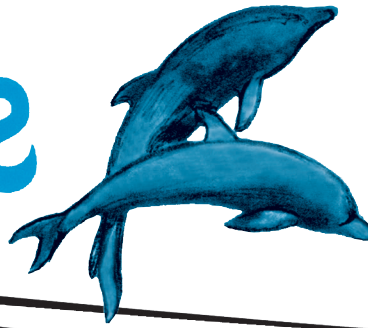


# Seashore News



August 2022

Published Monthly by Niguel Shores Community Association

Issue 584

## FROM THE HELM

What a wonderful 4th of July celebration we had in Niguel Shores. I would like to express appreciation to everyone that helped in creating such a happy day in the Shores.

Thank you all who attended the July Resident Roundtable and Board Meeting. Homeowners were given a very informative presentation from the Recreation Amenities Committee on the proposed Amenities Enhancement Project here in the Shores. After the presentation, homeowners used the full 30 minutes allotted to make comments and ask a lot of very good questions. The presentation detailed all the proposed improvements, with line-item budget figures, the timeline for completion, and the final amount of the assessment. It was an excellent opportunity for all in attendance to really understand the project. The presentation can be viewed on [niguelshores.org](http://niguelshores.org). Anyone who was not able to attend is encouraged to review it so we all can make an informed decision about the future of our community.

The Board approved the Recreation Amenities Committee recommendation to bring the proposed Amenities Enhancement

Project to a vote of the community. The vote on the project as well as the special assessment needed to fund it will be conducted this month, so look for more specifics as they become available via e-blast and on our website. Be sure to be on the lookout for your ballot soon! And no matter how you feel about the proposal after reviewing the information, be sure to vote as it will impact you, your neighbors and community. Our street resurfacing project is coming along with a little hiccup of removing some additional concrete sidewalks, due to our old trees looking to find some much needed water and room for growth. Our Finance committee is reviewing the budget for 2023, although no numbers are confirmed for the 2023 budget with current inflation our finance committee and board believe there may be an increase in the assessments for 2023. Thank you to all the committee members, and volunteers, as well as our onsite staff within Niguel Shores for making this a wonderful community.

I hope you all are having a great summer here in Niguel Shores!  
—Rhonda Dunlevie

## NIGUEL SHORES FABULOUS INDEPENDENCE DAY CELEBRATION

—See Pages 10 and 11



# 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



**KATHY SAMUEL**

949-444-1674

KATHY@KATHYSAMUEL.COM

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# GENERAL MANAGER REPORT

I hope this newsletter finds you well and full of enjoyment with your Niguel Shores summer. Thank you all for making the 4th and month of July a safe and fantastic time for the community. In contemplating my article topic for this month, I thought it might be helpful to publicize some general information on Beach Bluff use and eBike regulations in the community.

**Beach Bluff**—The beach bluff is a common area amenity for residents of Niguel Shores Community Association and is intended for passive and moderately active usage. A resident may reserve the park area located at the northern end of the bluff for temporary exclusive use. The following regulations for use of the beach bluff park are based on the ideals of common courtesy, consideration, and respect that have founded the sense of community within Niguel Shores. These rules are meant to be congruent with other existing rules governing the use of common area, parking, animals in public places, etc.

## *General Conditions*

- Tables must be attended at all times for continued use. Items left unattended will be removed by an Association patrol service member or staff member and use of the table forfeited.
- Guests must be accompanied by a Niguel Shores resident at all times. Unaccompanied guests will be requested to vacate.
- Casual games and activities that do not interfere with the right of other individuals to enjoy the bluff area are permitted.
- The following are prohibited:
  - unrestrained or unleashed dogs
  - bounce houses or other inflatables
  - wood or charcoal fires
  - smoking of any kind
  - generators or items that require the use of an engine or live electricity
  - altering, disabling or interfering with the access gates or fences
  - barbecues on Association tables
  - team sports or team practices
  - staking or inserting items into the grass or other landscape areas
  - amplified music or sound systems (community sponsored events exempt)
- Upon Board or General Manager approval, the Association reserves the right to allow use for memorial services honoring residents and for community events.

## *Reservations:*

- A resident must reserve the designated park area located at the northern end of the bluff for any private party or event consisting of twenty (20) but not exceeding thirty-six (36) participants, including the host(s), other community residents and service providers. The resident reserving this area must be present at all times during the event.
- No more than two reservations can be scheduled for each week and reservations are not accepted for holidays or from July 1 through Labor Day.
- Reservations may be made no more than four (4) months in advance and no less than seven (7) business days prior to the event. A maximum of four (4) reservations may be made per property in a calendar year. Reservations are not valid unless deposits and fees are paid, and all paperwork is submitted.
- An endorsement naming Niguel Shores Community Association as an additional insured with liability coverage of \$1,000,000.00 or more is required at the time the reservation is made.
- Confirmation of the reservation must be made with the NSCA Management Office no earlier than fifteen (15) business days prior to the event and no later than seven (7) business days prior to the event.

## *How do I make a reservation for the Beach Bluff?*

- Review the Beach Bluff Rental packet on the website or in the office.
- Contact Blayke Miller in the NSCA Office (Ext. 2) for questions or to check availability.
- Remember reservations for the Beach Bluff are not permitted in the months of July and August, and the maximum number of people permitted for a Beach Bluff Reservation is 36. Any questions you may have can be answered quickly by Blayke. She is here to help.

**EBikes**—Electric bicycles (eBikes) may be operated in the community under the following conditions:

- The bicycle cannot be used to tow a person.
- The bicycles must be operated in the roadway and not on any sidewalk.
- The operator will observe and follow all stop signs and all other traffic regulating devices or signage, including speed limits.
- The bicycle must be operated in compliance with State and local ordinances.
- Do not park or ride eBikes in landscaping or on turf at any time.

*continued on page 4*



- When going through a gate on an eBike, for safety it is preferred that you **walk** through a pedestrian gate. If you cannot walk through the pedestrian gate, it is preferred that you enter at the Mariner gate, but do NOT ride an eBike and follow a vehicle through the

gate. Remember the gate arm comes down after each vehicle enters.

