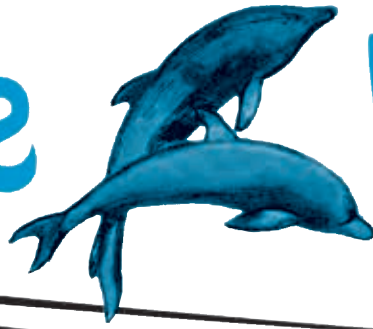


# Seashore News



June 2021 Published Monthly by Niguel Shores Community Association Issue 570

## THE NIGUEL SHORES GARDEN CLUB – SPRING GARDEN TOUR



**HONORING OUR DADS**

Happy  
Father's  
Day

June 20

**ANNOUNCING OUR 2021-2022 NSCA BOARD OF DIRECTORS**

President	<b>Bob Russell</b>
1st Vice President	<b>Pat Pearson</b>
2nd Vice President	<b>Rhonda Dunlevie</b>
Chief Financial Officer	<b>Donny Borsack</b>
Secretary	<b>Steve Leonard</b>

See Page 3

**HONORING OUR GRADS**

Congratulations!

See Pages 8-9

**SEA TERRACE II TOWNHOMES - ANNUAL MEETING**

**Tuesday, June 15 at 6:00 p.m.**  
in the Gourami Bay/ Villas common area.

- Meet your new Board members and say hello to your neighbors.
- Discuss the Master Insurance Policy and Financial Report

**BRING A CHAIR!**

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*NSCA is not responsible for any work done nor are we recommending any of the advertised companies*

# NEW NSCA BOARD OF DIRECTORS, 2021-2022

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Welcome to our 2021-2022 Niguel Shores Community Association Board of Directors—Continuing members **Rhonda Dunlevie, Pat Pearson, Bob Russell**, and new members **Donny Borsack**, and **Steve Leonard**. A special thank you to retiring Board members **Lynn Bushnell** and **Marc McCarthy** for their years of service.

The Board consists of five Directors who are elected for two-year terms. In even-numbered years, three Directors are elected. In odd-numbered years, two are elected. The Association holds an Annual Meeting of the membership to elect Directors and to conduct Association business.

The Board of Directors is composed of volunteers who work to uphold the standards of our Niguel Shores Community Association (NSCA). They generously contribute their time and knowledge to keep Niguel Shores the crown jewel of Dana Point and South Orange County.

## BOARD OF DIRECTORS 2021-2022

- President . . . . . Bob Russell
- 1st Vice President . . . . . Pat Pearson
- 2nd Vice President . . . . . Rhonda Dunlevie
- Chief Financial Officer . . . . . Donny Borsack
- Secretary . . . . . Steve Leonard

## BOARD LIAISON POSITIONS

- Architecture . . . . . Rhonda Dunlevie
- Communication. . . . . Pat Pearson
- Finance . . . . . Donny Borsack
- Human Resources . . . . . Rhonda Dunlevie
- Landscape . . . . . Steve Leonard
- Maintenance . . . . . Pat Pearson
- Recreation. . . . . Donny Borsack
- Rules . . . . . Donny Borsack
- Traffic and Safety . . . . . Steve Leonard
- View Preservation. . . . . Rhonda Dunlevie

## GENERAL MANAGER'S REPORT

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**Annual Meeting/Election**—Congratulations to the new Board of Directors! Quorum was met prior to 6:00 p.m., so the Annual Meeting was held as scheduled on Tuesday, May 18. There were 575 ballots cast with Donny Borsack and Steve Leonard elected to a two-year term. A special thank you to all the homeowners that were in attendance at the meeting and to Richard Ashworth, Donny Borsack, Steve Leonard and Marc McCarthy for running for the Board of Directors.

Please note the Board meetings for the coming year will be the 2nd Wednesday of each month in person with the General Session held at 6:00 p.m. Although the meetings will now be in person, Zoom links will still be available through the office.

**Rules Committee Meetings and Updates** — It is that time of year again when we begin looking into the rules and updating any that may need to be revised or merely reworded for clarity. The Rules Committee will be meeting beginning in June and will meet once per month until they have completed their review. Usually this is completed around September or October. Once that is done, the suggested rules will go to legal and the Board. The suggested rules will then be mailed to the membership for their opportunity to review and comment. The membership will have 28 days to make comments or

suggestions. All comments will then be provided to the Board of Directors along with the comments from the membership for final approval, generally done around December or January.

