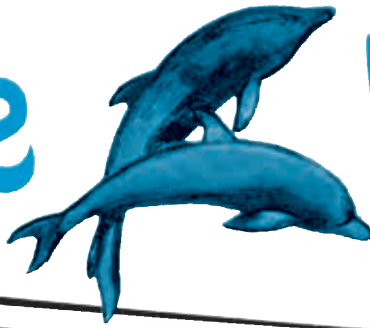


Seashore News



July 2022

Published Monthly by Niguel Shores Community Association

Issue 583

4TH OF JULY EVENTS HOORAY FOR THE RED, WHITE, AND BLUE!

8:30 A.M. Men's Club Pancake Breakfast at the Clubhouse — \$8 per person.

10:45 A.M. Flag Raising with the Young Marines at the Flag Pole.

11:00 A.M. Dana Point Fire Engine #30 Leads the Neighborhood Grand Parade. Decorating Contest Judging (carts, bikes, wagons, etc.) at the Parade Lineup with Awards announced via Email Blast to the Community.

11:30 A.M. Games at the Park

NOON Women's Club Gourmet Hot Dog Lunch at the Clubhouse — \$5.

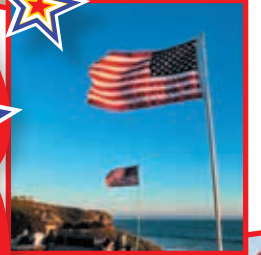
AFTERNOON Swimming Fun in the Pool.

4:00 P.M. DJ Tunes on the Bluff.

5:00 P.M. BBQ Grills Ready at the Bluff (BYO).

5:55 P.M. Flyover Dana Point by Condor Squadron WWII North American AT-6 Planes

EVENING Fireworks Light Up our Skies from Dana Point Harbor, Local Parks and Resorts commemorating America's Independence Day, July 4th, 1776.



DANA POINT SUMMER CONCERTS CALENDAR 2022!

SUNDAYS AT SEA TERRACE PARK!

- JULY 10 3:00 - 4:00 - GOOD COMPANY – A TRIBUTE TO BAD COMPANY
4:30 - 6:00 - QUEEN NATION – A TRIBUTE TO THE MUSIC OF QUEEN
- JULY 17 3:00 - 4:00 - DSB – THE NEXT BEST THING TO JOURNEY
4:30 - 6:00 - HEARTBEAT CITY – A TRIBUTE TO THE CARS
- JULY 24 3:00 - 4:00 - THE K-TEL ALL STARS – SUPER HITS OF THE 70'S
4:30 - 6:00 - KENNY METCALF AS ELTON
- JULY 31 3:00 - 4:00 - LOVEDRIVE – SCORPIONS TRIBUTE
4:30 - 6:00 - BONFIRE – AC/DC TRIBUTE
- AUG. 7 3:00 - 4:00 - TONY SURACI – THE HIGHWAYMAN SHOW
4:30 - 6:00 - TURN THE PAGE – TRIBUTE TO BOB SEGER
- AUG. 14 3:00 - 4:00 - THE REFLEXX – 80'S
4:30 - 6:00 - ROCKIN' THE PARADISE – STYX TRIBUTE



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FROM THE HELM

Happy Summer to everyone and I hope you and your families are enjoying fun-filled sunny days in Niguel Shores. As your new Board President I want to thank everyone involved in this recent election for showing how much we all care about our community and let you know your new Board looks forward to representing all of our Niguel Shores neighbors this coming year. I want to thank all our wonderful committee volunteers for giving their time to our community as well.

Recreation Amenities—Our Recreation Amenities Committee was given Board approval to go to a community vote for upgrading new amenities within our community. The committee plans on reviewing all details of the upgrades at the Resident Roundtable meeting in July. All residents are encouraged to attend.

Resident Roundtable—The quarterly **Resident Roundtable** will be held again on **Wednesday, July 13, at 5:00 p.m.** in the **Clubhouse**. This is where we devote an hour to our homeowners and their concerns in an open format discussion on any topic. We do recommend sending in questions beforehand so we can be better prepared to give feedback. The NSCA Board of Directors are homeowner volunteers and may not have the answers to questions without some research. We will continue these Roundtable open discussions in October, January, and April. Homeowners should also feel free to join via Zoom. Contact the

NSCA Office at mnorthrop@niguelshores.org to obtain the Zoom link.

Can't Make The Round Table?—You have numerous avenues to have your voice heard. You can reach out via the community website niguelshores.org at the "Contact Us" link. There are also email addresses for the management team on that page where you can make homeowners requests that will be forwarded to the appropriate committees.

Revetment Update—In August 2021, NSCA provided owners with an update on the status of the rock shore revetment at the foot of the Breakers Isle slope. At that time, based on a settlement between the Association, the County of Orange, and some Breakers Isle owners, the County was preparing plans to submit to the Coastal Commission to repair the revetment and restore it to the specifications required in a 1988 agreement with the County. Since then, the County and its consultants have been working with Coastal Commission staff on the details of a plan for the repairs, and the County has answered a number of Commission staff's questions. The Commission has now determined the County's application to be complete. It is anticipated that the application will be heard by the Commission in the Fall of 2022. If the Coastal Commission approves the plans, the County will proceed with the repairs.

Happy 4th of July to you and your loved ones!

—Rhonda Dunlevie

GENERAL MANAGER REPORT

Happy 4th of July Niguel Shores!—I hope you all get to experience the joy that is Niguel Shores during our fun-filled Independence Day celebration.

Community Reminders—I am asking for all your help due to some recent incidents. With the upturn in visitors and activity in the summer months, please make sure to monitor those who come to visit, as well as your household members. With a little mindfulness we can prevent difficulties from occurring and keep Niguel Shores a safe and wonderful place.

- Please do not place pool chairs or furniture in the Community Pool and Spa. Recently incidents have occurred of this nature and, in the past, this has caused damage to the spa and resulted in a bill to the homeowner in order to repair the damage.
- Please be mindful that the community landscape is an asset of Niguel Shores and is for all to enjoy. There has been recent damage to Association trees at the Bluff, which unfortunately resulted in an olive tree needing to be removed.
- Please do not park or ride eBikes or bicycles in Association landscaping areas. This can cause damage and cost to the Association funds in order to restore the area back to its original aesthetically pleasing condition.
- Please do not ride a bike or eBike through the gates. Each time a vehicle enters the gate the arm comes down immediately. Thus, a bike rider may be knocked off the bike and could get hurt severely. We want to avoid this and therefore ask that you tell all

family members and guests to enter through the pedestrian gates, and to use caution when entering through all unmanned gates.

