

# Seashore News



October 2022

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Issue 586

## FROM THE HELM

Fall is here and I think we are all looking forward to a break from the unusually hot days of September and to cooler months ahead in Niguel Shores.

**Resident Roundtable—October 12, 2022, at 5:00 p.m.** The quarterly Resident Roundtable will be held on Wednesday, October 12, 2022, at 5:00 p.m. in the Clubhouse and via Zoom. The proposed rule revisions are being mailed out now and if you have questions or suggestions regarding any of these you can discuss them during the Roundtable.

Feel free to join via Zoom by contacting the NSCA Office at [mnorthrop@niguelshores.org](mailto:mnorthrop@niguelshores.org) to obtain the Zoom link.

**Pool & Spa Closure—October 10 to 21, 2022.** The semi-annual community pool and spa maintenance will be conducted from Monday, October 10 to Friday, October 21. The pool and spa will be closed during this



time frame but will be open for the weekend starting October 22 for all to enjoy!

**Recreation Amenities—Special Assessment.** The ballots have been counted and the Recreation Amenities Special Assessment has received enough votes to pass. No matter how you voted, I wanted to thank all the homeowners who participated in this democratic process which is emblematic of our Niguel Shores community. Your voice and opinions are an important part of what makes our community function and makes Niguel

Shores such an extraordinary place to live. Thank you to all the committee members for the hard work and efforts they put into making this happen.

*Enjoy Oktoberfest and have a Happy Halloween!*

—Rhonda Dunlevie

NIGUEL SHORES MEN'S CLUB

SATURDAY ~ OCTOBER 8  
5 TO 8 P.M. ~ CLUBHOUSE

**Food, Drinks, and Music**

Bratwurst, Potato Salad, Red Cabbage, Pretzels,  
Dessert and two drink tickets for beer or wine.  
Additional beverages available for purchase.

**Entertainment by Linda Herman  
and her accordion.**

TICKETS \$12  
PER PERSON

ORDER TICKETS ONLINE AT [OKTOBERFEST.NIGUELSHORESMENSCLUB.ORG](http://OKTOBERFEST.NIGUELSHORESMENSCLUB.ORG)

# OKTOBERFEST



# Happy Halloween

**Halloween Party**  
Sunday, October 30, 3:00 to 5:00 p.m.

**Kids! Parents! Grandparents!  
Families and Friends!**

**Come to Niguel Shores Community Park  
for punch and cookies and our annual  
Halloween costume parade!**

# Will My House Still Sell in Today's Market?

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

# GENERAL MANAGER REPORT

## Understanding Association Boundaries

Living in an Association does have its benefits. It helps set boundaries for parking and architectural modifications to ensure that you will not be living next to a purple house or a car parked in the neighbor's front yard. But where does the Association's authority end when it comes to reining in wild neighbors or addressing property damage or theft? Sorting this out can leave you scratching your head when you call the office to report a vehicle break-in or a loud party and the answer you receive is that the Association cannot assist you with that matter.

Unfortunately, that is, in fact, the actual answer. The Association only has the authority to enforce its own published rules. Noise abatement, criminal activity, or damage to private property are civil matters that must be addressed through local law enforcement. The Association has no authority to enforce civil issues and, while Niguel Shores is a gated community, that does not mean it is secure or you have any added security. The best course of action when faced with these types of problems is to contact the O.C. Sheriff Department and file a report at the non-emergency number (949)770-6011. Now if you wake up and your neighbor has painted their house purple, feel free to call the management office and we will get right on that for you!

## Proposed Rule Revisions and Process of Rule Revisions:

The Board was to review and discuss the proposed rule revisions in the August meeting; however, they wanted some additional time. Therefore, they have reviewed and discussed these proposed changes in the September meeting. The Proposed Rule Revision packet will be mailed or emailed to you. We ask that you carefully study all the suggested changes, make your comments, and return all comments to [msr2@niguelshores.org](mailto:msr2@niguelshores.org) by the October 31 deadline.