### Important Rule Reminders as Summer Begins:

- **Enforcing Beach Parking—Guests Parked at The Beach Lot** – Please make sure that your guests have their passes properly displayed on the vehicle dashboard and that they are parked within the designated upper guest parking tier, as posted, when visiting the beach bluff.
- **Pool Monitor** – From Memorial Day weekend through Labor Day, a pool monitor will be working to monitor access and enforce the rules and regulations at the Community Center. The Association does not provide lifeguards, so persons using the pool and spa do so at their own risk. All guests must be accompanied by the resident to be allowed to use the common area amenities, so make sure you are with your guests at all times.
- **Spa**—The spa is now open to one family at a time with a maximum number of 8 individuals using the amenity at once.

*Happy Father's Day  
from the Niguel Shores Staff!*

—Marla Miller

# COMMITTEE REPORTS

## RECREATION COMMITTEE

### UPCOMING EVENTS

Brought to you by the Niguel Shores Community Association (NSCA) Recreation Committee

#### JUNE EVENTS:

**Ice Cream Truck — Friday, June 4, 2021** Enjoy some tasty ice cream at the Beach Bluff from 2 to 5 p.m. Pay truck directly.

**Community Garage Sale — Saturday, June 12, 2021** Much like in the past, the Community will be opened to the public from 9:00 a.m. to 12:00 p.m. Maps of all participating homes will be available June 11 after 1:00 p.m. on the website [niguelshores.org](http://niguelshores.org) and in the NSCA Office. If you want to participate in this event, please contact **Blayne Miller** at [bmiller@niguelshores.org](mailto:bmiller@niguelshores.org) for any questions and details. Once the event has concluded, Victory House will be coming through the community to pick up donated items at their own discretion. Contact the office for more details regarding pick up of items.

#### UPCOMING EVENTS:

**Independence Day Celebration — Sunday, July 4**  
Our annual patriotic celebration, not to be missed!

**In-N-Out Night – Saturday, July 10, 6:00 to 8:00 p.m.**  
Don't forget to bring your appetite for In N Out Night at the Beach Bluff! Tickets on sale now in the NSCA office at \$10 each for burger, fries and chips. Dessert truck will also be at the event and you can pay the vendor directly.

## NIGUELSHORES.ORG

Our **Niguel Shores Website** [www.niguelshores.org](http://www.niguelshores.org) is your best resource for up-to-date information on our community.

- Results of NSCA Election
- Community Events and Activities
- Board Actions and Meeting Information
- Niguel Shores Community Association Updates
- Homeowner Request Forms
- Guest/Gate Login
- Photo Galleries
- Dana Point City Updates
- Dana Point Library Information
- Seashore News Issue (1973-present)
- Post a web comment
- Niguel Shores History



**CHECK US OUT@NIGUELSHORES.ORG**

## LANDSCAPE COMMITTEE

We have been notified of a problem regarding the olive trees at the entrance to Niguel Shores, and we want to alert our homeowners who might be experiencing similar problems with their olive trees. The following letter is from our landscape contractor, **Harvest Landscape Enterprises**:

Dear Niguel Shores,

This short information letter is to be aware of the **olive trees** in the front entrance by the gate. Last year Harvest took a tissue and soil sample of six olive trees to test for two pathogens, *Xylella fastidiosa*, and *Phytophthora*. Four of the six came back positive for both pathogens.

*Xylella* is a disease transmitted exclusively by xylem fluid feeding sap insect called sharpshooter *Homalodisca vitripennis*. *Phytophthora* is a soil-borne pathogen that can live in the soil for several years.

Unfortunately, both of these diseases are non-treatable and will cause the death of the tree. However, great research has been done to prolong the life of the tree for several years. Harvest has and will continue to use an insecticide and a fungicide to treat the trees. These products are used by a tree injection method for a faster response.

## TRAFFIC AND SAFETY

With the combination of warmer weather, graduations, and summer vacations we can expect an influx of guests starting this month. Along this line, I would like to pass on a brief synopsis of some of our rules that could impact the enjoyment of both host and guest unless they are understood.

First, we have to appreciate that we are ultimately responsible for the conduct of our guests. Recently this has involved matters running the gamut from guests damaging community property to dealing with parking issues.

