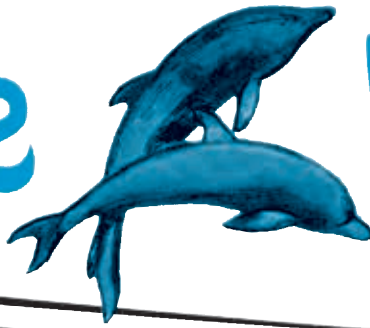


# Seashore News



September 2021 Published Monthly by Niguel Shores Community Association Issue 573

## September in the Shores

**Niguel Shores** is the perfect place to enjoy the last days of summer—and to look forward to what’s coming next!

Mark your calendars and read more inside about these September events:

Photos by Meg Wilson and Unsplash.com



- September M/W/F, 9:00 a.m. .... Water Aerobics/Dippy Dolphins
- September 1/8/15/22/29, 11:00 a.m..... Bridge Group
- September 5, 5:00 to 8:00 p.m..... Labor Day BBQ
- September 7/21, 8:00 a.m. .... Men’s Club Breakfast Meeting
- September 8, 2:00 p.m. .... Really Serious Discussion Group
- September 9, Noon to 2:00 p.m..... Women’s Club Luncheon Meeting
- September 9, 5:30 p.m. .... Tennis Happy Hour
- September 10, 2:00 to 5:00 p.m. .... Ice Cream at the Bluff
- September 16, 5:00 p.m. .... Women’s Club Happy Hour
- September 20, 11 a.m. .... Garden Club Meeting
- September 23, 1:00 to 3:00 p.m. .... Page Turners Discussion, Th. Groups
- September 27, 1:00 to 3:00 p.m. .... Page Turners Discussion, Mon. Group



## FROM THE HELM

### Strands Beach Revetment below Breakers Isle

On August 4, we held a community meeting to update the Association on what has happened since the Coastal Commission denied the permit (February 2020) for Orange County to rebuild the Strands Beach Revetment below Breakers Isle. Attorneys Fred Gaines and John MacDowell held the attention of some 30 or more residents as they explained to members the long history and the current situation regarding the revetment. Fred Gaines is special counsel to Niguel Shores specializing in Coastal Commission issues. John MacDowell, (of Fiore, Racobs and Powers) has represented NSCA for several decades.



Niguel Shores attorneys Fred Gaines and John MacDowell

### Background:

The Strands Beach Revetment is a line of boulders separating the beach from the slope below Breakers Isle. The beach is owned by the County of Orange and is part of

the OC Parks system. The revetment is mostly on County property and the County is responsible for maintenance and repair. Niguel Shores Community Association was named in a lawsuit in 2013 regarding the rock shore revetment at the base of Breakers Isle slope.

### But first let me back up to the very beginning:

- 1968/1969—Grading and infrastructure with a landslide stabilization system was constructed on what was to become Niguel Shores. The landslide stabilization system consisted of 1) Engineered buttress, 2) Sand drain, 3) Rock revetment.
- 1971—Developer of Niguel Shores conveys to the County beach with revetment, parking areas, beach access paths and land for what later became Salt Creek Beach Regional Park. Beach parcel was conveyed with revetment and agreement to maintain the revetment and slope improvements.

*continued on page 3*

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



- 1989—Following litigation related to 1983/1984 storm damage, County and Association entered into Agreement and Covenant (running with the land) obligating County to maintain the revetment.
- 2011/2012—County applies to reconstruct the revetment and Coastal Commission denies the permit. Per the Coastal Commission decision at that time, the revetment must be located as far landward as feasible and must be designed sufficiently high enough to avoid ocean surge. The design must also incorporate a public walkway to mitigate adverse impacts to public access.
- 2013—Niguel Shores Community Association was named in a lawsuit regarding the rock shore revetment at the base of Breakers Isle slope.
- 2020—County applies to reconstruct the revetment with the Coastal Commission required public walkway; Coastal Commission denies permit due primarily to loss of beach area from larger reconstructed revetment footprint.

**So here we are today:**

Orange County Parks has submitted for a permit to refurbish the revetment without a walkway as was approved in 1988. There is optimism that, as a repair and not taking any of the beach, it will be approved. It is expected that the Coastal Commission will agendize this item some time in the next four to six months.

**Below are some of the questions asked by homeowners at the meeting:**

***Is there anything we can do to protect the slope while this process is proceeding?***

We have all our slopes checked every other year by an independent geotech company. The resulting report would advise if there are any problems and what type of action is recommended.

***Are we in Niguel Shores protected from liability if a slope failure happens?***

We are diligent on maintaining all our slopes and pay close attention to the slope below Breakers Isle. There is no way to 100% guarantee we would be insulated but we are careful to do all we have control over to protect the association.

***Explain the settlement in 2015 and what was Niguel Shores financial exposure?***

The settlement required the County to rebuild the existing revetment with more and larger boulders. The settlement also required the revetment to include a public access walkway. As a condition of the settlement the County was required to obtain a coastal development permit to rebuild the revetment from the Coastal Commission. There was no direct out of pocket

cost to Niguel Shores, but our insurance paid \$1,000,000 which was to remain (and still is) in trust accounts until the Coastal Commission permit was approved. This amount was for the legal expenses of the Breakers Isle homeowners with the balance going to the County. At the time the estimated cost for the project was more than \$20,000,000.

**Below are additional questions and responses:**

***Will the County install stairs over the revetment for access to the beach?***

The County will not be adding anything other than what is already in place.

***If not, can NSCA?***

There is currently access to the beach in 3 locations from Breakers Isle and those will remain.

***Is there a plan to address the exposed utility piping that runs under the fence near the revetment?***

We are not aware of the utility piping, but if it is on the fence running along the Breaker's Isle walkway it may be irrigation or drainage lines. This belongs to the Association and we are not sure that we will be doing (or be allowed to do) anything with the piping at this time. We will ask the Association's geotechnical consultants to evaluate.

***Is the board aware of the current plan to be submitted to the Coastal Commission?***

Go to the Niguel Shores website and under "News from the Association" there is a tab, "Breakers Isle Revetment Homeowner Update." Under that, there are videos that explain the Orange County plan they are submitting to the Coastal Commission.

***Is the Board in support of the plan and if so, why?***

Yes, to repair the revetment.

***If not what objections does it have and why?***

In support.

***Have there been any significant changes in the plan that was proposed in February 2020 and that which the County intends on proposing in the near future?***

This proposal does not have a walkway to join the Strands Walk with the Salt Creek Walkway. It is a repair to the revetment.

***Has the Board evaluated the fiscal impact upon the community?***

There should be no impact as the County owns and maintains the revetment.

***Can we anticipate any special assessments associated with implementation of the plan should it be approved?***

Not that the Board is aware of at this time.

—Bob Russell

# GM REPORT

This month we are continuing our efforts to answer some Frequently Asked Questions (FAQs) presented by our residents.

## ***What time does the pool open/close?***

Community Center pool and spa hours are 6:45 a.m. to 9:30 p.m. daily.

## ***I'm having a party. How do my guests enter the community?***

If more than ten (10) non-resident guests are arriving on the same day, a guest list showing both first and last names of all guests (not just the drivers) must be delivered to the NSCA business office one (1) business day prior to the date of the party. You may email or drop the list off in the office. It helps if this list is in alphabetical order.

## ***Is there a place in Niguel Shores I can have a Celebration of Life?***

The Association permits the use of the Clubhouse and Beach Bluff for memorial services honoring residents upon Board approval. Any questions you may have can be answered quickly by Blayke Miller in the NSCA office.

