

Seashore News



February 2022

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Issue 578

FROM THE HELM

Thanks to all the great volunteers who make our community run. We are unique as a Homeowners Association because we are run by the homeowners and not by an outside management company. Niguel Shores has been operating like this since its inception and that can only happen with volunteers on our many committees and Board of Directors.

NSCA Committees

We have many committees here which are all necessary if we wish to keep Niguel Shores operating at its highest level. Our committees are composed of homeowners who volunteer their time and talents for the good of the community. We are fortunate that many of our committee members bring excellent career skills to our committees. However, I can assure anyone considering joining a committee that first-hand knowledge or expertise in a specific area is not a requirement for the position. Being able to attend the meetings, having an open mind, and

helping to move projects forward is what is important. That said, if you have skills that can contribute, all the better!

Most committees meet once a month, Architecture twice a month, but some others only a few times a year. The Board is always pleased to have new committee members, so check with the office and see what committees would be of interest to you.

NSCA Board of Directors

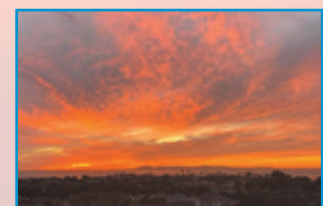
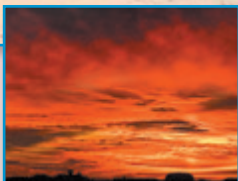
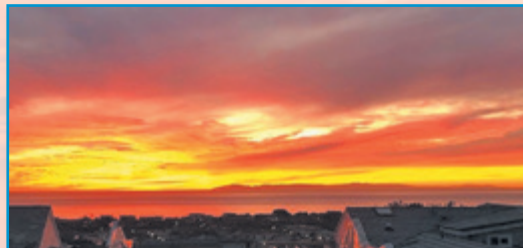
The Board of Directors are homeowners elected by fellow homeowners. One vote for each property. There are five (5) Directors, whose memberships on the Board expire every two years. Elections are held every year where, in one year two (2) Director positions are elected and the following year three (3) Director positions are elected. The only legal qualification is that a Board member must be an owner for at least a year.

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2022 Brings Gifts Of Beauty And Inspiration

The opening weeks of 2022 blessed Niguel Shores with rain and rainbows, high surf surprises, mornings of brisk cold, afternoons of bright sunshine, and evening skies filled with spectacular sunsets.

Thanks to our residents Cora Berkery, Susan Courtney, Tina Fornadley, Sandy Homicz, and Meg Wilson for these beautiful scenes!



PROPOSITION 19 - UPDATE - PROPERTY TAX TRANSFER

TAX BASIS PORTABILITY - HOW THIS CAN HELP YOU

With the passage of Proposition 19 in 2020, homeowners who are over 55 years of age, severely disabled or whose home has been substantially damaged by wildfire or natural disaster gained the ability to transfer the taxable value of their primary residence to:

- A replacement primary residence
- Anywhere in the state - Not only within the same county
- Regardless of value of the replacement primary residence (with adjustments if "greater" in value)
- Within two years of the sale
- Up to 3 times (No limit if a home is destroyed in a fire)

This differs from the previous rules under Prop 60 and Prop 90.

Contact me for more detailed information about how this will affect you and how you may now transfer property:

949-444-1674 • kathy@kathysamuel.com



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

Like corporate America, Board members are elected to make community decisions. It is valuable (but not a requirement) that the candidate for a Board position has previous experience on one of our many committees as it gives a better insight to the needs of the community.

This year we will be electing three (3) Board members. After the election, all five Board members meet and each is appointed to a position: President, 1st Vice-President, 2nd Vice-President, Chief Financial Officer, and Secretary. Each Board member's authority is equal and the titles designate various responsibilities.

Board meetings are normally held once a month on the 2nd Wednesday of the month. There is an Executive Session and a General Session. The Executive Session concerns legal issues and items required by Civil Code to be discussed in a meeting not open to the homeowners. The General Session is open to all homeowners and starts with an "Open Forum" where homeowners can talk to the Board about issues concerning the association. Any homeowner is allowed up to three (3) minutes to talk. The Board listens but doesn't enter into discussion during this part of the meeting.

GENERAL MANAGER REPORT

NSCA Annual Meeting & Election – Call for Candidates—It's that time again. We need to prepare for the **Annual Meeting** and the annual election of Board members. The Annual Meeting is scheduled for **Tuesday, May 17 at 6:00 p.m.** This year the terms of Directors Rhonda Dunlevie, Pat Pearson, and Bob Russell are concluding, so there are three (3) positions open for election. The term of office is two years, and meetings are currently held once per month. If you, or someone you know, is interested in running for the Board, the first step is to complete the Nomination Form that was included in the January issue of this newsletter. Return the completed form to the NSCA Office by **5:00 p.m. on Friday, February 18.** You can also get the Nomination Form on the Niguel Shores website or by contacting anyone in the NSCA management office.

Everyone realizes that Niguel Shores is probably the best community in Dana Point. If you recognize what a wonderful community you live in, are committed to keeping Niguel Shores the "hidden jewel" that it is and even making it better, you may want to consider running for a position on the Board.

Being a Board member can be frustrating at times, but it may also be one of the most rewarding ways you will find to volunteer your time. If you are interested in running for the

Homeowner Input

There are times when homeowners would like direct discussions with the Board to dig deeper into various issues that impact the association. We agreed that this is a good idea, and a few years ago instituted a "Resident Roundtable" which dedicates the first hour of the Board Meeting for community discussions with the Board. Another way to communicate your concerns or suggestions is by sending an email or letter to the General Manager.

There is also an OPEN FORUM COMMENT QUESTION FORM available on the Niguel Shores website which you can use. All correspondence to the Board is placed in the Board members' monthly packet, and is read and discussed during our monthly meeting.

The NSCA Board and committee members are homeowners wanting to give their time to keep our community great. This is how Niguel Shores can operate on very low assessments and still provide a fantastic lifestyle and community. For me, volunteering has given back much more than I could ever contribute. What better way to meet new people, to understand our community needs and be part of making things better!

