Sandy Homicz

RECREATION COMMITTEE

The Recreation Committee is looking forward to when things are back to normal and we can host our regularly scheduled events. As updates are available we will provide them to the community. Check the Niguel Shores website and watch your email and *Seashore News* for additional updates.

Upcoming Events:

Spring Market—Saturday, May 22, 11:00 a.m. to 4:00 p.m.

Come and enjoy all the crafts and ideas from the community for sale at the market. Event will be located at the Community Center Park. Pick up your vendor application in the office now if you would like to participate. Only 12 spots available @ \$15 each. Tables not provided.



The 2021 Spring Scavenger Hunt sent participants out to find a giant gold egg and the most decorated "Spring Theme" yard. Here are photos from last year's hunt.



SEEKING INPUT FROM YOUNG FAMILIES

The Niguel Shores **Communication Committee** and the **Seashore News** staff are working hard to provide informative, relevant and interesting information to our community. One of our goals for this year is to be sure that our newsletter and our website www.niguelshores.org address the interests of our entire community. As part of this goal, we are looking for residents who might be willing to provide ideas of interest to our **young families** by contributing information or articles focusing on **Niguel Shores families**. We are open to your input and welcome your participation as we continue to be the best resource we can be to our Niguel Shores residents. Contact seashorenews@hotmail.com.

—Patti Staudenbaur

Memorial Day BBQ—Sunday, May 30, 5:00 to 8:00 p.m. at the Bluff. (Tentative—Watch for further information on the website and in May *Seashore News*.)

—The Recreation Committee

COMMITTEE REPORTS

TRAFFIC AND SAFETY

Seasonal Coyote Alert—It is springtime and group of coyotes have, once again, settled into our community. This year they appear to be healthier than normal, and as of press time, they have avoided conflict with pets and humans. Hopefully, by carefully monitoring our pets, their food, and picking up their waste we will make our community less attractive to this “protected” species of predator.

Skunks, Too!—Another incentive to monitor our pets and their food that may on occasion be left outside, is the family of skunks that have moved into our community. Skunks eat a varied diet and certainly enjoy cat and dog food when they gain access to it in our yards. So far, we have reported skunk sightings on **Windlass, Capstan** and on the two walking paths behind **Windward** and **Halyard**.

A word to the wise, while walking your dogs, keep them tethered on a short leash as both the coyotes and skunks are known to shelter in bushes near walkways. Just the other day while walking our dogs, who were on a five-foot leash, they “alerted” to a bush that they had sniffed dozens of times before. The two dogs suddenly became agitated and lurched toward the bush. As they were on a short leash they were easily controlled and stopped just as a loud hissing and snarling noise started coming from below the bush. I shined my flashlight on the area and saw a large skunk and several small kits. Fortunately, because of the extra control the short leash afforded us, we were able to immediately retreat before the dogs came within six feet of the skunk family. I don’t know why we were not sprayed, but do know that the extra

controllability of the shorter leash allowed us to evade a smelly mess.

If in Doubt, Call for Deputy Sheriffs—The Securitas personnel that staff and control access at the front gate and provide patrol services in the community are limited in the scope of the duties they are allowed to perform. They are specifically responsible for controlling gate access, parking enforcement and enforcement of administrative rules pertaining to common areas. Beyond that, they lack any authority other than that of an ordinary citizen. They are further restricted from entering private property. Lacking “Police Powers” they cannot even stop people engaged in highly suspicious activity without seeing that they committed a crime.

If you wish to report criminal activity, including “Disturbing the Peace,” you should call for our deputy sheriffs. The number for non-emergencies related to Dana Point incidents, non-injury traffic collisions, and patrol dispatch is (949) 770-6011. The ability of our Securitas personnel to take any sort of police action is limited by California Codes and by contract with Securitas and our Association.

Should you suspect that you are a victim of criminal activity or are witnessing any sort of criminal activity, please call our Sheriff’s office first. If you phone the gate or our patrol personnel, they will only relay the second-hand information to the appropriate law enforcement agency or instruct you to do so. This may well delay a quick response for your emergency.

Be safe and God Bless.

—Tim Murphy



Past issues of the *Seashore News* from 1973 to present are available online at www.niguelshores.org. **Contact Us:** seashorenews@hotmail.com

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CW Gruenig (*Men’s Club*)

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Helm*)

Sharon Stewart (*Wellness*)

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Meet Neighbor/Photos*)

Photo Credits This Issue:

Patti Staudenbaur

Meg Wilson

WOMEN'S CLUB

Community

Dictionary Definition: A community is a group of people living in the same place or having a particular characteristic in common.

Oh friends, our community is so much more! Mike and I moved to Niguel Shores over five years ago and immediately were welcomed and became involved. We got to know our neighbors, served on Women's/Men's Club committees and boards, enjoyed Bluff gatherings, Golf Club, Garden Club, and finally Mike served as an NSCA Board Member. Each one of these experiences brought us together with more and more friends. When Mike was diagnosed with Pancreatic Cancer in December, the Niguel Shores strong sense of community became a fellowship of friends, supporting, loving, and giving us strength. I want to thank each one of you for your thoughtfulness, caring words, empathetic engaging conversations, and the opportunity to become a spiritual community with my Michael's unique pathway to God's eternal life. We are a community of givers serving each other during the good and the challenging times. **Thank you, Niguel Shores.**

March Meeting Recap

Our NSWC meeting in March was a celebration of Women's History Month as our speaker, Shores resident **Joe Reina**, spoke about his book, *The Goat Sleeps in the Kitchen*. Joe based



Speaker Joe Reina

this historical novel on the true story of his mother, Maria, an Italian immigrant in early 20th century America who helped her family achieve the American Dream. This incredible, determined woman succeeded above poverty and prejudice of that time. As women, we all appreciated hearing Joe describe the journey and legacy of his Sicilian mother. Joe donated a signed book as a raffle prize and also made copies available for purchase.