### Guest Passes

Once guests are screened at the gate, they are issued a pass and admitted to the community. Residents may arrange to have five of these one day guest passes issued per day via a call to the Mariner Gate or using our online registry [DwellingLive.com](http://DwellingLive.com). If you need more passes, then all you have to do is to deliver a list of up to ten guests to the attendant at Mariner Gate. For guest lists of eleven or more, or a

# COMMITTEE REPORTS

special event/group entry, requests should be turned into the Management Office. We recommend doing this at least 24 hours before the target date.

Reminder: Guests must display their passes on their dash. If they fail to do so, they will be cited and may be subjected to having their vehicle towed away.

## Pool and Spa

The pool is now open every day until 9:30 p.m. Everyone using the pool must be accompanied by a resident. Persons under 14 years old must be supervised by an adult. Because of COVID protocol, everyone using the pool must sign a waiver.

The spa opened prior to Memorial Day weekend. In keeping with California guidelines, only one family can use the spa at a time, maximum 8 persons.

Normally common sense can handle deportment issues. However, just in case your friend's wild nephew shows up and doesn't think about it, glass containers and animals are not allowed.

## Beach Bluff

The Bluff is open from 6:00 a.m. to 10:00 p.m. Guests must be accompanied by a Niguel Shores resident at all times. Tables should be attended at all times. Items left unattended on the table will be cleared by either a staff member or representative of our patrol service, and the original user's right to use the table forfeited.

Reservations for using a portion of the Bluff are available, with restrictions, by contacting **Blayne Miller** in the Office.

The gates to the Bluff are locked at 10 p.m. If you are not able to drive away before that time, you may come back the following day after 6 a.m. and pick up the vehicle.

Wood and charcoal fires are prohibited, as well as table top barbecues on Association tables. For further details, please read our Rules and Regulations pages 25 and 26. These rules are based on safety, common courtesy, and respect for others.

## Electronic Bicycles and Neighborhood Electric Vehicles

Laws governing electronic bicycles are still being developed. As soon as we learn more, we will pass the information to you. Right now, as we understand it, operators of electric bicycles must follow the vehicle code rules, but do not need a driver's license nor is there an age requirement. These bicyclists must wear a helmet, have only one rider and cannot ride on our sidewalks.

Operators of Neighborhood Electronic Vehicles (more commonly called golf carts) also must adhere to the rules of the vehicle code and must possess a valid driver's license. Unlicensed drivers of these vehicles may be cited and have the vehicle towed and stored by law enforcement. This violation could jeopardize the person's ability to obtain a future driver's license in a timely manner.

## Tip of the Hat

Dougger, a Villas resident, has pointed out that folks turning on to Selva from our community and heading inland uphill may experience traffic come to a sudden, unexpected slowdown because the street has been redesigned to accommodate left and right turns. I watched traffic at the intersection of Selva and Chula Vista recently and noted it could easily be construed as hazardous for an inattentive driver. Thanks, Dougger, for the words of caution.

—God Bless . . . Tim Murphy

## CALLING ALL NEIGHBORHOOD PATRIOTS!

Our fabulous **July 4th** festivities are rapidly approaching. It's time to ready your red, white and blue decorations for golf carts, wagons, bikes, dogs, etc. for our **BIG PARADE!**

Awards will be given for the best decorated golf carts, judged on creativity and patriotic content. **Note:** For safety reasons, **NO AUTOMOBILES** will be allowed in the parade.

Bring out your **patriotic colors**. Get ready for the big day! Let's continue to make great memories together in Niguel Shores!

—Nancy Tinnes



# CLUBS

## WOMEN'S CLUB

**Perseverance**—We have certainly faced the roadblocks of this COVID year with faith and perseverance! In our determination to meet and socialize as a club, we continued gathering on a monthly basis. We did not give up or grow weary. We made creative accommodations for COVID safety precautions, continued to grow in membership, and maintained our purpose to “promote friendship, fun and service to the community.” The foundation of NSWC is 48 years of women residents meeting together each month in our lovely Niguel Shores neighborhood.

I am happy to announce, my friends, that we will be meeting in the Clubhouse on **June 10** for our traditional **June Tea!** Tables, chairs, and a lovely tea décor will be ready for you—along with prepared plates of tea delicacies provided by Los Rios Tea House. The event is complimentary, no charge, as a “thank you” from the Women’s Club Board for your wonderful participation throughout the past year. However, because of distancing restrictions, we must limit the seating to 50 Women’s Club members on a first come, first serve RSVP basis. Watch your email for the invitation and **be sure to RSVP.**

### *Women's Club Outside Activity*

**EVENT: Art and Lunch in Laguna Beach**  
**Thursday, June 17**

**LOCATION:** We'll visit **The Wyland Gallery** at **509 South Coast Highway.** The Wyland Gallery is famous for the first Whaling Wall mural in fire glazed tile. It houses one of the world's largest collections of original Wyland oils, watercolors, brush art and sculptures.

