

# Seashore News



June 2022 Published Monthly by Niguel Shores Community Association Issue 582

## OUR 2022-2023 NIGUEL SHORES COMMUNITY ASSOCIATION NEW BOARD OF DIRECTORS

The Niguel Shores Community Association Board consists of five Directors who are elected for two-year terms. In even-numbered years, three Directors are elected. In odd-numbered years, two are elected. On May 17, the Association held an Annual Meeting of the membership to elect Directors and to conduct Association business. Welcome aboard to newly elected Directors **Jim Cobb**, **John Douglas**, and **Rhonda Dunlevie**. A special thank you to **John Barbee**, **Paul Neuvirth**, and **John Rosenthal** who also ran, and to retiring Board members **Pat Pearson**, and **Bob Russell** for their service.

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



Newly elected members of the NSCA Board of Directors are (left to right) Rhonda Dunlevie, John Douglas, and Jim Cobb.

### BOARD OF DIRECTORS 2022-23

- President . . . . . **Donny Borsack**
- 1st Vice President . . . . . **Rhonda Dunlevie**
- Chief Financial Officer (CFO) . **John Douglas**
- Secretary . . . . . **Jim Cobb**

### BOARD LIAISON POSITIONS

- |  |  |
|--|--|
| ■ Architecture . . . . . <b>Jim Cobb</b>           | ■ Maintenance . . . . . <b>John Douglas</b>        |
| ■ Communication . . . . . <b>Rhonda Dunlevie</b>   | ■ Recreation . . . . . <b>Rhonda Dunlevie</b>      |
| ■ Finance . . . . . <b>John Douglas</b>            | ■ Rules . . . . . <b>Jim Cobb</b>                  |
| ■ Human Resources . . . . . <b>Rhonda Dunlevie</b> | ■ Traffic and Safety . . . . . <b>John Douglas</b> |
| ■ Landscape . . . . . <b>Donny Borsack</b>         | ■ View Preservation . . . . . <b>Jim Cobb</b>      |

## Honoring Our Dads

**Happy  
Father's  
Day**

Sunday,  
June 19



## Honoring Our Grads



**CONGRATULATIONS!**

See Pages 10-11

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# GENERAL MANAGER REPORT

## Annual Meeting and Election

Congratulations to the new Board of Directors! Quorum was met prior to 6:00 p.m., so the Annual Meeting was held as scheduled on Tuesday, May 17. The Inspector of Election report has been posted on the website and is also below. There were 608 ballots cast with **Jim Cobb, John Douglas** and **Rhonda Dunlevie** elected to a two-year term. A special thank you to all the homeowners that were in attendance at the meeting and to all those who volunteered to run for the Board of Directors.

Please note the Board meetings for the coming year will be the second Wednesday of each month with the General Session held at 6:00 p.m. Zoom links will remain available through the office.

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

## CHEERS TO 10 YEARS!

As the newly elected Board members take up their positions, some from the previous Board will be stepping down. One of those retiring is Board President **Bob Russell**. Bob joined the Niguel Shores Board of Directors in 2012 and has served consistently since, bringing his tenure duration to ten (10) consecutive years! Thank you, Bob, for a decade of service to Niguel Shores!

Being a Board member can be tough and is not always fun, but Bob has volunteered his time in a way that every community member should be thankful for.

Bob, from all the residents you have helped and all those you interacted with over the years, we appreciate you greatly for giving ten years of your time and expertise to serve our community. Your kindness and empathy to your fellow neighbors is like no other.

So, here's to you, Bob, with our sincere thanks.

—Your Niguel Shores Neighbors



Cheers! Bob and Rebecca Russell enjoy time at the Bluff.

## Important Rule Reminders as Summer Begins

■ **Enforcing Beach Parking—Guests Parked at The Beach Lot**—Please make sure that your guests have their passes properly displayed on the vehicle dashboard and that they are parked within the designated upper guest parking tier, as posted, when visiting the beach bluff.

■ **Pool Monitor**—From Memorial Day weekend through Labor Day, a pool monitor will be working to monitor access and enforce the rules and regulations at the Community Center. The Association does not provide lifeguards, so persons using the pool and spa do so at their own risk. All guests must be accompanied by the resident to be allowed to use the common area amenities, so make sure you are with your guests at all times.

**Pets**—Please remember that you are responsible for your pets. Do not rely on someone else to pick up after them. Grab it, bag it, toss it . . . and this does not mean just toss the bag anywhere. Place the bag in a proper trash container. Tossing the bag in the bushes is not the proper way to dispose of it! Also, for the safety of your pets and others you must keep dogs on a leash at all times.

*Happy Father's Day and  
Congratulations to our Awesome Graduates  
from the Niguel Shores Staff!*

—Marla Miller

## AND THE WINNERS ARE ...

Four lucky residents, out of a total 21 entries, won a bit of Niguel Shores history when the old teak benches from the Bluff were raffled off on May 9. Congratulations to **John Douglas, Shirley Foushee, Greg Gutierrez, and Pat Kenney!**



## INSPECTOR OF ELECTION REPORT NIGUEL SHORES COMMUNITY ASSOCIATION

May 17, 2022 Annual Meeting

There were 6 candidates running for 3 open seats.

Number of units: ....960	1. John Barbee..... 155
Not eligible to vote: ....0	2. Jim Cobb.....362
Quorum needed:....480	3. John Douglas.....292
Ballots cast: .....608	4. Rhonda Dunlevie .368
Abstentions:.....7	5. Paul Neuvirth .....215
Quorum Only: .....1	6. John Rosenthal ..279

# COMMITTEE REPORTS

## ARCHITECTURE

### Wood Shake Roofs

The devastating May 11 fire in Laguna Niguel which destroyed 20 houses and severely damaged 11 others must surely have caught the attention of homeowners in Niguel Shores.

It would be foolish of us to assume that our community is not vulnerable to a multi-dwelling fire. While the Aliso-Woods Canyon tragedy was caused by a brush fire, it was startling to see how once in the residential neighborhood, the wind-fueled flames jumped quickly from house to house. Although our community is not adjacent to a canyon, we live on a windy bluff-top where a small structure fire could quickly escalate during this period of sustained drought. It makes sense to take inventory of any possible hazard your home and the area surrounding it may contain. The first area you might check is your roof.

Subsequent to the Laguna Niguel fire, the Architecture Committee has received a surge of applications to replace wood shake roofs. In the 1970s and 80s wood shake roofs were a popular design element and many Niguel Shores homes were finished in that style. Fire departments and fire technology experts have classified wood shake roofs as an identifiable hazard. Replacing your wood shingle roof should be a priority for the protection of your home, family and neighbors.

Over time, the elements of Southern California weather cause wooden shingles to decompose and dry out, creating kindling for the tiny embers expelled by a fire source. Most multi-structure fires occur during periods of strong wind, sending out thousands of embers, only one of which is necessary to ignite a wooden shingle.