Thank you for helping to make sure we continue to have a fun and safe summer for all in Niguel Shores!

—Marla Miller

## COMMITTEE REPORTS

### ARCHITECTURE

#### Storage Sheds

Everyone could use a little extra storage space. Maybe you need to free the garage from clutter, store garden tools, sporting goods or outdoor furniture. Storage sheds are an easy and convenient solution for some.

Because of the unique configuration of our nine neighborhood developments in Niguel Shores, placement of a storage shed requires some careful consideration and respect for your neighbors.

If you decide that an auxiliary structure might be useful, you will need to evaluate the size, height, style and location before considering it as a solution for your need. Our Niguel Shores rules state that a shed or any attached or freestanding structure cannot be visible from any street, common area or adjacent property. An application form for placement of an auxiliary structure is always required and can be found under the “Forms” tab on the main page of our community website [niguelshores.org](http://niguelshores.org). As always, if you have questions or need help please call or come into the Association Office.

—Mike Stively

### COMMUNICATION COMMITTEE

#### In Appreciation

Thank you to all our reporters, photographers, editors and distributors for contributing so much to our monthly issues. Your articles, photos and participation are always appreciated and, quite frankly, what make our publication so special.

Our sincere thanks go out to **Assistant Editor Mike Harrod** for his ten-plus years serving on our committee. Mike is making a change and will be spending the coming year in a new home in Rancho Mirage, but keeping his home here in Niguel Shores too. Although Mike is leaving us for the time being, we hope to welcome him back in the future. During Mike’s tenure on this committee, he has contributed a wealth of ideas and articles on travel, lifestyle, and local happenings. He has overseen submissions from our NSCA Committee writers, and, most recently, taken charge of *Seashore News* distribution to all the homes in our community. No small task, when

you realize that involves coordinating the collating, bagging and finally distribution of the *Seashore News* to you and over 900 households. Our committee wishes Mike the very best. We truly appreciate the friendship he has extended to each of us personally, and we sincerely value his commitment to our committee and the Niguel Shores community.

#### Welcome

Stepping into Mike’s position is **Assistant Editor Michelle Ralph**. Michelle will be working with the reporters who submit articles each month to the *Seashore News* about their various NSCA committees. Welcome, Michelle, and thank you for volunteering to take on this new position.

#### Official News Versus Outside Publications

The *Seashore News* is the official publication of Niguel Shores Community Association. It is published monthly by volunteers who live here in the Shores and love our 50-year tradition of a community newsletter. If you should receive any advertising publications from outside sources that mention Niguel Shores, please remember that these have no connection to NSCA, the Board, or the *Seashore News*. The material contained in them is not coming from your Board or Management.

#### Website

Finally, a reminder: For up-to-date information on what is happening in Niguel Shores and the surrounding community, please check out our website [niguelshores.org](http://niguelshores.org). We also invite you to share your ideas and comments with us via email, at [seashorenews@hotmail.com](mailto:seashorenews@hotmail.com). We look forward to hearing from you.

—Patti Staudenbaur

### MAINTENANCE COMMITTEE

Big thank you to all the residents of the Atlantic streets and their patience with the recent resurfacing project. Summer is not the ideal time for this job, but we were facing significant cost increases due to material costs and supply chain issues so the project timing was moved up to save money.

# COMMITTEE REPORTS

Speaking of supply chain problems, our maintenance manager **George Cooley** tells me he has been working since November to purchase needed surveillance monitors and has spent countless hours researching and placing orders only to find out the product is not available. The same is true for the much-needed replacement portable picnic tables at the Bluff, which have been on order for months. This is true even for simple janitorial supplies. Thank goodness George stocked up on everything we needed for the wonderful Independence celebration we enjoyed on 4th of July!

If you actually plan for the monthly street sweeping by moving your car and prepping your gutter by sweeping it by hand (Wait—am I the only one?), you noticed that no one showed up last month. A couple months ago we were informed by our street sweeping company that they sold their business, and we were given the impression that the new company would continue to service our needs. That turned out not to be true, as they only purchased the operations and equipment not the accounts. Bottom line, we need a new street sweeper and have to go through the proposal process and Board approval of a contract before we will be moving our cars for the monthly cleaning. So please be patient.

Thanks to George Cooley and the Maintenance Team for working through all these issues so we can focus on enjoying this beautiful summer.

—*Geoff Dunlevie*

## RECREATION COMMITTEE

What a great 4th of July we had this year. Thank you to the Recreation Committee members and NSCA residents and staff who helped with this event and made it special.

### August Events:

**Ice Cream at the Bluff—Friday, August 5, 3:00 to 5:00 p.m.** Pay the ice cream truck directly. Prices vary from \$5.00 to \$17.00.



**Band by the Sea—Saturday, August 20, 4:30 to 7:30 p.m.** Enjoy great music from Those Guys Band 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).

### Upcoming Events:

**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*

## RECREATION AMENITIES COMMITTEE

### Let's get it done!

The Recreation Amenities Committee encourages all Owners to cast their ballot and VOTE YES for the new and enhanced Niguel Shores Recreation Amenities Plan. This Plan was presented and approved for an Owner vote by the Board at the July 13 Roundtable.

Thanks to the many community residents who attended and provided feedback at the three Roundtables, neighborhood/ bluff sessions and through the survey on the website. A special thanks to the young residents who attended the Playground focus group and provided some valuable insight.



As a committee our goal has been to listen and incorporate what residents want to enhance and the new amenities they wish to include. We believe this Amenities Plan offers a wide variety of outdoor activities and gathering areas for relaxation, active play and spending time with family, friends and maybe some new neighbors!



While the Plan offers many exciting upgrades and new amenities to enjoy, there will always be amenities you will use more than others. Maybe you will be a Bocce Ball player (Build it and they will come!) or perhaps you will bring younger children or grandchildren to play on a safe surface with some newer equipment. ALL these amenities will enhance our park area and add value to your property. The special assessment is \$780 and this assessment does include a 9% contingency and 12% inflation included in the overall budget.