—Bob Russell

Board or would like more details about the Board's responsibilities, please contact me at the office, email me at mmiller@niguelshores.org or contact a current Board member.

Happy Valentine's Day—On this Valentine's Day let's be sure to tell those we love how much they mean to us, and let's also tell others how much we appreciate them. We can find someone outside our immediate circle and let them know we appreciate what they do. We can make this February 14, 2022 a special day for them and for ourselves, too. Enjoy your day, feel blessed, appreciate all you have, and stay positive.

President's Day – Office Closed – No Construction—The management office will be closed on **Monday, February 21** in observance of **President's Day** and there is no construction allowed on that day. In the event that you need immediate assistance during the time when the office is closed, please contact the patrol service at the gatehouse (949) 487-4185 for direction.

*Wishing All Of You
A Very Happy Valentines Day And
A Memorable President's Day Holiday*

—Marla Miller

COMMITTEE REPORTS

COMMUNICATION

Our Mission

We have six Niguel Shores residents serving on the NSCA Communication Committee—

Susan Courtney, Mike Harrod, Sandy Homicz, Michelle Ralph, Patti Staudenbaur, and Meg Wilson—along with NSCA Board Member **Pat Pearson**, Community Administrator **Matt Northrop**, and Association General Manager **Marla Miller**. Our mission is to keep the community informed about Niguel Shores operations and activities through our monthly newsletter and community website.



Your Participation

We know that sometimes residents want to express ideas, offer opinions, or make suggestions, so we invite you to post your comments on the community website niguelshores.org or to contact the newsletter staff at seashorenews@hotmail.com.

Social media like Next Door, Facebook, Twitter, or Instagram definitely offer opportunities for interaction, but comments relative to Niguel Shores that are posted on

outside sources might not be seen by the Shores residents or personnel whom you wish to reach. It's possible that replies to such postings may come from folks beyond our gates who know little or nothing about our community. In contrast, if you post on the Shores website or send comments to the *Seashore News* email, your messages will be seen by those who can be most responsive and helpful right here where we live. If you have thoughts on this, we would love to hear from you.

—Sandy Homicz

RECREATION

Our year has begun, and we are gearing up for a full list of fun activities coming soon.

Happy Valentine's Day to everyone! Be sure to celebrate with your loved ones and especially that special Valentine.



Stay tuned for these upcoming events:

St. Patrick's Day Party – Thursday, March 17, 5:30 to 7:30 p.m.

Spring Scavenger Hunt – Sunday, March 27, 4:00 to 6:00 p.m.

NSCA Vintage Car Show – Saturday, April 2, 3:00 to 5:00 p.m.

Spring Market – Saturday, April 16, 11:00 a.m. to 4:00 p.m.

Cinco de Mayo – Thursday, May 5, 5:30 to 7:30 p.m.

Garage Sale – Saturday, May 14, 9:00 a.m. to 12:00 p.m.

—Recreation Committee

NIGUELSHORES.ORG

Make a habit of checking our **Niguel Shores Website** niguelshores.org for the latest news about our Community.

On the Website, you will find all kinds of information:

- Niguel Shores Community Association (NSCA) Updates
- NSCA Board Actions and Meeting Information
- NSCA Rules and Regulations
- Details on Community Events and Activities
- Photos Galleries of Community Events and Activities
- Pickleball and Tennis Hours and Information
- Homeowner Service Request Forms
- Payment of Homeowner Association Bills Online
- Guest/Gate Login through DwellingLive.com
- Niguel Shores History
- Dana Point City Link and Updates
- Dana Hills High School Link
- Dana Point Library Information
- Dana Point Harbor Link
- Dana Point Police Services Link
- OC Register Link
- Seashore News Issues (1973-present)
- Post a Web Comment



**VISIT THE WEBSITE TO STAY UP TO DATE
ON OUR COMMUNITY!**

**February is a time for valentine hearts
and patriotic tributes—
both captured here by photographer Gary Tinnis.**

VALENTINE'S DAY
Monday, February 14

PRESIDENT'S DAY
Monday, February 21
The NSCA office will be closed and there is no construction on site in observance of the holiday.



COMMITTEE REPORTS

TRAFFIC AND SAFETY

We haven't received an end of the year report yet from our Sheriff's Office, but as it stands now there is a good chance that we may experience the distinction of being free of repressible felony crime for the past year. This could be quite an achievement for a community our size, and one that was only able to rely on limited police resources.

We accomplished much of this by doing the basics of not leaving items of value inside our parked cars and, in every case, locking them. We went further, not only locking our residences, but also causing them to look secure. Open garages were discouraged and, of course, windows at least appeared securely locked from the sidewalk. All this encouraged would-be thieves to look for more inviting targets elsewhere.

—God Bless ... Tim Murphy

COMMUNITY AWARENESS

As described in this month's report from the Traffic and Safety Committee, our residents have been taking appropriate steps to secure their homes and valuables. To keep that momentum going, here are some home security reminders from the OC Sheriff's website at <https://www.ocsheriff.gov/about-ocsd/stay-safe-oc/home-security-tips>

- **Lock up:** Always lock windows and doors when you go out, even if for only a few minutes.
- **Sliders and windows:** For added security, place a wooden or metal stick in sliding door and window tracks, or place a security pin through the frame. Equip sliding glass doors and windows with anti-lift protection to prevent them from being lifted out of the track.
- **Landscaping:** Keep shrubs trimmed down around doorways, windows and light fixtures.
- **Valuables:** Never leave a purse, wallet or other valuables in plain sight. Consider storing important items in a safety deposit box at your local bank. Engrave valuables with your California Driver's License number to make your property more difficult to pawn and easier to identify if it is recovered.
- **Lights:** Keep porch lights on dusk to dawn. Use timers to turn on interior lights when you are away.
- **Garage doors:** Give the same importance to garage doors as you would your front door by keeping them closed and locked.
- **Keys:** Never leave a house key under a doormat, in a flowerpot, or on the ledge of a door. These are the first places a burglar will look.
- **Visibility:** Install a peephole or viewing device at your front door. Never open the door to someone you don't know.
- **Mail and paper delivery:** If you will be away, have a trusted friend or neighbor pick up your paper and mail.