Swimming Pool/Spa & Beach Bluff—Included are some important rules that all residents should be aware of when using the Community Center and Beach Bluff this summer. In addition, remember that all guests must be accompanied by a Niguel Shores resident when using any of the amenities.

Swimming Pool & Spa

- Use of these facilities is at your own risk. The Association does not provide a lifeguard.
- Swim diapers and/or waterproof covers are required for anyone incontinent or not toilet trained. If failure to comply results in pool/spa contamination, the responsible member will be charged a decontamination fee.
- Glass is not allowed in pool/spa areas.
- Persons under 14 years of age must be accompanied by and under direct supervision of a person 18 years of age or older when in pool and spa areas.
- Pets are prohibited in the pool, spa and deck areas.
- Running, horseplay, or any activity detrimental to the safety and enjoyment of residents and guests is grounds for removal from the premises.

Beach Bluff

- Tables must be attended at all times for continued use.
- Unrestrained or unleashed dogs, bounce houses or other inflatables,

continued on page 4

continued from page 3

wood or charcoal fires, smoking of any kind, barbecues on Association tables, and staking or inserting items into the grass or other landscaped areas are prohibited.

- Beach Bluff Parking – 4th of July—As a reminder, only vehicles with resident barcodes or resident passes will be permitted to park in the beach lot on July 4, including the upper tier. You

are welcome to leave your vehicle parked in the lot overnight if (during the course of the celebration) you determine that it would be safer to walk home.

Thank you all for your help in keeping this community great. Happy 4th to you and your family!

—Marla Miller

COMMITTEE REPORTS

ARCHITECTURE

Exterior Modifications—Are you thinking of a change or upgrade to the exterior of your home in Niguel Shores? Many homeowners in our community are in the process of making some type of modification or replacement. It is important to know that before starting an exterior change, an application form detailing the change is required to insure conformance with the design details of your specific neighborhood.

The Architecture Committee receives between 30 to 40 such applications for review every month. A large percentage of the requests involve a simple change or “like for like” replacement of an exterior item and can be approved in the first meeting they are reviewed. These are “Consent Items”—not in conflict with any CC&R or rule. A simple form for this can be found on our website niguelshores.org

Most of the homes in Niguel Shores are over 40 years old, making expansions and remodels or even “tear downs” commonplace. Of course these require architectural plans and city permits. Thus far, 20 homes have been sold in Niguel Shores in 2022 and there are currently others on the market. Understandably, most buyers want to expand or change the exterior envelope of their home. These projects can take several months from the planning stage to completion of construction.

Our community is comprised of nine different “sections” or *tracts*, each with its own set of rules and restrictions. The easements, setbacks, drainage, height restrictions, etc. are different for every individual tract. Sea Terrace 1 and 2, for example, are unique in that each has its own Board of Directors to help insure the integrity of the neighborhood’s appearance. Your plan will need to comply with the guidelines that were set for your particular development.

We Want to Help—While filing all the forms and adhering to your tract guidelines may seem a bit daunting, it needn’t be. If you are considering a change to the exterior of your home, please contact the Niguel Shores Office for an appointment to discuss your plans with members of the Architecture Committee. Get us involved with the process as early as possible. We can work with you and your

contractor to make your modification or remodel an orderly and successful project!

—Mike Stively

COMMUNICATION COMMITTEE

Outside Publications Using The Niguel Shores Name

Some people have inquired about receiving brochures and magazines in the mail that reference Niguel Shores. We want to clarify that these are advertising publications that have absolutely no official affiliation with the Niguel Shores Community Association, the NSCA Communication Committee, or the *Seashore News*. They may contain material aimed at Niguel Shores, but the publications are not coming from your Niguel Shores Community Association, Board of Directors or Management.

The only officially recognized publications from Niguel Shores Community Association are the *Seashore News* and the website niguelshores.org. Any advertising magazines, mailers or brochures you may receive from outside sources referencing Niguel Shores are not endorsed by your Association, and the information they contain may not be accurate or reflect our community standards.

As we have noted in the past, the *Seashore News* is very much a community effort written and published by our residents, and has been a tradition in Niguel Shores for nearly 50 years. More than 70 volunteers work together to bring you the newsletter each month. From the small group of editors, writers, and photographers who make up the Communications Committee, to the resourceful monthly columnists, to the loyal group of collators and distributors, and to our NSCA board members and staff who advise us monthly—we are a team effort of neighborhood volunteers. Our purpose is to spread communication within our community. The ads in our newsletter help to pay for printing, not for profit. Don’t be misled by commercial publications that look like they represent our Association but actually have no connection to Niguel Shores Community Association.

If you have comments or ideas about the *Seashore News* or the Niguel Shores website, send a message to us at seashorenews@hotmail.com. We would love to hear from you!

—The Communication Committee

COMMITTEE REPORTS

LANDSCAPE COMMITTEE

At the June meeting of the Landscape Committee, the subject of some dead plant areas on the slopes of Windlass, Brigantine, Windjammer, and Halyard/Windward was addressed. We want to notify homeowners that Harvest, our landscape contractor, has been dealing with a very invasive weed known as Asparagus Fern and Brazilian Pepper sprouts. These types of plants choke out our plants and prevent them from growing and covering our slopes.



Invasive asparagus fern

Harvest has been treating this problem in test areas on the slopes of the streets referenced above. The treatment will cause these weeds and sprouts to die, but does not affect our plants, resulting in areas that have what appears to be dying greenery. This process will take time, but Harvest feels it is the only way to eradicate the undesirable plant material. Other areas will be added depending upon the success of this treatment.

—Bill Walkup

MAINTENANCE COMMITTEE

Ready for the 4th—Hopefully you are in full summer mode and prepping for our Independence Day festivities. The Management Team has been extremely busy preparing for all the wonderful events that go along with Niguel Shores community celebration—from mounting the beautiful 4th of July decorations, to readying the Clubhouse for the annual Men’s Club Pancake Breakfast serving hundreds, to the Flag Raising, Grand Parade, Women’s Club Hot Dog Lunch, and the residents and friends that will be celebrating at the Bluff.

Speaking of the Bluff—The approved replacement of the portable picnic tables has been delayed due to—you guessed it—supply chain delays! Of the ten tables we planned to order, only two were available and are being assembled.