## ***There is a dirt path behind my back yard at the top of the slope. Can I plant on it?***

No. This 18" to 24" area is called a berm and is supposed to remain a dirt walkway to allow landscape personnel access to maintain the irrigation, landscaping and drainage on the slope.

## ***Should I register my golf cart with Niguel Shores or can I get a barcode for my golf cart?***

Yes, you should register your golf cart with the NSCA office as this counts as a vehicle. You may obtain a vehicle barcode for a golf cart if it is registered with the Department of Motor Vehicles, otherwise you will be given an NSCA numbered sticker for your cart.

***More questions and answers to come next month!***

## **Tree Trimming**

Tree trimming throughout the community should begin in September and run through to completion in December. Although we receive view complaints throughout the year, the fall months are the time when our community trees are trimmed. Once the tree trimming is completed, the trees will not grow much during the winter months and then you can expect them to come back during the spring. The trimming of our trees will start over again with the same process next fall.

Since Niguel Shores has over 1,650 trees throughout the community, your patience is greatly appreciated during this process. In addition, as the workers are trimming, you may want to be aware of the locations and if there is a tree close to your driveway or where you park your car, please

move it to allow the trimming to progress. If there is a car in the way, the tree will be skipped and then the tree trimmers must come back and trim another day, causing delays. Thank you for your cooperation during this process.

## **Board Meetings**

General Session Board Meetings are now held in the Community Center Clubhouse and also via Zoom conferencing. If you are interested in joining the meeting via Zoom to listen or speak, please email Matt Northrop at [mnorthrop@niguelshores.org](mailto:mnorthrop@niguelshores.org) He will be happy to provide you with the link to login and enjoy the meeting.

## **Office Closure**

The management office will be closed **Monday, September 6** for the **Labor Day Holiday**. Also, there will be no construction allowed on this day.

Remember your entire management team is here to help you and answer all your questions. Email us at:

|               |  |
|---------------|--|
| Blayke Miller | <a href="mailto:bmiller@niguelshores.org">bmiller@niguelshores.org</a>     |
| Matt Northrop | <a href="mailto:mnorthrop@niguelshores.org">mnorthrop@niguelshores.org</a> |
| Karen Decker  | <a href="mailto:kdecker@niguelshores.org">kdecker@niguelshores.org</a>     |
| Marla Miller  | <a href="mailto:mmiller@niguelshores.org">mmiller@niguelshores.org</a>     |

**“Have a Wonderful Labor Day Holiday”—From the Niguel Shores Staff**

—Marla Miller

## **NIGUELSHORES.ORG**

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

- Updates from Niguel Shores Community Association
- Latest NSCA Board Actions and Meeting Information
- News on Community Events and Activities
- Pickleball and Tennis Hours and Information
- Homeowner Forms
- NSCA Rules and Regulations
- Payment of HOA Bill Online
- Guest/Gate Login through [DwellingLive.com](http://DwellingLive.com)
- Photos Galleries of Niguel Shores Events
- *Seashore News* Current and Past Issues (1973-present)
- Post a Web Comment
- Niguel Shores History
- City of Dana Point Link
- Dana Point Library Link
- Dana Hills High Link
- OC Register Link
- Dana Point Harbor Link
- Dana Point Police Services Information



**KEEP UP WITH YOUR COMMUNITY NEWS!**

# COMMITTEE REPORTS

## RECREATION COMMITTEE

The end of summer is near but the party never stops. Enjoy these upcoming events with family and friends. See you there!

### September Events:

**Labor Day BBQ—Sunday, September 5, 5:00 to 8:00 p.m.** Mark your calendars for our famous barbeque celebration. This is a free event in which we provide the hot coals and you bring whatever you would like to BBQ!



**Ice Cream at the Bluff—Friday, September 10, 2:00 to 5:00 p.m.** Come for an ice cream at the Bluff and enjoy one last hurrah before the summer is over. Pay the ice cream truck directly.

### October Events:

**Halloween Scavenger Hunt—Sunday, October 24, 3:00 to 5:00 p.m.** Have a ghouling good time in your best costume while walking throughout the neighborhood looking for various Halloween themed items. Meet in the Shores Community Park near the pool. Prizes and candy to follow after the hunt is over. Questions? Contact Chrissy Rausch at [chrissy@rauschpt.net](mailto:chrissy@rauschpt.net).

—Recreation Committee

## TRAFFIC AND SAFETY

**Walk Your Bike**—As a safety measure, everyone entering or leaving our community on an Electric Bicycle or even a regular bicycle, please—for safety's sake—walk your bike through the pedestrian gates. Simply stated,



bicycles don't weigh enough to be read by our gate control devices. Consequently, the gate arm could come down and collide with an inattentive cyclist.

**Coyotes**—There have been more coyote sightings this month than any other time I remember. One of these animals is described as being large and healthy looking. Another is relatively thin, possibly with a mild case of mange. Three more travel together and appear to be well-fed young adults with clean healthy-looking fur.

The coyotes are looking for a no-risk source of food left outside and unsecured. Other easy pickings are small animals allowed outside while their humans remain indoors. Another easy source of nourishment and attraction for a hungry coyote is dog poop. According to experts, hungry coyotes will explore dog skat looking for undigested morsels of food.

Hopefully, by monitoring our pets and their food, and picking up their excess and waste, we will ensure that our community is less attractive to predators and we enjoy healthier and safer neighborhoods.

**Lock it or lose it!**—So far this year we are doing a great job of locking our vehicles and ensuring that our all our garage and house doors are secured. The effect of this effort is a relative absence of "opportunist theft" that we could be vulnerable to.

**Heads Up about Dogs at Dana Strand Beach**—Animal Control Officers from the OC Sheriff's office have been giving out tickets to people with dogs on Dana Strand Beach. Much as we all love our dogs, remember that by code dogs are not allowed on Dana Strand Beach or the cement walking path along the sand. Signs are posted at the end of the ramp from our beach gate as well as at the beginning of the cement path.



—God Bless . . . Tim Murphy



# CLUBS

## WOMEN'S CLUB

The lovely summer in Niguel Shores was certainly filled with **gratitude** as we thoroughly enjoyed the glorious weather and beach life with friends and family.

Our Niguel Shores Women's Club took advantage of the summer sunshine as we toured the Wyland Gallery in Laguna Beach; toasted Happy Hour at the Bluff with club friends; and boarded the local trolleys to San Clemente for lunch at the pier and a walk through the lovely, historic downtown.

The Women's Club begins our 2021-2022 calendar this month with the first **Membership Luncheon on September 9 at Noon**. All ladies of Niguel Shoes are welcome to join our gregarious group promoting fun, friendship, and service to the community. Meetings are held on the second Thursday of each month in the beautifully redecorated Clubhouse. Social time begins at Noon, followed by a luncheon at 12:30, and a special program at 1:00.

Our speaker for this month is **Pam Roy**, a meaningful education advocate who will share her thought-provoking insights related to parenting, education in the 21st century, and career opportunities in our transforming economy. We look forward to her personable stories as a parent, market researcher, business owner, investor, and community leader. Pam is co-founder of *Straight Up Impact*, executive producer

of *Meaning in Madness Film Series*, and co-author of the book, *The Inspiring Wisdom of Viktor Frankl*. Watch for our email invitation coming on September 3 for more information about this meeting. Members, please feel free to invite a neighbor who may be interested in joining us. We look forward to lots of laughter, chats, and good times!