A ballot has been mailed to your home for the Vote, with a voting deadline of August 25. An insert has been provided within this issue of *Seashore News* for your information, and the Master Plan can be viewed on the Niguel Shores website [niguelshores.org](http://niguelshores.org).

Email the Recreation Amenities Committee with questions at [NSAmenities@gmail.com](mailto:NSAmenities@gmail.com). We are happy to answer your questions, and we encourage you to VOTE YES!

—*Recreation Amenities Committee*

# COMMITTEE REPORTS

## TRAFFIC AND SAFETY

### Lock it, or loose it!

August is normally a period where the rate of thefts from vehicles starts to escalate. We have been very fortunate that reports of thefts from our vehicles have been almost nonexistent during recent months. This may well be because “Car Clouts” often don’t attack locked vehicles as stiffer penalties exist for those that are caught. Obviously, it is not wise to ever leave anything of value inside a parked unattended vehicle. Unless you want to tempt fate, lock that car or truck.

### New Post Commander

After a careful screening process, **Mr. Cole Miles** has been selected to become our new Post Commander. Under the direction of our staff, he will oversee and supervise the performance of our gate attendants and mobile patrols.

After his military service, Cole moved close by and soon was working for Securitas and assigned to Niguel

## CLUBS

### WOMEN’S CLUB

#### 4th of July Reflection

What a strange 4th of July this was for me as I sat on a Hawaiian Airlines flight to Maui. I missed the entourage of patriotic events happening throughout the day in Niguel Shores, but my granddaughters, Makayla and Madison, thoroughly enjoyed the pancake breakfast, golf cart parade, gourmet hotdog lunch, beach, barbecue, and fireworks. You were all in my thoughts that week as I swam in the warm Pacific waters of Hawaii with the delightful sea turtles and tropical fish.

#### Many Thanks

Thank you to **Catherine Bitran** for chairing the traditional Niguel Shores Women’s Club **July 4th Hot Dog Lunch**. Cheers for the planning, prep work, and great teamwork grilling and passing out the dogs. This event is a perfect example of how members in our club contribute their time and energy to a meeting or special event during the year.

#### Member Responsibilities

Each member of the Niguel Shores Women’s Club is expected to sign up for a committee and help out for at least one luncheon meeting or special event during the year. President **Sharon Stewart** has sent a reminder to all members requesting volunteer signups as NSWC begins our new club

## WELCOME NEW NSCA COMMITTEE MEMBERS

**Mark Karpenko** is a new member of the Traffic and Safety Committee; **Jeff Goldfarb** will take part in the Finance Committee, and **Penni Buff** has joined the Rules Committee. Welcome and thank you for volunteering your service to our community in these important positions.



Shores. Because he did not have to spend a lot of time commuting, he was able to cover personnel shortages and work overtime shifts whenever necessary. Within a short period, he learned the full range of responsibilities performed by our Securitas personnel. He has a mature military bearing and appears comfortable leading and directing his patrol team here in the Shores. We all wish you the best, Cole.

—God Bless ... Tim Murphy



year. Think about what committee you would like to join and sign up at our first fall meeting on September 8:

- **Membership**—Keep track of member information, collect annual dues and monthly luncheon fees
- **Directory**—Help to assemble the annual Membership Directory
- **Communication**—Help with phone and email communication to members
- **Hospitality**—Help with setup or cleanup for luncheon meetings
- **Welcome**—Greet and seat members as they arrive for meetings
- **Outside Activities**—Help to plan club outings
- **Holiday Party**—Help to plan, decorate, serve, clean up
- **Fashion Show**—Help to plan and carry out event
- **July 4th Hot Dog Lunch**—Help with setup, grilling, plating, cleanup



# CLUBS

## Women's Club Outside Activity

**EVENT:** Wine Cruise at Dana Point Harbor

**DATE & TIME:** Friday, August 19– 6:30 to 8 p.m.

**SPECIAL INFORMATION:** Cruise in the calm waters of the Harbor while enjoying wine and a selection of cheese, crackers, and snacks. Cost is \$59 per person which includes cruise, refreshments, everything. Meet at Dana Wharf Cruises at 6:15 p.m.

**RSVP:** This is a **must**. Contact Carla Perin at (949) 689-8831 by August 10 so she can buy tickets.



### Dues

We are now collecting \$25 annual club dues. We welcome all women residents of Niguel Shores. Please bring your dues to the office by August 15 to be included in the NSWC Membership Directory. Our club's purpose is simply to have "fun, friendship, and service to the community." We are a diverse group of ladies from many professional backgrounds and ages. Our luncheon meetings with interesting speakers are held on the second Thursday of each month from Noon to 2:00 p.m. Membership forms are available at the office and online.

HAPPY SUMMER!

—Terry Link

### MEN'S CLUB

Our highly successful 4th of July Pancake Breakfast is now a fond and fun memory. Thanks to all of the Men's Club officers and members who worked so hard to make the Pancake Breakfast a success. Well over 400 meals were prepared and served by club volunteers and enjoyed by our many neighbors. Some readers may not know that the Men's Club sponsors this event every year, in large part, to encourage community spirit among all Niguel Shores neighbors. Our Pancake Breakfast is also a major fundraising event that finances the club's annual scholarship awards. That scholarship fund is now well-positioned for next spring's awards. Special thanks to those who used this event as an opportunity to make extra cash donations to the Scholarship Fund.

If you thought the Pancake Breakfast was fun, just wait. Oktoberfest will be here before you know it. After that, here come all the Christmas parties. Does it seem to you that 2022 is flying by?

At our July 19 meeting, after enjoying a fine breakfast, the Men's Club heard updates on the status of the shut down and demolition of the San Onofre Nuclear Generating



Stations (SONGS). A great source of information on this topic for those readers who wish to know more about SONGS is [songscommunity.com](http://songscommunity.com). At our two August meetings, we look forward to presentations by the **Dana Point Chamber of Commerce** on the business climate in our town, and by our own **Roy Dohner** on the activities of our local government.