After introducing our guests and announcing March birthdays, **Co-President Sharon Stewart** read the proposed slate of officers submitted by our **Parliamentarian, Lydia Reese**. The 2021-2022 Officers to be voted on at the May membership meeting are as follows: **President, Sharon Stewart; Vice President, to be announced; Treasurer, Cathy Tyson; Secretary, Terry Link**. Members were encouraged to sign up for a committee that suits their interests, and Sharon passed around a Committee Sign-up Sheet for the 2020-2021 Women's Club year.

April Fashion Show

Our annual **Women's Club Fashion Show** on **Thursday, April 8** will bring members and guests together on the **Clubhouse Patio** for a dazzling presentation of spring fashions from **Chico's** in San Juan Capistrano. Four of our very own Niguel Shores residents will model the spring collection and relaxed weekend apparel. There will be a raffle for Chico's gift certificates, with tickets \$1 each, or six for \$5. Thank you to **Betty French, Chair of the 2021 Fashion Show** for organizing this event! Come join us for fashions and friendship. Please bring your own chair and refreshments.

Our **Outside Activity** this month is a walk around the Harbor and lunch at **Harbor Grill**. See details in the announcement on this page. We would love you to join us for one of our monthly events! Please contact Jennifer Paige at jenopaige@gmail.com or Judi Palladino at twopalls@yahoo.com for more information about membership with NSWC.

—Terry Link



Women's Club Whale Watching in March

April Women's Club Outside Activity

Take a walk in Dana Point Harbor with your Women's Club friends and enjoy lunch afterward at Harbor Grill.

Thursday, April 15

Watch your email for more information.

New Members Get Together

Come and hear about the Niguel Shores Women's Club

Date: April 22

Time: 2 to 4 p.m.

Place: Niguel Shores Community Park

*Meet at the tables
beyond the
swimming pool.*

This is an informal gathering where you can meet some of our members, enjoy light refreshments, and learn about the Women's Club. Please remember to bring a chair.

RSVP: (949) 496-8327 by April 15 to Adrienne Ruben, New Member Chair

CLUBS

MEN'S CLUB

What is the Niguel Shore's Men's Club?

- A place to meet other men living in our community.
- A place to begin the day with a good hot breakfast prepared by club members who are pretty darned good cooks, coordinated by **Steve Morris**.
- A place to hear presentations on subjects chosen for interest to men, generally presented by excellent speakers, many of them Toastmasters.
- A place immensely affordable with a complete American breakfast for \$5 and year's membership cost of \$25.
- A good balance to the community's respected Women's Club.
- In short, it's a good club with talented members who have contributed for many years, since its founding in 1974, to making it that way.

It could be even better—With many members who have experienced success, and some top city leader members too, plus specifically chosen speakers, Men's Club could increase as a source of contact, information and understanding within our phenomenal community.

It could be a base of learning and interaction through existing and fresh friendships. Usually, we've had only few minutes before breakfast, served sharply at 8:00, to enjoy established friends and to meet new ones, so a suggestion would be to begin at 7:30 a.m. for the socialization we've been missing. Early attendance would be optional. Breakfast and the program that follows would commence at the usual 8:00 a.m.

Our speakers are almost always good, but another suggestion might be to reduce their 45 minute speaking time to 30 minutes, permitting new interaction and fun in that freed-up time.

I would also enjoy hearing some short presentations from members, since we have so many in Niguel Shores with fascinating experiences to share.

Bring Your Ideas—We welcome club members' suggestions and would like to have a meeting of interested members to contribute ideas. Anything can be temporarily tried to see how it is received by the whole group.

The governing board wants the Men's Club breakfast meeting to be the high point of the day for you. Our president, **John Yocca**, is ready to make this happen. I have been a leader of many social clubs and business organizations, and participated in many others. I have never seen a president with the commitment, ability and class as I have continually observed in John. With members pitching in, he will lead as we make the Men's Club something exceptional, the high point of your day.

—C.W. Gruenig

GARDEN CLUB

Many of you already know that we had to cancel our March 15 club meeting, almost at the last minute, because of the bands of rain that were coming through Dana Point at the time. Since we were to have our meeting outside by the fireplace, cancelling was the right decision to make.

We have rescheduled the March meeting to **April 19**. Join us then for a special presentation by **Karl Kuhn, Al Glatt**, and **Chris Daley**, speaking on **Bluebirds** and how to attract them to your garden.

Our originally scheduled April meeting was a field trip to the **Newport Beach Civic Center Park**. This park is a succulent garden and nature center with succulent landscaping, succulent container gardens, colorful rock gardens, interesting sculptures, and more. We have planned this field trip for **Monday, April 26** and will meet at the **Niguel Shores Community Center** at **9:30 a.m.** to arrange car pool transportation.