Members, please join us for our **September Happy Hour**—an opportunity to welcome fall and cheer together with friends on **September 16 at 5:00 p.m.**

For membership inquiries, please contact our Membership Chairs, **Jennifer Paige** [jennopaige@gmail.com](mailto:jennopaige@gmail.com) and/or **Judi Palladio** [twopals@yahoo.com](mailto:twopals@yahoo.com). You may also find a membership form online or in the office. **HAPPY FALL!**

—Terry Link



The graphic features a green and white diamond-patterned border. Inside, the text "Women's Club" is written in a green, outlined font, with "Happy Hour" below it in a yellow, cursive font. Below the text, there is an invitation: "Niguel Shores Women's Club members and significant others are invited to our Happy Hour on September 16 at 5:00 p.m. at the Bluff. Bring your favorite beverage and a snack or appetizer to share."

## MEN'S CLUB

On July 20, the Men's Club hosted **5th District Orange County Supervisor Lisa Bartlett**, who filled in the membership on topics including the county's pandemic response and the Dana Point Harbor revitalization.

According to Lisa, the county gave small businesses \$112 million to help weather the pandemic. We were the first county to start vaccinating those 65 years and older, and 70% of Orange County residents 18 years of age and older have been vaccinated. Supervisor Bartlett went on to tell us that the harbor revitalization will start within a couple of months. The initial project will be the groundbreaking of a new parking structure at the corner of Dana Point Harbor Drive and Golden Lantern. The \$330 million project will include new boat slips, dry boat storage, shops, restaurants, and hotels and will take between five and seven years to complete.

Thank you, Lisa, for speaking to our organization and answering so many of our questions!

We have two breakfast meetings scheduled for September. Our September 7 breakfast will feature **Dudley Gladding**, a World War II B-24 bomber pilot who flew 40 combat missions. On **September 21**, we'll host our own **CW**

**Gruenig**. CW will share about his father-in-law, Admiral Roy Davenport, who is the first individual and only sailor to be awarded five Navy Crosses, the United States military's second-highest decoration for valor.

The Men's Club will be hosting an **Oktoberfest** celebration on **Saturday, October 9 at 6 p.m.** Community residents are invited to attend. Tickets for food and entertainment are \$12, and may be purchased online at <https://niguelshoresmensclub.regfox.com/oktoberfest>.



For those not yet members of Men's Club, please join us in September for one of our meetings **as our guests**. Our meetings are held in the Clubhouse on the first and third Tuesday of the month at 8 a.m. You will be treated to breakfast, excellent conversation with members of our community, and an entertaining and informative speaker. Of course, we hope you decide to join our club. Annual dues are just \$25, and breakfasts are only \$5 each.

If you have any questions regarding the Men's Club, please get in touch with me at [john@johnyocca.com](mailto:john@johnyocca.com).

—John Yocca

# CLUBS

## GARDEN CLUB

### Celebrating 20 Years

Welcome back to the 2021-2022 Garden Club year, which starts up during the waning days of a glorious summer. It is hard to believe that September 22 marks the first day of fall.

Please note that the Garden Club meeting time has changed for the fall due to a time conflict. This coming spring, our club will continue to keep our meetings on Mondays, but the starting time is to be decided. If the time conflict can be resolved, we will once again start the meetings at 12:00 noon to 2:00 p.m. We will continue to keep our membership informed via email regarding guest speakers and upcoming events and activities.

Our **FIRST** meeting on **September 20** runs from 11:00 a.m. to 12:30 p.m. and features **Shannon Sparkhul** as our guest speaker. Shannon is a floral designer who has worked in this creative field for sixteen years, including as a top designer for Black Iris florists in Laguna Beach. She now has her own local design studio, **Lilys and Lace**.

Shannon will design three different arrangements and give a short tutorial on how to design your own creation with store-bought flowers. There will be a raffle to win one of her arrangements: \$1 for one ticket, and \$5 for six tickets.

Sign-up sheets will be available for our upcoming events, including the March Plant Sale, which is our main fund raiser.

*"If you look the right way, you can see that the whole world is a garden."*

—Frances Hodgson

We encourage our members to sign up to help with events. Donations are welcome towards the **Penny Pines** project.

For health reasons regarding COVID, packaged drinks and light snacks will be served at meetings. Please feel free to bring a sandwich or brown bag lunch if you wish.

Following the successful Monarch Butterfly Garden Club plantings in Niguel Shores earlier in the year, it is exciting to see that Dana Point City's first **Monarch Butterfly Habitat** has been established in **Sea Terrace Park**. We have been encouraged to buy the two native California Milkweed varieties available in nurseries, rather than the ubiquitous tropical Milkweed plants. After a 98% decline in the Monarch Butterfly population over twenty years, it has been a joy to see more Monarchs fluttering by this summer. Hopefully we can guide "Monarchs back to their throne" in this concerted conservation effort as more residents are embracing an increased awareness of the plight of these lovely butterflies.



*"There are always flowers for those who want to see them."*

—Henri Matisse

—Ann Strauss

## ACTIVITIES

### BRIDGE

Our club is looking forward to some really great Bridge games in the future. If you like Bridge and are interested in playing with our group, stop by the Clubhouse on Wednesdays at 11:00 a.m. and sign up. We play from 11 a.m. to 2 p.m.—four rounds of five games each.

If you feel you need some "practice play," please call **Bob French** at (949) 312-2566 and he will schedule a warm-up game. We look forward to greeting new players and welcoming back old members.

#### Our recent winners:

|                   |                  |                 |                             |
|-------------------|------------------|-----------------|-----------------------------|
| <b>June 16:</b>   | 1) Jane Olson    | 2) Betty French | 3) George Hartmann          |
| <b>June 23:</b>   | 1) Jane Olson    | 2) Maria Girard | 3) Rita Lapple              |
| <b>June 30:</b>   | 1) Hansa Sehgal  | 2) Jane Olson   | 3) Betty French, Trudy Buck |
| <b>July 7:</b>    | 1) Jane Olson    | 2) Hansa Sehgal | 3) Ceacy Johns              |
| <b>July 14:</b>   | 1) Bill Imbriale | 2) Jim Pinola   | 3) Betty French             |
| <b>July 21:</b>   | 1) Jane Olson    | 2) Shieda Rad   | 3) Betty French             |
| <b>July 28:</b>   | 1) Hansa Sehgal  | 2) Rita Lappel  | 3) Frank Lappel             |
| <b>August 4:</b>  | 1) Betty French  | 2) Freyd Rad    | 3) Bill Imbriale            |
| <b>August 11:</b> | 1) Bill Imbriale | 2) Jane Olson   | 3) Rita Lapple              |

Bridge Club meetings this month will be **September 1, 8, 15, 22, 29**. Good luck with your cards!

—Mike Oliva

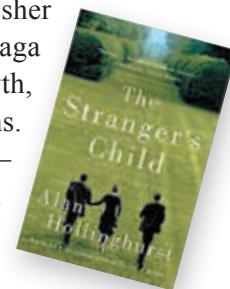


### PAGE TURNERS

September finds the three **Page Turners** groups returning to their monthly schedule to read the books chosen by the members last spring. This month's book, *The Stranger's Child* by Booker Prize winning author Alan Hollinghurst, is described by its publisher as "... a magnificent, century-spanning saga about a love triangle that spawns a myth, and a family mystery, across generations. Rich with Hollinghurst's signature gifts—haunting sensuality, delicious wit and exquisite lyricism—*The Stranger's Child* is a tour de force: a masterly novel about the lingering power of desire, how the heart creates its own history, and how legends are made."