A recent inventory of homes in Niguel Shores indicates that we have 132 dwellings with wood shingle roofs. Insurance carriers now identify specific areas of the country as fire prone and will require the removal or replacement of combustibles before writing or renewing a home insurance policy. Among the examples given were required enclosure of eaves and replacement of a shake roof.

A good safety practice is to survey the area around your home to remove dry foliage, adjacent wooden structures and have your roof inspected every five years regardless of its composition. Let's keep Niguel Shores protected and safe!

—Mike Stively

## MAINTENANCE COMMITTEE

**Ready for Summer**—Summer is here! Well, the traditional Memorial Day to Labor Day summer, if not the solstice later this month and the longest day of the year. These longer days mean plenty of outside activities from the pool, to the

courts, to the park and the bluff. Your Maintenance Team has the community ready with the completed semi-annual pool/spa maintenance, and the street and concrete repairs (including follow-up the contractor is doing to the 2021 repairs at the end of Atlantic, at no charge). And have you seen the freshly sanded and stained picnic benches at the bluff along with the new benches that were recently installed? We have been busy getting ready for summer in the Shores!

**New Maintenance Team Member**—In other news, we would like to welcome our new part-time maintenance staff member **Jason Williams**. Jason Grew up in south OC Laguna Beach and Dana Point. He is studying business and music at Saddleback College and has his own independent record label, **Sidewalk Astronomy Recordings**, working with international labels and artists.

Jason's interesting heritage is a combination of Scottish, Irish, French, and native American Lacota Indian, and he comes from seven generations of French botanists. His great-great-great grandfather was a pioneer of pH testing of soil that made it possible for Easter lilies to bloom by Easter Sunday. Jason's hobbies include writing and recording music, playing chess, basketball and skateboarding. He is a vegan and an advocate of natural remedies. We are happy to have this self-motivated, hard worker join the rest of our excellent Maintenance Team that works so hard to keep Niguel Shores the extremely well maintained community it is. Don't hesitate to say Hi! to Jason when you see him.

—Geoff Dunlevie

## RECREATION COMMITTEE

What a great Cinco de Mayo party! Great friends, neighbors, food and music. Thank you to our Recreation team for putting this event together. See photos on Page 9.

Mark your calendars for more fun at these events in June and July:

**Ice Cream and eBike Class at the Bluff – Friday, June 3, 3:00 to 6:00 p.m.** Tasty ice cream at the bluff with your neighbors and friends. Pay the truck directly. Take the eBike safety class from 4:00 to 5:00 p.m. and receive one FREE ice cream!

**In N Out Night at the Bluff – Saturday, June 11, 6:00 to 8:00 p.m.** Purchase your In N Out tickets now in the NSCA Office for \$10 each. Choice of a burger, cheese burger, or grilled cheese with chips and drink. A DJ will be playing your favorite tunes!

**Ice Cream at the Bluff – Friday, July 1, 3:00 to 5:00 p.m.** The ice cream event will be a regular through the summer so make sure you watch for announcements of dates and times in *Seashore News* and at [niguelshores.org](http://niguelshores.org)

# COMMITTEE REPORTS

**July 4th Celebration – All Day** One of our most fun and best attended events of the year! Sign up in the office June 20 – July 3 to participate in the decorating contest for Golf Carts, Bikes, Trikes and Wagons. All participants will line up on Niguel Shores Drive for judging before the parade starts.

**Food Truck Night – July 23, 5:00 to 8:00 p.m.** New selection of food trucks this year including Hammer Burger, Rolling Sushi and Aloha Acai. Music by DJ George Graham. Pay the trucks directly at the event. Cash and credit accepted.

—*The Recreation Committee*

## RECREATION AMENITIES COMMITTEE

A big **THANK YOU** to the 154 homeowners who submitted feedback forms on the proposed Recreation Amenities Improvement Plan. Your comments, suggestions and support are very much appreciated! Here are some answers to frequently asked questions:

**Q: Why are there no new facilities proposed for the bluff?**

**A:** Under the current recorded Grant Deed, we are not permitted to build permanent facilities on the Bluff lot, with the exception of parking and beach access.

**Q: Are we allowed to use reserve funds to pay for some of these proposed facilities?**

**A:** Yes. Reserve funds are used to repair and replace our existing assets. Some of the suggested amenities qualify for use of reserve funds.

**Q: Will these new facilities increase our maintenance costs?**

**A:** The proposed new facilities will require no significant increase in maintenance, beyond some periodic blowing and washing down (similar to our current tennis and pickleball courts). High quality, commercial grade materials suitable for long life within our coastal environment will be used for all structures and equipment.

**Q: Will our current open grass play area remain?**

**A:** Yes! The proposed design retains the current open play area with improvements in the grass turf and a perimeter walkway with additional seating.

**Q: Have there been any changes in the proposed Master Plan presented on April 7?**

**A:** Based on the feedback, we have made the following changes to the proposed plan:

- The Putting Green has been eliminated (location and use concerns).
- The Gas Grills have been eliminated (safety and cleanup concerns).
- A Practice Wall is being evaluated inside tennis court 2 (final decision pending).

- Options for Exercise Equipment are being evaluated (final decision pending).

To view plans and submit a feedback form, please go to [niguelshores.org](http://niguelshores.org)

—*Gary Wilson*

## TRAFFIC AND SAFETY

**Guest Lists**—Our Gate Attendants have requested that everyone ensure your guest lists on Dwelling Live are current. During the winter months many folks modify their lists to allow for seasonal groups of friends, relatives, carpool, and service providers. Now as summer holidays approach, please review your guest lists to avoid delays in processing folks into the community. This year, we have quite a few new residents, and they bring a new group of associates and service providers, but many of these new names simply have not been added to our system. We suggest that everyone audit and update their Dwelling Live System on a regular basis.

**A Few Thoughtful Words**—Every month we have ten or more vehicles suffer severe tire damage while tailgating through the Cabrillo and Selva gates. Investigations invariably determine that the drivers of these vehicles were either service people or guests directed to these gates by GPS. The driver failed to read the signs saying “Residents Only” and became frustrated and tried to tailgate another vehicle past the gate before the spikes popped up.

Note: Apparently, this is a tactic that is successful in many other communities. However, our system functions exactly as it should, and tires are damaged.

An advance well-meaning word of caution and direction to the proper gate will save our visitors the unnecessary expense of repairing their vehicles.

**Coyotes**—Several coyotes have been spotted this past month walking through our community. As we know, they are looking for a no-risk source of food left outside unsecured. Other easy pickings are small animals allowed out while their humans remain inside. Another surprising easy source of attraction for a hungry coyote is dog poop. According to experts, coyotes are attracted to and will explore dog skat looking for undigested morsels of food.

**Unsafe Driving and Walking**—Recently we have received complaints about drivers traveling too fast along Niguel Shores Drive to the extent that they jeopardize the safety of pedestrians crossing in marked and unmarked crosswalks. Our Dana Point Deputy Sheriffs have been alerted and are already taking appropriate enforcement action along this line. Be a defensive driver as well as a safety-conscious walker.