—Karl Kuhn



Bunnies gather at "Bunnyhenge" for the Garden Club visit to Newport Beach Civic Center Park



MEN'S CLUB ANNOUNCES SCHOLARSHIPS FOR GRADUATING SENIORS

TWO \$1000 SCHOLARSHIPS
WILL BE AWARDED TO GRADUATING SENIORS
FOR COLLEGE, VOCATIONAL OR TECHNICAL SCHOOL

Deadline: April 23, 2021

Email **John Yocca** for an application form and for any questions: john@johnyocca.com

In addition to the completed application form, we will need:

- 1) **Resume**
- 2) **Recent photo**
- 3) **Statement of special circumstances that make financial aid necessary** (if applicable)
- 4) **Essay (maximum 1 page):** *What makes you unique? What inspired you to attend College/Vocational/Technical School? Describe activities, awards, work or volunteer experience that meant a lot to you.*
- 5) **Three (3) Letters of Recommendation (two letters from school staff and one letter from a community member)**



ACTIVITIES

BRIDGE

We are looking forward to resuming play at our clubhouse and hopefully we will have a few new people joining. Meanwhile, several of our members are playing outside at their homes or outside at our clubhouse by setting up a card table with chairs.



Bridge for All Ages—I started teaching my grandson to play Bridge and he caught on faster than I could ever imagine. When he was ten, I taught him Chess and now he beats me regularly. There are other games to enjoy related to Bridge, too. Do you like Spades or Hearts? Both are good games that help you learn to play Bridge.

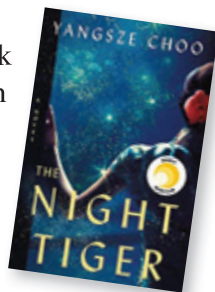
Bridge Directory—We are updating our Niguel Shores Bridge Club Directory including telephone numbers, email addresses, and even our Covid 19 vaccination status. I finally received my first shot at the Anaheim Convention Center, and several of our members have had their second already. Make sure you get yours so you can play with us.

Membership—**Betty and Bob French** will help you to join our Bridge Group. Their number is (949) 312-2566. You can reach me, **Mike Oliva**, at (949) 444-8122.

—Mike Oliva

PAGE TURNERS

As we approach reading the seventh book out of the nine our members have chosen for this book club year, I find myself reflecting on the diversity of authors on our list. So far, we have read American (naturally!), Irish, Indian, British and, now this month, a Malaysian writer.



Yangsze Choo is the author of *The Night Tiger*, a combination historical novel and murder mystery. As such, it should provide for a very interesting discussion. Choo is a Harvard graduate whose first novel, *The Ghost Bride*, set in colonial Malaya, is soon to become a Netflix series.

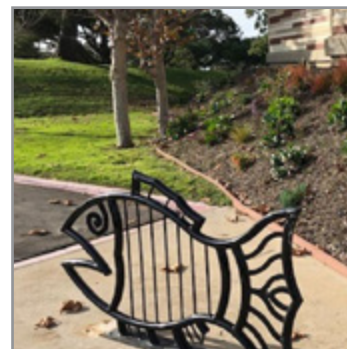
Page Turner's three groups are hopefully moving back to "in person" meetings rather than Zoom now that we are getting vaccinated! For information on the two groups meeting Thursday afternoon, please contact **Steve and Ann Morris** at samwrsi@cox.net. For the Monday afternoon group, please contact me at fozimec@cox.net. Happy Reading!

—Frances Ozimec

LIBRARY

National Library Week is April 4 through 10, with the theme "Welcome to the Library." The Dana Point Library welcomes you to stop in for Grab and Go service or call ahead for Curbside Pickup. OC Public Libraries offer a depth of services for card holders, including 24/7 digital free access to ebooks, audiobooks, magazines, movies, resources, and virtual programming. Visit ocpl.org.

Library service hours are Tuesday to Thursday, 11:00 a.m. to 7:00 p.m. and Friday/Saturday, 9:00 a.m. to 5:00 p.m. Three book groups now meet: Seaside on Tuesday, April 27, Gentle Reads on Thursday, April 8, and Mixed Minds Teen Book Club on Tuesday, April 13 at 4 p.m. Books are available at the service desk. Don't forget to register for Literary Orange at ocpl.org. Zoom storytimes are also available. Register at ocplstorytimes@occr.ocgov.com.



Bike rack and hillside planting donated to the Dana Point Library by Friends of the Library.

—Dan DeNeve

ACCOLADES



Kudos to **Dave Dowling** for collecting donations of non-perishable food and empty egg cartons for Family



Assistance Ministries (FAM). You can drop these off at his home on Cassandra Bay. He writes, "I am so appreciative of my neighbors in Niguel Shores leaving food donations and egg crates in my driveway for me to deliver to Family Assistance Ministries in San Clemente. Keep them coming. Anything that won't spoil is welcomed as is the spirit of your generosity. Thanks Neighbors. Any questions, call me at (708) 369-1718."



**Women's Club
Fashion Show**
Thursday, April 8 at Noon
Clubhouse Patio
**No Charge \$1 Raffle for Chico's
\$50 Gift Certificate**
Please remember to bring a chair.