The October 12 Resident Roundtable topic will cover these proposed rule changes. The Board will review your comments as well as the final rule revisions at the November 9 Board meeting.

At that time, the proposed rule revisions will either be adopted or rejected. The rule revisions that are adopted will be mailed/emailed out to the membership again as new rules and will be effective and enforceable as of January 1, 2023.

If you have any questions, feel free to contact the Association staff. We will be glad to help you or direct your questions to the proper staff member so that your questions are answered in a timely manner.

—Marla Miller

### SEPTEMBER 2022 BOARD MEETING: (GENERAL SESSION)

#### ACCEPTED AND FILED:

- Unaudited July 2022 Financial Reports
- General Session Committee Minutes

#### APPROVED:

- General Session Meeting Minutes for August 10, 2022
- September 2022 Expense and Transfer (Actual)
  - Official Communication Appointment
  - General Notice of Posting for Association
  - New Member Mary Ellen Hofmann to the Communication Committee
- New Member Barbara Speare to the Architectural Committee
  - Pre-Lien Filing: APN 671-131-18; APN 672-051-44; and APN 672-151-28
    - Covenant Marlinspike Drive
    - Covenant Halyard Drive
  - Ratify Approval of Transfer of \$150,000 from Comerica Money Market Operating Account to Pacific Western Operating Account

—Finance Committee Recommendation to Purchase \$50,000 CD through Comerica with Funds from Breakers Isle Morgan Stanley CD

—Finance Committee Recommendation to Purchase \$20,000 CD through Comerica with Funds from NSCA Bank of China CD

—Proposed Rule Changes except for: Use of Association Facilities (pulled) and ADU/JADU (pulled)

—Office Copier Replacement

—Cabrillo Vehicle Exit Gate Operator Replacement

—Selva Vehicle Exit Gate Operator Replacement

—Ratify Approval of Cabrillo Gate Camera Signal Transmitter Replacement and Backup

#### TABLED:

—Clubhouse Painting

#### REVIEWED/DISCUSSED:

—Check Register, General Ledger, Legal, and Delinquency Report (July)

—Correspondence to the Board

—Manager's Report

**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, OCTOBER 12, 2022, BEGINNING WITH A RESIDENT ROUNDTABLE MEETING AT 5:00 P.M.

# COMMITTEE REPORTS

## ARCHITECTURE

The Architectural Committee reports that 169 applications have been approved between January and August 2022. Of the 169 applications:

- 115 have been replacement projects with a 3 month completion date
- 44 have been improvement projects with a 6 month completion date
- 10 have been remodel projects

—Karen Decker

## LANDSCAPE

### Turf Over-Seeding

Fall is here now, and this is the time to scalp the warm season turf and over-seed with a cool season turf blend. October is a key transitional month in the turf lifecycle. It is the month when the warm season grasses begin to go dormant, which causes lawns to look dead and brown. Of course, the lawns are not dead, but in order to keep the lawns looking lush and green, the warm season turf needs to be scalped and new cool season turf seed blend needs to be applied.

Although the final results of this process look great, the process itself is somewhat lengthy (approximately 3 to 4 weeks) and not aesthetically pleasing. The process is as follows:

- The irrigation will be shut off in all turf areas to allow them to dry out.
- All turf will be cut at the lowest motor setting possible (This will leave exposed dirt and is unattractive).
- The lawns will then be over-seeded with a perennial rye blend.
- In approximately one (1) month the seed will begin to germinate and there will be beautiful new grass.

- During this one-month germination period, the water will be on several times a day in small increments each time.
- As always it will look bad for a little while, but once seeded and watered heavily the grass will come back quickly looking better than ever.

### Tree Trimming

Tree trimming throughout the community began in September and should be completed before the end of December. The fall months are the best time of year to trim the community trees, because of the cooler temperatures. Once tree trimming is complete the trees should not grow significantly during the winter months, and then you can expect them to come back during the spring. Then tree trimming will start over again with the same trimming process next fall. Hopefully, the trimmers will reach your area very soon and get the trees trimmed up quickly, but keep in mind that Niguel Shores has thousands of trees throughout the community.