—*God Bless ... Tim Murphy*



# CLUBS

## WOMEN'S CLUB

**Tea Time!**—Make your reservations now for our festive **Mad Hatter's Tea Party** to be held on **Thursday, June 9** when the Clubhouse will resemble Alice's Wonderland, decorated by **Suzanne Enis**. Each lady will receive a tea box filled with delicacies catered by the **Teahouse on Los Rios**. Look forward to a delicious variety of tea sandwiches, fresh fruit, traditional scones, and delightful desserts. Reservations are limited to 60 ladies with a \$15 tea fee. Invitations have been emailed to each Women's Club member. Please print out the **Tea Reservation Form** that comes with the invitation and bring it to the office with your \$15 cash or check by **Friday, June 3**. This very special tea party will be a marvelous finale to a unique Women's Club year!



**Historical Tour**—For our May Woman's Club meeting, we traveled to **Heritage Hill Historical Park** in Lake Forest for a tour and lunch. Visiting this historical location took everyone back to Orange County's roots as they walked through an 1890's one room schoolhouse, an Episcopal mission church, an original adobe home, a 1940s farmhouse, and many ranch life treasures. Members enjoyed a picnic box lunch on the grounds of the historic park.



**Outside Activity and More**—Our Outside Activity on **Thursday, June 16** will be **Happy Hour at the Bluff** beginning at **5 p.m.** See details in the announcement on this page. Also, remember to join us on **4th of July** as Niguel Shores Women's Club hosts their annual **Hot Dog Luncheon** on the poolside patio.

We would love you to attend one of our monthly luncheons in the fall if you are new and would like to meet others interested in promoting our motto of "fun, friendship, and service to the community." Please contact **Jennifer Paige**



**WOMEN'S CLUB**

**OUTSIDE ACTIVITY**

**Happy Hour at the Bluff—Thursday, June 16 at 5 p.m.**  
*Bring your favorite beverage and an appetizer to share at our first Happy Hour of the summer!*

[jenopaige@gmail.com](mailto:jenopaige@gmail.com) or **Judi Palladino** [twopalls@yahoo.com](mailto:twopalls@yahoo.com) for more information about membership.

**Dues**—Members, it is time to pay your dues for the coming club year. Please bring your check for \$25 to the June Mad Hatter's Tea, or drop it off to the Women's Club folder in the office. Thank you!

—Terry Link

## MEN'S CLUB

**Scholarship Winners**—The Men's Club Scholarship Committee has announced the 2022 recipients of the Men's Club \$1000 scholarships: **Britney Valerie Benitez** who plans to major in neuroscience and **Amrita Singh** who plans to major in journalism. Both attended Dana Hills High School and both live with their respective families in Laguna Niguel. They received their awards at the May 17 Men's Club Breakfast, accompanied by several family members. The winners were articulate and both offered inspiring comments about their future plans. Nicely done, ladies.

**Guest Speaker**—We also heard from guest speaker, **Jay Styles**, General Manager of the great **Wind and Sea**



Men's Club Scholarship Chairman Jon Cobain joins club president John Yocca in awarding \$1000 scholarships to **Britney Benitez** (center left) and **Amrita Singh** (center right), pictured with family members Valarie Aguilar, Moises Benitez, Palvinder Kaur, and Jassi Singh.

### Make Your Reservation Now for the Men's Club Annual Pancake Breakfast

**Monday, July 4, from 8:30 to 10:30 a.m.**



Purchase Tickets Online in Advance at [niguelshoresmensclub.org](http://niguelshoresmensclub.org)

- ▶ Reservations are required for both inside and outside seating.
- ▶ Purchase meal tickets online in advance at [niguelshoresmensclub.org](http://niguelshoresmensclub.org)
- ▶ Anyone who is unable to order online can notify the NSCA office. The staff will collect their contact information and a volunteer from the Men's Club will call them to take their order.
- ▶ The cost will be \$8 per meal.

**Thank you and we look forward to hosting you on the 4th of July!**

—John Yocca, Niguel Shores Men's Club President

# CLUBS

**Restaurant** in Dana Point Harbor. He said, with six thousand employees over the 50-year life of the restaurant, some current employees have both moms and dads who worked at Wind and Sea back in the day, and three million Mai Tais have been served! Pretty amazing. This is a fine restaurant with a strong future, except ... Some of Mr. Style's comments were a bit disconcerting. Although he is one of the most important operators and biggest employers in the Harbor, Styles is unsure of what the future holds for Wind and Sea, and for all the other operators. He attributes this lack of clarity to the DP Harbor Partners, which was awarded the management contract for the harbor modernization by the landlord, Orange County, in 2018. Many interested parties are in a holding pattern, not sure about lease renewals, construction plans, or possible new tenants. Hopefully, some clarity will emerge soon.

**Club Events**—Planning is underway for many popular Men's Club events coming up. The Pancake Breakfast on 4th of July, Oktoberfest in October, and a joint event with the NS Women's Club in December. Stay tuned for more details.

**Join Us**—We meet twice this month, on Tuesday, **June 7** and Tuesday, **June 21**. Look forward to interesting and thought-provoking guest speakers. If you are already a member, thank you, it is good to have you with us. If you are not yet a member, there is no time like the present. Come join us. No obligation, just a good breakfast and some interesting conversations. Give it a shot.

—Tim Moore, Secretary

## GARDEN CLUB

### End of Year Celebration

The final event of our calendar year—the traditional **Garden Club Barbecue & Picnic**—will take place at the Niguel Shores Beach Bluff on **Monday, June 20 at 11:00 a.m.** This is an opportunity to get together with fellow gardeners and to celebrate another great year of work, growth, and learning more about caring for Mother Nature. The event is for current members only. No guests, please.

**May Speaker**—We were fortunate to have **Kevin Alison** from the Tree of Life Nursery speak to us at our meeting on May 16, about the importance of choosing California native plants for our gardens during this current drought. These plants offer essential resources for native fauna like birds,



Kevin Alison from Tree of Life Nursery with his wife Clara, an avid ornithologist, speaking on California native plants.

butterflies, and other pollinators. California has experienced many droughts throughout history; this is the state's second extreme drought in ten years, already into its third year.

**New Officers**—At the conclusion of our May business meeting, candidates for office for our next season were presented. All nominees were approved by a voice vote. We welcome our new officers:

- **President:** Lydia Reese
- **Vice President:** Tom O'Keefe (Victoria Barrett will assist with speakers)
- **Secretary:** Janice Stauffer
- **Treasurer:** Robbie Wollin (Co-Treasurer needed)
- **Membership:** Susan Courtney
- **Seashore News:** Ann Strauss and Sandi Stauffer
- **Hospitality Chairs:** Joanne Webb and Grace Glatt
- **Lobster Feast Chairs:** Suzanne Enis and Al Glatt
- **Plant Sale Chairs:** Terry Link and Jenny Brown
- **June Barbecue Chairs:** Suzanne Enis and Al Glatt
- **Holiday Party, etc. Chairs:** to be determined

Congratulations and thanks to members for stepping forward to keep the Garden Club going for another year.