Following our tour of the Gallery, we will have lunch at a popular restaurant in the area.

Meet at **10 a.m.** in the Clubhouse parking lot to arrange carpools.

For more information call **Carla Perin** at (949) 689-8831.



Members gathered in May at Harvest Restaurant to honor outgoing president Terry Link for her three years of service.

The June Tea will feature a **Fabulous Slideshow** of our ladies in action at events throughout the past two years! We will also be installing our **Board Officers for 2021-2022: Sharon Stewart, Laurel Yocca, Terry Link, Cathy Tyson.**

We will continue to have sign-up sheets available for those who have not yet selected a committee to serve on. It would be delightful to have every member of our club donate a little time on one committee in order to continue the wonderful events we plan every year. Please consider what help you could offer to a committee such as hospitality, communication, care and concern, membership, welcome, or special events. Thanks!

We would also love you to join us at a monthly luncheon meeting in the fall, especially if you are new to the community. Please contact Jennifer Paige [jenopaige@gmail.com](mailto:jenopaige@gmail.com) or Judi Palladino [two-palls@yahoo.com](mailto:two-palls@yahoo.com) for more information about membership with NSWC.



In May, home organizing specialist Sandy Park of Tidy with Spark demonstrated Marie Kondo's KonMari method of organizing. **Cathy Tyson** won a one-hour consultation with Sandy Park, and **Linda Watts** won a copy of Marie Kondo's *Life-Changing Magic of Tidying Up*.

—Terry Link

# CLUBS

## MEN'S CLUB

Gentlemen of the Niguel Shores Men's Club, it will be good to be meeting together again. Genuine friendships are formed in our club, and this may be a very good time to bring a friend for a complimentary breakfast to see if the club is right for him. A hot breakfast is served at 8:00 a.m., followed by the meeting. You are invited to come as early as 7:30 to greet friends you have not seen in a year or more.

### June 1 Meeting

After breakfast at this very special meeting, members and guests using a microphone at their seats will remember **Bob Gutknecht, Kent Wellbrock, and Michael Link**. This will be an upbeat experience in memory of these three highly regarded members. If you knew Bob, Kent or Michael—whether you are a club member or not—please do attend and contribute to the tribute.

Per COVID restrictions, there will be a limit of 50 in attendance. Utensils will be provided in separate packets and masks will be worn.

This meeting will also feature a brief financial review, announcement of our Men's Club 2021 Scholarship recipients, and 4th of July Pancake Breakfast planning. **Yes, we will have our famous pancake breakfast on July 4th this year!** See details in the announcement on this page. Thanks to **Roy Dohner** for making the Pancake Breakfast a humongous success for 20 years. This year will feature new leadership standing on Roy and associates' shoulders. Roy has earned a rest and extra pancakes as a paying pancake customer.

### June 15 Meeting

Watch your email inbox for details about the mid-month breakfast meeting. Safety procedures will again be put

PURCHASE TICKETS IN ADVANCE FOR THE

## 4<sup>TH</sup> OF JULY PANCAKE BREAKFAST



The Men's Club Annual Pancake Breakfast will be held on **Sunday, July 4**, from **8 to 10 a.m.**

- Reservations are required for both inside and outside seating.
- We are requesting that everyone **purchase meal tickets** ahead of time online.
- Online ordering will be available beginning **June 1** at [niguelshoresmensclub.org](http://niguelshoresmensclub.org)
- We are also offering a **Take-Out** option. Those tickets must also be purchased in advance.
- Anyone who is unable to order online can contact the NSCA office. The staff will collect their contact information and a volunteer from the Men's Club will call them to take their order.
- The cost for **dine-in** or **take-out** will be **\$7 per meal**.

—John Yocca

into place, and expect John to introduce some new wrinkles for fun. Again, come about 30 minutes early before the meeting time of 8:00 a.m. to mingle with established and new friends.

### Bottom Line

Come to meetings prepared to have fun, and bring a friend to enjoy a free breakfast on us.