Street Project—Our 2022 Street Project, which normally occurs later in the year, is now planned for this July in order to complete the work prior to an expected material cost increase of approximately \$8,000. Be on the lookout in your mail and email boxes for the schedule of closures on the following streets: Atlantic Drive, Taranto Bay, Amundsen Bay, Tasman Bay, Marmara Bay, Bothina Bay, Coral Bay, Gourami Bay, and Vista D’Onde. The schedule can also be found online at niguelshores.org.

Hard Work, Great Results—Big thank you to our committee chair **Len Beebe** and committee member **Art Staudenbaur** for their hard work sanding and prepping the

picnic tables at the Bluff for their annual restoration. This is a lot of effort, so give Len and Art a toast next time you are at the Bluff enjoying a sunset glass! And think of the hard-working Maintenance Team too, while you are at it.

Happy 4th of July to Everyone!

—Geoff Dunlevie

RECREATION COMMITTEE

Hooray! Summer is here!

Thank you to all who participated in the eBike safety class on June 3rd. It was a big hit with great attendance and a wealth of knowledge learned. A big thank you to the **Board of Directors** and particularly **Donny Borsack** for organizing this event and getting **Synaptic Cycles**, **Providence Mission Hospital** and the **OC Sheriff** to participate. Hopefully in September we will have another class for those that were unable to attend.

JULY EVENTS:

Ice Cream at the Bluff – Friday, July 1, 3:00 to 5:00 p.m. Prices vary from \$6 to \$15. Cash or credit accepted, pay truck directly.

July 4th Celebration – All Day. Come and enjoy the activities on Independence Day. Be sure to sign up in the NSCA office by July 1 to participate in the **Decorating Contest** for Golf Carts, Bikes, Trikes and Wagons. The decorating will be judged before the parade on Niguel Shores Drive. See Page 1 of this issue for the event schedule.

Food Truck Night – Saturday, July 23, 5:00 to 8:00 p.m. Mark your calendars and enjoy the selection of food trucks this year with **Rolling Sushi Van**, **Hammer Burger** and **Aloha Acai Bowls**. Music provided by DJ George. Cash or credit accepted, pay truck directly.

UPCOMING EVENTS:

Ice Cream at the Bluff – Friday, August 5, 3:00 to 5:00 p.m.

Band by the Sea – Saturday, August 20, 4:30 to 7:30 p.m. Enjoy great music and dance the night away with neighbors, family and friends. Ticket sales start July 25 at a cost of \$10 each. Reserve a rectangle table for \$100 (10 tickets) and an octagon table for \$80 (8 tickets).

Ice Cream at the Bluff – Friday, September 2, 3:00 to 5:00 p.m.

Labor Day BBQ – Sunday, September 4, 5:00 to 8:00 p.m. Mark your calendars for our famous barbeque celebration. This is a free event in which we provide the hot coals and you bring whatever you would like to BBQ!

—The Recreation Committee

COMMITTEE REPORTS

RECREATION AMENITIES COMMITTEE

Children, Mark Your Calendars!—Calling all children 7 to 12 years old (and parents too)! Come to a special meeting in the Clubhouse at **11:00 a.m. on Tuesday, July 12.**

At this one-hour meeting, we hope to obtain input and ideas from our young residents on the type of playground equipment they would like to see added for their age group in Niguel Shores. **Treats** will be provided, and there will be posters of various types of equipment being considered. Our young people's ideas will be noted and presented to the Amenities Committee when making their decisions.

Parents, please encourage your children to participate in this important session.



More Details Coming—Calling all residents! The Recreation Amenities Committee will update owners at the **July 13 Resident Roundtable** about their continuing work on the approved Master Plan. This work includes pricing for each amenity, options for the Multi-Purpose Sports Court location and sizing, and possibilities for older children's playground equipment. In addition, the Niguel Shores website is being updated with new information and pictures of proposed projects.

—Lydia Reese and Jeannie Sticher

TRAFFIC AND SAFETY

Guest List Reminder—Our summer season is officially here and we will likely experience more visitors

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WOMEN'S CLUB

The secret, Alice, is to surround yourself with people who make your heart smile. It's then, only then, that you'll find Wonderland.

Tea in Wonderland—Surrounded by “people who make your heart smile,” our **Madhatter's June Tea Party** was certainly one of the best events this year! We were all “mad” about the outrageous decor, untraditional iced tea, and ridiculously delicious tea boxes from **The Teahouse on Los Rios**. **Suzanne Enis** definitely used Alice's teatime wisdom as she “dreamed bigger” and helped us all “be weird and adventurous” for two hours in our Clubhouse Wonderland! Also, we want to thank **Meg Wilson** for creating a delightful slideshow to culminate the yearlong Women's Club activities in Niguel Shores. Cheers to the positive ladies of our club who made this unique experience a truly enjoyable afternoon!

New Officers—At the Tea, President **Sharon Stewart** presented and installed the 2022 -2023 Niguel Shores

than any other time of the year. I would encourage everyone to double check that our guest lists are current and all visitors are included. Also, when inviting a guest of any sort into our community, please provide them with driving directions to the proper entrance gate, which is the Mariner Gate at 33510 Mariner Drive for the main part of the community. Through the years we have found that GPS is often inadequate and doesn't direct the user to the correct entrance.

Should you have a last-minute problem adding a guest you may contact our attendants at the Gatehouse at (949) 487-4185. However, please remember they may be busy getting guests in and not able to answer the phone.

4th of July—On July 4, the only vehicles allowed into the Bluff parking area are those that are registered residents and have the corresponding sticker or decal.

During the course of the Grand Parade, traffic may well be slowed or momentarily diverted.

In the evening, there will be fireworks from the Harbor and probably a discharge of fireworks from nearby hotels and neighboring communities. This will likely be the worst time of the year for our furry four-legged friends. We encourage pet owners to do what they can to comfort via companionship, thunder vest, or medication to calm their loyal and faithful pet.

—God Bless ... Tim Murphy

Women's Club Officers: **President - Sharon Stewart; Vice-President - Laurel Yocca; Treasurer - Cathy Tyson; Secretary - Sandy Stauffer.** Thank you, ladies, for your commitment and dedication to our club!

Outside Activities—During June we met at the Bluff for Happy Hour to celebrate the summer months ahead. The weather cooperated, scrumptious appetizers were shared, and laughter was abundant! Hope to see you at one of our upcoming Outside Activities this summer, beginning with our **July 21 Trolley Trip** to the **Sawdust Festival** in Laguna Beach.