**Bylaws**—A unanimous Board vote was taken to change the bylaws / current standing rules to: "... a minimum of four membership meetings a year will be held from September through June on third Monday of the year at the clubhouse ..." based on the current Year Book.

**Dues Reminder**—Garden Club Dues for the club year 2022–2023 are payable by July 1, 2022.

- Fees for one house member: \$20
- Fees for two house members: \$35



Please address checks (no cash) to the Niguel Shores Garden Club, and deliver to the front office.

We do not meet in July and August, but look forward to seeing everyone in September. Have a great gardening summer.

—Ann Strauss

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# ACTIVITIES

## BRIDGE

Last month we explained how our Niguel Shores Bridge Club plays bridge. This month I hope I don't rattle any feathers with the local Poetry Club by including the poem below about an introduction to bidding in Bridge. Please remember there are 4 suites in each deck of cards: Spades, Hearts, Diamonds and Clubs. In each suite there are 13 cards: an Ace, 2 thru 10, Jack, Queen and King.

### EVERYTHING YOU NEED TO KNOW ABOUT BRIDGE IN ONE POEM

With 13 or more points I'm required to speak  
and mention a suit that is not very weak.

With 5 cards or longer, I need not be cute.  
I merely will open with one of that suit.

But with a 4 card major, Ah, there's a rub.  
I know I must open so I just say one diamond or club.

With 15 to 17, one no trump will do.  
With 20 or more, I open with two.

When the opponents have opened, now I have trouble.  
I have an opening bid and I say so by "DOUBLE."

If the opponents have opened, my back's to the wall.  
I have good points and length, so I must overcall.

My partner has opened, and I'm in a fix  
Because I must pass with less points than six.

But if my count is six points to ten  
I must respond one, but need not again.

Now 11 to 12 is pretty nice.  
I plan to respond, not once but twice.

With 13 or more points, I would be to blame  
If I let the bid end before we reach game.

With 17 to 18 points in my hand  
As a responder, I'd better think *SLAM!*

### Our Winners

**March 16:** 1 Betty French, 2 Frieda Baskin, 3 Lanny Barnard.

**March 23:** 1 Maria Girard, 2 Betty French, 3 Bob French.

**March 30:** 1 Glenda Wilson, 2 Lee Farrell, 3rd (tie) Maria Girard and Frieda Baskin.

**April 6:** 1 Glenda Wilson, 2 Freyd Rad, 3 Frieda Baskin.

**April 13:** 1 Betty French, 2 Jim Pinola, 3 Bob French.

**April 20:** 1 Annmarie Gerardo, 2 Bob French, 3 Freyd Rad.

**April 27:** 1 Shida Rad, 2 Jim Pinola, 3 Frieda Baskin.

**May 4:** 1 Betty French, 2 Elizabeth Miller, 3 Lee Ferrell.

**May 11:** 1 Shida Rad, 2 Betty French, 3 Kitty Chambers.

Even though we play with 12 to 16 players, one notices that a few names come up more frequently than the average.

If you are new to Bridge please contact **Bob French** and he will arrange a play date with you and get you started. **Bob** and **Betty French** (650) 388-0820 cell or (949) 312-2556.

—Mike Oliva

## PAGE TURNERS

June finds Page Turners reading *A Farewell to Arms* by Ernest Hemingway. Most people will have read this book but usually some time ago, so it will be refreshing to look at it in today's environment. More has been written "about" this book than the number of pages that actually tell the story, so I am just including a few words from Wikipedia here.



"The novel, set against the backdrop of World War I, describes a love affair between the expatriate Henry and an English nurse, Catherine Barkley. Its publication ensured Hemingway's place as a modern American writer of considerable stature. The book became his first best-seller, and has been called 'the premier American war novel from that debacle World War I.' The novel has been adapted a number of times, initially for the stage in 1930; as a film in 1932 and again in 1957, and as a three-part television miniseries in 1966."

As this article goes to press the members of the book club are voting to select the nine books that we will read for the 2022-2033 "book club year." Members have suggested approximately 27 books from which the nine will be selected. The final list will be revealed at our June joint meeting, and the reveal is always a very fun and exciting activity of the book club.

If you think you would like to join Page Turners, you can obtain more information by contacting **Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net) regarding the Thursday afternoon groups, or me, **Frances**, at [fozimec@cox.net](mailto:fozimec@cox.net) regarding the Monday afternoon group.

—Frances Ozimec

## REALLY SERIOUS O.C. BOOK CLUB

Our next meeting is on June 28 at 2:00 p.m. when we'll be reading *Making China Modern* by Klaus Muhlhahn. It is a monumental book filled with fascinating details on the history and future of China. Last month we read Parts 1 and 2 for our May discussion and we will focus on Parts 3 and 4 in June.



Residents interested in reading non-fiction works of social, cultural, economic, philosophical and/or political significance are invited to join us in the homes of our members on the fourth Tuesday afternoon of each month for thoughtful discussion—and our signature Oreo cookies. Contact **Norton Schwartz** for details at [nortlynne@cox.net](mailto:nortlynne@cox.net).

—Norton Schwartz



# ACTIVITIES



## ACCOLADES

A generous group of Niguel Shores residents attended and/or donated in April to the **Childhood Cancer Heroes Gala** sponsored by the **Gold Rush Cure Foundation**. Their donations and auction bids helped raise \$150,000 toward the Foundation's Pot of Gold Program, which provides gifts for kids fighting cancer and for their siblings. Among those who participated were (left to right): **Burr and Sue McKeehan, Laurel and John Yocca, Elle and Dave Midkiff**.



# CINCO DE MAYO

Taco Night at the Bluff was a huge success with over 200 participants enjoying an evening of friendship, lively music, and great food.



# SPRING MARKET

Booths at the Spring Market last month showcased unique items created by our residents or provided by local vendors.







## Celebrating our 2022 Graduates

Each June, the *Seashore News* takes the opportunity to recognize our community's graduates. Whether they are earning a high school diploma, or a college degree, or completing a specialized training program, June is the month for celebrating our graduates and their achievements. Read a little about each of them here.



**Makayla Arnoldi** is graduating from St. Margaret's Episcopal School as a Head of School Honors List student. Makayla and her family have lived in Niguel Shores since 2014. She has attended St. Margaret's since age 3, participating in activities such as dance, choir, musical theater, play and monologue writing, public speaking, community service, OC Science and Engineering Fair, and OC Maker's Challenge. In high school she received numerous awards including Excellence in Dance, Excellence in Service in Dance, honorable mention for product development in the OC Science and Engineering Fair, and 2020 Laura's House Brighter Futures Youth Award. Each summer, she has dedicated over 100 hours of community service to her school and local community. Makayla has received 10 letters of admission from universities nationwide to pursue a course of study in business administration. We wish you continued success in the future, Makayla!

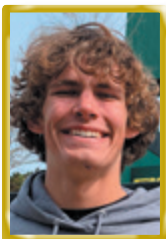
ski, hike and draw. Anna will attend UCLA in the fall to study Environmental Science and Engineering. Congratulations, Anna, on all you have achieved and the very best to you as you enter UCLA.