If you are a member of the Niguel Shores Men's Club, 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! I think you will be impressed with the quality of the people who comprise our membership, and by the friendly, open character of our get-together.

We welcome all interested parties. You do not have to be a resident of the Shores to be a member of the Men's Club.

—Tim Moore

### GARDEN CLUB

The halcyon days of summer are upon us. Yet there is still time enough to celebrate the summer season and all the beauty that gardens offer. Enjoy it whilst we may: summer officially ends on September 22.

### Join Us

Garden Club meets again on the third Monday of September. Don't forget to sign up for or renew your membership! We have several interesting guest speakers scheduled, and fun field trips to gardens and nurseries.

You don't have to be a master gardener to join the club. Most members are interested in gardening and learning new tips on improving their home gardens. Sign-up forms are available in the Niguel Shores office. Join before August 1 to be included in our Garden Club Directory.

### CGCI Award Winner

The Niguel Shores Garden Club received two 2021 awards from California Garden Clubs Inc. (CGCI), which were presented at their June 2022 Convention. Garden Club member and past president **Nadine Allen** received a **Blue Ribbon Certificate of Achievement** and **First Place** in the category "Pollinator Education." The awards were presented to Nadine at our June barbecue picnic by **Orange County District Director Launa Gould**.



Nadine Allen receiving the CGCI award from Launa Gould.

## CLUBS

Kudos and congratulations to Nadine, who spearheaded and submitted the application, a wonderful report, and photographs for the “Pollinator Education” award, on behalf of the Garden Club. Her report documented the establishment of two monarch butterfly planters in a common area of Niguel Shores, driven by the plight of plummeting numbers of this species in Orange County.

The entire lifecycle of the monarch butterfly revolves around milkweeds. Our response was to plant pollinator plants to attract the butterflies, and to replace ubiquitous tropical milkweed plants with native California narrow-leaf milkweed plants instead.

We placed wooden signs, solar butterfly stakes, and informative signs in the planters to educate the community on monarch butterflies, their life cycle, and their



Monarch butterfly planter in the Shores.

critical role as pollinators. It is a joy to see an increase in monarch butterfly populations in Niguel Shores.

### Farm Tour

A summer activity: Treat yourself to a farm tour at the Ranch in Laguna Beach, on Thursdays at 3:00 p.m. and Saturdays at 11:00 a.m. No reservations are required, but there is a limit of ten guests. This active little farm provides the Ranch Restaurant with fresh seasonal produce. Discover the history of this original homestead in Aliso Canyon, dating back to 1871. Meet the chickens, and learn about crop rotation, composting, and more—along with stunning views of the canyon and the golf course!

*Happy summer.*

—Ann Strauss

## ACTIVITIES

### LIBRARY

The Dana Point Library provides reading, audio, and visual material from the resources of the Orange County Public Library System. Call the Service Desk at (949) 496-5517 or visit [ocpl.danapoint@occr.ocgov.com](mailto:ocpl.danapoint@occr.ocgov.com) to learn more. The library also offers these free programs for all ages:

#### August Programs

Adult Coloring Club, 8/1, 8, 15, 22, 29 at 10:30 a.m.  
Toddler Storytime, 8/2, 9, 16, 23, 30 at 10:30 a.m.  
Kindergarten Ready Storytime, 8/3, 10, 17, 24, 31 at 10:30 a.m.  
Kids Coloring Club, 8/6, 13, 20, 27 at 2 p.m.  
Writers Group, 8/2 and 16 at 5 p.m.  
Play Canasta, 8/4 and 18 at 1 p.m.  
Foreign Film, *Fear*, 8/6 at 2 p.m.  
Medicare Essentials, 8/9 at 1 p.m.  
Read in Spanish for Kids, 8/10 at 2:30 p.m.  
Gentle Reads Book Club, 8/11 at 10:30 a.m.  
Young Readers Book Club, 8/17 at 3 p.m.  
Crochet Beginners, 8/20 at 10 a.m.  
Seaside Book Group, 8/22 at 10:30 a.m.  
Movie and Craft, *Sing*, 8/25 at 10:30 a.m.  
Harry Potter Book Club, 8/27 at 2 p.m.

#### Friends of the Library Store

Stop in to find books, games, and media of all kinds at bargain prices. You will also meet many Niguel Shores residents volunteering there.

—Dan DeNeve

### BRIDGE

The 4th of July is now just a memory, but the spirit of our nation lives on. I sometimes wonder if we realize how lucky we are to live in this country, and especially to live here in the Shores among a community of so many volunteers. Our community leaders give their time to insure that the Niguel Shores we love and live in stays on track. Remember to thank all our volunteers who make Niguel Shores such a wonderful place.

**Communication in Bidding**—Bridge is an interactive game that requires two people to communicate with each other to make the best possible outcome of their bidding. Often we find the people that come in first or second became familiar with each other’s bidding during our round robin. Good bidding brings good scores.

#### Past weeks winners:

**June 22:** Bob French, Betty French and Shida Rad placed 1st, 2nd and 3rd.

**June 29:** Freyd Rad, who would not be outdone by his wife from the week before, made 1st, Bill Imbriale secured 2nd, closely followed by Lee Farrell for 3rd.

**July 6:** Bill Imbriale jumped up from 2nd last week to 1st, while Bob and Betty French came in 2nd and 3rd.

**July 13th:** Jim Pinola led the way at 1st, Jane Olson came in 2nd, and Dorothy Garcia (who turns 100 this month) held 3rd.

Thank you to **Bob and Betty French** for keeping our bridge group active and fun.

—Mike Oliva



# ACTIVITIES

## REALLY SERIOUS O.C. BOOK CLUB

**Lakshman Sehgal** made a memorable presentation on India at our meeting July 26 with visuals and his personal commentary. Thank you, Laks! We also voted to choose four books members would like to read in the coming months. Results: *Spies, Lies, & Algorithms*, Zegart; *This America of Ours*, Schweber; *Zealot*, Aslan; *Leadership*, Kissinger.