Committee Sign-Ups—Members, you will soon be receiving an email describing our Women's Club committees and requesting you to sign up on a committee for the coming club year. Please reply to the email and indicate the committee which suits you and where your time and talents would be put to good use. In the spirit of a community of active women, it is the responsibility of every NSWV member to be involved in at least one event or

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and professional backgrounds. We have wonderful monthly speakers and a calendar of special events such as our September Welcome, Holiday Party, Spring Fashion

Show, June Tea, 4th of July Hot Dog Lunch, and numerous Outside Activities. Membership forms are available at the Office or online. HAPPY SUMMER!

—Terry Link

MEN'S CLUB

During June, the Men's Club held two interesting and enjoyable meetings. More than 32 members showed up on June 7 before 0800h to enjoy the conviviality of their fellows. We dined on a breakfast of cheesy eggs and cut fruit courtesy of the **Morris/Wollin Cooking Team**. Then, shortly after 0800h,

Club Pres. John Yocca called the meeting to order and led the group in reciting the Pledge of Allegiance to the U.S. flag.

John introduced a distinguished new member, **Mori Batagva**, principal and founder of ERM Academy, a group that helps young people find their way in the business world. Thanks for coming, Mori. Nice to have you with us.

Next up was **Club VP John Gabbard**, who served as our guest speaker for the day. John is a Marine (once a Marine always a Marine, *Semper Fi*) who served actively from 1988 to 2005, all over the world, in more than a few dicey situations. Since leaving active duty and settling in this area, John pursued a career in the home building industry and the real estate business. In addition to being VP of our own Club, John is Post Commander of VFW

committee each year. We need volunteers on every committee in order to continue the wonderful events we plan every year—so step up and join a committee of your choice when you receive the email.

Dues Time—We are now collecting annual dues of \$25 for the NSWC 2022-2023 club year. Please make your \$25 check payable to Niguel Shores Women's Club (NSWC) and mail it to one of our Membership Chairs: **Jennifer Paige** at 33541 Halyard or **Judi Palladino** at 23892 Coral Bay. You can also bring your check to the Office. The deadline to pay dues if you want to be included in the NSWC Directory is August 15.

Join Us—We welcome all women homeowners and residents of Niguel Shores. The Women's Club is non-partisan and non-sectarian with a diverse community of ages

Women's Club Outside Activity

EVENT: Trolley to Laguna Sawdust Festival

DATE: Thursday, July 21

SPECIAL INFORMATION: Meet at 10:30 at the Trolley Stop near the Ritz Carlton. Admission to the Sawdust Festival is \$7 for seniors and \$10 for others.

RSVP: Call (949) 689-8831 to let Carla Perin know you'll be joining us.



RESERVE YOUR SEATS IN ADVANCE FOR THE MEN'S CLUB ANNUAL 4TH OF JULY PANCAKE BREAKFAST

- ▶ The Men's Club Annual Pancake Breakfast will be Monday, July 4, from 8:30 to 10:30 a.m.
- ▶ Cost: \$8 per meal
- ▶ Avoid waiting in line and make your reservation at niguelshoresmensclub.org
- ▶ Reservations are highly recommended, but tickets will be available at the door. Cash and checks are accepted. The cost will be \$8 per meal.



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

—John Yocca, Niguel Shores Men's Club President

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Post 5868 in Laguna Beach, and a member of the Dana Point Planning Commission.

John's presentation centered on his many overseas adventures and duties. His duty stations, assignments and experiences were so varied and so many, I could not write fast enough to record all the details. I was touched by his story about taking his son to France. The teenager had expressed an interest in becoming a member of the U.S. military, presumably the USMC. John took his son to Omaha Beach and the present-day cemeteries near Normandy, France, to let the young man see and consider the grave markers of all the young men who made the ultimate sacrifice in June, 1944. Quite a learning experience.

At the June 21 meeting, Men's Club member Mike Roberts educated the rest of us on the topic of Proposition 19, narrowly approved by California voters in November 2020, but not yet widely understood. Some call Prop 19 a tax break for seniors, some call it a big bonus for California realtors. All call it California state law, and Mike helped us learn how it may affect you and your family.

Anticipation is building, and work assignments are being made, for our big Independence Day Pancake breakfast, sponsored and facilitated by the Men's Club every year to benefit the club's Scholarship Fund. Be sure to reserve your spot in advance online.

Did you know you do not have to be a resident of the Shores to be a member of the Men's Club? If you are a member, I look forward to seeing you soon. If not yet a member, come join us for a complimentary breakfast at one of our twice monthly meetings. Breakfast is on us! You will be impressed with the quality of the people who comprise our membership, and the friendly, open character of our get together.

—Tim Moore

GARDEN CLUB

Garden Club members enjoyed the traditional barbecue and picnic at the Beach Bluff on June 20. What a perfect setting for celebrating a year of work, growth and learning more about caring for Mother Nature! This marked the final event of our club's calendar year.

The new slate of officers for our upcoming season was officially installed at the event. Thank you to Board members who are retiring, and for their hard work over the past year. Thank you to the incoming officers and members for stepping forward to keep the Garden Club going for another year.

We are taking a break for the summer over July and August, and will open our scheduled program again from September 2022 through June 2023. We meet at 11 a.m.

IN MEMORIAM
Richard Sorenson
January 21, 1943 – February 19, 2022
Longtime resident on Binnacle Drive
LA County Firefighter for 32 years
ProBall Player (Pitcher)
Avid golfer
Loved being with family and friends
Survived by wife Andrea, sons Richard and John

on the third Monday of the month. Dues are payable now by check (no cash) to the Niguel Shores Garden Club, and should be delivered to the Office. Dues are \$20 for one house member; \$35 for two house members.

Special congratulations to our **Honorary Life Member—Ruthy Stahl**—who turned 104 years old on June 15! Ruthy was one of the Garden Club founders, and has attended the Garden Club for at least twenty years. What an achievement! We stand in awe of her! The Garden Club has donated money to the **Penny Pines Reforestation Project** in Cleveland National Forest in honor of Ruthy. It is our pleasure to establish the location of the plaque in her name.



Ruthy Stahl

Orange County has a bounty of gorgeous botanical spaces to visit this summer. One gem in particular is the **Niguel Botanical Preserve**, which evolved from a community garden in 1984 and covers eighteen acres. It is hidden in plain sight behind Crown Valley Park in Laguna Niguel, off Crown Valley Parkway. The gardens continue to evolve, showcasing plants that are drought tolerant and suitable for our climate. This sprawling oasis is home to native California plants, as well as a variety of flora from Australia, Chile, South Africa and the Mediterranean Basin.