### Christian Boehmer



Christian was born and raised here in Niguel Shores, as was his twin sister Anna. Christian graduates with High Honors as Valedictorian this month from Dana Hills High School, where he played on the Varsity Basketball Team and founded the Dribble for a Cure Club, a group that supports pediatric cancer research. Christian is a member of the National Honor Society, the California Scholarship Federation, and Lion's Heart. He enjoys skiing and is an avid surfer. Like his dad Chris, a UCLA alumni, Christian will attend UCLA in the fall, where he will study Biotechnology and Engineering. Congratulations to the Boehmer family and best of luck to you, Christian, as you head off to UCLA this fall.



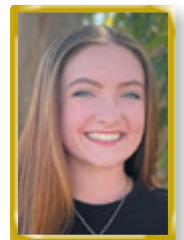
**Adam Bittner**, a JSerra High School graduate, will be attending the University of Oregon in the fall. He will study Business with an emphasis in Sports Business, where he can also use his creative

talents of Film and Photography. Adam enjoys snowboarding, surfing, photography and film. He is the son of Niguel Shores residents Jennifer and Sean Bittner.



### Riley Fox

Riley Fox is graduating from Dana Hills High School. Riley, the daughter of Karen and Adam Fox, was born in Ohio but moved to this area in



first grade where she went to John Malcom Elementary and then Niguel Hills Middle School. A competitive dancer from an early age, Riley continued dancing throughout high school and has been a four-year member of Pep Squad and South Orange County School of the Arts (SOCASA) Dance Production. She is a scholar athlete as well as a member of National Honor Society and many school clubs/organizations. Riley will be attending Chapman University's Dodge College of Film and Media Arts as a Creative Producing Major. She plans to pursue a career as a film and television producer. Best wishes to you, Riley!



**Anna Boehmer** will graduate from Dana Hills this month as Valedictorian with High Honors. Anna is a member of the National Honor Society, the California Scholarship Federation, and the Best Buddies program, which serves students with special needs. In addition, Anna was a member of Lion's Heart, an organization that connects teens with volunteer service opportunities in their community. Anna played on the Dana Hill's Volleyball Team, and loves to surf,



### Nathan Gannaway,

a graduate of JSerra High School, will be attending the University of Utah in the fall. He plans to major in Mechanical Engineering. Nathan enjoys surfboard shaping and the

outdoor sports of surfing, skiing, mountain biking, and climbing. He is the son of Niguel Shores residents Jane and Tim Gannaway.



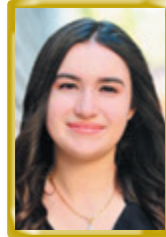
### Ally Meredith

has graduated from the college of Agriculture, Food and Environmental Sciences at Cal Poly, San Luis Obispo. Ally will be moving to San Francisco to begin her

career as a Business Development Representative at Adobe Systems. Ally and her sister Caroline are the daughters of Niguel Shores residents Susan and Mike Meredith.

### Emma McKenzie

is graduating from Santa Margarita Catholic High School where she is a Full International Baccalaureate Candidate completing a full AP/IB schedule. Emma was involved in National Honor Society, is a California Scholarship Lifetime Member, and is the sole recipient of her school's California Scholarship Federation Scholarship. Emma participated in Model UN for four years, is a member of the National Art Honor Society, has received recognition as a National Hispanic Scholar, and has been heavily involved in National Charity League. She has enjoyed helping a variety of philanthropies, including her favorites Homefront America and Beyond Blindness, where she volunteered at the summer camp for kids with visual impairments. She also loved helping military families by going on Base at Camp Pendleton to assist at events. Emma has volunteered over 241 hours with the Monarch Chapter. Looking forward, Emma will enter the Nursing Program at Creighton University, which also includes the opportunity to continue her Spanish language proficiency through study abroad in Spain. Emma has lived in Niguel Shores her entire life and is the fourth generation of her family living here. She is the daughter of Lisa and Daniel McKenzie. Compliments to you, Emma, on all you have achieved, and much success to you in the future.



### Sofia Patton

is graduating from San Juan Hills High School with honors. She has been awarded a scholarship to Emory and Henry College in Virginia, where she will study Equestrian Science. She was asked to join the school's equestrian jumping team, and received a scholarship for that as well. Her horse Whiskey will accompany her to college. Sofia previously lived in Chile and attended Oxford Academy for her first three years of high school. She is the daughter of Michael and Cathy Patton, and granddaughter of Niguel Shores resident Carla Perin.



### Adam Pellini

is graduating from Dana Hills High School. He previously attended Moulton Elementary School and St. Mary's School

in Aliso Viejo. After a successful basketball season helping take the Dolphins to their first CIF finals, Adam finished high school as an athletic scholar and was recognized for his work as Dolphin Ambassador. He will continue his education at the University of Utah where he plans to study business. Adam is the son of Niguel Shores residents Melina and Michael Pellini and the youngest of the Pellini boys.



### John McPherson

will graduate from Mater Dei High School in May 2022 and will attend the University of Wisconsin at Madison in their College of Engineering in the fall. John played lacrosse at Mater Dei for four years and will graduate with a GPA of 4.7. John has lived in Niguel Shores his entire life, and is the son of

Karin and Dave McPherson. He plans to take a trip with friends to the Dominican Republic and then looks forward to enjoying the beach this summer before he departs for college in the Midwest. Best wishes for future success to you, John.

### Caroline Meredith

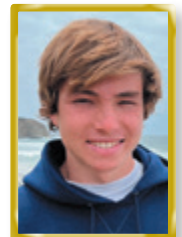


has graduated from The Gallatin School of Individualized Study at New York University. She plans to continue living in New York City and pursue a career in journalism.



### Nathan Scheer

is graduating this month from Dana Hills High School and will attend UC Santa Barbara in the fall to major in Electrical Engineering. At Dana Hills, Nathan was on the Varsity Cross Country and Track teams, and he loves to surf, mountain bike, and ski with his friends as well as build computers for gaming. Nathan is the son of Niguel Shores residents Katherine and Scott Scheer. When he was younger, he loved attending activities here, such as Camp Hobbledehoy (led by his future Dana Hills running coaches), participating in Junior Guards at Strands Beach, building the haunted maze with his dad for the annual Halloween Party—just to name a few wonderful memories of growing up in the Shores. Best wishes for the future, Nathan.







# DANA POINT THIS MONTH

## SUMMER TROLLEY

The Summer 2022 Dana Point Trolley is running daily service from now through Labor Day!

Monday-Thursday: 12 noon to 9 p.m.

Friday: 12 noon to 10 p.m.

Saturday: 10 a.m. to 10 p.m.

Sunday: 11 a.m. to 8 p.m.

Holidays (7/4 and 9/5): 10 a.m. to 8:30 p.m.