SPORTS

TENNIS



Fun fact for April:

The origin of the tennis term “love” to represent a score of zero is unknown, but many believe that it derives from the French word “l’oeuf” which sounds a bit like “love” but actually means “the egg.” Currently, “bagel” is a popular term for a game score that ends with no points for the loser!

Last Chance:

Now is the last chance for Niguel Shores Tennis players to add themselves to the biannual **Tennis List** that will go out mid-April. The list is provided to other residents who have all agreed to share their contact info with Niguel Shores players.

If you want to be on the list, please be sure to include your name, phone/email, preference for singles, doubles, or mixed play as well as your current rating if you have one, or simply let others know that you are a beginner, intermediate or advanced player if you aren’t rated. Send your information to 4ocean-breeze@gmail.com so others at the same level can reach you, and you’ll receive the updated list yourself by email.

—Jennifer Rose

PICKLEBALL

Drop In / Rotate Play — What Is It?

Drop-In/Rotate Play is the same thing as Social Play!! Players use the paddle wheel located on the courts to rotate and play with different players. During Drop-In/Rotate Play



time, “fun” is emphasized. It is mixed level play and players of all levels are invited to join. Advanced players are encouraged to support new and beginning level players.

Arranged Play

Players who wish to play with their own group are free to arrange and organize those

games during any other times not designated Drop-In Play on the schedule.

Court Cleaning

As a reminder, the courts are closed for cleaning until 2 p.m. on the second and fourth Thursday of the month.

Join Us!

The Niguel Shores Pickleball community is a friendly and welcoming group of residents who enjoy learning and playing Pickleball. Grab a racket and come join us!

—Steve Barrett



WATER AEROBICS

Dippy Dolphins Celebrate Cynthia!



St. Patrick’s Day was sunny, windy, cool and beautiful here in the Shores—a great day for wearing the green, and also for celebrating our friend and instructor, **Cynthia Carlson**. The water aerobics class annually celebrates Cynthia with a luncheon for her birthday. Needless to say, our gathering was a bit



Dippy Dolphins celebrate instructor Cynthia's birthday.

smaller this year, but jovial in every way. We brought our lunches and several delicious desserts were shared, along with some Irish wisdom and humor. Smiles were abundant!

—Michelle Ralph



NIGUEL SHORES COMMUNITY ASSOCIATION CANDIDATE STATEMENTS FOR 2021



RICHARD ASHWORTH

My wife, Joni, and I have been residents of Niguel Shores since 1979. I feel that I can use my experience as an attorney, court appointed arbitrator, real estate broker and property manager to serve NSCA as a Board Member. I want to see the governing documents of the NSCA enforced as written. I would listen carefully to understand both sides of any issue brought before the Board and use my best judgment in determining a decision.

I have been a licensed California attorney from 1971 to present. Practice limited to estate planning; probate and trust administration and litigation; real estate transactions and litigation and the formation of small businesses (partnerships, LLC's and LLP's). Licensed real estate broker from 1983 to present. For the past 25 years have served as the property manager for real estate holdings in the San Gabriel valley. Served as a court appointed Arbitrator in multiple matters in the 1980's and 1990's. I have served on the NSCA Traffic & Safety Committee for over 10 years.

I have had the privilege of serving as President and Board Member of three (3) California non-profit corporations.



DONNY BORSACK

I have owned a home in Niguel Shores since 2009 but my history with Niguel Shores began in 1972. My father, Don Borsack, purchased in Niguel Shores in 1972 when it was a brand new community (see article in March Issue of *Seashore News*). Since this was a vacation home for our family, I spent many summers enjoying all Niguel Shores had to offer.

- I have delivered motivational presentations to retail firms worldwide
- I have presented the keynote address at Cal State Fullerton on family succession planning
- I have received several awards for Business Excellence

I have worked as an entrepreneur all my life. I have owned and operated several companies including an International Luggage Chain, El Portal Luggage, with over 3000 thousand employees. I have since opened, owned, and managed other retail stores in Las Vegas NV including Pandora Jewelry, Brighton Collectibles, Louis Vuitton, and Tumi to name a few.

Because of my entrepreneurial background I am well versed in many areas that are necessary for a Board position: architectural expertise (I've designed and built hundreds of stores), finance (I had to make payroll and assure profits), but most of all communication skills. Communicating to the people of Niguel Shores and to others on the Board would be my most effective quality if I were elected. These attributes I've given to my business, my co-workers, and my customers while never compromising on the customer (community) experience.

I have other experiences as well that qualify me for a place on the Board:

I have always run my companies knowing that the customer comes first. If I were elected to the Board, the owners of Niguel Shores would be my customer. I also know that the product I sell has to be of the utmost quality. Our product is Niguel Shores, so I want to make it the envy of all other communities up and down the California Coast. Lastly, our Board and our community should always be evolving with fresh ideas and new perspectives. That's what I can bring to the Board.

- I have served on numerous retail, commercial and banking Boards
- I have personally developed several Building Parks in the Las Vegas area including placing management teams or services within the developments once complete

These statements are from the candidates themselves, and not the Association. Neither the Association nor the Board of Directors is responsible or necessarily endorses any of the views expressed in these statements. Names are listed in alphabetical order by last name.