Admission is free, and parking is plentiful. Dogs on leashes are welcome! There are trails and walkways to enjoy. The terrain may be steep in places, with uneven surfaces and steps. Don't miss the Labyrinth: an elevated lookout point, boasting a panoramic view of the Saddleback Mountains. Know your physical limitations, and enjoy your visit!

—Ann Strauss

ACTIVITIES

LIBRARY

The Dana Point Library is offering a wealth of summer programs in July for all ages. Call for information: (949) 496-5517.

CHILDREN

Toddler Storytime: Tuesdays, 10:30 a.m.

Kindergarten Readiness Storytime: Wednesdays,
10:30 a.m.

Coloring Happy: Saturdays, 2 p.m.

Movie and a Craft: Fridays, 10:30 a.m.

Traillblazers STEAM: Mondays, 2 p.m.

Geronimo Stilton Party: Thursday 7/7, 2 p.m.

Reading in Spanish: Wednesday 7/13, 2:30 p.m.

Hidden Tomb Escape Room: Saturday 7/16, 11 a.m.

Young Readers Book Club: Wednesday 7/20, 3 p.m.

Arty Loon Magic and Fun: Thursday 7/28, 10:30 a.m.

Harry Potter Book Club: Saturday 7/30, 2 p.m.

ADULTS

Coloring Club: Mondays, 10:30 a.m.

Play Canasta: Thursdays, 1 p.m.

Writers Group: Tuesdays 7/5 and 7/19, 5 p.m.

Plant a Pollinator: Saturday 7/9, 11 a.m.

Foreign Film: Saturday 7/9, 2 p.m.

Gentle Reads Book Group: Thursday 7/14, 10:30 a.m.

Beginner Crochet: Saturday 7/16, 10 a.m.

Seaside Book Group: Monday 7/25, 10:30 a.m.

BRIDGE

June is when school lets out and our kids and grandkids look forward to summer vacation. Here in Dana Point many people refer to this month as June Gloom. The sun hides behind the clouds and moisture appears on our patios. June Gloom brings ups and downs in Bridge players personalities and I attribute it to the weather. If the weather is good we feel good, but if the weather is less than perfect, then our personalities seem to match the weather. Maybe this explains our more aggressive behavior with each other? Maybe this explains why I listen to my wife and defer to her suggestions on my Bridge articles?

Again during June, as in months past, **Bob and Betty French** brought together several good people along with their excellent skills in Bridge and good games were had by all.

Past weeks winners:

May 18: Mike Oliva 1st, Betty French a close 2nd, Hansa Sehgal 3rd.

May 25: Shida Rad came in 1st, followed closely by Elizabeth Miller and Bill Imbriale rounding up the trio.

June 1: After a brief absence from winning all the time, Frieda Baskin came in 1st, Glenda Wilson 2nd, Jim Pinola nailed 3rd.

June 8: Jeri Gesto and Betty French came in 1st and 2nd followed by Mike Oliva.

June 15: Jim Pinola and Freyd Rad fought for the 1st position, Frieda Baskin regained 3rd.

Remember what I said in previous articles about **Freida Baskin** playing an excellent game? Well, we now have the Frenches, Rads and Jim Pinola chomping at her heels. Great Bridge is afoot!

—Mike Oliva

PAGE TURNERS

Page Turners Book Club was started by a very small group of Niguel Shores women over thirty years ago. Since then it has grown and now consists of three groups of approximately ten members each. Every spring the members suggest books for the upcoming “book club year” that runs September through the following June. The members then vote, and the nine books with the most votes are what all three groups will be reading. At our joint meeting in June, the results of the voting were revealed. The coming year’s selections are as follows:

THE LINCOLN HIGHWAY, Amor Towles

THE SECRET RIVER, Kate Grenville

WEST WITH GIRAFFES, Lydia Rutledge

RAIN OF GOLD, Victor Villasenor

A THOUSAND ACRES, Jane Smiley

OSCAR AND LUCINDA, Peter Carey

CROSSING TO SAFETY, Wallace Stegner

THE QUEEN OF PARIS, Pamela Binnings Ewen May

THE MIDNIGHT LIBRARY, Matt Haig

Twenty-five books were suggested this year and those that did not make the nine final choices provide a great list of reading material for the members. Some members keep these lists and I hear about books that were suggested a few years ago that are being enjoyed apart from the books discussed in the meetings.

One Page Turners group meets on the fourth Monday afternoon of the month and the other two groups meet separately, on the fourth Thursday afternoon of the month. We always welcome new members so if you think you would like to join us please contact **Steve and Ann Morris** about the Thursday groups at samwrsi@cox.net and for the Monday afternoon group contact me at fozimec@cox.net. We resume our regular meeting schedule in September.

—Frances Ozimec

REALLY SERIOUS O.C. BOOK CLUB

Our discussion in June brought out the “really serious” aspects of Klaus Muhlhahn’s heavyweight work, *Making China Modern*. In a detailed recounting of what the publisher calls “a dynamic story of crisis and recovery, failure and triumph,” the book takes readers from the Qing Dynasty of the 1600s up through modern times under Xi Jinping, showing periods of glory, downturns, reordering, and transformations that have led to the China we know today.

The Really Serious O(reo) C(ookie) Book Club meets on the fourth Tuesday of the month at 2 p.m. in members’ homes. You are invited to join us in reading and discussing works of informative and thought-provoking non-fiction. Contact nortlynnne@cox.net for details.

—Norton Schwartz

In N Out Night

A great time for all with good company, our favorite burgers, DJ tunes, a beautiful sunset, and a surprise visit from a friendly paraglider!



Ice Cream Truck

An afternoon of ice cold treats brought smiles to kids and adults. The ice cream truck will be a regular feature throughout the summer.



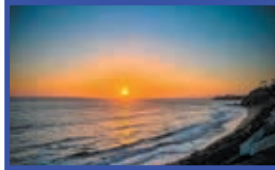
Bike Safety Class

Officer gave tips on safe biking, rules of the road, and eBike etiquette. There were opportunities for eBike test drives, helmet and bicycle sizing, and a chance to win an eBike rental—plus free ice cream.

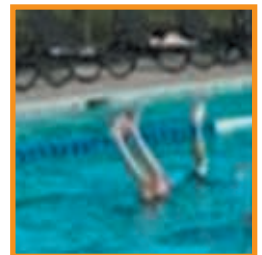


Memorial Day BBQ

Residents paid tribute to our heroes in the Armed Forces on Memorial Day, then gathered at the Bluff in the evening to barbecue and share tasty treats, like this lobster tray from **Kevin and Julie Tomkins**.