THE FEDERAL GOVERNMENT IS OFFERING HELP



WITH COVID PROTECTION AND TESTING MATERIALS:

Free N-95 masks — Check your local pharmacy for availability and pick up in person. Limit 3 per person.

Free COVID at home test kits — Register at covidtests.gov and receive tests in the mail. Limit 4 per address.



DANA POINT THIS MONTH

The City welcomes 2022 incoming **Mayor Joseph L. Muller** and sends appreciation to outgoing **Mayor Jamie Federico** for his contributions to the community in 2021.



DP CITY COUNCIL MEETING

February 1 and 15 at 6 p.m. Dana Point City Hall—33282 Golden Lantern

DP YOUTH BOARD

February 3 at 4 p.m. Dana Point City Hall

DP ARTS AND CULTURE COMMISSION

February 9 at 6 p.m. Dana Point City Hall

DP PLANNING COMMISSION

February 14 and 28 at 6 p.m. Dana Point City Hall

UPCOMING:

FESTIVAL OF WHALES

March 5-6

Dana Point Harbor



CLUBS

WOMEN'S CLUB

Our next **Women's Club Luncheon** will be **February 10** at **Noon** in the **Clubhouse**. We will continue our February tradition of sharing **Valentine's Day** greetings with our tablemates, so we encourage members to bring 8 to 10 small valentine cards for this special event. We will also have a box to collect extra valentines to bring to one of the local Alzheimer units.



After the delicious salad buffet provided by members, our speaker will be **Sandy Barker** with **Gold Rush Cure Foundation (GRCF)**. This national, non-profit organization supports children and teens fighting Cancer through awareness and delivering "Pot of Gold" gifts. Sandy will describe the work of the Foundation and share her personal story honoring her beloved son who lost his battle with a rare form of Leukemia.

The featured speaker for our January Luncheon was **Tom Blake**, local writer for the *Dana Point Times*, *San Clemente Times*, and *Capistrano Dispatch*. He spoke with humor and wisdom about how an adverse moment thirty years ago sparked events that changed his life dramatically, starting from his days as owner of Tutor and Spunky's Deli in Dana Point, and then continuing through his experiences as a newspaper columnist and guest on the Today Show. Tom shared ideas from his hundreds of columns, his website, and his many books, including *Middle Aged and Dating Again* and *Finding Love after 50*. Tom is a delightful speaker and had us all laughing as he gave his perspective and social stories so many of us could relate with!



Columnist Tom Blake



Our tables were decorated by **Suzanne Enis** with unusual centerpieces of flowers and antlers, reminding us of the fresh start made each year in winter when antlers are shed and then regrown anew.

Over a dozen members enjoyed our January 20 outside activity, a lunch outing to Maison Café and Market, organized by **Carla Perin** and **Sandi Stauffer**. Our next outside activity will be in March.

To begin the new year, our Board President **Sharon Stewart**, Vice President **Laurel Yocca**, Secretary **Terry Link**, Treasurer **Cathy Tyson** and Membership Chairs **Jennifer Paige** and **Judi Palladino** all welcomed new member **Marlene Goldfarb** and returning member **Carole Daly**.

We would also love any interested Niguel Shores ladies to join us for one of our monthly luncheons by contacting us one week before the luncheon. Please email **Jennifer Paige** jenopaige@gmail.com or **Judi Palladino** twopalls@yahoo.com for more information about membership with NSWC.



Members enjoyed lunch at Maison for January's Outside Activity.

In this month of valentines, I want to take a moment to share my personal affection and gratitude for the loving friendships and support that I have found in Women's Club. This February brings me a bittersweet memory of the anniversary of the passing of my husband, Michael in 2021—and I remember the kindness of so many Women's Club friends who helped me through. This month, friends in Niguel Shores have warmly embraced me again, and I deeply appreciate your loving support. Every morning, I thank the Lord for the 46 years Michael and I had together, and I look to the future with hope, faith, and miracles yet to come. One thing I have found so important: Never forget the chance to hug and kiss your loved ones every day and add the simple words, "I love you."

—Terry Link

MEN'S CLUB

With the Omicron variant menacing the world, January '22 was a troubling month for all, including the Niguel Shores Men's Club. As you read this, we hope you are well, and you and yours have managed to avoid the worst of this insidious virus. Fortunately our Men's Club leadership took appropriate steps to limit and mitigate the risk, and cancelled the January meetings.

The Men's Club will resume its normal schedule with a **Breakfast Meeting** on **Tuesday, February 1**, in the Clubhouse at our usual **8 a.m.** starting time. We hope to see you there. Come a little early, to chat with friends and to find a good seat. As an enticement, you can look forward to a fine breakfast prepared and served by those highly skilled artisans of gastronomy, the **Beebe/Dunlevie Team**. Mmmm good—I can taste it now! Where else can you enjoy such a fine breakfast for only \$5?

CLUBS

If you are not already a member of the Men's Club, please come and be our guest. Joining us for this complimentary meal is a great way to get a feel for the Club, its *modus operandi*, and the contribution the Men's Club makes to the quality of life here in Niguel Shores.

The Men's Club meets twice in February. At the meeting on **February 1**, we will be graced by guest speaker **Jennifer Timm**, whose topic is "My Native South Africa I Know So Well." Sounds interesting. At our second meeting, on **February 15**, we will hear from **Saundra Cima**, a Director of **Honor Flight** in San Diego, a nonprofit organization that assists our military veterans travel to and visit war memorials.

Because February 1 marks our first meeting of the year, **Annual Dues** of **\$25** will be collected at the meeting. **New officer elections** will also take place. We have so many members with management, service, administration, and leadership skills, we invite anyone who is interested in serving as President, Vice President or Treasurer to let John Yocca know of their interest.

See you there at the Clubhouse at 8 a.m. on February 1 and 15.