NIGUEL SHORES COMMUNITY ASSOCIATION CANDIDATE STATEMENTS FOR 2021



STEVE LEONARD

Steve has lived in Niguel Shores on Brigantine since 1976 and has always been observant of and taken an interest in the community, its beauty and its activities. He grew up in Kansas City and graduated from Texas Christian University in Fort Worth in 1964 where he studied Political Science.

Steve had a 37-year career as an airline pilot for TWA out of Los Angeles. Wife Sally (also a Kansas City native). In early 1980s, Steve & Sally rented out their Brigantine home and, for an adventure, went to live in Paris, France for a couple of years from whence Steve commuted back to the U.S.

for his pilot's job. He eventually retired from American Airlines which had taken over TWA a few years earlier. It is surely needless to say that Steve still loves to travel for fun.

Steve has been active in various areas of Niguel Shores over the years. He served as a NSCA Board member for two terms from 2012 to 2016. For seven years he served on the Traffic and Safety Committee. The first Refurbishment Committee was started by Steve back in 1987 and culminated with the remodel of the Mariner Street gates and attendant house. He served in various officer positions in the Men's Club and was President. Steve says he has no particular agenda but has enjoyed being active in trying to beautify Niguel Shores for the past 30 years. He strongly believes in our unique committee system and wants to maintain its integrity.



MARC McCARTHY

Marc's family has been a member of the Niguel Shores community since December 1970, when construction on their Montego Bay home was completed. He and his wife Cheryl continue that relationship with the Shores, albeit in a renovated version of the original

house. To give back to the community he calls home, Marc has served on the board for the past two years, and the View Preservation Committee and Architectural Committees for three years prior to joining the board.

Professionally, Marc has conceived and directed highly successful integrated MarCom campaigns, movements and events for B2B and B2C companies and nonprofits around the world that have had a dramatic impact on business growth, and with influencers and consumers for diverse brands represented in consumer products, entertainment, high tech, healthcare and advocacy.

In 2014, Marc and his wife launched House Habitude, Inc., a boutique consulting firm that creates, sources, and

infuses brands into mainstream culture, develops unique products and cements socially critical causes into consumers' hearts and minds. Clients include Asia based product companies with \$100M+ in sales in a variety of industries. Marc advises a diverse group of clients on strategic planning, crisis communications, design, creative, branding, copy writing, marketing, public relations, constituent relations, digital communications, SEO and e-commerce.

Along with Marc's Niguel Shores and House Habitude commitments, he pursues his other passion, mentoring today's young men and women. He has served as an assistant lacrosse coach for the boys and girls varsity teams at St. Margaret's Episcopal High School in San Juan Capistrano and has worked as a board member, coach, and communications consultant for more than 13 years with The Victory Way, a SoCal based nonprofit youth sports leadership and development organization that serves the child's whole athletic experience. Marc also runs the Victory Athletic Center in San Juan Capistrano the premier outdoor sports facility of its kind in Orange County and home to Victory Box Lacrosse, performance training professionals, and numerous arena soccer and area high school box lacrosse programs.

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FAMILY FOCUS

THE MONTH OF APRIL

In April, our nation celebrates many different occasions. Most of these are days with serious intentions behind them, but a few others are just plain whimsy. April has Audubon Day, Healthcare Decision Day, Geologists Day, Student Athlete Day, Bookmobile Day—all worthy of honors. But April also has its share of fun on Cheeseball Day, Scrabble Day, Unicorn Day, Look Alike Day, and Raisin Day. Something for everyone. Here are a few more:

- 1 **April Fools Day**
"Tell a joke, have some fun." –National Day Calendar 
- 2 **World Autism Awareness Day**
"Autism affects 1 in 59 children." –National Autism Association
- 4 **Last Day of Passover**
"Celebrate the Passover of the Lord your God, who brought you out of Egypt." –Deuteronomy 16:1-8
- 4 **Easter Sunday**
"I am the Resurrection and the Life." –John 11:25 
- 4-10 **National Library Week**
"Celebrate libraries, library workers' contributions, promote library use and support." –American Library Association
- 7 **South Orange County Virtual Job Fair**
<https://www.oconestop.com/jobfairs>
- 9 **National Former POW Recognition Day**
"Remember their service and sacrifice." –National Archives, Federal Register
- 11 **National Pet Day**
"All animals are sentient beings that deserve our love and compassion."
–Colleen Paige, founder of National Pet Day 
- 14 **National Gardening Day**
"Pick up a shovel and some seeds and kick-off a beautiful year of homegrown bounty." –National Day Calendar
- 15 **Taxes Due**
Taxes are normally due on this date, but this year the date for filing has been extended to May 17.
"This is too difficult for a mathematician. It takes a philosopher." –Albert Einstein, on filling out his tax returns
- 22 **Earth Day**
"Restore Our Earth" –2021 Earth Day Motto 
- 30 **National Arbor Day**
"Plant a tree. Trees clean our air, protect our drinking water, create healthy communities, and feed the human soul."
–Arbor Day Foundation