Pool Parties



MEET YOUR NEIGHBORS

Ross And Kristi Turner

“Summertime and the living is easy” —*George Gershwin*

What if you made a wish that your life was an endless summertime near the ocean or hiking trails ... and you could get paid for that lifestyle?

The wish came true for Ross and Kristi Turner. Both grew up in southern California. They were in college (he at BYU on a football scholarship majoring in science, and she at San Diego State majoring in education) when they were set up on a blind date. Marriage soon followed.

Ross began a teaching and coaching career, first in Mission Viejo then in Anaheim. Kristi was a homemaker, raising their two children and offering child-care for others in their home. The Turners’ entrepreneurial spirit eventually led to developing programs taking students on field trips to observe nature in a fun way. They discovered a nature company based in Yosemite that provided all the set-up plans for classrooms and thought they could apply these ideas to marine biology. Catalina Island offered the perfect natural classroom to develop this program, and the Turners were hired by the Boy Scouts at Camp Cherry Valley to start a marine biology school program and also direct the summer camp. In 1976 Kristi and Ross along with their two children moved to Camp Cherry. They “did it all”— Kristi did the marketing, was the camp cook, and taught programs. Ross did the maintenance, washed the dishes, and taught the snorkeling classes and marine bio labs.

Although they fared well in the beginning, and even had a pet pig who could chew gum and follow the campers around, the winters ultimately made it too rough to maintain the camp. The Boy Scouts chose to close the facility and Ross and Kristi needed to begin anew.

Determined to build their own concept of an outdoor education program and enrichment summer camp, the Turners sought advice from an existing marine camp, Florida Sea Camp. With renewed energy and enthusiasm, they convinced Doug and Audrey Bomard who operated Two Harbors (The Isthmus) to rent them facilities to operate their newly formed non-profit, The Catalina Island Marine Institute (CIMI). In the 1978-1979 school year, the new program operated at the Two Harbors “Lab,” a decommissioned Coast Guard hospital,

for half a year and then moved to the Banning House, an old stage-coach stop for the spring semester. The Bomards’ generous sharing of existing facilities allowed the Turners to set up their first camp on the island. CIMI became a reality, with classes taught either in the water or on the beach. CIMI served about 900 students that school year.

Bobby Meistrell, Body Glove Wet Suits founder, was a friend of the Turners and during the spring of 1979 introduced them to The Janss Family Foundation who owned the private boarding school at Toyon Bay on Catalina Island. The

Janss Foundation had decided to close the school and needed to find someone to take over the school campus and island lease. The Turners were asked to present a proposal on how CIMI would operate the old boarding school and how it would benefit youth. Their proposal was accepted and on September 15, 1979 the Turners along with the small band of founding staff moved into Toyon Bay.

In order to fund the new non-profit, Kristi and Ross sold their Mission Viejo home and cashed in Ross’s small retirement account. The first few years were tough but the reputation of the program grew. In 1980, the first summer camp was started, Catalina Sea Camp. The enrichment summer program focused on scuba diving, oceanography, marine biology, sailing, island biogeography and good old camp fun. The 30 campers from 1980 grew to over a thousand children within the first 5 years. The school program (CIMI) also flourished. By 1990 the program was bursting at the seams and needed to expand to other island camps. In 1990 CIMI moved

back to Camp Cherry Valley for the school year program and also established Astrocamp in Idyllwild, which also operated a school program and an enrichment summer program.

CIMI and Astrocamp are part of the Guided Discoveries, a California non-profit organization. Over the years CIMI expanded to Camp Cherry Valley and Camp Fox. Astrocamp operates at an old boarding school in Idyllwild. Collectively, Guided Discoveries served nearly 60,000 students and campers in 2019. Over 1,500,000 school children and summer campers have attended a Guided Discoveries program, and nearly 10,000 young college graduates have started their professional careers with either CIMI or Astrocamp.



MEET YOUR NEIGHBORS

The enrichment camps, Catalina Sea Camp and Astrocamp Summer Adventure, operate in the summer, and the tuition from these camps helps fund the school year camps and also provide funds for scholarships. Prior to the COVID closures, the Turners' company also had camps in Virginia operating Astrocamp VA, Camp Motorsport with a focus on automobile mechanics and go cart racing, as well as Camp CHOP teaching culinary arts. All of the camps focused on opening young minds to future opportunities and character building.

To enrich their marine science education experience, they added a tall ship in 2000 to their family of programs. Their first ship was the SPIRIT, now harbored in Dana Point Harbor. They then purchased the TOLE MOUR, a 156' three-masted schooner that was built as a floating medical clinic for the Marshall Islands. CIMI Tall Ship Expeditions operated in the southern California region for 15 years serving school children and summer campers.

Today, Guided Discoveries and the camps are under the direction of the Turners' youngest son, Craig, as President &

CEO. Daughter Stephanie is a Physician's Assistant in the Salt Lake VA Hospital. Doug, their oldest son, lives in England with his family and works in the American film industry as a First Assistant Director. The youngest campers in the family are their six grandchildren.

After 44 years living on Catalina Island, the couple wanted to "simplify" their lives and moved to Niguel Shores six years ago. Kristi retired four years ago and Ross followed this past year.

After enriching thousands of children's lives, as well as training hundreds of college graduates to lead and teach young people science through nature, now they are the campers!

In their Airstream trailer they are off to "new adventures"—from three-and-half months camping in Alaska to an upcoming trip for summer camping in Maine. Then there is diving in Belize or discovering Nova Scotia. Now, life for the Turners is new camps, new friends, and new explorations as campers in an endless summer.

—Susan Courtney



Niguel Shores welcomes our new residents **Judy and Frank Winn** on Cocksleshell Drive.

Judy and Frank are previously from Marina Hills and, before that, Palos Verdes. We wish you many happy days here as you enjoy your new home and all that Niguel Shores has to offer.

SPORTS

PICKLEBALL

It's Catching—Like most communities across the country, Niguel Shores has caught the pickleball bug! Games last about 10 minutes and rotating in and out during "drop-in play" is easy. All levels of play are welcome. Just put your paddle in the paddleball rack and you are IN!

Pickleball Etiquette—Although not everyone is aware, pickleball has some behaviors that go with the game. Like tennis, pickleball has "pickleball etiquette." Here are the basics for our pickleball community:

- When you open the gate, close the gate.
- Wait for play to stop before walking onto a court.
- Sit or stand as far away as possible when waiting to play.
- The server announces the score (loudly enough to be heard) before each serve.
- Call the ball (say "out" if the ball is out) on your side of the court.