As the landscapers are trimming, if there is a tree close to your driveway or nearby, please move your vehicle to allow the trimming to move forward. If there is a car in the way, the tree will be skipped and then the tree trimmers must come back and trim another day, causing delays.

Thank you for your patience during this process.

—Bill Walkup

## RECREATION

Summer is over but the party keeps going. Get ready for more NSCA events.

### October Events:

**Halloween Party – Sunday, October 30, 3:00 to 5:00 p.m.** Kids! Enjoy punch, cookies and participate in the Halloween costume parade at the Niguel Shores Community Center Park.

### Upcoming Events:

**Christmas Market – Saturday, December 3, 11:00 a.m. to 4:00 p.m.** Come and enjoy all the crafts and ideas from our community for sale at the Market. If you would like to participate, get your vendor application in the office starting October 3. Only 25 open spots are available at \$15 each. The Christmas Market will be located at our Community Center Park near the pool. Interested vendors, please contact Nancy Tinnes for more information at (949) 235-2555.

**Cookies with Santa – Sunday, December 4, 4:00 to 6:00 p.m.** Enjoy hot cocoa and cookies with your friends while Santa Claus reads to the children under the tree.



### NEW NSCA COMMITTEE MEMBER!

**Barbara Speare** has joined the **Architecture Committee**, one of the busiest committees in our community. This group is responsible for applying the Architectural Regulations and Guidelines as set out in the Covenants, Conditions and Restrictions (CC&Rs) that govern all properties in the Niguel Shores Community Association. The committee is charged with approval or disapproval of homeowners' requests to develop vacant lots, add new structures, modify existing structures, and make any other exterior improvements.

# COMMITTEE REPORTS

**Holiday Lights Contest and Judging—To Be Announced.** Start decorating the day after Thanksgiving, on November 25, for our annual Holiday Lights Contest! More details will be coming.

—*The Recreation Committee*

## COMMUNICATION

**No, Those Magazines Are Not Coming From Us.** People have asked about recent magazines and publications they received in their mailbox that seem to represent Niguel Shores, even though these do not really come from our Community Association. You may even have been invited to attend a “Niguel Shores Resident’s Happy Hour” hosted by the publishers of these magazines.

We would like to remind everyone that such publications have NO affiliation with Niguel Shores. They are advertising magazines published for profit by outside sources. They are not written by, distributed by, or funded in any way by Niguel Shores.

**Seashore News and the NS Website Represent NSCA.** *The Seashore News* is our only “Community Newsletter,” and its news comes directly from the Niguel Shores Community Association. As we have said in the past, the *Seashore News* is written, published, and distributed by our own residents, who volunteer their time with no payment or profit ever intended. Over 70 of your Niguel Shores neighbors work together every month to bring our community newsletter to your front door.

In addition to the *Seashore News*, our Niguel Shores website, [niguelshores.org](http://niguelshores.org), is an excellent option for up-to-date information on our community and the surrounding community of Dana Point.

**Welcome Our New Member.** We welcome **Mary Ellen Hofmann** to the NSCA Communication Committee. Mary Ellen has volunteered to help coordinate the delivery of the *Seashore News*. We are so glad she is part of the team and we appreciate her willingness to step up into this position. Thank you, Mary Ellen.

**Newsletter Ads.** Once again we want to recognize our loyal advertisers. Your continued participation and support is what funds our publication and makes it possible to produce the *Seashore News* at no cost to the Niguel Shores Community.

Something new in this issue is that we are opening more space for those who wish to promote their business with quarterly ads here in the newsletter. Contact Matt Northrop in the office for more information at [mnorthrop@niguelshores.org](mailto:mnorthrop@niguelshores.org).

**Your Ideas Matter.** If you have something you would like to share or have us write about, please contact us at

[seashorenews@hotmail.com](mailto:seashorenews@hotmail.com). We look forward to hearing from you.