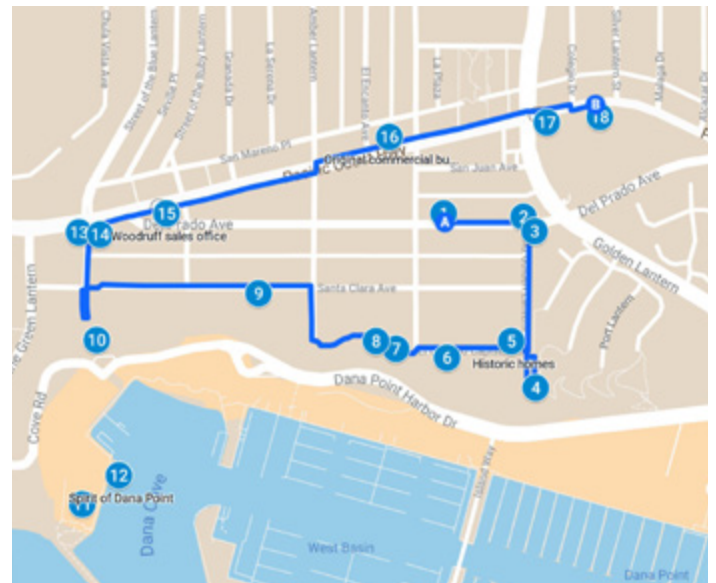
Take the Family on a Walking Tour of Historic Dana Point

The Dana Point Historical Society has produced a **Virtual Historic Walking Tour Map of the Lantern District** for computers and smartphones. The map comprises 18 stops with brief descriptions at each stop, plus photos. You can take the tour from the comfort of your home computer, or walk the actual tour with your smartphone for an in-person experience.



Points of interest include: *Endless Summer* production office; DP Historic Auditorium; Old Golden Lantern; Doris Walker Overlook; historic homes; Hide Drougher sculpture; abandoned hotel ruins; S.H. Woodruff home; Blue Lantern Gazebo; Ocean Institute; Spirit of Dana Point; meaning of street names; oldest commercial building; Woodruff sales office; 1920s telephone office; Hobie Alter's original surf shop.

The map is available on the new website of the Historical Society at <https://danapointhistorical.org/>



Does your household have a high school or college student graduating this year?



The *Seashore News* has an annual tradition of honoring our Niguel Shores graduates with a special announcement in the June issue.

Honoring Our 2021 Graduates

Please send their names, a photo, future plans, and any other activities you may wish to share to: seashorenews@hotmail.com

We look forward to recognizing our 2021 high school and college graduates in the June issue.
—Patti Staudenbaur





THIS MONTH IN DANA POINT

danapoint.org

COVID-19 Update

Great news! Orange County moved into the more relaxed red tier on Sunday, March 14. This means that restaurants, gyms and movie theaters can now host customers indoors with precautions in place, as well as increasing capacity for other businesses. More information on what is allowed based on the tiers can be found on the State website: <https://covid19.ca.gov/safer-economy/>



Bunny Hop Trolley

Saturday, April 3

The Easter Bunny with his helpers from the City of Dana Point Recreation Division will be riding on the Bunny Hop Trolley distributing pre-packaged gift bags with eggs and goodies for kids up to age 12. Wear a cloth face covering and maintain social distancing. The Bunny Hop Trolley will be stopping at the following locations.

9:00-9:30 a.m.	Pines Park	34941 Camino Capistrano
10:00-10:30 a.m.	Sunset Park	34345 Calle Naranja
11:00-11:30 a.m.	Dana Woods Park	24900 Dana Woods
12:00-12:30 p.m.	Sea Canyon Park	33093 Santiago Drive



Can you find the bunny hiding in the bushes on Niguel Shores Drive?

Spring Recreation Classes Begin

Monday, April 5

View complete schedule of classes at danapoint.org/recreation



Amber Lantern Is Open!

On March 10, City officials announced that Amber Lantern was open for through traffic.

Special Needs Program:

Take Me Home



Those who have communication difficulties may need assistance if found wandering alone, ill, or confused by their surroundings. **Take Me Home** is a regional program hosted by the Orange County Sheriff's Department to assist law enforcement in communicating with those who have a medical condition or disability which can make effective communication challenging.

Designed to assist in the timely reunification of loved ones who may become displaced from their homes, the program can provide law enforcement crucial information about the registered person. Individuals with **Autism, Dementia, Alzheimer's Disease** or **Down Syndrome** are examples of members of our community who might benefit from this registry.

Take Me Home assists law enforcement personnel by providing critical information including emergency contact information, detailed physical descriptions, and photographs. An individual's communication abilities, routines, behaviors and other helpful information also may be entered to assist law enforcement.

Take Me Home is available to residents who live in the Sheriff's Department 13 contract cities and unincorporated Orange County. For information, and to register, go to <https://apps.ocsd.org/Info/TakeMeHome>

TRAVEL TALK

Are you ready to start traveling again? If so, here are some ideas for visiting our Canadian neighbors by auto and rail when the US-Canada border restrictions are lifted. Next month, we'll feature a cruise to the Canadian Maritimes. Please see the official website of the government of Canada at www.canada.ca for COVID-19 travel information.

Getting to Know Our Neighbor Canada

My 50th high school reunion took place in a small rural community in Oklahoma. We decided to enjoy the late spring weather and drive from Dana Point across the southwest to that event. After a reminiscent visit there, we drove north from Oklahoma to **Toronto, Canada**, arriving on **July 1, Canadian Independence Day**.