Page Turner groups meet on the fourth Monday (morning group) and the fourth Thursday (two afternoon groups) of the month. For information on the Thursday groups contact **Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net). For the Monday group contact me, **Frances**, at [foimec@cox.net](mailto:foimec@cox.net).

—Frances Ozimec



# ACTIVITIES

## LIBRARY

### SEPTEMBER EVENTS AT THE DANA POINT LIBRARY

#### Adult Coloring Club

Mondays at 10:30 a.m.  
inside the library.  
Supplies and coloring  
sheets provided.

#### Children's Outdoor

##### Story Time

Thursdays at 11:15 a.m.  
outdoors behind the library.  
Bring a blanket for seating.

#### Gentle Reads Optimistic/ Uplifting Group

Thursday, 9/9 at 10:30 a.m.  
*Hamnet* by  
Maggie O'Farrell\*

#### Mixed Minds Teen

##### Book Group

Tuesday, 9/14 at 4:00 p.m.  
*VIII* by H.M. Castor/  
*The False Prince* by  
Jennifer Nielsen\*

#### Young Readers Book Club

Wednesday 9/22 at 3:00 p.m.  
*I'm On It!* by  
Andrea Tsurimi\*

#### Seaside Bestselling/Popu- lar Book Group

Monday, 9/27 at 10:30 a.m.  
*Crazy Rich Asians* by  
Kevin Kwan\*

\*Meet in the library's program room. Books available at the Service Desk.

—Dan DeNeve

## REALLY SERIOUS

### The Really Serious Book Review Discussion Group

is ready to end its pandemic isolation! We will meet outdoors on **Wednesday, September 8, 2:00 p.m.** on the **Clubhouse Patio** and discuss our future. Old members, young members, and never-were-members are welcome to attend.

—Norton Schwartz



## TENNIS

### Happy Hour

Come join us for the monthly **Tennis Happy Hour** on **September 9 at 5:30 p.m.** near the fireplace outside the Community Center Clubhouse. Bring a spouse or guest along with your own beverage and an appetizer to share. We will continue to meet for Happy Hour at this same time on the second Thursday of each month.

We had a great Happy Hour turnout in August. Many players made new player connections for both partners and opponents, while others just enjoyed the food and great conversation!

### Tennis Reservations

Now that COVID is not keeping everyone as isolated, walking onto a court to play can be much more challenging, especially for morning hours. Be sure to check our **Niguel Shores Website** to reserve a court at [niguelshores.org/tennis](http://niguelshores.org/tennis). Reservations can be made up to seven days in advance.

### Email List

If you are not currently on the **Tennis Email List**, please contact **Jenny Rose** at [4oceanbreeze@gmail.com](mailto:4oceanbreeze@gmail.com) so you can be added. Your contact info won't be shared unless you elect to appear on the Player Match List of those looking for partners and/or opponents.

### Olympics and Beyond

At **Olympics 2021** in Tokyo, Belinda Bencic won the Women's Gold in Singles and Alexander Zverev took the Men's Gold in Singles. Two of the world's top tennis players, Novack Djokovic and Naomi Osaka, both went home empty-handed without a single medal.

The ongoing **US Tennis Open** continues through September 12, and we may see even more upsets by then.

—Jennifer Rose



## PICKLEBALL HOURS AND PROCEDURES

Courts are **OPEN** Monday through Saturday, 8 a.m. to 7 p.m. and Sunday, 11 a.m. to 3 p.m.

Courts are **CLOSED** the second and fourth Thursday of each month until 2 p.m. for cleaning.



### DROP-IN PLAY

- Monday/Wednesday/Friday/Saturday—9 to 11 a.m.
- Wednesday—4 to 7 p.m.
- Sunday—11 a.m. to 1 p.m.

### The Paddle Wheel Process

The wheel is used during Drop-In Play as follows:

- Next 4 paddles go out to play when a court opens.
- Arriving player puts his/her paddle at the end.

### ORGANIZED PLAY

- Monday/Tuesday/Wednesday/Thursday/Friday/Saturday—8 to 9 a.m.
- Monday/Friday/Saturday—11 a.m. to 7 p.m.
- Tuesday/Thursday—8 a.m. to 7 p.m.
- Wednesday—11 a.m. to 4 p.m.
- Sunday—1 to 3 p.m.

### The Paddle Wheel

The wheel is NOT used during Organized Play. If four random people come to play, they can form their own group and join the Organized Play Process below.

### The Organized Play Process

- An arranged group of players take a court.
- If a court(s) is available, the group(s) can continue to play.
- If all the courts are occupied and a group is waiting, the first

team to finish steps aside and the first group waiting takes that court. This process continues so long as there are groups waiting.

### REMINDER

- During Organized Play, please be courteous and rotate courts if others are waiting.
- Guests must be accompanied by a resident per the Niguel Shores rules.
- Court shoes required.



# SPOTLIGHT: BACK TO SCHOOL

It's "back to school" for all the kids and school personnel who have been away from in-person instruction for over a year. Students in Capistrano School District returned to class August 17, while private schools and other school districts have opened up as well.

*Seashore News* asked two Niguel Shores residents who are longtime educators, **Denise** and **John Selbe**, how they managed during the past year of school closures with hybrid forms of school/home instruction—and how they are approaching "back to school" now that classroom doors and campus activities are opening again.

**Denise** is a School Counselor. She holds a Bachelor's Degree in Child Development, a Master's in Counseling, and a Doctorate in Educational Leadership. Her background includes teaching, coaching, counseling, serving as Principal at middle and high school levels, and acting as Assistant Superintendent for Human Resources with Anaheim Union School District.

**John** holds a Bachelor's in Kinesiology and a Master's in Special Education. He has retired from a long career teaching special education and physical education as well as serving as an Athletic Director in Anaheim Union School District. He currently coaches football and girls' basketball at Laguna Beach High School.

**During the COVID school closure, what strategies did you use to reach students?**

**Denise:** Our district schools remained closed to ALL in-person instruction from March 2020 through August 2021. It was challenging to identify students' social-emotional needs with so few eyes on them during virtual instruction. Teachers and other adults on campus are instrumental in identifying students who need support. Junior high school students don't often initiate a request for support. It typically comes from an adult who notices something. During the COVID closure, our counseling staff developed tools to check in with kids regularly to gauge their emotional well-being. We used rating scales and prioritized our efforts in reaching out individually to students. I routinely held fifteen to twenty individual student meetings a week via Zoom to counsel students.

**John:** We continued to practice when it was permitted. Athletes and coaches followed district protocol on social distancing, masks, sanitization, etc.

**What kind of challenges did this present?**

**Denise:** A big challenge for educators, especially teachers, was trying to meet the varying needs of students. We had parents express concern that too much was expected of their child academically, but had an equal number of parents disappointed the instruction wasn't rigorous enough and their students were bored. This was challenging for teachers.

**John:** Coaches had to be creative on how to develop individual drills and team drills that would improve performance while at the same time meet the social-distancing and sanitization protocols.

**How do you think students handled the closure?**

**Denise:** Many students were resilient, but there were also a lot of students who really struggled with the social

isolation. Academically, there was definitely a decline, as educators were acutely tuned into students' social-emotional needs.