—*The Communication Committee*

## TRAFFIC AND SAFETY

### Parking on Narrow Streets

The Orange County Fire Authority and the Dana Point Municipal Code mandates that parking is not allowed on cul-de-sac streets and one-way-streets that are less than 28 feet in width. The reason is that it will restrict emergency vehicle access and/or reduce the ability to respond to critical situations promptly.

Almost all the folks residing on our narrow streets, such as the “Bay” streets, understand this, and normally park in garages or designated parking stalls. However, occasionally on these narrow streets some well-meaning folks, who were only going to leave their vehicle at the curb for a moment while they unloaded packages, become unexpectedly occupied and forget they left their vehicle illegally parked.

Unfortunately, guests sometimes park curbside on these streets and fail to appreciate the consequences of what they are doing. If the host forgets to remind guests to park elsewhere, the guest winds up receiving a citation.

We all should be aware that curbside parking on a relatively narrow street of 28 feet or less can likely impede the movement of an emergency vehicle, and our car should be parked elsewhere. We are not asking folks to carry a measuring tape but to utilize good judgement. Our parking enforcement personnel will exercise patience where possible to include monitoring the situation, photographing and time stamping the violation, and—only as a last resort—take enforcement action.

### Life Saving Equipment

Normally, should someone experience symptoms of a cardiac arrest, first responders are only moments away and they bring top-notch equipment to support their efforts. However, depending on the number of calls at the moment, there could sometimes be delays. Should that occur, we can now deploy our new Automated External Defibrillator (A.E.D.). This device can analyze a heart’s rhythm and, if appropriate, deliver an electrical shock, or defibrillation, to help the heart reestablish effective rhythm. One such device will be in our patrol car and the other is stored in the lobby of the Clubhouse. Our on-site personnel have received training in the use of these devices. Remember to call 911 first, and then alert our patrol.

—*God Bless . . . Tim Murphy*

# COMMITTEE REPORTS

## RECREATION AMENITIES COMMITTEE

The result is YES for The Recreation Amenities Proposal! The votes were counted on September 21, with 71% of homeowners voting and the Recreation Amenities Plan was approved by the Community. The tally was YES 410 / NO 276. To fund the new and enhanced amenities, a \$780 special assessment was approved for each home. Homeowners will receive a bill due on October 15, 2022 with 30 days to pay—or there is an option provided for

owners wishing to split the assessment into 2 payments with \$390 due October 15, and the second \$390 due February 1, 2023.

The Community will be informed of the various stages of construction, and the Amenities email will continue to be available for questions at [NSAmenities@gmail.com](mailto:NSAmenities@gmail.com). The Recreation Amenities Committee thanks all for their support, and now we look forward to GETTING THIS DONE!

—Jeannie Sticher, Recreation Amenities Committee

## CLUBS

### WOMEN'S CLUB

The new season for Niguel Shores Women's Club began with our September luncheon meeting. President **Sharon Stewart** introduced committee chairs, announced birthdays, and greeted new members and guests. A special thank you went to **Linda Curie**, the artist who created the cover for our Membership Directory, which is now available.



The 2022-23 Women's Club Officers (left to right): Sharon Stewart, President; Laurel Yocca, Vice President; Elle Midkiff, Vice President; Sandi Stauffer, Secretary; Cathy Tyson, Treasurer

**Anne Wilke**, from Anne's House of Color, gave a presentation demonstrating how dramatically colors can affect a person's appearance, as well as how important it is to select clothes that complement your body type.



Committee Chairs (left to right) Catherine Bitran (4th of July), Judi Palladino (Member Directory), and Kathy Zoch (Membership) greet members at the first luncheon of the season.

Our luncheon meeting this month will be held **October 13 at Noon**. Estate attorney **Jennifer Elliott** will address documents that every person should have, such as a will, power of attorney and health care directive. In addition, she will discuss the special legal needs of women who are single, divorced, or widowed. Social time begins at noon, followed by a salad luncheon at 12:30 and the special presenter at 1:00. Watch your email for the invitation and a reminder if it's your turn to bring a salad.