Niagara Falls was not far, so we went to see this magnificent feature of nature. On previous trips, we visited Victoria Falls in Africa and Iguazu Falls in South America. Together with Niagara, these are probably the three greatest waterfalls in the world. Our drive continued to **Ottawa**, to view the enormous capitol building on **Parliament Hill** (passing Prime Minister Justin Trudeau's house along the way). Every night, a brilliant sound and light show is projected onto the face of the building depicting Canada's history.

Continuing west, we passed north of **Lake Superior**, a gigantic lake carved out by glaciers millions of years ago. The north shore of the lake borders on Ontario, Canada and the south shore on the states of Michigan, Wisconsin and Minnesota. We stayed in the small city of Sault St. Marie with its rapids, the American Soo Locks, and the Canadian small boat canal on the Saint Mary's River.

The next day we drove eight hours to the western side of Lake Superior, where we stopped at **Thunder Bay**. Lake Superior contains more water than all the other Great Lakes combined. It is the world's largest freshwater lake by surface area, and the third largest freshwater lake by volume. It's like an ocean, and more than a few ships have sunk during storms there.

The following day, after another eight-hour drive, we reached **Winnipeg**, the capital of Canada's **Manitoba** province. Manitoba is as big as the states of Minnesota plus Iowa and Illinois. One of the best tourist attractions is not in the city, but rather consists of taking the train (good food and sleeper cars) north for 48 hours to the tiny town of **Churchill** on the

west coast of **Hudson Bay**—the second-largest water body using the term "bay" in the world (after the Bay of Bengal).

During our two days in Churchill, we took a tour of the area to see white beluga whales swimming in the Churchill River. We also saw huge **polar bears**, who annually pass through on their way to Hudson Bay and occasionally raid the town trash dumps for food. In Churchill, it's illegal to lock your car, since it might provide emergency protection for people escaping from wayward bears.

Churchill has only 950 people and no through roads to Winnipeg. The only way in and out is by train or airplane. Churchill's port used to be a shipping point for exporting wheat to Europe. Then later the US rented space for the Strategic Air Command, whose remnant buildings are derelict now but covered with colorful murals—as are numerous other buildings in town.

The town was first colonized by the Danish in 1619. Then by the French and later the British. The latter built the huge **Prince Wales Fort**

in the early 1700s. The fort is a major tourist site along with the wreck of a big Curtiss C-46 Commando cargo aircraft left over from WW2 that crashed in 1979. It landed among

rocky terrain and was too difficult to repair or remove. Today the wreckage is a popular site for visitors, who might also be treated to nature's display of **Northern Lights** when weather conditions are right.

We returned to California on a route through the Dakotas via the **Black Hills** and the magnificent and enormous **Mount Rushmore** presidential sculptures carved by Gut-

zon Borglum from 1927 to 1941.

Our total trip through parts of the US and Canada was 9000 miles driven, plus the 2000 mile train trip. The landscapes and lakes of these two countries are true wonders of the planet.

—Mike Harrod

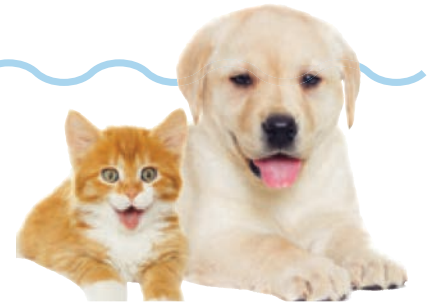


Sound and Lights show on Parliament Hill



Reenactment at Prince of Wales Fort





EAR INFECTIONS IN DOGS AND CATS

One of the most common problems with dogs and cats is ear infections. These can be painful. You may notice your pet tilting its head, pawing or scratching at its ear because of discomfort. Depending on the cause, the outlook for a resolution of the problem is good.

Causes of Pet Ear Infection

Anything that disrupts the normal bacterial and yeast and wax balance in the ear can result in an ear infection.

- Allergies are the most common cause of a pet's ear infection. These allergies may arise from sources such as pollen in the air or the food they eat. With allergies, the ear gets inflamed and swollen, resulting in excess wax secretion which can cause bacteria and yeast to grow out of control.
- Ear mites can cause infections, more common in cats than dogs. Ear mites irritate the ear, which secretes excessive wax. Ear mites are contagious between animals but they do not infect people.
- Water in the ear is another cause of infection. This can come from a bath or grooming, swimming in the pool, or from another pet in the household continually licking the pet's ear. The moist ear canal becomes an environment for infection.
- Foreign objects such as plant awns (foxtails) lodged in the ear can lead to infection.

Clinical Signs of Pet Ear Infection

- Both dogs and cats may scratch at the ears.
- Head shaking and pawing the ears in dogs.
- Ear flicking and ear twitching in cats.
- Sometimes sores at the base of the ears.
- A tell-tale smell from the ear and often redness in the canal.
- Pus or excessive brown debris (wax).

Note: Sometimes a client smells the infection and sees the wax, but the pet does not seem to notice. If your dog's ears seem "dirty," they are probably infected. What you are seeing is excessive wax and not just dirt from outside.

Diagnosis

If you witness the clinical signs noted above, you should see your veterinarian to confirm the diagnosis.