- Retrieve your ball on an adjacent court after their play has ended.
- Call "ball on" when it is dangerous for the other court to continue (i.e., they might step on the ball). However, if there is no danger, let their play continue and say nothing until their rally ends.
- During "drop-in play," don't "target" the weaker player (the stronger player wants to play too!).
- You don't need to apologize for wanting to win, but keep winning in perspective.
- Tap paddles (like shaking hands) at the end of your game.

See you on the courts!

—Chris Horpel



MONKEYPOX AND YOUR PET

On May 18, 2022, a U.S. resident who recently returned from Canada was found to be infected with the monkeypox virus, and as of June 15, there have been 84 reported recent cases of the virus in U.S. residents. The presence of the virus in humans has raised some concerns about the possible infection of domestic pets because the monkeypox virus is transmissible between humans and certain non-human animals.

The good news is that, as of the date of this writing, there have not been reported monkeypox cases in U.S. dogs or cats, to the best of this author's knowledge, and the risk of infection of your pet appears very low. However, the L.A. Veterinary Public Health Department has issued an Animal Health Alert advising veterinarians to be on the lookout for any signs of possible infection in pets they have examined. Here is a brief discussion of the current situation regarding the virus:

What is monkeypox and why is it important? Monkeypox is a *zoonotic* viral infection, meaning that it may be transmitted from non-human animals to humans. The virus is common (endemic) in some Central and West African countries. Before May 2022, cases outside of Africa were rare and were found in people who had travelled to Nigeria or who had been in contact with a person known to be infected with monkeypox. However, in May 2022, there were nine people with confirmed cases in England, six of whom had not travelled to Africa. The source of these infections is unknown.

What types of animals are most susceptible to monkeypox? Several species of primates and rodents (rats, mice, squirrels, prairie dogs) are known to be susceptible to the monkeypox virus. It is unknown what other types of

animals might get monkeypox, so the LA Department of Public Health cautioned veterinarians to consider all mammals as possible transmitters of the virus.

What is being done about monkeypox in the United States? The CDC has asked healthcare providers, including veterinarians, to be aware of any rash and illnesses consistent with monkeypox, regardless of travel history. Any suspected animal should be isolated, and the veterinarian is advised to report any possible monkeypox case to their local Veterinary Public Health Agency.

What are the signs of monkeypox? When seen in non-human primates, the signs of monkeypox are a self-limiting rash. This begins with hair loss and then develops into pimples. The number of sores can vary from a few individual pocks to more extensive lesions. The incubation period may be 3 days to 2 weeks.

Other clinical signs can be fever, respiratory, eye, oral or systemic signs.

According to the CDC, the symptoms of monkeypox are similar to but milder than the symptoms of smallpox. Monkeypox begins with a fever, headache, muscle aches and exhaustion. The main difference between monkeypox and smallpox is that monkeypox causes the lymph nodes to swell. Monkeypox can occasionally be deadly, especially in poor places without adequate healthcare.

How does a human get monkeypox? Monkeypox virus can be transmitted to humans through bites from animals, through aerosols, or by direct contact with the sores or body fluids of an infected animal. Most cases occur after contact with an infected animal, but it is possible human-to-human contact could be responsible for the most recent cases. Person-to-person spread may occur as result of direct skin contact or from aerosols. It can also be spread on things like contaminated bedding and clothing.

Is there a treatment for monkeypox? Currently there is no specific treatment approved for monkeypox viral infections. However, antivirals developed for smallpox may prove beneficial.

Any time we have an emerging virus that is contagious from animals to people, veterinarians go on high alert. We live in such a global society that viruses move easily from one location to another. With increased vigilance, we are hopeful monkeypox virus will be contained before it can cause any problem for our beloved pets.

—Susan Davis, DVM

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Wellness . . . Summer!

The sounds of flapping seagulls and the ever-present crows flying under the gray blanket of a July morning sky can be heard as rays of sunshine begin to break through the clouds. A big red firetruck sits at an idle while a very long line of golf carts brightly decorated—especially in red, white, and blue—starts to form in anticipation of the much-awaited parade. Neighborhood families, their kids, and even their furry, four-legged members make their way over to join in the festivities. They come on bikes, wagons, scooters, and just about anything with wheels—all transformed into proud expressions of the summertime joy surrounding Fourth of July. They are not just coming to any old Fourth of July celebration, mind you. They are here for the *one and only Niguel Shores Fourth of July Celebration!* It's a day filled with a joyful parade, a patriotic flag raising, a pancake breakfast extraordinaire, fun games, and a delicious poolside hot dog lunch, all culminating with fireworks and a community barbeque at the Bluff overlooking the ocean. Ahhh! The bliss of it all!

In Niguel Shores, we're quite blessed with the opportunity to come together as a community to celebrate the official birth of our nation, and (if you desire) on the beach, no less! Our family has so many wonderful, funny, even poignant memories of July 4th in the Shores that go back decades, and I'm so grateful for each and every one of them. However, with celebrations come some costs. We all know what they are—generally falling into the category of over-indulgence. You know, like too much



food, too much to drink, too much sun, not enough rest, maybe even long held grudges with those who are closest to us that come out under the influence of all of the aforementioned. Holidays can bring out our best, and our worst.

In an effort to keep the day one of joy, patience, collaboration and fun, there are a few things we can do to be proactive. One that may not be so obvious at first glance is to get enough sleep the night before. Easier said than done, I know, as the anticipation of a fun-filled day here in our neighborhood on the Fourth can be a challenge, especially for the little ones. And speaking of rest, don't overlook the value of a brief afternoon nap, if possible, which can vastly improve the evening's festivities. It's a tall order asking everyone to rest and be calm, but with it comes the benefit of fewer child (and maybe even adult) meltdowns!

Add to this healthy food choices (think veggies, fruit, whole grains, lean protein), plenty of water, lots of sunscreen and shade, and keeping alcohol consumption within responsible limits, and we've created a plan for a wonderful day!

Regarding the grudges alluded to earlier, well, if we're in the presence of someone we have been at odds with in the past, this would be a wonderful moment to let bygones be bygones, to "kiss and make up," and together look toward a more considerate, more loving relationship. It's also a great model of forgiveness and peace for any children in your midst. Today's world could certainly use a little more of that.