We are holding a get-together for new members in the afternoon on **October 27** at the Clubhouse. This will be a great opportunity for new members to learn more about what the Club has to offer, how to get involved and volunteer, and meet

### Women's Club Outside Activity



**EVENT: HAPPY HOUR AT STILL WATER**

**DATE & TIME: Thursday, October 20 for Happy Hour Starting at 4:30 p.m.**

Come when you can—Bring cash—Enjoy special Happy Hour prices until 6 p.m.

**SPECIAL INFORMATION:** Still Water is located in the historic building at the corner of Golden Lantern and Del Prado in Dana Point.

Menu available at [danapointstillwater.com](http://danapointstillwater.com)

Call Carla Perin (949) 689-8831 or Cora Berkery (949) 285-1984 if you need information.

committee chairs and Board members. New members should watch their US mail for an invitation with further details.

See the announcement on this page for news of our **Outside Activity** this month—Happy Hour at Still Water.

—Sandi Stauffer

### MEN'S CLUB

While many of us were focused on the unusual weather associated with Hurricane Kay and the tide surges, high waves, and high humidity, a few stalwarts remained focused on the Men's Club's business. Serious matters, such as the upcoming **Oktoberfest on Saturday, October 8 in the Clubhouse from 5 to 8 p.m.** Lots of great Bavarian food and beverages, all accompanied by the fun music of Linda Herman and her accordion. For tickets, go to [niguelshoresmensclub.regfox.com/oktoberfest-2022](http://niguelshoresmensclub.regfox.com/oktoberfest-2022). There may still be a few left. Did I mention the Brats?

# CLUBS

In one of our September meetings, we heard from **Rick Erkeneff, President of South Coast Water District**. Mr. Erkeneff, a native of this area and a luminary with the **Surf Riders Foundation**, spoke at length, supported by informative slides, on the history, current status, and future prospects of the **Doheny Water Desalination Project**. In short, it's a good story to tell, and to hear, for us consumers and rate payers. SCWD currently imports most of its water from the Metropolitan Water District in Los Angeles. When the desalination plant is up and running, projected for sometime in 2027, that reliance on imported water will be cut in half, or better. And the cost to rate payers is estimated to be less than \$2.50 on the monthly water bill. Seems like a bargain to me.

As this article goes to press, the Men's Club is soon to hear from **Brian Maryott, the former Mayor of San Juan Capistrano and current candidate for the U.S. Congress**. That is sure to be an interesting meeting. Consider that speakers of this caliber are another good reason to be a member of the Niguel Shores Men's Club.

Looking forward to the remaining months of the year, in **November**, the Men's Club will treat its cooking captains to a "day off" with a meal prepared by other Men's Club members. And on **December 8**, the **Men's and Women's Club** will co-host a festive **Holiday Party**. We also hope to host the **Dana Hills High School Choir** at our last meeting of the year.

If interested in becoming a Men's Club member, please join us for a **complimentary breakfast** at one of our twice-monthly meetings on the **first and third Tuesdays** of the month. We'd love to meet you. Breakfast is on us! We welcome all interested parties.

See you at our next meeting, **Tuesday, October 4, at 0800h**.

—Tim Moore

## GARDEN CLUB

### Lobsters!

The Garden Club is happy to announce the return of our popular **Lobster Fest**, to be held in the Clubhouse on **Thursday, October 20**. **Al Glatt** and **Suzanne Enis** are heading up the event being held for the first time since the pandemic!

The event is limited to 64 attendees with Garden Club members having priority, but they will need to commit to attending. Any remaining places will be available for guests.

All attendees are required to pay for the cost of their lobster; guests pay an additional \$20 each. The price of the lobsters is to be determined on purchase.

An email with the event details, time, cost of the lobsters, etc. will be sent out ahead of this evening event.

We are fortunate to have the local California Spiny Lobster as the main feature of the Lobster Fest! These lobsters live in the kelp forests along our Pacific shoreline. Kelp has commercial value, including as organic fertilizer in both meal and liquid form for use in our gardens and houseplants.