—*Timothy Moore, Men's Club Secretary*

GARDEN CLUB

Our next meeting is **Monday, February 21 at 11:00 a.m.** Our speaker will be **Elizabeth Wallace**, who has been gardening with California-native plants for thirty years. About three years ago, she embarked on a landscaping project for the non-profit **Teen Project** in Trabuco Canyon. Her goal was to rehabilitate a residential acreage of twelve acres, and to create nature gardens that are healing for residents and wildlife. We look forward to hearing about her journey and her future plans for the area.

Cold Weather Protection for Plants

Dana Point falls into the United States Department of Agriculture's Zone 10a. This means that in a really cold year, temperatures may drop as low as 30°F—slightly below freezing—usually in the early part of January.

How do you protect plants from potential frost damage? The most popular way is to cover plants with newspaper, old sheets, burlap sacks, etc. in the evening, and to remove them before the sun rises the following morning. Light watering in evening hours—before temperatures drop—will help raise humidity levels and reduce frost damage. Wet soil retains heat for longer than dry soil.

Freeze-damaged plants can't always be saved, depending on the specific plant and how exposed it was. Sometimes



Rex Yarwood of Dana Point Nursery spoke at the January Garden Club meeting on gardening in a coastal environment. Dana Point Nursery is one of the generous donors to the club's annual plant sale.

it's a matter of foliage damage with cold burned leaf tips and discoloration; at other times more severe damage occurs.

Succulents and cacti store a great deal of water, so freezing can be very damaging. However, many of these plants are remarkably hardy. Don't rush to cut off foliage or stems on damaged succulents: rather, watch them for a few weeks. Then if you see signs of new leaves and growth, your succulent is salvageable.

End of Winter, Looking Forward to Spring

February is the last month of the winter. We can look forward to warming temperatures and the opportunity to get going with a little cleanup in our gardens and planting.

If you have never visited **Anza-Borrego Desert State Park** during spring bloom, this may be the year to take an outing! The outlook for the park's wildflower season looks hopeful due to this region's one-inch rainfall in December. Currently, it's too early to predict whether nor when this spring will be a super-bloom event. Typically, the second week in March is the peak of the wildflower bloom in the desert.

For more information, call the **Anza-Borrego Wildflower Hotline** at (760) 767-4684. You can also call the **State Park Visitor Center** at (760) 767-4205.

Plant Sale

Happy gardening—and please remember our annual fundraiser: the **Garden Club Plant Sale** on **March 26**. Our members and our generous local nurseries will be contributing plants and garden-related items for sale.

—*Ann Strauss*

ACTIVITIES

BRIDGE

What a month! It started out fine, then seemed like the movie, “The Good, Bad and the Ugly.” We got together and played Bridge in December when Christmas decorations and New Year’s parties filled Niguel Shores. “The Good” was here!

However, in January when I sat down to write this article for the newsletter, I realized I had a horrible cough and sore throat. COVID tests showed my wife was negative while I tested positive. Things went downhill from there.

“The Bad” came as another Bridge buddy experienced problems and then tested positive too. In my case, my wife started having the same symptoms that I showed earlier. As I write this it is Day 11 after showing symptoms. While I feel well, my wife is still recuperating from what I gave her.

“The Ugly” is that I just got off the phone alerting members who had signed up for Bridge that we would need to delay.

This virus is real, and my buddy Bob and I now have first-hand experience with it. We have come through easily enough, since we have had our shots, but we gave it to our wives in spite of precautions that we all took. Please be careful, be vaccinated, and wear a mask.

Moving on, we return to “The Good” again with Bridge winners to report:

- 12/22—Shida Rad, Cherry Ramee, Jim Pinola
- 12/29—Betty French, Bill Imbriale, Jim Pinola
- 1/5—Glenda Wilson, Bob French, Jack Barnard

We are looking forward to Bridge again. If you are interested in joining, we play each **Wednesday at 11 a.m.** Please call **Bob** or **Betty French** at (650) 388-0820 cell or (949) 312-2556 land line.

—Mike Oliva



PAGE TURNERS

February finds Page Turners reading *The Girl From Berlin* by Ronald H. Balson—the fifth installment in his Liam Taggart and Catherine Lockhart series of WWII historical fiction that focuses on the rise of the Nazis. While the book club has not read the four previous novels in the series, I understand the current book can stand alone.

The *New York Journal of Books* says, “Author Balson delivers a thrilling page-turner, based upon very sound research and powerful, compelling characters. Readers alternate, chapter by chapter, between the present day, when Liam and Catherine are investigating a case and arguing it in Italian court, and the petitioner’s life during the years of the Nazi Holocaust.”

Page Turners book club consists of three groups of approximately ten members each. One group meets on the fourth Monday afternoon of the month, and for information on that group please contact me at fozimec@cox.net. The other two groups meet on the fourth Thursday afternoon of the month, and for information of those two groups please contact **Steve** and **Ann Morris** at samwrsi@cox.net.

—Frances Ozimec



ACCOLADES

Among his other activities, **Creighton Wall** is a busy recycler. Call Creighton at (308) 991-2081 or Gary Wall at (308) 991-2079 and they will pick up your aluminum cans and plastic bottles for recycling to keep them out of the landfill. You can also drop off the recyclables at Creighton’s home: 23881 Taranto Bay.



CALLING ALL ARTISTS!



Calling all painters, photographers, sculptors, calligraphers, illustrators, printmakers, graphic designers, photographers, and more—whether you are a professional or enjoy a hobby as a visual artist, we would like to know more about your work. Contact seashorenews@hotmail.com. We would love to hear from you!

SPOTLIGHT – GENEROUS HEARTS

Life's most persistent and urgent question is, "What are you doing for others?" —*Martin Luther King, Jr.*

At this time of year when we are thinking about Valentine cards or gifts for family and friends, let's also acknowledge the **GENEROUS HEARTS** in our community who make a regular practice of "doing for others" by reaching out to worthy causes and those in need.

Shores Angels—Neighbors Helping Neighbors

A few years ago, two Niguel Shores residents put into action their idea of neighbors helping neighbors. **Rhonda Dunlevie** and **Lynn Bushnell** reached out to other caring residents they knew and established **Shores Angels**, a wonderful group of volunteers willing to help neighbors in need, with no charge except a smile. If you know someone who could use an occasional helping hand, or someone who would enjoy a visit from a friendly neighbor, contact shoresangels.com or call/text (949) 359-1939.