So, as we prepare for yet another Niguel Shores Fourth of July Celebration, have a wonderful time, keeping in mind that tomorrow will come. Your choices and resulting actions will determine whether you open your eyes on July 5th with or without a sunburn, upset digestive tract, hangover, or worsening relationship with that certain relative or friend. Put yourself in the driver's seat this Fourth of July and make the healthy choices that will allow you to celebrate this most patriotic of patriotic holidays to the fullest!

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

DANA POINT THIS MONTH

SUMMER TROLLEY

Monday through 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: 10 a.m. to 8:30 p.m. (7/4, 9/5)

FARMERS MARKET AT LA PLAZA PARK

July 2, 9, 16, 23, 30 from 9 a.m. to 1 p.m.

CONCERTS AT SEA TERRACE PARK

July 10, 17, 24, 31 from 3 to 6 p.m.

4TH OF JULY FLYOVER

July 4 from 5:55 to 6 p.m.

The Condor Squadron of WWII North American AT-6 airplanes makes its traditional flight over Dana Point in a patriotic tribute.

4TH OF JULY FIREWORKS

SPECTACULAR

July 4 at 9 p.m.

The City of Dana Point celebrates Independence Day with fireworks over the Harbor and Doheny State Beach. For more info: (949) 248-2536.



BOARD ACTION SUMMARY

JUNE 2022 BOARD MEETING: (GENERAL SESSION)

ACCEPTED AND FILED:

- Unaudited April 2022 Financial Reports
- General Session Committee Minutes

APPROVED:

- General Session Meeting Minutes for May 11, 2022
 - Organizational Meeting Minutes for May 17, 2022
 - Orientation and Meeting Minutes for June 2, 2022
 - Recreation Amenities Upgrades – Go to Community for a Vote of Special Assessments to Cover Cost
 - Budget to Cover Expenses for Advertising, Marketing and Election
 - June 2022 Expense and Transfer (Actual)
 - Updated Litigation Disclosure
 - Pre-Lien Filing: APN 672-012-03 and APN 672-221-02
 - Disposition of Assets – Teak Benches
 - Finance Committee Recommendation to Purchase \$100,000 CD through Comerica with Funds from USB Bank in Operating Account
 - Transfer from Comerica Operating Money Market Account to Pacific Western Operating Account in the Amount of \$200,000
 - Harvest Landscape Proposal #94798 for Spraying of Pine Trees
 - Harvest Fuel Surcharge Invoice #200673
 - Harvest Landscape Proposal #96342 for Tree Removal on Manta Court
 - Smith Architects Contact Renewal
 - Shine Illumination Holiday Light and Wreath Proposal
 - Securitas Request to Increase Pricing for Wages
 - Pilaster Repair – Precast Panels
 - Request to Plant a Memorial Tree
- DISAPPROVED:**
- Harvest Landscape Addendum to Landscape

- Service Agreement for Three Years
- Request to Add Parking Spaces

REVIEWED/DISCUSSED:

- Check Register, General Ledger and Delinquency Report (April)
 - Accept Resignation/Appoint Board Member
 - Seashore News Article
- Correspondence to the Board – Harassment Incident
 - Manager’s Report
- Orange County Selva Stairway Fencing

BOARD MEETING: (EXECUTIVE SESSION)

ACCEPTED AND FILED:

- Executive Session Committee Minutes

APPROVED:

- Executive Session Meeting Minutes for May 11, 2022
- Special Executive Session Meeting Minutes from May 16, 2022
- Executive Session Meeting Minutes for May 17, 2022

REVIEWED/DISCUSSED:

- Legal Update
- Coastal Commission Update
 - ADR Update
- Pre-Lien Filing
- Securitas Contract Discussion
 - Legal Analysis (April)
- Delinquency Report (April)

HEARINGS:

- Two (2) Hearings for Violation of CC&Rs – Article IX, Section 22 - Damage to Association Maintained Property
- One (1) Hearing Resolved Prior to Meeting – Violation of CC&Rs Article IX, Section 18 – Pad Level Plantings; Planting Maintenance
- One (1) Hearings for Violation of CC&Rs – Article VII, Section 1 – Unauthorized Modification

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 COMMUNITY CENTER CLUBHOUSE ON **THE 2nd WEDNESDAY, JULY 13, 2022, BEGINNING WITH A RESIDENT ROUNDTABLE MEETING AT 5:00 P.M.**

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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.

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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MARKET UPDATE

	ORANGE COUNTY	DANA POINT	NIGUEL SHORES
Median List Price	\$1,200,000	\$2,500,000	\$2,821,882
Median Sales Price	\$1,050,000	\$1,550,000	\$2,908,529
Sales to List Price Ratio	106%	101%	103%
Price per SqFt	\$631	\$830	\$1330
Average Days on Market	45	91	29

Orange County Housing Report



HOUSING WILL CONTINUE TO COOL

Since demand's early peak at the end of May, the Expected Market Time has jumped from 20 to 45 days, growing by more than 3-weeks.



INVENTORY CLIMBING

The active listing inventory continued to surge higher by 362 homes, up 13%, and now totals 3,059 homes, its highest level since December 2020.



DEMAND TAKING A STEP BACK

Demand, the number of pending sales over the prior month, decreased by 93 pending sales in the past two weeks, down 4%, and now totals 2,020. This is the lowest level at this time of year since 2007.



105.5% SALES TO LIST PRICE %

There were 2,520 closed residential resales in May, 22% less than May 2021's closed sales. May marked a 2% decrease compared to April 2022. The sales to list price ratio was 105.5% for all of O.C.



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.

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BEACH CURRENTS

REAL ESTATE REPORT FOR NIGUEL SHORES

By **CONNIE MCKIBBAN**

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

JUST LISTED-IN ESCROW
by **CONNIE**



24032 LEEWARD DRIVE

JUST LISTED by **CONNIE**



33491 MOONSAIL DRIVE

JUST SOLD
by **CONNIE**



33651 BRIGANTINE

JUST SOLD
by **CONNIE**



33561 HALYARD

JUST SOLD
by **CONNIE**



23911 LEEWARD

JUST SOLD
by **CONNIE**



23842 MARMARA BAY

★ 2022 REAL ESTATE UPDATE FOR NIGUEL SHORES ★

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

4 HOMES CURRENTLY IN ESCROW
PRICED FROM \$2,150,000 - \$3,795,000

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

★ (PER MULTIPLE LISTING SERVICE AS OF 6/16/22) ★

CONNIE MCKIBBAN • 949.280.3078

NIGUEL SHORES SPECIALIST


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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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