—C.W. Gruenig

## Men's Club Scholarship Winners

Winners of the two \$1000 Niguel Shores Men's Club Scholarships for 2021 are twin brothers **Cole** and **Will Halbert**, living on Perth Bay. They both attended Moulton Elementary, Niguel Hills Middle School, and they are now seniors graduating from **Dana Hills High School**. In the fall, they will both be attending UCLA majoring in Business Economics.

*See their stories on page 9 of this issue.*





# Graduate Congratulations

## COLLEGE GRADUATES



### WILLIAM ROSENTHAL

William (Will) graduated this spring from the University of Chicago with a B.A. in Economics and minor in Neuroscience. He is an alumnus of

St. Margaret's Episcopal School in San Juan Capistrano. During his time at University of Chicago, Will was an active member of the Zeta Psi fraternity and served on the Board of *Triple Helix*, an undergraduate-run and published STEM research journal. He also taught for the University's Science for Kids program where he helped create STEM curriculum and was responsible for teaching students in underfunded schools on Chicago's South Side. Will is currently working as an Analyst for the investment banking firm Oaklins, DeSilva & Phillips in New York City. Prior to joining the firm, he was a summer associate with Guggenheim Investments and interned at Pfizer in their Oncology Business Development Department. Well done, Will! We wish you much success in your professional work.



### NATALIE JOHNSON

Natalie graduated May 6 from the University of Colorado, Boulder with a B.A. in Speech, Language and Hearing Sciences. She is an alumna of Dana

Hills High School. In addition to her academic work while at the University of Colorado, Natalie volunteered with Chi Omega sorority on community programs, including the Make a Wish Foundation, and she worked with the Continuing Education program. Natalie completed an internship as part of her major at an on-campus preschool helping children with various learning disorders. She plans to return to Southern California to pursue her career in Speech Pathology, either in a private practice or an early childhood education setting. Congratulations on all you have accomplished, Natalie, and best wishes as you take your next step in your career.



### SPENCER KWIT

Spencer has earned a B.S. in Biopsychology with honors and distinction from the University of California, Santa Barbara. Spencer previously

attended Tesoro High School in Rancho Santa Margarita. At UCSB, he published an Honors Thesis and was President of Floating Doctors, where he planned a medical brigade to Bocas de Toro in Panama to provide healthcare to underserved communities. Spencer also served as a research assistant at the META Lab on campus and received his Medical Humanities Certificate. He plans to pursue a career in medicine. Congratulations on your achievements, Spencer, and best wishes as you move forward in the field of medicine.

## HIGH SCHOOL GRADUATES



**AUSTIN JENNER** Austin will be graduating from Dana Hills High School this month and will be attending the University of Arizona in the fall to major in Psychology. Austin attended George White Elementary School and Niguel Hills Middle School. While at Dana he participated in basketball, cross country and pole vaulting. Austin also spent many hours at Los Rios Rock School where he took lessons on the drums and guitar and performed as a lead vocalist. He is very much looking forward to college life and all that a big university like U of A has to offer. Congratulations, Austin, and our best wishes as you head off to Arizona.

**LOGAN JENNER** Logan is also graduating from Dana Hills High School this month. Like his twin brother, Logan attended George White Elementary School and Niguel Hills Middle School. The family has lived in Niguel Shores for six years. Logan began playing basketball while at Niguel Hills and it has been his passion ever since, playing all four years at Dana. He plans to attend the University of Arizona, where he will major in Business. Logan hopes to continue playing basketball at the recreational level at U of A, where he is excited to attend a university noted for both academics and athletics that he can follow and cheer on throughout college and beyond. Good luck, Logan, and GO WILDCATS!





Class of

2021



**JAKE STADLBAUER** Jake graduates this month from Dana Hills High School. He previously attended St. Anne's School in Laguna Niguel and then went on to Niguel Hills Middle School. Jake and his family have lived in Niguel Shores for about five years, and now are excited to have moved into their new home on Windjammer. Jake loves soccer and played on the Dana Hills Varsity Soccer Team. He plans to continue his studies in Santa Barbara this fall. He loves bodysurfing, skiing and spending time with his family and new golden retriever puppy, Ollie. We wish you all the best in the future, Jake.

**GRANT SMITH** Grant will be graduating from Dana Hills High School this month. He is the oldest of four children and the first to be heading off to college. While at Dana, Grant was a member of the Associated Student Union and a member of the DHHS Surf Team. Grant also lettered all four years in lacrosse and was named team captain his senior year. Grant has decided to attend University of Oklahoma where he will major in History and continue playing lacrosse for the University. Congratulations, Grant. We send you off with wishes for the best of luck as you pursue your goals at the University of Oklahoma.