Niguel Shores Women's Club—Support for Local Charities

The Women's Club answers the question, "What are you doing for others?" by setting aside funds from their luncheon raffles and special events to support a local cause each year. Previous donations went to Meals on Wheels, Dana Point 5th Marines, the Marine Corps League, Friends of Dana Point Library, Dana Hills High School Music Department, the English Literacy Program, Just Like Me Special Needs Kids, and the Pacific Symphony—just to name a few.

Niguel Shores Men's Club—Scholarships and More

For more than two decades, the Niguel Shores Men's Club has offered \$1000 scholarships to graduating high school seniors to help them pursue their academic and vocational goals. To support this, Men's Club members host their popular Pancake Breakfast every 4th of July. Additional contributions have come from **Bob Russell's** sale of Niguel Shores logo shirts and jackets, **Jon Cobain's** raffle of tickets to the SJC Mission concerts, **Bob Enger's** College Bowl football pool, coffee donated from Coffee Importers, periodic 50-50 raffles at breakfasts, and various contributions from the wills of a few long-time members including **Dick McNair**. The Men's Club has also made contributions to the Marine Corps League, Marine Toys for Tots, and Dana Hills Choir.

Niguel Shores Garden Club—Planting Love in Generous Ways

The Garden Club regularly donates to state and national projects such as the Penny Pines restoration of California forests and the Blue Star Memorial tree planting that honors men and woman of the armed forces. In the spirit of "doing for others" they have provided a scholarship for a college student majoring in Horticulture; donated decorated Christmas trees to Seniors at San Clemente Villas; created gift bags and holiday ornaments for local Seniors; and planted a community Monarch Butterfly Garden right here in Niguel Shores.

Not all of us can do great things. But we can do small things with great love. —*Mother Teresa*



GIVING WITH A GENEROUS HEART

- It is the heart that does the giving; the fingers only let go. —*Nigerian proverb*
- Generosity is the natural outward expression of inner compassion and loving kindness. —*The Dalai Lama XIV*
- Happiness is not made by what we own. It is what we share. —*Rabbi Jonathan Sacks*
- We make a living by what we get, but we make a life by what we give. —*Winston Churchill*
- No one has ever become poor by giving. —*Anne Frank*
- It is in giving that we receive. —*Francis of Assisi*
- Among its other benefits, giving liberates the soul of the giver. —*Naya Angelou*
- Whoever is generous ... lends to the Lord and will be repaid for his deed. —*Proverbs 19:17*

MEET YOUR NEIGHBORS

The Solomon Family

We have many “Generous Hearts” here in Niguel Shores—and high on that list are **Mary and Danny Solomon**, your neighbors on Capstan Drive, along with their sons **Micah** (21) and **Kai** (19), and their dog **Ziggy**.

We’ll connect the dots to that “Generous Hearts” theme a bit further down the page, but first let us tell you a little about this couple who have made art and art collecting an important part of their lives.

Mary is a native southern Californian, the sixth of seven siblings. She moved to Hawaii at 16 to live with her older sister. While there, she did some modeling and enjoyed the sun and surf, but dreamed of attending an Ivy League school one day. She moved to New York City at 19 to study at Marymount Manhattan College, then transferred to Columbia University as an Art History major. While in college, Mary also did market research part-time at a commercial real estate firm,



and liked it so much she eventually became a full-time broker.

Danny grew up in New York City, one of five children. He was greatly influenced by his mother Sande’s involvement in the anti-war and civil rights movements, and wanted to do his part to make the world a better place. His parents also loved art and took Danny



Mary and Dan Solomon, 1989—
Gelatin Silver Print by Arnold
Newman (1918-2006)

and his siblings to the Metropolitan Museum of Art several times a year. Though they couldn’t afford much, he nostalgically remembers them giving a small one-dollar donation at the museum each visit as a way to “give back.” This idea of giving what you can resonated with Danny his entire life. When he was 16, the family moved to North Miami Beach, but he returned to New York and graduated from Columbia University as an English major. Danny also played water polo for the New York Athletic Club and was on two National Championship teams. He taught English at Queens College while working on his Master’s degree, but admits he

got “sidetracked” with a job at CB in commercial real estate where he became a top producer.

With their mutual involvement in commercial real estate, Mary and Danny struck up a friendship, began dating, and marriage followed. So, now fast forward to Niguel Shores thirty-six years later. When asked how and when they chose to live here, they recounted their journey by way of Telluride, Colorado, where Danny continued in commercial real estate and Mary organized a women’s ski program. In 1999, they came to South Orange County to help Danny’s dad who was living in Leisure World (now Laguna Woods). They rented one of the apartments across the street from the Shores and, while beach walking, discovered our oceanfront gate at the Bluff. They just knew they had to live here!

They rented on Capstan and then purchased their current home, also on Capstan, trading Telluride skiing and hiking for Dana Point bodysurfing and walking on the beach. Mary’s hobbies grew to include baking, cooking with friends and family, jewelry making, sewing, skiing, hiking, and bodysurfing. Both Mary and Danny enjoy traveling, and they love the Shores beach access and parking, and of course, the Bluff.

Mary and Danny raised their sons Micah and Kai in the Shores. As the boys were growing up here, Mary joined the mom’s club and Danny took pictures at community events and entertained the community kids on 4th of July by making balloon animals. Micah attended Dana Hills, Saddleback College, and is presently enrolled in Santa Monica Community College. He was the front man for Sunflower Sweatshop as singer, lyricist, composer, and lead guitarist, and is now pursuing a solo career. Kai attended Santa Margarita High School and is presently a scholar athlete at Tufts University in Boston. He is a member of the lacrosse team at Tufts as well as the Israeli National Lacrosse Team. Mary and Danny are proud of their two boys and the paths they are choosing.