**John:** Our athletes were incredible. They demonstrated a willingness to practice knowing there was no guarantee they would ever play a game. The kids were selfless and hard-working. As coaches, we remained hopeful they would get a chance to demonstrate the results of their hard work in competitive games.

**Any comments on the positive or negative sides of the closure—on you and the kids?**

**Denise and John:** As much as kids will complain about school, we think the closure resulted in many of them realizing how much they enjoy the social interactions that come with their school experience. Most students missed it terribly.

**What plans has your school made to reopen with in-person instruction?**

**Denise:** The Anaheim Union High Schools started with full in-person instruction. At Lexington JHS, the opening of school was very smooth. Lexington serves approximately 1,300 seventh and eighth graders. The current eighth graders had never been to the campus as students, so it was unique in that all our students, both seventh AND eighth graders, were starting their first day together. The kids were great. Currently, they are required to wear masks indoors, but can take them off when they are outside.

**John:** Laguna Beach football played their first scrimmage and opened their season officially on Friday, August 20 against Costa Mesa. Athletes and parents are very excited about the upcoming season.

**Will resuming school this year look different than in other years?**

**Denise:** Schools have asked their teachers to be mindful of students' absence from the physical school setting and to ease into the rigor of the typical academic program. Interestingly, some students are responding well to this approach while others seem ready and eager to jump into their academic program. The challenges educators have always faced addressing the needs of individual learners seems greater during the return to school after the school closures this past year and a half.

**Since your work in education was in the Anaheim and Cypress areas, what brought you to Niguel Shores?**

**Denise and John:** We moved to Niguel Shores a little over five years ago after residing fifty years in Cypress, where we both grew up and where we raised our sons. We learned of Niguel Shores when visiting Joan Ingle, who was a Counselor at Sycamore Junior High when Denise was the Principal. We became friends and our family would often visit Joan (who, years ago, adopted our sons as her grandsons) at her home on Dosinia. We fell in love with the neighborhood and dreamed of living here—and our dream came true!"

*The Seashore News* thanks Denise and John for sharing some of their thoughts on going back to school after a most unusual time away. We wish our all students and educators a productive school year for 2021-2022.

—Sandy Homicz



## MEET YOUR NEIGHBORS—THE WALL FAMILY

Last November, **Dot** and **Gary Wall** moved to Niguel Shores, by way of Monarch Beach, from Nebraska, where they were both raised in the small town of Holdrege. They met while attending the University of Nebraska at Kearney. Dot majored in Consumer Science and Gary in Business. They married shortly after graduation and set out on what was to be an extended backpacking trip throughout Europe. The newlyweds visited Spain, France, Norway, Scotland and England. They obtained work permits and planned on staying a few months in England, where Dot's family is from. However, Dot's Dad became seriously ill in Nebraska so they returned to the States.

Upon returning, Dot and Gary both began careers in real estate. Gary obtained his Real Estate Broker's license and Insurance License. Dot also became a licensed Real Estate Broker. They worked together for a local real estate firm and eventually bought the business, which they owned and operated for 38 years.

The Walls have three children—**Spencer**, now 40, **Creighton**, 39, and **Natalie**, 36. Spencer, his wife **Ryan**, and their three children reside in Laguna Beach. Creighton lives in Niguel Shores with Gary and Dot. Natalie lives in Colorado Springs with her husband **Jed** and their three children.

**Spencer**, the Wall's oldest son, is also a realtor. He moved to California several years ago and, in fact, spent a couple of years living in Niguel Shores. Their daughter **Natalie** and her family moved to Colorado Springs following in Dot and Gary's footsteps, opening up their own real estate firm. Eventually, **Creighton** came to California to stay with Spencer and Ryan and their children.

Gary and Dot had spent more than three decades building their real estate business in Nebraska, and although Dot still enjoyed it, Gary felt the need to cut back. They

sold their company to another family member and began to think about what would come next—and if relocation might be their next step. They considered joining their daughter and her family in Colorado Springs, and actually spent some time there volunteering at Glen Eyrie Castle and Retreat Center. However, after visiting their sons Spencer and Creighton here in Dana Point, they decided to give California a try. They sold their family home and almost all their belongings, rented a small U-Haul trailer, and made the trip from Nebraska to California.

The Walls rented for a time and then purchased a home in Monarch Beach. However, Spencer encouraged them to take a look at Niguel Shores. Fortunately, they didn't have to look too long before finding their current home. Admittedly, they experienced cold feet before finalizing the deal because the Niguel Shores house was a fraction of the size of the home they had sold in Holdrege and, as we all know, a lot more expensive. Even so, Spencer convinced them that they were buying a lifestyle not just square footage.

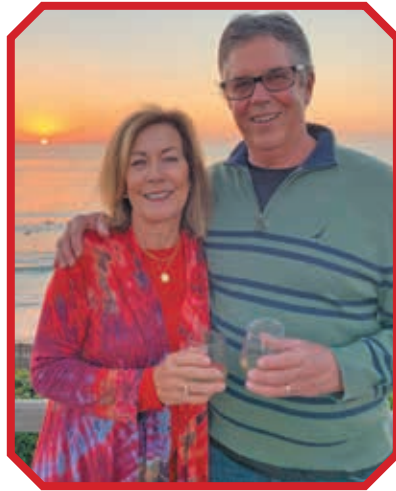
Dot and Gary said that initially the move to California was for their son Creighton, who has special needs. The resources here are so far superior to what they had experienced back home.

With the welcoming attitude and acceptance here in our community, they knew they had made the right move for their son.

As it turns out, Gary and Dot soon discovered that this is "paradise" for them as well. They love the beauty of the community, the welcoming residents, and all the wonderful amenities. Dot joined the Niguel Shores Women's Club, loves walking, yoga, playing Canasta with friends from Monarch Beach, and socializing at all the Niguel Shores events. Gary loves biking and

recently joined his many neighbors on the Niguel Shores Pickleball courts. The Walls still maintain a wonderful cabin on Lake Jeffrey in Nebraska where the entire family gathers annually—but Gary, Dot and Creighton feel they are "living the dream" right here in Niguel Shores.

—Patti Staudenbaur





# MEET YOUR NEIGHBOR—CREIGHTON WALL

Not long after Dot and Gary's second child, **Creighton**, was born, Dot became concerned because he was not feeding well and was losing weight. However, in the very small town of Holdrege, Nebraska, medical resources were somewhat limited. It took two months before Dot and Gary's doctor called them, on a Sunday, and wanted to come and talk. It was then they learned that Creighton had Down syndrome.

Those early days were full of questions, and the Walls were unsure what the future would hold for their son. However, the whole family welcomed Creighton and sought out every resource available. As you will read, their love, hard work and resourcefulness paid off.

Talking with Creighton, we found he is a wealth of information and certainly has a zest for life. He also readily shares, "I have Down syndrome—that's my disability."

Dot shared that Creighton can do everything. He water skis and snow skis, rides his bike everywhere, works three days a week at Trader Joe's in Crystal Cove, and has done

so for the last five years. Creighton takes the ACCESS bus at 10:30 a.m. on Tuesday, Wednesday and Thursday so that he can arrive in plenty of time for his job, which starts at 1:00 p.m. He says, "I'm very organized and I like to be punctual." He admits that he likes to talk a lot so working in retail seems to be tailor-made for him.