- Your vet will look in the outer ear canal and use an otoscope to examine the inner canal. Ear cytology may be necessary to rule out ear mites and to help characterize the infection. Is it primarily a yeast infection which requires anti-yeast medication to kill? What type of bacteria are present? The type of bacteria will guide the vet's choice of ear antibiotics to use.
- If the bacteria and infection are severe, the veterinarian may ask to do a culture on the ear debris. When this is done, an outside laboratory identifies the type of bacteria causing the infection and tells the vet what antibiotic will kill it. Ear cultures are not routinely done, however, as they are expensive.

Treatment

The hallmark of treatment is to completely clean out the ear (making sure there are no foreign objects in it). Then the appropriate ear antibiotic is prescribed. Typically ear medication is a combination of not just antibiotic, but also an anti-yeast medicine and cortisone. The cortisone helps the pain and swelling and counteracts the allergy that may be the inciting cause. A medication may be prescribed to kill ear mites as well.

Prognosis

Depending on the cause, the prognosis is good. Ear mites are readily killed with either an antibiotic combination or a medication specific to ear mites. This might be a topical medication applied to the skin. Water in the ears can easily be addressed. Allergies are another matter because they are hard to control. We have new allergy medications like the injectable, cytopoint, or the oral, apoquel. These are very effective in helping keep ear infections from coming back. Sometimes cortisone is necessary. If all else fails, your pet may be prescribed a hypoallergenic diet.

Note: Some dog breeds, such as terriers, are predisposed to ear infections. This may be related to the fact that these breeds have more allergies. Ear infections may also be related to the conformation of the pet's ear, with floppy-eared dogs having more infections.

—Susan Davis, DVM

BOARD ACTION SUMMARY

MARCH 10, 2021 BOARD MEETING: (General Session)

ACCEPTED AND FILED:

- Unaudited January 2021 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for February 10, 2021
- General Session Meeting Minutes for February 24, 2021
 - March 2021 Expense and Transfer (Actual)
- Resignation of Jack Webb from Traffic & Safety Committee
- Resignation of Nader Sadoughi from Maintenance Committee
- Resignation of Rhonda Dunlevie from Recreation Committee
- Covenant 33935 Faeroe Bay – Relinquish Landscape Maintenance
- Covenant 24095 Gourami Bay – Relinquish Landscape Maintenance
 - Review and File Board Candidates
 - Transfer from Comerica to Pacific Western Operating Account in the Amount of \$150,000
- Finance Committee Recommendation to Purchase \$149,000 CD through Comerica with Funds from Morgan Stanley Bank
 - Legal Retained Services Contract Renewal

DISAPPROVED:

- Homeowner request for Variance – Amundsen Bay

REVIEWED/DISCUSSED:

- Check Register, General Ledger and Delinquency Report (January)
- COVID Status/Planning for 2021

- Board Liaisons Assigned to Committees
- Correspondence to the Board
- Manager’s Report

MARCH 10, 2021 BOARD MEETING: (Executive Session)

ACCEPTED AND FILED:

- Executive Session Committee Minutes

APPROVED:

- Executive Session Meeting Minutes for February 10, 2021
- Executive Session Meeting Minutes for February 24, 2021
 - Judgement Renewal
- Referral of One (1) Property to Legal for Failure to Correct Violation

HEARINGS/MEETINGS:

- One (1) Hearing Held for Violation of Rules – Modification Restrictions – Pools and Spas (Improper Disposal of Wastewater)
- Two (2) Hearings Held for Violation of Rules – Prohibited Parking (Parked Opposing Traffic) and Overnight Parking
 - One (1) Hearing Held for Violation of CC&Rs – Article IX, Section 22 – Damage to Common Area
 - One (1) Hearing Held for Violation of CC&Rs – Article IX, Section 16 – Failure to Maintain

REVIEWED/DISCUSSED:

- Legal Update
- Legal Analysis (January)
- Delinquency Report (January)

NOTE: The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA Office entrance. In addition, the General Session and Executive Session agendas for the next Board Meeting will also be posted on the Friday prior to the next meeting.


REMINDERS: THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON THE 2ND WEDNESDAY, APRIL 14, 2021, BEGINNING AT 6:00 P.M.



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Ads for the Seashore News must be submitted by the 15th of the month. Include a check payable to NSCA, \$5 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.



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NIGUEL SHORES

Market Update

- AS OF MARCH 2021 -

Highest Sales Price
\$3,550,000

↑ 49.5%
March 03, 2021

Average Sales Price
\$2,226,250

↓ 3.2%
Last 1 Month

Lowest Sales Price
\$1,275,000

↓ 42.7%
Last 1 Month

NEW HOMES

2

Last 30 Days

ACTIVE

5

Total

PENDING

6

30 Days

SOLD

4

30 Days



Average Days
On Market
73

Average List Price
per Square Foot
\$1,419
Up from \$894

Average Sold Price
per Square Foot
\$1,401
Up from \$866

Average Sale Price
to List Price
98.74%

Source: TheGenie.ai // Recipients to verify all information. Not all of the properties listed and/or sold were represented by sender. // Copyright © 2021 1parkplace, Inc.



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By **CONNIE MCKIBBAN**

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3 HOMES CURRENTLY FOR SALE
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7 HOMES CURRENTLY IN ESCROW
PRICED FROM \$1,330,000 - \$3,895,000

7 HOMES SOLD IN 2021
PRICED FROM \$1,275,000 - \$3,550,000

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