Now for connecting the dots to our theme, “Generous Hearts.” With Mary’s training in art history and Danny’s memories of his many visits to the Met in New York, they both developed an affinity for appreciating and collecting pieces of art. Their interest grew even more when they were inspired by a unique couple, **Dorothy and Herb Vogel**. The Vogels had a passion for art, living very frugally on her librarian’s salary while using his postman’s income to purchase art. Ultimately, the Vogels donated their entire collection of 4,782 pieces to the **National Gallery of Art in Washington, D.C.** The Gallery’s mission is to serve the nation “by welcoming all



MEET YOUR NEIGHBORS

people to explore and experience art, creativity, and our shared humanity.” The Gallery is free to the public, never sells any pieces in its collection, and lists among its values “generosity of spirit”—which exemplifies the Solomons, who followed the example of the Vogels to become noted donors to the museum and recognized as important collectors and philanthropists in the art world.

Mary founded **Solomon Fine Art** in 1992 to combine her passion for art and love of teaching with her management and transactional experience. Very briefly, Solomon Fine Art provides expertise in collection management (curatorial services, appraisals, acquisitions, dispositions, valuations, philanthropic activities). They develop and maintain close relationships with private collectors, corporations, institutions, and galleries. Their book *Sites and Structures: The Architectural Photographs of Edward Curtis* was named one of the ten best artbooks by the *New York Times*.

Danny has been a collector his whole life—coins, stamps, baseball cards, rare books, fine art—with a focus on photography. He has curated exhibitions on Alfred Stieglitz and his Circle at The National Arts Club; Edward Curtis at The Orange County Museum of Art; *Surveying the Terrain* at CAM Raleigh; and *the Beauty of The Albumen Print* at The Museum of Photographic Art in San Diego. He is also an artist, author, and publisher with an exhibition of his project “Witness” shown at the International Center of Photography, and his most recent book titled *Capturing the Moon: Photographs 1858-1972*.

As a shared interest over the years, Mary and Danny have collected unique photographs on wide-ranging subjects, including many from the beginnings of photography in the 1840s. With their passionate desire to create a legacy for their family and the Nation, they have been giving their fine art photographs

to The National Gallery of Art where nearly 1000 of their pieces are catalogued and displayed for all to enjoy. The Solomon’s extensive photography collection at the museum can be viewed at <https://www.nga.gov/collection-search-result.html?credit=Solomon>

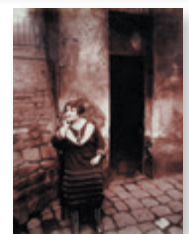


In 2019, the Solomons were honored for their generosity by being named **Benefactors of The National Gallery of Art**. Last October, their names were engraved on one of stone walls at the museum’s Constitution Avenue entrance.

The Solomons’ philanthropic endeavors don’t end there. Mary and Danny are founding members of the Photography Council at the Getty Museum, members of The Photography Initiative at the National Gallery of Art, and members of the Photography Committee at the Museum of Fine Arts Houston. They have sponsored young artists and helped many of them publish their first books and be featured in museum exhibitions. They have also donated fine art to the Getty, The Fine Art Museums of San Francisco/de Young Museum, the International Center of Photography, MoMA, SFMoMA, The Art Institute of Chicago, LACMA, the Laguna Art Museum, and the Metropolitan Museum of Art.

We’re delighted and proud to have **Mary and Danny Solomon**, their sons **Micah** and **Kai**, and their pup **Ziggy** as our neighbors in Niguel Shores. We thank them, too, for their legacy of “Generous Hearts” in giving their art collection to the Nation for us all to enjoy!

—Michelle Ralph



TENNIS

December was a very rainy month for Racquet and Paddle players. Many days were spent watching the weather and trying to play between downfalls. The new squeegees were a big help, making it easier to dry off the courts.

Many residents utilized the courts during the holidays to enjoy time with their family members.

Niguel Shores courts have a new vitality now, sporting many junior players, both boys and girls. We have a core group of Tennis players, ranging in all ages



Members of the Chris Landry family enjoy a day playing Tennis together.

and skill levels. Two of my tennis pals and playing partners are **Gary Boles** and **Heinz Hofmann**.

Gary and Janelle moved to Niguel Shores in May of 2012. The tennis facility is Gary's favorite amenity because it provides the opportunity to play, exercise, and establish some wonderful relationships. Gary plays three times per week and once in a while on a weekend day too. He started playing tennis at age 26 and now, 42 years later, he's still playing and tries to emulate his favorites, Boris Becker and Pete Sampras.



Gary Boles and Heinz Hofmann on the courts.

Heinz and Mary Ellen purchased their home in Niguel Shores in 2017 and became full time residents just five months ago after living in the Bay area. They are both very thankful for all the activities here and have become friends with many residents. Heinz has been playing tennis for 20 years and it has become his favorite sport. Heinz has found a lot of strong, competitive players here in the Shores. Heinz and Mary Ellen are grateful to have Tennis, Pickleball, a Pool and Spa just steps away from their home.

We are working with NSCA to ensure courts, wind-screens and fences are maintained to prolong the life of the equipment and to be sure players are playing on safe surfaces. NSCA is currently requesting proposals for court surface repair and court fencing that has received some damage. So in the next few weeks you might be limited in court access.

All Paddle and Racquet players should be aware of proper use of the squeegees that are for drying the courts. Unfortunately, during Christmas week, we found a new squeegee in the dirt between court #3 and #4 near the hitting wall/basketball

area. Appears this was used to mop off the water and mud on the basketball court. Remember, squeegees are only good to roll water off the tennis and pickleball courts, then let Mother Nature air dry the remaining. A squeegee is not a "mop." We would like to maintain our equipment to keep our courts "healthy."

Penni and I are hoping for some beautiful weather in February to enjoy all Paddle and Racquet activities, and we hope each of you will be able to participate too. We look forward to meeting more Paddle and Racquet players in the near future.

—Don Baer

PICKLEBALL

Pickleballers Stretch And Warm Up

Winter weather has been coming and going on the Pickleball courts. All the more reason to stretch and warm up muscles and tendons prior to playing. Also, stretches increase blood flow and help prevent injuries.

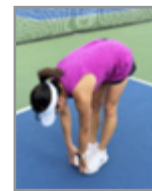
Here are just a few "dynamic" stretches demonstrated by Pickleballers on the Niguel Shores courts. Be good to yourself and stretch before and after you play. Cool down stretches or "Static Stretches" are milder than pre-game stretching. Remember, stretching obligates less time than healing time from an injury.