**PADEN COOK** Paden has lived in Niguel Shores all his life. He attended St. Anne's School in Laguna Niguel, Niguel Hills Middle School, and is now graduating from Dana Hills High. Paden has always had a passion for soccer, playing on Club teams since he was eight years old and then going on to play at the Varsity level at Dana. During his time at Dana, Paden also volunteered with Miracles for Kids. He will be attending the University of Arizona as a Law major. Congratulations, Paden, and all the best at U of A.

**COLE PIETERS HALBERT** Cole will be graduating from Dana Hills High School this June. He is ranked in the top 10% of his class and has been on both the Principal and Superintendent's Honor Roll all four years at Dana. He is a member of the California Scholarship Federation, the National Honor Society and Student Senate. Along with his twin brother Will, he founded the Dana Hills High School Olive Crest Club. Additionally, Cole has played for the Dana Hills Basketball team since freshman year, is a Scholar Athlete and served as Basketball Team Captain for three years. Cole has been awarded a **Niguel Shores Men's Club Scholarship** for his academic, sports, and leadership accomplishments. He will be attending UCLA in the fall with plans to study Business Economics. Congratulations, Cole, and good luck as you head off to UCLA.



**WILLIAM GRAHAM HALBERT** Will is graduating from Dana Hills High School this year, along with his twin brother Cole. Will is a member of the National Honor Society, the California Scholarship Federation, and was on the Principal's and Superintendent's Honor Roll throughout his high school career. In addition to his academic accomplishments, Will played basketball and was recognized as a Scholar Athlete all four years of high school. Will served on the Dana Hills Student Senate since his freshman year. Along with his brother, Will founded the Dana Hills High School Olive Crest Club and served as Vice President of that organization. Will has been awarded a **Niguel Shores Men's Club Scholarship** for his academic, sports, and leadership accomplishments. He is attending UCLA in the fall where he will major in Business Economics. Congratulations to you, Will. Go BRUINS!

**GILLIAN GRACE FOSTER** Gillian is graduating from Dana Hills and will be studying Business at Clemson University. Congrats to you, Gillian.



**NIGUEL SHORES SENDS BEST WISHES TO ALL OUR 2021 GRADUATES!**

# CLUBS

## GARDEN CLUB

If you toured our four Shores gardens on May 17, you probably came away with the thought, “Wow, those owners



are true gardeners with special creative talent.”

An unexpected morning rain did not deter over thirty Garden Club members from experiencing four unique owner-designed gardens. **Kathy and Steve Wilber's** contemporary entertainment garden featured a waterfall along the length of a wall leading to a pool. **Carol and Len Beebe's** garden led past an inviting front porch to a rose garden surrounding a table set for an English tea. **Lydia and Richard Reese** have a fun garden with yard art and a tranquil meditation area. **Susan and Joe Courtney's** garden featured unique geraniums and a raised bed of vegetables and herbs.



Garden Club members on tour of four Niguel Shores gardens

Join your club officers in giving those owners a BIG THANK YOU for permitting us to enjoy their landscape creations.

At the conclusion of the garden tours, attendees met at the Community Center for a box lunch and business meeting. The Nominating Committee presented candidates for our next season officers and, by a voice vote, we approved all nominees. Here are your 2021-2022 approved club officers:

President: **Lydia Reese**

Vice President: **Susan Courtney**

Secretary: **Ginny Gravely**

Treasurer: **Rob Wollen**

Membership: **Gunjan Anand**

Hospitality: **JoAnn Webb** and **Grace Glatt**

Congratulations to all new officers and a heartfelt THANK YOU for stepping forward to keep the club going another year.

As we have done every club year (except during last year's pandemic) we will wrap up with our **Beach Bluff BBQ on June 21**. The club again will provide burgers (regular and veggie), buns, and fixings. More details will be sent by email. Remember, this year-end event is for current members only. No guests, please.

Lastly, we do not meet in July and August so have a great gardening summer.

**Reminder:** Dues for the next club year are payable now. For one house member, \$20; for two house members, \$35. Please write a check (no cash) to the N.S. Garden Club and deliver it to the N.S. office.