For more information on our reading group, send an email to [nortlynne@cox.net](mailto:nortlynne@cox.net).

—Norton Schwartz

## COMMUNITY AWARENESS

### Good Neighbors

Niguel Shores neighbors are the best! For example, when we recently had family visiting from out of town, **Marilou** brought over boogie boards and a basket of games for the kids, **Lynne** provided a list of great activities and restaurants, **Patti** loaned us Pickleball paddles and balls, and **Kathy** introduced them to water aerobics where the pool regulars immediately made them feel welcome. Thanks so much to all of you for your kindness.

Neighborly gestures like these happen all the time, and they are a wonderful part of living in Niguel Shores. We even have our own **Shores Angels** who make a point of helping where needed with small favors, errands, or visits.

You probably have your own stories about neighbors who offered a helping hand or special kindness. If so, we would enjoy hearing about it. Send a few lines to us at [seashorenews@hotmail.com](mailto:seashorenews@hotmail.com).

—Sandy Homicz

## ACCOLADES

### Positivity Posts

If you've visited the NSCA Office lately, you probably noticed the poster filled with positive notes about the helpfulness and good works that residents have experienced from staff and neighbors here in the Shores. Go take a look, and maybe add a message of your own too.



### Going Above and Beyond

This is a note of appreciation to our **NSCA General Manager Marla Miller** for going way beyond the duties of her job. Over the 4th of July weekend, when our Seashore News distribution team discovered we had left 100 copies in the office undelivered, Marla came in on her day off to open the office and bring us the 100 copies that we left behind. All went well, thanks to Marla, and we were able to deliver to your neighborhood on time. Whew!

### Pictures and More Pictures

If you enjoy seeing all the photos of events on the Niguel Shores website and in this newsletter each month, be sure to thank the photographers **Meg Wilson, Gary Tinnes, and Mary Jane Olson** for their great camera work.



**General Editor:**  
Sandy Homicz

**Assistant Editors:**  
Michelle Ralph (*Committees/News*)  
Patti Staudenbaur (*Clubs/Activities/News*)

**Contributors This Issue:**  
Don Baer (*Tennis*)

Issues of the *Seashore News* from 1973 to now are available online at [www.niguelshores.org](http://www.niguelshores.org).  
**We would like to hear from you!** Send your comments and suggestions to [seashorenews@hotmail.com](mailto:seashorenews@hotmail.com)

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Karen Decker (*Community*)  
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Carla Perin (*Women's Outside Actiity*)  
Michelle Ralph (*News*)  
Norton Schwartz (*Serious OC Book*)  
Jeannie Sticher (*HOA/Rec Amenities*)  
Mike Stively (*Architecture*)

Ann Strauss (*Garden Club*)  
Sharon Stewart (*Wellness*)  
Gary Tinnes (*Photos*)  
Bill Walkup (*Landscape*)  
Gary Wilson (*Rec Amenities*)  
Meg Wilson (*News/Photos*)

**Layout:**  
Mary McGavic  
**Printing:**  
Dana Point Minuteman Press

# INDEPENDENCE DAY



**T**his year's Independence Day celebration was fabulous! We enjoyed non-stop 4th of July activities provided by a multitude of Niguel Shores residents who volunteered to make this special day a GIANT success from Pancakes to Fireworks!

Our day began at 8:30 with the Men's Club preparing, cooking and serving lots of hungry folk pancakes, sausages, fresh fruit, coffee and orange juice. Teamwork at its finest!

The Saddleback Young Marines Color Guard honored us by raising our nation's symbol, Old Glory, and our Golden State flag. Hundreds of us recited our Pledge of Allegiance, and patriotic music rang out as residents and guests sang in unison honoring our country.

Thanks went out once more to our ever-ready Orange County Fire Authority Engine Company 30 crew, who once again led the Patriots' Parade through our neighborhood streets. Uncle Sam reported that well over 100 golf carts decorated in red, white and blue finery were followed by bikes, scooters, wagons full of children, pedestrians and canines. What a festive tradition!

The Women's Club was up next, serving their famous barbecued Hot Dog Lunch with all the fixings—another Niguel Shores favorite. Those women work like a well-oiled machine, to organize and serve lunch to so many of us every year.

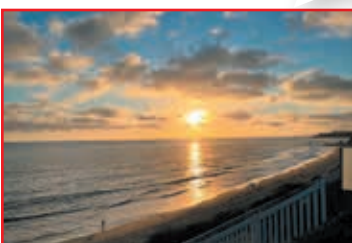
Games, races, tattoos, balloons and face painting took place in the park with kids of all ages competing, and prizes went to the first and best. A great time for all!

The day's events were capped off at the Beach Bluff with barbecue hot coals and cool ocean breezes as our DJ. provided musical entertainment. When the sun set, fireworks could be enjoyed from several venues around Niguel Shores. What a grand way to put the final touch on a day full of beautiful memories made!

My sincere thanks to all the resident volunteers who really made this a day to remember. Finally, a special mention goes to our office staff, maintenance team, Securitas personnel, and the Recreation Committee. We residents are indeed blessed to have their support.

Party on!

—In Celebration . . . Nancy Tinnes







# JULY 4, 2022



**NIGUEL SHORES**  
 Annual Fourth of July Celebration  
 2022!

Thank you ALL from the bottom of our heart for participating in Celebrating this beautiful Nation's Birthday

A Big Thank You to Nancy Tinnes, who works endlessly to coordinate and bring this wonderful event to us every year.  
 As she would say, "God Bless"







## TENNIS

**Ocean Life**—A great time to be in the Shores. The summer is here and residents, family members and guests are enjoying the sunshine and ocean breezes off the Pacific. It is very good to see the increase of players on the courts. You can check the scheduling system online and see the many reservations for all three courts. We are very lucky to have a reservation system to ensure that you have a court when you want to play.