### Heat and Drought

We have experienced excessive heat lately, making it uncomfortable spending time outdoors doing activities like gardening. In addition, the South Coast Water District has sent notice that Level 2 water supply shortage regulations are in effect, limiting how we irrigate our gardens. There is a big push towards replacing lawns with water-wise and California-native landscaping: a great way for homeowners to save both water and money as the state endures seasons of drought ahead.

### Indoor Gardening

Indoor gardening can be rewarding in so many ways. House plants are not subject to adverse climatic conditions. They only require watering once a week, and in some instances once a month. Houseplants create attractive décor with a diverse range of leaves and flowers; some can even help purify air. Indoor gardening is also both therapeutic and enjoyable!

Staff from one of our local nurseries recommend these five starter indoor plants for any gardener: snake plant, Dracaena, ZZ plant, Pothos, and Monstera deliciosa. These plants are great focal points for any home. Use seaweed/kelp extract every time you water your plants for an extra health and vitality boost.

—Ann Strauss



"There are never gardening mistakes, only experiments."

—Unknown



"Knowledge is the art that uses flowers and plants as paint, and the soil and sky as a canvas."

—Elizabeth Murray

# ACTIVITIES

## REALLY SERIOUS O.C. BOOK CLUB

### Our Fifteenth Anniversary

This month the Really Serious Oreo Cookie Book Club will celebrate our fifteenth year discussing non-fiction works of social, economic, political, and philosophical importance. I started this book club fifteen years ago after searching for a reading and discussion group, but mostly found groups devoted to fiction.

While I always enjoyed reading fiction and poetry, I thought a forum for discussing ideas in non-fiction books might appeal to those looking for a more hearty diet. So I started a monthly group devoted to non-fiction books only—and we have studied more than 100 significant, thought-provoking works over the past fifteen years.

At meetings, to balance our menu of serious books with something lighter, there are Oreo Cookies (or other equally appealing refreshments) to go along with the discussion. Hence, our name: The Really Serious Oreo Cookie (O.C.) Book Club.

Ours is a smaller group than the Shores book group primarily devoted to fiction, but always full of interest to those attending. Over the years, some of our members have moved away, some died, some decided the others didn't pay them enough attention and left. But our group has endured. For more information on the club, you can contact me at [nortlynnne@cox.net](mailto:nortlynnne@cox.net).

### Our Book List

To view the full list of notable works we have read in the past, go to [niguelshores.org/2022/04/books-read-by-the-oreo-book-club/](http://niguelshores.org/2022/04/books-read-by-the-oreo-book-club/)

### Here is a sampling from our reading list this year:

- *Peril*, Bob Woodward and Robert Costa
- *Homo Deus: A Brief History of Tomorrow*, Yuval Noah Harari
- *The Premonition: A Pandemic Story*, Michael Lewis
- *The Silk Roads: A New History of the World*, Peter Frankopan
- *Making China Modern*, Klaus Muhlhahn
- *Spies, Lies, and Algorithms: The History and Future of American Intelligence*, Amy Zegart
- *Leadership: Six Studies in World Strategy*, Henry Kissinger

### Upcoming Meetings

Our book for discussion on **October 27 at 2:00 p.m.** will be *This America of Ours: The Forgotten Fight to Save the Wild* by Nate Schweber. And



in November, *Zealot: The Life and Times of Jesus of Nazareth* by Reza Aslan.

Come join our meetings. Like a good buffet—you won't enjoy all the ideas, but you may find some very tasty.

—Norton Schwartz

## PAGE TURNERS

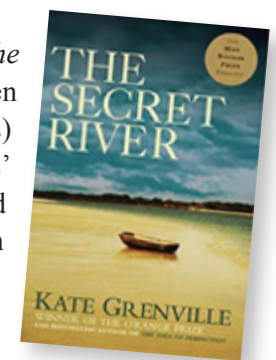
Our book this month is the historical fiction novel *The Secret River* by Australian author Kate Grenville. In this book she explores the story of her great-great-great-grandfather, convict Solomon Wiseman, as portrayed by her fictional character William Thornhill. The book has won numerous awards and nominations, including the Commonwealth Writers Award, and was short listed for both the Man Booker Prize and the Miles Franklin Literary Award. (Miles Franklin was a beloved Australian author that every Australian high school student would be familiar with, and the award would be equivalent to the Pulitzer.)