—Mike Oliva

## ACCOLADES



**Ruthie Stahl** turns 103 this month. Here's to you, Ruthie—Happy Birthday!



Ruthie Stahl

### Dinner and a Show!

Our Niguel Shores neighbor, comedienne **Rita Rudner**, is appearing at the **Coach House** in San Juan Capistrano on **Saturday, June 12**. Those who have enjoyed Rita's long-running Las Vegas shows and her comedy performances over the years are invited to join her at the Coach House for an evening of laughter and fun. Call (949) 493-8930 for tickets. Limited capacity. Socially-distanced. SUPPORT LIVE PERFORMANCE!



Rita Rudner



**Compliments** to **Tina Fornadley** for organizing food collection drives and to generous Niguel Shores residents who donated food for Camp Pendleton 5th Marines families in need.

# ACTIVITIES

## BRIDGE

We dealt the cards in the Clubhouse on Wednesday, May 5 at 11:00 a.m. and our Bridge Club started up again after a long absence. We had four tables on May 5, three on May 12, and four tables on May 19. As more Bridge players become aware that our Wednesday Bridge Club is open, we will again grow in size.

The winners for May 5 were **Karen Murphy**, first; **Jane Olson** and **Sally King**, tied for second; **Frieda Baskin**, third.

The winners for May 12 were **Jane Olson**, first; **Mike Oliva**, second; **George Hartmann**, third.

Thank you to all for supporting the Bridge Club, and to everyone giving rides to those who no longer drive. Niguel Shores is a wonderful community and we are lucky to have such caring and generous neighbors that help our community in so many ways.

If you want to play in the future, please contact **Bob** or **Betty French** at (949) 312-2556.

—Mike Oliva



## PAGE TURNERS

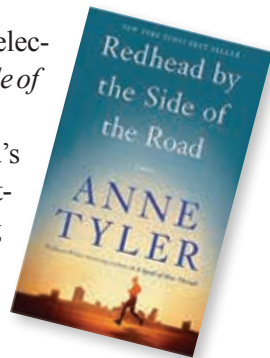
The Page Turners Book Club June selection is Anne Tyler's *Redhead by the Side of the Road*.

Anne Tyler is one of America's most prolific authors, having written more than 20 novels including *Breathing Lessons* which won the Pulitzer Prize for Fiction. "Her subject in all her novels has been the American family and marriage: the boredom and exasperating irritants endured by partners, children, siblings, parents; the desire for freedom pulling against the tethers of attachments and conflicted love; the evolution over time of familial love and sense of duty ... because of her style she has been compared to John Updike, Jane Austen and Eudora Welty ..." *Redhead*, in the words of the publisher, is a novel about "misperception, second chances and the sometimes elusive power of human connection."

This month the group has its bi-annual joint meeting. This is a general discussion and social meeting featuring our long standing fun "blind book exchange" and the enjoyment of tasty "goodies" supplied by the members.

The groups meet on the fourth Monday and fourth Thursday of the month. For information on the Thursday groups contact **Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net) and for the Monday group contact me at [fozimec@cox.net](mailto:fozimec@cox.net).

—Frances Ozimec



## PICKLEBALL

May was an especially busy month for Niguel Shores Pickleball! Residents and longtime Pickleball players **Steve Barrett** and **Lisa Jameson** ran a series of clinics for community members. These clinics were aimed at helping both novice and intermediate players work on strategies to learn and improve the game. Many thanks to Steve and Lisa for donating their time.

Niguel Shores Pickleball players continue to grow in number. We were excited to welcome several new players to the courts this month.

We have started gathering again for **Wednesday Night Happy Hour**. Join us for Drop In Play on Wednesdays from 4 to 7 p.m. and then meet for Happy Hour on the Clubhouse patio.

Residents can learn about upcoming Pickleball events by emailing [niguelshorespb@gmail.com](mailto:niguelshorespb@gmail.com). As always, we look forward to seeing you on the courts.

—Patti Staudenbaur



## TENNIS

**Tennis fun fact for June:** Fitbit has reported, based on user's data, that an hour of singles tennis averages 10,680 steps and that an hour of doubles averages 7,980 steps. That's an equivalent of about 4-5 miles of running and 3-4 miles of running respectively, depending on your individual stride!

So, for those wanting to get back into shape after our COVID-induced couch potato period—get out there and play some tennis!