Jim Watts demonstrates **Foot, Ankle, and Achilles Tendon Stretches**. Stretch your Achilles by pointing your toe forward, hold for 10 seconds. Next, point toes toward your body. Hold each stretch for 10 seconds, 3 repetitions each stretch.



Edwina Byoe shows a **Hamstring Stretch**. Don't bend the knees, hold for 10 seconds, 3 repetitions.

Fenneke Carrier does **Lunges Across The Court**. Side lunges are beneficial for Pickleball, which involves rapid directional changes. Take a large step forward, bend knees, lower body with thigh parallel to the court. Go back and forth across court 3 or 4 times to stretch your ankle, achilles, calf, and thigh.



We can always count on **Laks Sehgal** to arrive at the courts warmed up and ready to play. We can also count on him to bring along his unique sense of humor. Keep in mind, this stretch is not recommended to be done on the Pickleball courts, and be sure to have a spotter if you attempt this at home!



—JoAnne Webb



Wellness . . . Snacking for the Health of It

You're in the kitchen, everyone's asleep (at least you hope they are), and you start to forage just a bit in the fridge. You just kinda need a little something to send you off to dreamland, right?

Hmmm, there's some leftovers from dinner, but I just ate that. Ah, there's a delicious slice of cake from the neighbor kid's birthday party. But then, cheese and crackers sound good, or maybe a quick bite of that artichoke dip from the weekend!

And so, the story goes. It's a plot line we've probably all experienced before. I think we call it snacking.

The word *snacking* has taken on a negative meaning in our lives, as if all snacks are unhealthy. Many are, but in reality, snacking, or eating a *small, healthy* mini meal every so often is a good thing. In fact, eating a small, low glycemic snack keeps your blood sugar from surging upwards and crashing later resulting in overwhelming cravings for usually unfortunate food options.

Nevertheless, our whole lives we've been told to not snack between those three square meals. Who can't hear their mother hollering from the other room to get out of the refrigerator because you'll spoil your appetite? Or who hasn't been caught with their hand in the cookie jar or drinking from the milk carton? Probably we all have.



The reasons for snacking can be complex and emotional too. But to keep it simple, it's OK to snack on *healthy food* in a limited quantity. So, what really needs a little cleaning up is what we choose as snacks, and how

often and why we do the snacking. With Valentine's Day coming, along with the accompanying yummy sweets, this is worth our consideration!

So, as we pull our heads out of our collective refrigerators, consider a couple of ideas. One is, that you should ask yourself why you're snacking in the first place. Are you really hungry, or do you just have an appetite for something to break up what you perceive as the boredom of the moment? You know, like when you're working on a project that you don't particularly care for, or you're preparing your taxes, or watching TV.

Instead, stop and create some distance between you and the tempting unhealthy choice. Challenge your thinking about why eating it is a good idea. Is it? How will you feel afterwards, or in the morning? What would a healthy person do? Have you had enough to eat for the day?

Then, choose. Be mindful or thoughtful about what you will consume and why. Also be careful to stop when you're no longer hungry—not full, but no longer hungry.

Another helpful strategy is to ditch the refined flour, sugar, and unhealthy saturated fat. You know, the cookies, the ice cream, the stash of chocolate kisses in the freezer. Instead, keep veggies, fruit, whole grains, and healthy fats (olive oil and avocado for example) available. Couple these ideas with low fat meals of lean protein, vegetables, and whole grains and you've got a winning plan for a healthier life! So, enjoy limited nutritious snacks with gratitude for the gift of health in mind. You'll manage your weight better, sleep deeper, and feel great!

To Your Health! Sharon Stewart RN, Health Coach, Sharon@SharonStewartRN.com



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IS MY DOG OVERWEIGHT?

We love our pets, but it could be harmful if we show our love by overfeeding them. **Dog obesity** has been increasing at an alarming rate: 108% in the last 10 years. Overweight dogs are at risk of diabetes, arthritis, cancer, high blood pressure and shortened lifespans. Despite this increase, 90% of pet owners with an overweight dog are unaware their pet is obese.

How Do We Determine If A Dog Is Overweight?

Veterinarians use something called a Body Condition Score (BCS) to determine whether a dog is the appropriate weight. The BCS consists of a visual assessment of the body, including observation of the “waist” size of the pet as seen from above, plus feeling the dog’s ribs. There should not be a layer of fat over the ribs.

Here is the BCS chart we use, courtesy of WSAVA. A BCS score of 5 is considered the ideal weight. Veterinarians recommend that dogs with a BCS

above 5 should lose weight. The higher your pet’s BCS, the more pounds your pet will need to lose to avoid the health problems associated with obesity.

What Do I Do If My Dog Is Overweight?

The top reason for dog obesity is too many treats. Adjusting the number and/or types of treats can be an effective weight loss tool. Treats do not need to be discontinued completely as long as they do not exceed 10 % of the pet’s total daily calories.

Treats should be low calorie. These include unflavored rice cakes and assorted vegetables, but avoid carrots and fruit because they are high in sugar.

As in people, exercise is a key to weight loss in dogs. Increasing your dog’s exercise will burn calories and have the added benefit of making your dog happy and content.

Limiting “people food” is also very important to help dogs lose weight. Dog food is balanced and has the appropriate number of calories for each day. You can ask your

veterinarian how much dog food to feed. (Do not always believe what is written on the bag.) Adding people food just contributes extra calories that your dog does not need.

Prescription weight loss diets can be very effective when over-the-counter diets are not working. The foods are very palatable and can really work. You buy these at your veterinary office.

Hill’s Pet Nutrition has a Pet Calorie Converter tool for dog (and cat) owners to help their pet lose weight. See hillspet.com/pet-care/nutrition-feeding/pet-calorie-converter.



Additionally, the Pet Food Institute (PFI) has a video titled, “Feeding and Treating for a Long and Healthy Life” which includes guidelines and ideas for weight loss for dogs. See petfoodinstitute.org for the video and other important information for dog owners. Another valuable resource is petobesityprevention.org.