**World Tennis**—In the world of tennis, lots of news in the media concerning the Wimbledon Tournament. We have new comers like Ons Jabeur, 27, WTA ranking 5, the first Arab/African woman in a Grand Slam single final in the Open era. Elena Rybakina, 23, WTA ranking 23, was born in Moscow and represented Kazakhstan since 2018. She is the reigning 2022 Wimbledon Champion and first Kazakhstani to win a major title. These players give us a look into the youth, depth, and future of tennis. We have past champions like Serena Williams, Rafael Nadal and Novak Djokovic that have made tennis great over the last 20 years.

**Life Lesson**—Tennis tournaments, like other business ventures, are sometimes plagued by challenges for the players off the courts. Many players deal with issues beyond their control but seem to rise above these challenges to stay in the game.

So is life. Many times, we have challenges placed before us and at times, feel that there is no answer, but as we learn in life, you address these difficulties and work toward positive outcomes. So, life in tennis is like life away from tennis. You set goals, practice good techniques, and commit yourself to your beliefs.

Speaking of practice, there are many teaching aids on the Web now. I have reviewed many and find that there is not just a “single” way to play. All players are different; thus, you have to find a teaching professional that fits your age group and skill level. You might check on YouTube, any number of ways to hit forehand, backhand, volley and overheads.

**New Residents**—We have noticed many new names on the court scheduling and invite these new people to contact us to join our tennis family in the Shores. It is great to hear from our tennis residents and we look forward to receiving any comments or recommendations to provide tennis news

to Niguel Shores residents. We would appreciate any news events, articles or thoughts for Tennis in the Shores. You may contact Donald Baer, [pacific92629@yahoo.com](mailto:pacific92629@yahoo.com), (949) 422-9140 or Penni Buff, [monarch92629@yahoo.com](mailto:monarch92629@yahoo.com). We look forward to meeting may residents on the courts.

***Keep your racquets moving and  
“Live Life Happy, Wild and Free.”***

—Don Baer and Penni Buff

## PICKLEBALL

**From Backyard Fun to National Prominence**—Pickleball is often called the fastest growing sport in America. It was invented in 1965 on Bainbridge Island near Seattle, and was confined mostly to the Pacific Northwest for its first 50 years. The game was initially played on an outdoor badminton court with ping-pong paddles. They then lowered the net to waist height and allowed their wiffle ball to bounce. Pickleball got its name (arguably) from either a dog named “Pickle” that constantly fetched the ball while playing, or possibly from “pickle boat,” a thrown-together crew for rowing.

Pickleball has elements of badminton, ping-pong and tennis and the basics are easy to learn. Even though the name has invited both curiosity and derision in equal measures, as time passed Pickleball started catching on in communities across the country, and all age groups are now playing the game.

**Invitation to Try the Game**—If you are new to Pickleball, try coming Saturday mornings during “Drop-In” play. “Drop-in” means there is no need to arrange anything with anybody—just show up and you will be inserted into games with similar skill level and taught the basics. Drop-In hours are Monday/Wednesday/Friday/Saturday from 9 to 11 a.m. and Wednesday evening from 4:30 to 7 p.m. All skill levels are welcome during Drop-In play. Still on the fence? Here are five great reasons to try Pickleball:

1. It’s active and keeps you in shape.
2. It’s incredibly fun.
3. It’s a great way to make friends.
4. It can be casual or be competitive.
5. It’s a sport to play for life.

***See you on the courts!***

—Chris Horpel



Niguel Shores welcomes new residents **John, Tiffany, Lex, and Trajan Lunde** on Leeward Drive. We wish you many happy days here as you enjoy your new home and all that Niguel Shores has to offer.

# MEET YOUR NEIGHBOR

**H**i! I'm **Emilia!** I am a 7-month-old **Canine Companions** puppy, in training to be a service dog for someone with a disability. I was born in Santa Rosa, California where the breeding program for Canine Companions is located. I had 8 siblings in my litter. We are Labrador/Golden Retriever mixes, we all have black fur, and our names all start with the letter E.

My handler is **Lorraine Campanaro**. I live with Lorraine and her family in Niguel Shores. I am the second puppy that she is raising from Canine Companions (CC). My best friend, **Tikka**, was her first CC puppy. You all may know Tikka because she is now 2 ½ years old and she used to wear the vest that I wear now when she was walking around the neighborhood in training. After 4 months of rigorous professional training, CC determined that Tikka did not have all the qualities needed to be a service dog and changed her career to be a normal pet dog.

Luckily, Lorraine was able to adopt Tikka as her own pet, so now Tikka gets to lie around the house sleeping and relaxing like most other family dogs do. I love Tikka because she plays with me and shows me how to respond to the commands that I am learning. We take walks in the neighborhood every day, practicing all the things I need to learn. When I become a service dog, I must be able to ignore bunnies, birds, loud noises, vehicles, and especially other dogs. I will stay with Lorraine until May of 2023, and then I will move to CC's Oceanside Training Center for professional training.

This week was especially fun for me because I learned how to swim. I jumped into the pool all by myself and made a big splash! Now I love to swim!

If I see you around the neighborhood, I would love to sit and shake your hand because I'm practicing calm greetings. Wish me luck! Every day is a *pawty* for me!

—Your Friendly Service Dog in Training,  
*Emilia*





## Wellness . . . Brain Power

Try to go walking at least five days a week, but prefer six. It's a discipline and a joy at the same time—and a wonderful way to maintain that symphony orchestra inside our bodies called our organs, too. It might sound odd to draw that analogy but having had the experience of playing in high school bands and orchestras, and listening to groups of musicians perform, I know that everyone has to play together. If one instrument drops out or loses their place, the sound changes. Some other instrument section will have to work harder to cover for the missing part.

Well, the same applies to our bodies' organ systems. They all need each other to play their part, to stay in the same key signature, and maintain the same tempo. And the leader of this whole expression of sound and beauty is our brain. Yes, it might be lonely at the top, but our brain enjoys every moment of conducting the melody of our physical and emotional lives.