Not only does Creighton have a steady job, but he also takes pride in teaching a coloring class on Zoom through Coastline Community College. In addition, he participates in a Zoom drama therapy class. Creighton loves the Niguel Shores pool and swims every day. He's also a regular with the Dippy Dolphins. He likes water aerobics and the way Cynthia organizes the class, AND he gets his steps in with his Apple watch. Since he likes to keep fit, he does Pilates and yoga and goes to 24 Hour Fitness too. Creighton also is a regular at the movies and the library.

When living in Nebraska, Creighton would say, "I love my life." Now that he resides here in Niguel Shores, he says, "I'm living the dream." Words of wisdom and positivity!

Dot and Gary shared some humorous episodes in raising Creighton. With so much energy, he was a bit unpredictable.

Letting him go upstairs in church to join the choir one Sunday, they were surprised when the organ was silenced by "someone" who unplugged it! Being rather mischievous at a young age, he sprayed a neighbor's white car black because their last name was Black. According to Dot, Creighton claims he has the blood of a cheerleader and that's why he has so much energy. She says, "Creighton is a slice of difference."

He celebrated his thirty-ninth birthday on August 11 with one party given by Dippy Dolphins, and another with family and friends. Since Creighton and his family are involved with the Down Syndrome Association of Orange County (DSAOC), his friends come from all around the county. Creighton often uses FaceTime to communicate with them, and especially with his girlfriend, Jamie Francis. Cheers to you, Creighton, and Happy Birthday from all your neighbors in Niguel Shores!

—Kathy Newport and Michelle Ralph



**Down Syndrome Association of Orange County (DSAOC)** provides families with a wealth of helpful information, health and educational resources, and social involvement opportunities. The following comes from their website at [dsaoc.org/index.html](https://dsaoc.org/index.html)

Down syndrome is the most common chromosomal variation in humans. It occurs in approximately 1 in every 733 live births. There are between 350,000 to 400,000 people with Down syndrome in the United States. It is not related to race, nationality, religion, or socio-economic status.

People with Down syndrome are more like their typically-developing peers than they are different. They show great diversity in terms of personality, intelligence, appearance, humor, learning styles, compassion, compliance and attitude. They will have a full range of emotions and attitudes, are creative and imaginative in play, and grow up to live independent lives with varying degrees of support and accommodations.

Individuals with Down syndrome will establish friendships, pursue interests, and benefit from the same care, attention, and inclusion in community life that is common to all people.





# PEW PARADE

## "FEAR FREE" VISIT TO THE VET



Niguel Shores resident Dr. Susan Davis practices and teaches at Western University of Health Sciences School of Veterinary Medicine.

The next time you see your veterinarian, ask about “Fear Free” veterinary medicine. Founded in 2016 by Dr. Marty Becker of North Idaho Animal Hospital, **Fear Free** is a program that trains veterinary professionals to reduce fear, anxiety and stress in the animals they treat.

Motivated by his compassion and deep love for all animals, Dr. Becker’s goal is to alter how the entire ecosystem of animals are treated by veterinarians. He first applied his program to dogs, cats and other companion animals and is now creating a Fear Free program for horses too.

**The Fear Free program certifies** veterinary professionals, veterinary practices, pet professionals (trainers, pet sitters), pet owners, and animal shelters. For certification, a professional must complete a rigorous online program with eight modules.

The first step in the Fear Free program is to identify the “FAS Response” (fear-anxiety-stress) in a pet. You may recognize this response in your own pet if you see the following:

- Fight**—aggressive behavior
- Flight**—running away, hiding, ears held back, tail tucked
- Freeze**—becoming unresponsive
- Fidget**—can’t stop moving

**There are different levels of FAS.** Pets on level 1 are quickly able to relax when undergoing a veterinary examination or treatment. Those on levels 2 and 3 take longer to relax but will eventually do so. Level 4 and 5 pets need immediate intervention. Anxious pets can reach Level 4 or 5 very quickly, and their stress level can take longer to resolve.

**Dr. Becker’s Fear Free program emphasizes the pet’s physical and emotional well-being.** It teaches veterinary professionals to speak quietly, use a gentle touch, move slowly, and adjust their approach whenever an examination is causing avoidable FAS. Vets often send home medication prior to the visit for pets who are expected to be especially fearful or anxious. This medication can make a huge difference in the pet’s FAS response.

**One stress-reducing technique taught by Fear Free is the “Touch Gradient,”** which requires the veterinary professional to initiate and maintain continual contact with the patient. This allows the pet to be controlled gently. A second stress-reducing strategy is the “Considerate Approach” by which the veterinary professional learns

ways to interact considerably with the animal, office staff and pet owner.

**Fear Free emphasizes the use of treats** to reduce stress for pets. Pet owners are advised that their pets be brought to the clinic when hungry so that they will be most distracted by the treats that are provided during treatment. Also, specific types of treats are suggested, which you might be surprised to consider. Instead of boring dog biscuits, the treat given to dogs as stress-reducing rewards might be peanut butter or cheese whiz. For cats, it might be shrimp.

**Creating a controlled, stress-free veterinary environment** is a critical component of the Fear Free program. Fear Free recommends that the pet stay for the entire visit in the same exam room. Soothing music or white noise machines are utilized to drown out frightening background noise. In addition, special cleaning procedures and products are used to eliminate odors emitted by fearful pets and to replace them with odors that calm the pets and reduce their anxiety.

**These strategies and techniques can make a pet’s visit to the clinic a happier one** for both the pet and pet owner. Fear Free veterinary medicine’s time is here, and I expect that its treatment approach will be adopted by most veterinary practices in the years to come.

—Susan Davis, DVM

## ACCOLADES

### An Evening of Appreciation

Once a year the Niguel Shores Community Association and the Board of Directors honor NSCA volunteers at a festive **Evening of Appreciation**. Invitations for this year’s event went out in August to approximately 100 Shores residents serving on NSCA committees and those volunteering for NSCA Board and Committee sponsored events. The help of many hands makes our community one of the best (actually, THE best) in the area. A hearty “Thank You” goes out to these special residents for the hours they give to Niguel Shores.



## Wellness... I Come To You Upon Bended Knee

For the last eleven years, I've had an issue with my left knee. It hurt. Too much. And too often. The trouble started with the symptoms of a meniscus tear. As a life-long runner, I ignored the problem, of course. That's what runners do best. Ignore pain until it's so bad those around you can't tell if you're in pain or you're in need of an emergency exorcism.

Well, that might be an exaggeration, but it does express the severity of the pain at times and how far one can remain in denial. Anyway, ten years ago I had the meniscus surgery—and the outcome was fabulous! All the weird pain associated with that chronic problem was alleviated. Wonderful!

But then the doctor explained that they also performed a lot of chondroplasty, which is a fancy word for scraping out arthritic deterioration in my knee joint. Great. No surprise, though, as both my folks gifted me with the joys of arthritis in my DNA. Sigh.

Anyway, the orthopedist told me back in 2011 (feels like yesterday) not to run on this baby or I could create problems. So, I didn't. Except for once a year in San Francisco at Bay to Breakers, a crazy 12K (approximately 7.5 miles) with a history requiring more space than is available here to describe. If you're familiar with the race, you know what I'm talking about. After the race, a little ice to the knee and a nap followed by some Chinese food at my favorite spot on Kearny, House of Nanking, always did the trick and I was fine.

But then, in 2019, after much celebrating at two weddings for the same child, one in Delhi, India and the other in Dana Point, I started to really notice my knee. The weddings were party central and this Mother of the Bride

spent a LOT of time dancing into the night, in heels too. I will always be suspicious of this as a causative factor for my sudden increased knee pain. Regardless, at the time I had really bad insurance, but was only a month away from Medicare, so I waited to see my orthoped until then.