The trolley route features North and South Loops to travel within Dana Point and connect with the Laguna Beach, Laguna Niguel, San Clemente and San Juan Capistrano trolleys. For a Trolley Route Map, go to [danapoint.org](http://danapoint.org) and search Dana Point Trolley—or swing by City Hall to pick up Trolley Fold-Up Guides. Reach out with any questions to [dprolley@danapoint.org](mailto:dprolley@danapoint.org).



## OCEAN INSTITUTE CAMPS

The Ocean Institute Summer Camps begin this month with one-week sessions starting June 13, June 20, June 27, July 5, July 11, July 18, July 25, August 1, and August 8.

Half-day and full-day camps are grouped by age, beginning at age 5. For teens, there is also a Marine Science Internship Academy and a Counselor-in-Training Program. Call the Institute at (949) 496-2274 or email [camps@oceaninstitute.org](mailto:camps@oceaninstitute.org) for more information.

## MOVIES IN THE PARK

Fridays June 3, 10, 17, 24 at 8 p.m.

Bring a blanket or low back lawn chair for movies under the stars. Refreshments for purchase. Call (949) 248-3536.

## ARTFEST

Sunday, June 5 from 10 a.m. to 4 p.m.

Stroll the Lantern District on Del Prado in Dana Point's largest art festival with over 100 artists, music, food and drink. See [dpartfest.com](http://dpartfest.com).

## SUMMER BAZAAR

Sunday, June 26 from 10 a.m. to 4 p.m.

The DP Community Center is the location to

explore arts and crafts vendors, learn about Age Well Senior Services, and enjoy refreshments. See [dpcl@myagewell.org](mailto:dpcl@myagewell.org) or call (949) 496-4252.

## JOBS FOR YOUTH

Are you a hard-working, enthusiastic student looking for a part-time job? Are you interested in learning more about City operations or just want to get involved in the community? The City of Dana Point may have the right position for you. Current openings include:

- IT Administrative Intern
- Public Works Intern
- Recreation Leader (year-round and seasonal)

Excellent opportunity for students to gain hands-on experience and learn about municipal government functions. Visit [danapoint.org/departments/administrative-services/human-resources/employment-listings](http://danapoint.org/departments/administrative-services/human-resources/employment-listings) for more information about each position.

## SHARE YOUR TALENTS!

The City needs instructors to expand recreation classes in cooking and nutrition, arts and crafts, fitness and cross-fit, dog obedience, educational and self-help workshops, plus more. Contact the Recreation Division at (949) 248-3533 or [recreation@danapoint.org](mailto:recreation@danapoint.org).

# CALLING ALL NEIGHBORHOOD PATRIOTS

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

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

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

—Nancy Tinnies



## TENNIS

**Reserve a Spot**—Tennis in the Shores is thriving and growing with both adults and juniors. We are very lucky to have such facilities within the community. All tennis enthusiasts in the Shores are provided the opportunity to reserve a court online at the Niguel Shores website *niguelshores.org*, which is the recommended way to play. Sometimes you might get lucky if you just go down and see if a court is available to play, but a reservation is highly recommended.

**Tennis Database**—The tennis group in the Shores has been working on a new data base to provide contacts for residents to reach out to others to schedule matches. We have a database that was used in 2018-19, but wish to update this information to include new players within the Shores.

We also want to respect the privacy of individuals who previously provided their contact information but now wish to be deleted from the open database. So, we are asking any resident who provided information to contact us and confirm that they wish to be included in this new tennis database, or wish to opt out.

New tennis players to the Shores since 2020, we are asking if you would like to be included in the tennis database to contact us. Please send a notification to **Penni Buff** *monarch92629@yahoo.com* or **Don Baer** *pacific92629@yahoo.com*. You may also contact Don at (949) 422-9140.

**New and Improved**—In the 80s and 90s, the Shores scheduled tennis for men, women and mixed play. Over the years, many of these weekly tennis events have gone by the wayside. However, the tennis group's goals are to increase scheduled events, provide more communication for our residents to find new players in the community, and to have more social events to promote tennis within the Shores.

**Life Lesson**—Tennis is very, very similar to life. You have challenges on the court and off the court. Sometimes these seem to be unsurmountable at that moment. A tennis buddy in the Shores told me this life message: "Remember, step by step, life is easy ... yard by yard, life is hard." So is



tennis! You have to take short steps on the court to succeed in hitting hit the ball. If you try to lunge, you will not succeed.

We would appreciate any recommendations from residents that will promote tennis activity in the Shores. Penni and I look forward to hearing your comments and seeing you on and off the courts and living life "Wild, Happy and Free."

—Don and Penni

## PICKLEBALL

**A Few Frequently Asked Pickleball Questions:**

- *Which is correct, paddle or racquet?* Paddle.
- *How can I improve my game?* Drill. The #1 reason is that drilling the same shot repeatedly trains muscle memory.
- *What is the most important skill in pickleball?* Making the ball bounce in front of your opponents. Dinking into the kitchen is a major part of skill.
- *Does the forehand always take the middle?* The left-side player (player with the forehand in the middle) should cover more of the court. Or, the person closer to the kitchen line and that person should be toward the center of the court.
- *Is a serve that hits the kitchen line a good serve?* If a serve hits the kitchen line, it's IN the kitchen, and thus a fault. If a serve hits the center line past the kitchen, it's IN the serve court, and this is a good serve.
- *Who determines if a ball is in or out?* The player or team on the side of the pickleball court where the pickleball landed is responsible for making the line call. Whether a serve is considered in or out is left up to the receiver or receiving team. If partners disagree on a call, the ball is good. When in doubt if the ball was in or out ... always call it IN.
- *Is Pickleball an Olympic Sport?* Not yet!



**Join Us for Drop-In Play and Happy Hour!**—Meet us at the courts for a few games, then join us by the fireplace on the first Wednesday of the month for **Happy Hour**. Or, just come to Happy Hour! Bring your own beverage and an appetizer to share. Our Happy Hour dates for the summer are at **4 p.m.** on **June 1, July 6, August 3, and September 7.**

**Guest Policy**—In accordance with Niguel Shores Rules and Regulations, "Guests using any of the Association facilities must be accompanied by a resident, or be registered at the office by the resident ... A member is responsible for the conduct of his/her guests, lessees or invitees, and their observance of the rules. or invitees, and their observance of the rules."

**Open Play Invitation**—We encourage all levels of play to join us during Open Play: M/W/F/Sat from 9 to 11:00 a.m. and Wednesday from 4:30 to 7 p.m. See you on the courts!

—Barb Barrett

# COMMUNITY AWARENESS

## BE AWARE

Thousands of **phone calls, emails, and text messages** go out every day from **scammers** hoping to gain your critical identity information or to convince you to send them money. Don't be fooled!