While the brain sends all the signals our organs need to continue with the concerto, we are also *the* very critical caretaker of our control center. Our brains are approximately 75 percent water, so it's no surprise that brain cells need a steady source of hydration. This hydration can come from our food, but a consistent consumption of water (eight 8-ounce glasses of water throughout the day) is all the more important. Without sufficient water we



get dehydrated, and our brains just don't function as well. Concentration, performing mental tasks, and maintaining a sharp memory are affected negatively when we don't bathe our gray matter in its favorite lubricant.

Make no mistake, water is critical for brain health, but what we choose to eat also determines how beautifully the brain can do its job. The brain is also made up of fat and it loves a nice steady flow of energy to stay in tip top condition, with its number one choice being carbohydrates. Although our culture loves to kick around carbohydrates and tell us how bad they are, please know that your brain, the conductor of the musical score of your life, needs those carbs. Healthy carbs, that is—like whole grains, fruits and vegetables.

Other essential nutrients proven to help with brain function are omega-3 and omega-6 fatty acids, B vitamins, amino acids, monounsaturated fats, antioxidants, and of course, our good friend, water to run all of the chemical reactions that keep our bodies synchronized and healthy. To make it simple, just decide to eat a healthy balanced diet of fresh fruits and veggies, beans, lentils, whole grains, lean protein, healthy fats like olive oil, and high omega-content fish like salmon, and you'll cover all of your brain's myriad needs.

So, the next time you're feeling a little foggy of thought or headachy, grab some water and answer your brain's call for help. Better yet, don't wait for its call, but instead fill your glass with cool, clear water all day long and throw'r down the hatch! Your brain will thank you!

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

## DANA POINT THIS MONTH



### FARMERS MARKET AND CRAFTS

La Plaza Park  
34111 La Plaza, DP  
Saturdays, 8/6, 13, 20, 27  
from 9 a.m. to 1 p.m.

### CONCERTS IN THE PARK

Sea Terrace Park  
33501 Niguel Road, DP  
Sundays 8/7, 14  
from 3 to 6 p.m.

### PACIFIC SYMPHONY ON THE GO

Dana Crest Park  
24461 Josiah Drive, DP  
Saturday 8/27 from 7 to 7:45 p.m.  
[recreation@danapoint.org](mailto:recreation@danapoint.org)

### DANA POINT CLASSIC CAR SHOW

Del Prado Avenue  
Sunday 8/28 from 10 a.m. to 3 p.m.  
[carshow@danapointchamber.com](mailto:carshow@danapointchamber.com)



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### BOARD MEETING AND MINUTES:

The last approved General Session Minutes are posted on the Bulletin Board across from the NSCA Office entrance and on the Niguel Shores 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.

**THE NEXT BOARD OF DIRECTORS MEETING WILL BE HELD IN THE CONFERENCE ROOM ON THE 2nd WEDNESDAY, AUGUST 10, 2022, BEGINNING AT 6:00 P.M.**

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# COMMUNITY AWARENESS

## SUSTAINABLE LIVING—RAIN BARRELS, COMPOSTING BINS, AND PERSONAL FARMING

No one understands the need for sustainable living better than Californians. Although we tend to surround ourselves with lush landscape to replicate an easy tropical feel, we are part of a desert climate. That means long-lasting drought conditions much like we are currently experiencing. There is more need than ever to think about conserving our resources. A few simple ways to start: **rain barrels, composting bins, and personal farming.**

**Rain barrels** provide useful water collecting systems. Although rain events are far and few between in our locale, it is beneficial to take advantage of them when they do occur. Rain barrels are generally set at the base of a roof gutter to collect as much water runoff as possible. The collected water is great for garden and planting use. Water can be retained in the barrel for up one week before becoming contaminated from stagnation and/or debris. Rain barrels are easy to purchase. The cost ranges from 50 cents to \$4 per gallon container. Most homes only need 40 to 60 gallons worth of barrels.



A **personal composting system** is a great way to recycle plant material and food products. These systems come in a variety of shapes and container styles. They are designed to speed up the natural breakdown of specific biodegradable materials and turn it into fertilizer for landscape. These systems are easy to purchase. The cost ranges from \$60 to \$4,000+ depending upon the type and style of the container. Composting containers do produce an odor, so it is recommended that the container is kept a minimum of ten feet



from a house or living area (yours and your neighbor's).



You can also assist in composting organic material (plants and waste food products) by placing them into your green organics cart to be taken to CR&R's anaerobic digester to be composted or converted into natural gas. Biodegradable composting bags made to hold natural waste are available at grocery, home supply, and hardware stores. You can collect food scraps in these bags, or you can place them directly into your green organics cart.

The resurgence of **personal farming** became popular during the pandemic as a productive way to occupy time, but is now a viable way of reducing inflated costs of food prices. In addition, personal farming is relaxing and a great family activity. Have a picky eater at home? That may change if they are a part of growing and harvesting their own food. Above-ground garden containers can be purchased almost anywhere. The cost will be based on the material, size, and configuration.

### Insider Tip

Plant lavender around your composting system and your gardens. Lavender helps to naturally defuse smell and repel flying insects.

Visit these **websites** for more information on rain barrels and composting systems:

[captainpatio.com/rain-barrels](http://captainpatio.com/rain-barrels)

[epa.gov/soakuptherain/soak-rain-rain-barrels](http://epa.gov/soakuptherain/soak-rain-rain-barrels)

[calrecycle.ca.gov/organics/homecompost/](http://calrecycle.ca.gov/organics/homecompost/)

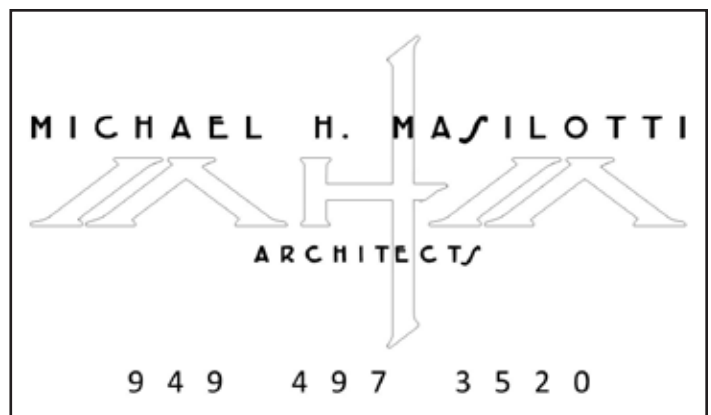
[epa.gov/recycle/composting-home](http://epa.gov/recycle/composting-home)

—Karen Decker

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## SUDDEN ALLERGIC REACTIONS IN PETS

Dogs (and less often cats) can have sudden allergic reactions. These vary from very mild reactions to life-threatening reactions that require emergency care. Here's what you should know about these reactions and their causes and treatments.