How Quickly Should My Pet Lose Weight?

It is important to realize that weight loss is not an instantaneous process. Pets should lose .5% to 2% of their body weight per week if they are on a diet formulated for weight loss. If the dog does not have many pounds to lose, it can take as little as five months for him to reach the ideal weight. If, however, the dog has a lot of weight to lose, it can take much longer.

Don’t lose heart if your pet is overweight. Work with your veterinarian to achieve your pet’s ideal weight. That is what we are here for!

—Susan Davis, DVM

RECYCLE? COMPOST? TRASH?

CR&R, our waste collection provider, has sent this chart defining what constitutes trash for the black bin, what goes into the brown or blue recycle bin, and what to place into the green organics waste bin. Take a look. There may be some surprises!



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- 1** The carts should be placed at the curbside no later than 6:30 am on collection day and removed from the curbside within 12 hours after service.
- 2** The carts should be placed with the handles and wheels facing towards your home.
- 3** Place carts side-by-side approximately 1 foot apart & at least 3 feet from any obstruction (i.e. vehicles, fire hydrants, trees).
- 4** Items placed outside of carts will not be collected. Cart lids should be closed. Please do not overload.

ITEMS FOR RECYCLING CART

- Glass
- Plastic
- Metal
- Paper


or


Brown cart

Blue cart

ITEMS FOR LANDFILL CART

- Mixed Products (i.e. Plastic / Metal Combination)
- Milk Cartons
- Waxed Paper
- Coated Products
- Ceramic / Pyrex
- Mirrors
- Safety / Plate Glass
- Pet Waste
- Clothes Hampers
- Paper Towels
- Tissue Paper
- Styrofoam
- Plastic Grocery Bags
- Diseased Plants
- Metal Coat Hangers
- No Toxic, No Hazardous Waste, Etc.



Black cart

ITEMS FOR ORGANICS CART

- Meat / Fish / Dairy
- Fruits / Vegetables
- Bread
- Coffee & Filter
- FOG (Fats, oil, grease)
- Grass Clippings
- Leaves / Weeds
- Flowers
- Wood Scraps / Chips
- Green Plants

*Palm fronds are not recyclable and should be placed in your landfill cart.



Green cart

TEMPORARY COLLECTIONS

Larger waste collection containers (from 3 yards to 40 yards) are available for clean-up projects and other disposal needs. For additional pricing details or to arrange for a delivery of a larger container to your residence or business, please call CR&R Customer Service at 877.728.0446.




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BOARD ACTION SUMMARY

JANUARY 12, 2022 BOARD MEETING: (GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited November 2021 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for December 8, 2021
- January 2022 Expense and Transfer (Actual)
- Quarterly Transfer Operating to Reserve Account for 2022
 - 2022 Committee Chairs
 - 2022 Committee Members
 - 2022 Election Timeline
- Resignation of John Yocca from View Preservation Committee
 - Ratify Approval of Transfer of \$200,000 from Comerica Operating to Pacific Western Operating
 - Harvest Landscape Proposal #93314
 - Tree Removal on Capstan Drive
- Assessment Collection and Lien Foreclosure Agreement
 - Pool Heater Replacement
- 2022 Street Overlay Project Engineering Funding and Contract
 - Upgrade Remote Guarding System at Gatehouse

APPEAL:

- Upheld: Architectural Committee Decision – Disapproval of Remodel – Mercator Isle
- Upheld: View Preservation Committee Decision – Disapproval of Tree Removal – Vista D’Oro
- Upheld: Architectural Committee Decision –

Approval of Remodel - Periwinkle

TABLED:

- Tennis/Pickleball Court Repair or Replacement

REVIEWED/DISCUSSED:

- Check Register, General Ledger and Delinquency Report (November)
- Correspondence to the Board
 - Manager’s Report
- Committee Membership Status

BOARD MEETING: (EXECUTIVE SESSION)

ACCEPTED AND FILED:

- Executive Session Committee Minutes

APPROVED:

- Executive Session Meeting Minutes for December 8, 2021

HEARINGS:

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

REVIEWED/DISCUSSED:

- Legal Update
- Legal Analysis (November)
- Delinquency Report (November)
- Verbal Abuse – Resident to Resident

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 VIA ZOOM ONLINE CONFERENCING ON THE 2nd WEDNESDAY, FEBRUARY 9, 2022, BEGINNING AT 6:00 P.M. THE ZOOM LINK CAN BE OBTAINED BY CONTACTING THE OFFICE IN ADVANCE.



Issues of the *Seashore News* from 1973 to now are available online at www.niguelshores.org. We would like to hear from you! Send your comments and suggestions to seashorennews@hotmail.com

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Is there a better testimony to their stated commitment to do what it takes to meet the needs of their clients?"

Marc & Cheryl McCarthy



Chris & Kathy Zoch

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33691 WINDLASS DRIVE ~ PANORAMIC OCEAN VIEW

★ **2022 REAL ESTATE UPDATE FOR NIGUEL SHORES** ★

4 HOMES CURRENTLY FOR SALE
PRICED FROM \$2,360,000 - \$9,995,000

3 HOMES CURRENTLY IN ESCROW
PRICED FROM \$1,925,000 - \$3,295,000

1 HOME SOLD TO DATE
SOLD AT \$1,900,000

★ (PER MULTIPLE LISTING SERVICE AS OF 1/14/22) ★

CONNIE MCKIBBAN · 949.280.3078
NIGUEL SHORES SPECIALIST

WWW.SELLINGHOMESALONGTHECOAST.COM ~ CONNIEMCKIBBAN@BHHSCAL.COM

#1 in Sales in Niguel Shores Since 1991 and Top 1% in Sales for Berkshire Hathaway California Properties

The #1 Agent in Sales for Berkshire Hathaway California Properties in Monarch Beach/ Dana Point


**BERKSHIRE
HATHAWAY**
HomeServices
California Properties
DRE #00461898

Thinking of selling? I have buyers waiting for specific locations and types of properties in NIGUEL SHORES. Please call me if you might consider selling now or in the near future, need information regarding termite companies, or for loan information to refinance.

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