—Jenny Rose

## LIBRARY

The **Friends of the Dana Point Library** will hold a **Parking Lot Book Sale on Friday, June 4, from 10 a.m to 3 p.m.** in the library parking lot. They are offering a "Buck a Bag" special for you to purchase as many books as you can fit into a paper grocery bag for just \$1. A great deal for book lovers to fill your shelves with summer reading.

Donations of books in good condition are welcome as well (no magazines, encyclopedias, or outdated textbooks).

The Friends of the Library Bookstore will reopen on June 15.

—Lisa Buchner

# BOARD ACTION SUMMARY

## MAY 5, 2021 BOARD MEETING: (GENERAL SESSION)

### ACCEPTED AND FILED:

- Unaudited March 2021 Financial Reports
- General Session Committee Minutes

### APPROVED:

- General Session Meeting Minutes for April 14, 2021
  - May 2021 Expense Transfer (Actual)
- Covenant 33491 Binnacle Drive – Relinquish Landscape Maintenance
- Covenant 33575 Binnacle Drive – Relinquish Landscape Maintenance
  - Finance Committee Recommendation to Purchase \$145,000 CD through Comerica with Funds from Citi Bank
  - Finance Committee Recommendation to Purchase \$103,000 CD through Comerica with Funds from BMW Bank of North America
    - Ratify Approval of Transfer of \$300,000 from Pacific Western Operating to Comerica Operating Money Market to Stay Under FDIC Limits
- Harvest Landscape Proposal #88190 – Tree Removal Capstan Drive
- Harvest Landscape Proposal #87973 – Tree Removal Colima Bay
- Harvest Landscape Proposal #87966 – Tree Removal Garibaldi Avenue
  - 2021 Street Overlay Project Engineering Funding and Contract Approval – AEC Engineering
  - Ratify Approval of Handicap Chair Lift Replacement

## APPEALS:

- View Preservation Committee Decision – Approval for Removal of Palm Trees – Niguel Shores Drive: Appeal Granted
- View Preservation Committee Decision – Approval of Removal of Palm Trees – Windjammer Drive: Appeal Denied

## REVIEWED/DISCUSSED:

- Check Register, General Ledger and Delinquency Report (March)
  - Olive Trees at Mariner Entrance
  - COVID Status and Updates
  - Correspondence to the Board
  - Manager’s Report

## BOARD MEETING: (EXECUTIVE SESSION)

### ACCEPTED AND FILED:

- Executive Session Committee Minutes

### APPROVED:

- Executive Session Meeting Minutes for April 14, 2021

### HEARINGS:


- One (1) Hearing for Violation of CC&Rs – Article IX, Section 18 and Rules – Pad Level Plantings and Planting Maintenance

### REVIEWED/DISCUSSED:

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

**NOTE:** The last approved General Session Minutes are posted on the **Bulletin Board** across from the NSCA Office entrance and on the **Website**. 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, JUNE 9, 2021**, BEGINNING AT 6:00 P.M. THE GENERAL SESSION MEETING WILL BE HELD IN THE COMMUNITY CENTER CLUBHOUSE WITH LIMITED IN-PERSON CAPACITY – FACE MASKS REQUIRED — ZOOM LINKS WILL STILL BE AVAILABLE BY CONTACTING THE NSCA OFFICE.



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

**We would like to hear from you!**  
**Send your comments and suggestions to:**  
**[seashorenews@hotmail.com](mailto:seashorenews@hotmail.com)**

Special thanks to **Meg Wilson** for photographs of Garden Club and Women’s Club activities appearing in this issue.



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# NIGUEL SHORES

## Market Update

- AS OF MAY 2021 -

Highest Sales Price  
**\$13,750,000**

↑ 311.7%  
April 26, 2021

Average Sales Price  
**\$3,131,429**

↑ 58.8%  
Last 3 Months

Lowest Sales Price  
**\$1,275,000**

↑ 8.1%  
Last 3 Months

NEW HOMES

2

Last 30 Days

ACTIVE

2

Total

PENDING

0

90 Days

SOLD

14

90 Days



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- Sarah and Mitch



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By **CONNIE MCKIBBAN**

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## **\*2021 REAL ESTATE UPDATE FOR NIGUEL SHORES\***

**3** HOMES CURRENTLY FOR SALE  
PRICED FROM \$2,495,000 - \$4,650,000

**1** HOMES CURRENTLY IN ESCROW  
PRICED AT \$1,875,000

**22** HOMES SOLD IN 2021  
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*\*PER MULTIPLE LISTING SERVICE AS OF 5/20/2021 \**

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