### Common Scams by Phone, Email, or Text

- Fraudulent messages from Best Buy, Amazon, or other retailers claim that a package is waiting if you click a link or give identification details.
- Fake customer service reps say there is a problem with your bank or credit card account.
- Imposters warn that your streaming service or phone carrier needs a payment or private information to avoid a service interruption.
- Con artists offer payoff on a loan or debt, but they need personal and financial information to complete the deal.
- False QR codes direct you to websites that can steal personal data or make unauthorized purchases and payments.
- Online sellers request you to verify your identity with personal information, or pay in advance by debit card before receiving merchandise.
- Lottery scammers say you must pay a fee by wire or debit card to collect your winnings.
- Your computer screen freezes with a notice to call a certain number to repair the malfunction, and then a hacker asks for access to your computer. Beware!
- A message says the IRS is suing for back taxes and you must wire money or pay by debit card to clear the debt.
- Spoofers manipulate software on your phone's caller ID to display the local (949) area code or a familiar name or phone number so you will answer the call—usually a sales pitch.
- Imposters posing as Immigration and Customs Enforcement (ICE) send word that someone's immigration status is being revoked unless a fee is paid.
- Messages to parents or family members say a loved one is in trouble and needs money. These may even come with photos of the loved one copied from social media.
- An individual in a foreign country reaches out to ask for help or wants to share a fortune with you, but you must send money to get the transaction underway.
- Scammers pose as representatives from charities or local service organizations asking for donations.

### What Can You Do?

- Screen phone calls, texts, and emails to be sure they are from a legitimate source.
- Watch for signs of fraudulent senders such as odd email addresses, typos, poor spelling, incorrect grammar, cut-and-paste logos.
- Hang up on phone scams and report or delete email “phishing” attempts. Do not enter into phone conversation or email communication.
- Do not follow instructions to “press 1” or “click here” or other similar commands.
- Register your phone number(s) with the National Do Not Call Registry at [donotcall.gov](http://donotcall.gov).
- Report robocalls to the Federal Trade Commission at [consumercomplaints.fcc.gov](http://consumercomplaints.fcc.gov) or call (888) 225-5322.
- Use the “Block” feature offered by your phone, email provider, or a supplementary blocking app.
- Demand proof from supposed debt collection callers by requesting a legally required “validation notice” plus the name of the creditor, amount of the debt, and the caller's name, address, and phone.
- Examine websites generated from a QR code to see if they go to a legitimate merchant or service.
- Know that the IRS, ICE, or the Sheriff's Department do not make threatening phone calls or request money over the phone.
- Before believing messages that a loved one needs help or money, first call that person or an immediate family member to check on the person's status.
- Don't post photos of your family (especially the children) on social media.
- Learn to recognize fake email senders: Hover your computer mouse over the sender's name to see their true identity. If it is not the real person/organization, then delete the email before opening it.
- If your computer screen freezes with an error message to call a certain number, don't do it! Turn off the computer and reboot, or contact a reliable computer repair technician to reboot and/or retrieve your files.
- The OC Sheriff's Department encourages residents to stop contact with anyone they suspect is a scammer and report the caller to OCSO dispatch at (714) 647-7000.

—Sandy Homicz



Niguel Shores welcomes our new residents  
**Jim and Mary Lou Mair** on Seaward Isle  
and **Marta and Greg Longawa** on Gelidum Circle.

We look forward to saying “hello” in person as you enjoy time at the Bluff, days at the pool, events at the Clubhouse, and all that Niguel Shores has to offer.





# CUISINE CORNER

## Changing Times

Usually, we run a restaurant review in this space, but this month we hear from one of our regular restaurant reviewers about DP Harbor restaurants and businesses that are affected by the planned redevelopment.

Last month, Men's Club member and **Wind and Sea** owner **Jay Styles** addressed the Club with an unadorned and heartfelt recap of what restaurant and business owners are experiencing with the redevelopment of the Dana Point Harbor.

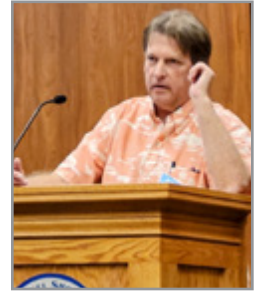
He explained how the Harbor began in 1972 with 30-year master leases for major landlord entities, including restaurants, the retail developer, yacht clubs, slip rentals and boating service providers. In 2002 the County of Orange took over as sole landlord for the Harbor, giving the master lease holders 20-year lease extensions which expire this year. The County has ceded to Dana Point Harbor Partners (DPHP) control of redevelopment planning.

Mr. Styles has been with Wind and Sea for 50 years, beginning as a part time dishwasher during his school years, then bartender, server and now owner/partner. His recounting of how the long-term business owners have been left floundering from lack of information from DPHP and the County was certainly a sad tale, leaving listeners with a vision of "scraping" existing businesses from their sites,

with little or no options for continuing their livelihood.

Admittedly, times change, but looking back over 50 years at Wind and Sea, Styles recalled with a smile when the restaurant offered a steak dinner for \$5.25 and a lobster meal was just \$7.95 including salad and warm bread. Where the future will take the restaurants and businesses in the Harbor is still being defined, but it is for certain those prices will not return any time soon.

—Gary Tinnes



Jay Styles, owner of Wind and Sea and a menu from 50 years ago.

WIND & SEA RESTAURANT	
TOP SIRLOIN	5.25
SMALL SIRLOIN	4.45
TERIYAKI TOP SIRLOIN	5.45
BEEF KEBAB with rice pilaf	4.45
NEW YORK	6.25
STUFFED GRAPE LEAVES with rice pilaf	3.95
SHRIMP TERIYAKI with rice pilaf	4.45
KING CRAB LEGS	6.45
STEAK & CRAB COMBO	6.65
LOBSTER	7.95
PRIME RIB	6.45
HAWAIIAN CHICKEN with rice pilaf	3.95
<small>INCLUDES FRESH GREEN SALAD &amp; WARM BREAD or the quantity of your choice</small>	
BAKED IDIHO	60c
STUFFED BAKED POTATO	75c
RICE PILAF	75c
MUSHROOMS	95c
BEVERAGE	25c
CHEESE CAKE	75c
<small>RESTAURANT OPEN 11:00 AM - 10:00 PM CASH ONLY</small>	

## COMMUNITY AWARENESS

### BE PREPARED

Last month, as the devastating Coastal Fire swept across our local hills destroying homes and forcing evacuations, we were reminded once again to be prepared for an emergency—whatever it may be. The Red Cross suggests we keep a go-bag or roller suitcase supplied with emergency items such as the following:



- ✓ Water for one week per person
- ✓ Nonperishable food and manual can opener for one week per person
- ✓ Pet supplies for one week
- ✓ First aid kit with antiseptic spray, band aids, gauze, tape, scissors
- ✓ Medications and other medical items for at least one week
- ✓ Paper towels, toilet paper, wet wipes
- ✓ Sanitation and personal hygiene items
- ✓ Flashlight
- ✓ Batteries (various sizes)
- ✓ Manual crank or solar charging device
- ✓ Cellphone cord and charger block
- ✓ External battery pack for cellphone and laptop
- ✓ A multipurpose tool, like pliers or a pocketknife
- ✓ Paper, pen, pencil, tape
- ✓ Cash
- ✓ Extra checks
- ✓ Emergency credit card
- ✓ Keys for house, car, mailbox, safety deposit box
- ✓ Sleeping bag or solar blanket for each person
- ✓ Family contact information
- ✓ Medical contact information
- ✓ Flash drive with personal and/or business files
- ✓ Change of clothing per person, including jacket, socks and comfortable sneakers

Remember that electrical power may go off during a fire or earthquake, and groceries or pharmacies may run out of supplies, so have enough on hand to carry you through a week. Cash is necessary if ATM or credit card machines are disabled for lack power.