### Mild Allergic Reactions

Common **causes** of mild allergic reactions could be bee stings, spider bites, vaccinations, or medications (injectable or oral).

The **symptoms** usually occur within 30 minutes, but can be delayed several hours. They are pain; swelling of the affected area or multiple areas on the body; itchiness of the affected area or (more likely) the whole body; hives (a raised circular red rash); generalized redness of the skin in the affected area or the whole body; agitation; visible stinger.

Initial **treatment** should be done by your veterinarian, who will do the following: Perform a physical exam to make sure the pet is not having a more severe allergic reaction (see discussion below); give a Benadryl injection; give a Cortisone injection.

Once you get your pet home, **the follow-up care** includes ice packs; pain medication; patient monitoring for more severe delayed reaction; Benadryl at 8 to 12-hour intervals orally for 1 to 2 days or until the reaction is completely gone; Cortisone orally if the reaction persists despite the veterinarian's treatment.

With early treatment, **prognosis** is good and pets recover from this type of mild allergic reaction within an hour. The swelling and pain go away. The rash may take longer to abate. Occasionally the rash will come back once

the injectable medications have worn off. If this happens, contact your veterinarian for how to proceed.

### Severe Allergic Reactions—Anaphylaxis

Common **causes** of severe allergic reactions include vaccinations (the most common cause of anaphylactic reaction); reptile venoms (think rattlesnake); insect venom; blood products; non-steroidal anti-inflammatory drugs; opioids; food; plants.

Usual **symptoms** for severe allergic reaction generally occur in the first 10 to 15 minutes following the triggering event. The severity of the symptoms varies depending on the inciting cause. A pet in anaphylaxis will go into shock and may exhibit the following symptoms: collapse; being non-responsive; difficulty breathing, especially in cats; diarrhea; vomiting; drool; redness and itchiness of the skin.

If your pet has a severe allergic reaction, your pet needs emergency care, and you should see your veterinarian ASAP. **Treatment** depends on the severity of the reaction and generally will include assessment of the pet's breathing and blood circulation; Benadryl injection; steroid injection; Albuterol to open up the airways, especially in cats; Epinephrine to help the heart beat better; intravenous fluids to maintain blood pressure; oxygen.

Some animals will spontaneously recover from anaphylaxis. The **prognosis** for others seen by the veterinarian will depend on the severity of the reaction, the duration of the symptoms and how quickly the pet is seen by the vet. Normally with veterinary care, the pet responds to medication within 30 minutes. The pet will need to be closely monitored for 24 to 48 hours to make sure the reaction is completely gone.

—Susan Davis, DVM

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## NEIGHBORHOOD ADS

**Looking to Rent:** Former residents who recently moved would like to rent in the Shores February and possibly March. If you can help contact Lisa Buchner at (949) 285-3716.

**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 Sale:** Two sea kayaks. One Prijon Kodiak and one Current Designs Storm GT. Very stable. Used but overall in good condition. \$125 each. Inquiries please call/text Phil at (916) 202-6209.

*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	\$985,000	\$1,498,000	\$2,537,500
Median Sales Price	\$1,000,000	\$1,450,000	\$2,787,500
Sales to List Price Ratio	102%	92%	109.9%
Price per SqFt	\$608	\$814	\$1401
Average Days on Market	67	122	23

## Orange County Housing Report



### THE LONGER HOMEOWNERS WAIT, THE HARDER IT WILL BE TO SELL

The Orange County housing market already cooled substantially, and it will only continue from here.



### INVENTORY ON UPWARD TRAJECTORY

The active listing inventory continued to surge higher adding 312 homes in the past couple of weeks, up 9%, and now totals 3,803 homes, its highest level since November 2020.



### LOWEST LEVEL SINCE 2004

Demand, the number of pending sales over the prior month, decreased by 151 pending sales in the past two weeks, down 8%, and now totals 1,710, its lowest level at this time of year since tracking began in 2004.



### CLOSED SALES DOWN 33% Y-O-Y

There were 2,362 closed residential resales in June, 33% less than June 2021's 3,545 closed sales. June marked a 6% decrease compared to May 2022. The sales to list price ratio was 101.5% 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.

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



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## REAL ESTATE REPORT FOR NIGUEL SHORES

### By CONNIE MCKIBBAN

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

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

**4** HOMES CURRENTLY FOR SALE  
PRICED FROM \$2,695,000 - \$8,300,000

**1** HOMES CURRENTLY IN ESCROW  
PRICED AT \$1,895,000

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

★ (PER MULTIPLE LISTING SERVICE AS OF 7/14/22) ★

# CONNIE MCKIBBAN • 949.280.3078

## NIGUEL SHORES SPECIALIST

[WWW.SELLINGHOMESALONGTHECOAST.COM](http://WWW.SELLINGHOMESALONGTHECOAST.COM) - [CONNIEMCKIBBAN@BHHSCAL.COM](mailto:CONNIEMCKIBBAN@BHHSCAL.COM)

#1 in Sales in Niguel Shores Since 1991 and Top 1% in Sales for Berkshire Hathaway California Properties  
The #1 Agent in Sales for Berkshire Hathaway California Properties in Monarch Beach/ Dana Point



**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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