The long and the short of it is that within eighteen months of that post-wedding partying, I was discussing a knee replacement. A total knee replacement (TKR). What had become of me? I was turning into my parents! My mom had two TKRs and my dad had one. Mom is still with us at 91 and those twenty-seven-year-old TKRs are still rockin' my mama!

Knowing that, I decided to forgo the arthroscopic approach as I figured it wouldn't last that long and then what? Another surgery? The orthopedist and I discussed the TKR and, upon seeing my bone-on-bone, arthritis-riddled X-ray, I made the decision. I went under the knife on March 16 of this year. Now, five months later, I can finally say that I am so very glad I did it!

Total knee replacement is not an easy surgery or recovery, but with patience, persistence, physical therapy, and pain meds, it can be handled well. Now, I'm not taking anything for pain and haven't for quite some time. My knee looks a little weird to me, but it's getting better every day. Besides, I don't have any more pain waking me up five times a night, or when walking downhill, or climbing stairs. I'm even looking forward to skiing this coming season after a long absence!

I'm telling my story in case you find yourself deciding to go for a knee replacement or not, I'm happy to talk about it with you if you want. It helps to have some people in your corner, right? And it really helps that I can now actually bend my formerly troubled knee without pain. Wonderful!



To Your Health! Sharon Stewart RN, Health Coach, [Sharon@SharonStewartRN.com](mailto:Sharon@SharonStewartRN.com)



### DANA POINT THIS MONTH

#### REGISTER NOW FOR DP FALL RECREATION CLASSES

Dana Point Community Center  
34052 Del Obispo Street  
Registration required at [danapoint.org/recreation](http://danapoint.org/recreation) or call DP Recreation at (949) 248-3536  
Classes for all interests, including Active Lifestyle Aerobics (free)

#### OCEAN INSTITUTE MARITIME FESTIVAL

September 10, 11, 12  
Ocean Institute  
24200 Dana Point Harbor Drive  
Cannon battles, drinks and food, music, educational demonstrations, pirates, sailors, mermaid encounters, ship tours, craft vendors  
For information see [oceaninstitute.org/maritime-festival/](http://oceaninstitute.org/maritime-festival/)

#### PACIFIC SYMPHONY ON THE GO

September 15 at 7 p.m.  
Free Concert at Sea Terrace Park  
33501 Niguel Road

#### SOROPTIMIST INTERNATIONAL CRAFT FAIR

Saturday, September 18  
10 a.m. to 4 p.m.  
DP Community Center  
34052 Del Obispo Street

# NIGUEL SHORES MID-YEAR FINANCIAL UPDATE

AS OF JUNE 30, 2021

The **Niguel Shores Finance Committee** is comprised of volunteer homeowners that meet on a monthly basis to review, monitor and make recommendations on financial issues such as budgets, expenses, investments and reserves. The current members of the Finance Committee are: Chair Rick Palmer, Martin Detric, Jim Eckstaedt, David Goldberg and Sue Kichline. The Niguel Shores General Manager, CFO, and Robin Rangel from Mission Financial (who perform accounting services for the Association) attend the Finance Committee meetings. The Committee annually provides owners a mid-year update on the financial results to date including comments on expected year-end variances from budget and ongoing projects. This update includes revenue earned and expenses incurred compared to budget thru June 30, 2021.

This year has been a challenge due to the Coronavirus restrictions impacting both businesses and individuals. Although we have experienced a reduction in some expenses due to State mandated safety measures, we will likely continue to incur unexpected costs such as required cleansers for the patio furniture and other areas. Based on information we have at this time we do not expect the overall impact to be material. Currently, our quarterly dues delinquency rate has remained low and the Association's reserves for replacing infrastructure items and other fixed assets in the future remain well funded. For the first six months of 2021, revenue has exceeded expenses by \$99,212. As discussed below, much of this is due to timing, however we do expect to be at or slightly ahead of budget by year-end.

The Finance Committee welcomes questions and feedback on this mid-year update and invites you to submit comments/questions to the attention of the Finance Committee Chair at [mmiller@niguelshores.org](mailto:mmiller@niguelshores.org).

## NIGUEL SHORES INVESTMENTS

The Niguel Shores investments are reviewed regularly at the Finance Committee meetings. Comerica Securities, Inc. assists in identifying appropriate investments to protect principal while maximizing returns. The Finance Committee uses this input and projected future cash needs to make investment recommendations. NSCA's Investment Policy requires that funds be invested in instruments that are either obligations of or guaranteed by the US Government, such as Federal Deposit

Insurance Corp (FDIC) backed bank accounts, money market funds and certificates of deposit.

Based on results through June 30 and projections for the balance of the year, it is anticipated that full year 2021 interest income from investments will be about \$3,000 in the operating budget. The interest earned on the Reserve investments remains in the Reserve account and is not included in the operating budget. Reserve funds are kept separate from day-to-day operating funds and used for replacing worn out items, such as pool furniture and capital expenditures such as street resurfacing. The current investment portfolio of \$5,533,111 includes \$1,657,111 in checking and money market accounts for short term expenditures.

## REVENUE UPDATE

|             |                            |                                  |
|-------------|----------------------------|----------------------------------|
| 2021 Budget | Earned as of June 30, 2021 | \$ Remaining anticipated revenue |
| \$3,661,195 | \$1,824,918                | \$1,836,277                      |

Revenue is primarily made up of quarterly homeowner fees, which is 96% of total income through June 30, 2021. The balance of revenue includes bank interest income, newsletter commercial ads, document response (ownership transfer) fees, architecture fees, gate access fees and other miscellaneous income.

Thus far in 2021, revenue has been slightly under budget. The pandemic has created issues we could not have anticipated such as cancellations of amenity reservations and fewer fees. Interest rates are now at historic lows. As certificate of deposits mature and we look to re-invest available cash, our returns will continue to be dramatically less than we have historically enjoyed.

For the balance of 2021, it is expected that revenue will be close to budget.

## MAINTENANCE BUDGET UPDATE

|             |                           |              |
|-------------|---------------------------|--------------|
| 2021 Budget | Spent as of June 30, 2021 | \$ Remaining |
| \$636,148   | \$280,109                 | \$356,039    |

The maintenance staff currently consists of the Facility Manager, three full-time employees.

The Maintenance financial results are reviewed and monitored on a monthly basis to ensure the needs of the community are met and that costs for repairs are reasonable and within budget guidelines. As the community ages



and the amenities and infrastructures are subject to increased usage, the Maintenance Committee and our maintenance staff are always faced with new and unique challenges.

The actual expenditures for the first six months of this year are currently \$38,325 under budget primarily due to recreation and janitorial supplies, water, electricity, outside contracts, concrete repairs and salaries being less than budget. Sign maintenance and maintenance supplies and repairs slightly exceeded budget during the first six months of 2021. It is expected that we will end the year at or below the planned budget (although we always face the possibility of unplanned expenditures).

#### LANDSCAPE BUDGET UPDATE

| 2021 Budget | Spent as of June 30, 2021 | \$ Remaining |
|-------------|---------------------------|--------------|
| \$1,184,597 | \$593,744                 | \$590,853    |

The primary expense in the Landscape Budget is the Harvest Landscape Maintenance contract. This contract went out for bid in 2019 and Harvest was awarded the contract. The contract was renewed for 4 years. This contract covers landscape maintenance, including but not limited to mowing, edging, cleaning, weeding, drains, color changes, tree trimming and various other duties.