It may seem a big job to gather all these items, but in an emergency we'll be glad we took the time to do it!

—Sandy Homicz

# BOARD ACTION SUMMARY

## MAY 2022 BOARD MEETING: (GENERAL SESSION)

### ACCEPTED AND FILED:

- Unaudited March 2022 Financial Reports
- General Session Committee Minutes

### APPROVED:

- General Session Meeting Minutes for April 13, 2022
  - May 2022 Expense and Transfer (Actual)
- Ratify Approval of Transfer from Pacific Western Operating to Comerica Operating Money Market Account in the Amount of \$250,000
- Finance Committee Recommendation to Purchase \$150,000 CD through Comerica with Funds from Enerbank
- Finance Committee Recommendation to Purchase \$248,000 CD through Comerica with Funds from Goldman Sachs
- Hetherington Engineering Slope Evaluation Proposal
- Harvest Proposal #95382 for Tree Removal Danzig Bay
- Harvest Proposal #95685 for Tree Removal Vista Grande/Via Capri
- Harvest Proposal #96006 for Tree Removal Tasman Bay
  - Ratify Approval of Harvest Proposal #96168 for Tree Removal Leeward Drive
  - SCWD Amendment to Agreement
- Ratify Approval of Cabrillo Entrance Loops for Gate Operation
  - 2022 Street Overlay and Repair Project

### TABLED

- Harvest Landscape Proposal #94436 – Removal, Excavation and Replanting Slope Along Selva
- Harvest Proposals for Additional Planting on Various Slopes

### REVIEWED/DISCUSSED:

- Check Register, General Ledger, Legal and Delinquency Report (March)
  - 2023 Budget Preparation Schedule
- Harvest Landscape Slope Replanting Presentation and future Water Conservation
- Recreational Amenities Committee – Updates Presentation
- Harvest Proposal #95760 for Tree Removal Spinnaker Drive
  - Options for Repairs to Survey Marks in Street
  - Manager's Report
  - Wood Shake Roofs

## BOARD MEETING: (EXECUTIVE SESSION)

### ACCEPTED AND FILED:

- Executive Session Committee Minutes

### APPROVED:

- Executive Session Meeting Minutes for April 13, 2022
- Special Executive Session Meeting Minutes from April 20, 2022

### REVIEWED/DISCUSSED:

- Legal Update
- Coastal Commission Update
  - ADR Update
- Reasonable Accommodation Request
- Legal Discussion of Property Maintenance
  - Legal Analysis (March)
  - Delinquency Report (March)
  - Personnel Matters

### HEARINGS:

- One (1) Hearing for Violation of Rules – Modification Restrictions (Unauthorized Modification to the side yard Easement)
- Two (2) Hearings for Violation of CC&Rs – Article IX, Section 22 - Damage to Association Maintained Property

**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 IN THE CONFERENCE ROOM ON THE **2nd WEDNESDAY, JUNE 8, 2022, BEGINNING AT 6:00 P.M.**

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



“ John Yocca is the best realtor we have ever worked with. ”

- Lisa N., Dana Point

- Top 100 Realtors in Orange County for 2021.
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## NEIGHBORHOOD ADS

**For Rent:** Sunset view, remodeled townhome avail for short-term rental, sleeps 4, large courtyard plus backyard with putting green, gas BBQ. Inquiries pls call Mary Ann (626) 485-4981.

**For Rent:** Ocean side of PCH 3/2 1400sf view! Updated kitchen/baths. Quiet cul-de-sac. Listen to the waves; watch the whales. Available August. \$6,400/mo. Phil Potter (949) 547-1033. Homeowner/Broker. Lic#01911057.

*Ads for the Seashore News must be submitted by the 15th of the month. Include a check payable to NSCA, \$5 for a maximum of 30 words. Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability for quality of goods advertised.*



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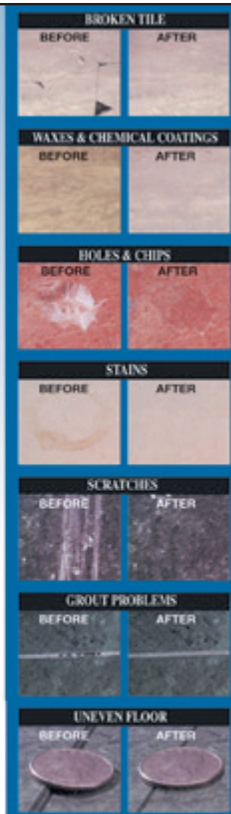
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# MARKET UPDATE

	DANA POINT	NIGUEL SHORES
Median List Price	\$1,600,000	\$2,821,882
Median Sales Price	\$1,700,000	\$2,908,529
Sales to List Price Ratio	102%	103%
Price per SqFt	\$905	\$1330
Average Days on Market	64	29

## Orange County Housing Report



### A SELLER'S MARKET WILL PREVAIL

While the market is slowing, it is gradually evolving from its out of control, insane pace, to a normal Seller's Market where pricing will be fundamental in finding success.



### INVENTORY UP 17%

The active listing inventory continued to surge higher by 348 homes, up 17%, and now totals 2,452 homes, its highest level since August and the first time that there are more homes than the prior year since 2019.



### FIRST RISE SINCE MARCH

Demand, the number of pending sales over the prior month, increased by 25 pending sales in the past two weeks, up 1%, and now totals 2,179, the first rise since March.



### CLOSED SALES DOWN Y-O-Y

There were 2,565 closed residential resales in April, 26% less than April 2021's 3,470 closed sales. April marked a 3% decrease compared to March 2022.

Buyer demand is extremely high in Niguel Shores, while the supply of homes for sale is very low. Thinking of selling? We have buyers waiting for specific locations and types of homes.

**Call for a complimentary and confidential price analysis detailing the new value of your home in Niguel Shores!**



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# BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

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

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## ★ 2022 REAL ESTATE UPDATE FOR NIGUEL SHORES ★

**5** HOMES CURRENTLY FOR SALE  
PRICED FROM \$1,999,000 - \$8,300,000

**3** HOMES CURRENTLY IN ESCROW  
PRICED FROM \$2,300,000 - \$2,879,000

**18** HOMES SOLD IN 2022  
PRICED FROM \$2,050,000 - \$8,350,000

★ (PER MULTIPLE LISTING SERVICE AS OF 5/23/22) ★

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**NIGUEL SHORES HOMEOWNERS:** The supply of homes For Sale in Niguel Shores is very low and the Buyer demand is extremely high. Recent Sales Prices are setting new records and the value of your home has increased greatly. Please call me for a confidential and complimentary price analysis outlining the new value of your home in Niguel Shores.

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