Water is another large cost in the overall landscape budget. Water is slightly under budget for the first six months of 2021 although the high usage summer months are upcoming in the second half of the year.

The Landscape Budget also includes other expenses such as pest control, irrigation repairs, tree removal and/or replacement, routine planting and slope maintenance.

The budget is managed by the General Manager with feedback and updates provided by the Landscape Committee. The Committee representatives review their specific area and report any items of concern. The Landscape Budget is slightly over budget for 2021 but it is anticipated to be close to budget by the end of the year.

#### TRAFFIC AND SAFETY BUDGET UPDATE

| 2021 Budget | Spent as of June 30, 2021 | \$ Remaining |
|-------------|---------------------------|--------------|
| \$458,249   | \$ 219,294                | \$238,955    |

Patrol service accounts for over 91% of the Traffic and Safety Budget, with spending for fobs, decals, surveillance equipment and access control software accounting for most of the remainder. Thus far in 2021, expenses are tracking slightly below budget and full year results are anticipated to be at or close to budget.

#### GENERAL AND ADMINISTRATIVE BUDGET UPDATE

| 2021 Budget | Spent as of June 30, 2021 | \$ Remaining |
|-------------|---------------------------|--------------|
| \$1,382,211 | \$632,560                 | \$749,651    |

General and Administrative (G&A) expenses include payroll and employee benefits for the staff as well as legal expenses, insurance, taxes, printing, postage, computers and other services required to manage the Association.

Currently, the actual expenses are running slightly under the budgeted amount primarily due to taxes, insurance, regular legal, contingency and salary expenses. Legal expenses incurred from actions related to the revetment of the Breakers Isle slope is currently offset by deferred revenue which was collected in the year 2014. The deferred revenue account has a remaining balance of \$72,779.

#### NIGUEL SHORES RESERVE STUDY UPDATE

A detailed review of the Association's reserves is required every three years by an independent contracted consultant. The independent consultant specializes in performing reserve analysis and provides recommendations. The last detailed independent study on site was completed for 2019. In 2020, that study was updated for 2021 by a review prepared by the independent consultant. The Niguel Shores General Manager, Facility Manager and representatives of the Finance Committee also provide input to the consultant during the analysis. The final report will be distributed to Association Members in the fall.

The purpose of the reserve analysis is to identify the assets in the common areas of Niguel Shores and determine when they will need to be repaired or replaced. Since the cost to repair or replace these assets may be expensive, the reserve analysis identifies and determines the cost to repair or replace and determines a financial plan to accumulate the needed funds.

A partial list of assets identified in the reserve analysis is: street resurfacing, fencing, lighting/electrical, pool/spa, tennis courts, club house (interior and exterior), irrigation, slope repair and master landscape.

Reserve funds, excluding Breakers Isle, spent from January 1 to June 30, 2021 totaled \$179,252. The funds were used primarily for improvements in Lighting, Entrance Gates, Pool Area, Beach Bluff Furniture/Fixtures and Master Landscaping.

As of June 30, 2021, the balance in the reserve funds, excluding reserves for Breakers Isle, was \$4,390,547. As of June 30, 2021, the balance in the Breakers Isle reserve was \$185,176. The Breakers Isle reserve primarily covers vehicle entrance area, gate house, vehicle gates, and fencing.

—The Finance Committee

# BOARD ACTION SUMMARY

## AUGUST 11, 2021 BOARD MEETING: (GENERAL SESSION)

### ACCEPTED AND FILED:

- Unaudited June 2021 Financial Reports
- General Session Committee Minutes

### APPROVED:

- General Session Meeting Minutes for July 14, 2021
- August 2021 Expense and Transfer (Actual)
- Appointment of Malcolm O'Donnell to Finance Committee
  - Litigation Disclosure Update
- Finance Committee Recommendation to Purchase \$99,000 CD through Comerica Reserve Account with Funds from Safra National Bank
  - Ratify Approval of Transfer of \$300,000 from Pacific Western Operating to Comerica Operating Money Market to Stay Under FDIC Limits
- Harvest Landscape Proposal #90401 Weather Trak Controller Upgrade
  - Harvest Landscape Proposal #90339 Tree Removal Porto Verde
  - Harvest Landscape Proposal #90068 Tree Removal/ Replacement Montego Bay and Ports O'Call
  - Harvest Landscape Proposal #90527 Tree Removal Montego Bay
  - Harvest Landscape Proposal #90343 Tree Removal Sextant Drive
  - Premier Paving Street Contract for 2021 Street Overlay Project

### DISAPPROVED:

- Pickleball Sail Shades
- Paddle Tennis Trial Period Use of Tennis Court #2 – Adjust Lines – Specific Times
  - Request for Reimbursement

### APPEALS:

- View Preservation Committee Decision – Approval of View Blockage and Tree Trimming – Bluehill Bay

## MEETINGS:

- Harvest Landscape – Steven Schinhofen – Presentation
  - Tree Plan Atlantic and Ports O'Call

## REVIEWED/DISCUSSED:

- Check Register, General Ledger and Delinquency Report (June)
  - Manager's Report
  - Board Member Discussion Items

## BOARD MEETING: (EXECUTIVE SESSION)

### ACCEPTED AND FILED:

- Executive Session Committee Minutes

### APPROVED:

- Executive Session Meeting Minutes for July 14, 2021
- Legal Response Regarding Architectural Project
- Appointment of Board Members for Architectural Project Oversight
  - Reasonable Accommodation Request

### HEARINGS:

- One (1) Hearing for Violation of Rules– Overnight Parking and Prohibited Parking (Sidewalk Obstruction)
- Three (3) Hearings for Violation of Rules – Overnight Parking
  - One (1) Hearing for Violation of Rules – Pet Owner's Responsibility (Dog Off Leash)
- Three (3) Hearings for Violation of CC&Rs – Article IX, Section 22 – Damage to Common Area

### REVIEWED/DISCUSSED:

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

**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, SEPTEMBER 8, 2021**, BEGINNING AT 6:00 P.M. IN THE CLUBHOUSE AND VIA ZOOM.




*Chris W. Johnston, CPA, MBA*  
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---

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**We would like to hear from you!**  
**Send your comments and suggestions to:**  
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Special thanks to **Ann Strauss, Meg Wilson, and Gary Tinnes** for the photos appearing in this issue.



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# NIGUEL SHORES

## Market Update

- AS OF AUGUST 2021 -

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

April 26, 2021

Average Sales Price  
**\$2,808,363**

Last 3 Months

Lowest Sales Price  
**\$1,375,000**

Last 3 Months

### NEW HOMES



Last 30 Days

### ACTIVE



Total

### PENDING



### SOLD



6 Months



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so we're really happy and ecstatic!"

- Mike and Laura



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REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

*NIGUEL SHORES... the "Best-Kept" Secret Along the Coast!*

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**2021 REAL ESTATE UPDATE FOR NIGUEL SHORES ★**

**3** HOMES CURRENTLY FOR SALE  
PRICED FROM \$2,295,000 - \$9,995,000

**6** HOMES CURRENTLY IN ESCROW  
PRICED FROM \$1,650,000 - \$4,200,000

**32** HOMES SOLD TO DATE  
PRICED FROM \$1,225,000 - \$13,750,000

★ (PER MULTIPLE LISTING SERVICE AS OF 8/13/21) ★

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