As Grenville's story goes, in 1806 William Thornhill, an illiterate Londoner is deported for stealing a load of wood. Along with his wife Sal, he arrives at the New South Wales colony that would become Australia.

When Thornhill "first sees the patch of ground he will claim on the river, he marvels: 'No one had ever spoken to him of how a man might fall in love with a piece of ground.' And, of course, in that line is everything. Because the land he decides to claim—to take, to steal—is the country of the Darug people and they have an intimate, intense knowledge of every inch of it, a knowledge acquired over millennia." (*The Guardian*, July 19, 2020)

The author's website tells us, "*The Secret River* caused controversy when it first appeared (2005), and (has) become a pawn in the 'history wars' that continues to this day. How should a nation tell its foundation story, when that story involves the dispossession of other people?" Lots to discuss in this book.

If you would like to join in the discussion, Page Turners consists of three groups—one meets the fourth Monday afternoon of the month and the other two meet the fourth Thursday afternoon of the month. For information on the Thursday groups please contact **Steve** and **Ann Morris** at [samwrsi@cox.net](mailto:samwrsi@cox.net) and for the Monday group contact me at [fzimec@cox.net](mailto:fzimec@cox.net).



—Frances Ozimec

ACTIVITIES continued on page 14



# MEET YOUR NEIGHBOR

## Jennifer and Sean Bittner

This month we are pleased to introduce the **Bittner Family** who recently moved into their home on Windjammer, here in Niguel Shores. **Jennifer, Sean, and their three children** came to South Orange County from Paradise Valley, Arizona 12 years ago. They loved the community of Paradise Valley, but when the opportunity presented itself to be closer to the beach and the active lifestyle their family enjoys, Orange County seemed like a good choice. However, the road to get here, specifically to Niguel Shores, was far from seamless. It involved traveling from Arizona where Jen and Sean first met, to San Francisco, then Seattle, back to Arizona, then to Laguna Niguel, and yes, finally to Niguel Shores.

**Jennifer** grew up in the Bay Area and after high school she attended Arizona State University where she earned a degree in Business with an emphasis in Accounting. **Sean** was born in Rochester, New York, and moved to Arizona when he was very young. He also attended Arizona State, graduating with a degree in Marketing. Jen and Sean met while at ASU, and their common interest in everything outdoors is what brought them together.

After graduation, they moved separately to San Francisco. Sean took a job in software sales and Jennifer accepted a position with the Arthur Andersen Accounting Firm. They enjoyed several years in the city, yet eventually needed a change of scenery and perhaps a little more opportunity to enjoy the outdoors, so they relocated to Seattle. Soon, Sean proposed to Jen and they were married in Carmel. They remained in Seattle for a couple of years; however (you may begin to see a pattern here), they began to feel it was just a bit too rainy there, so they packed up again and went back to the Bay Area, where they purchased a home in the East Bay and started their family.

In 2004, the opportunity to move back to Arizona presented itself, and that seemed a good spot to raise their three kids. They settled back in Paradise Valley for about six years until Sean was offered an opportunity to work for Microsoft in the Southern California region, and (as you probably guessed) they were packing up and moving again.

The family rented for a short time in Laguna Niguel, then purchased a large home with lots of space for their busy family of five and their two dogs. They spent lots of time at the beach and remember looking at Niguel Shores Bluff Park

and thinking, “That would be cool!” The community was close to the beach, with golf carts and endless activities, and it all seemed like a great fit for this young family. Their first stop was in the Villas on Vista D’Onde, where they lived for about a year and a half, and then found their present home on Windjammer. They definitely had to sacrifice some space

leaving Laguna Niguel; yet they all agreed the move here to Niguel Shores was worth it.

In addition to raising their three children and taking care of their two dogs, Sean and Jennifer presently both work full time for Microsoft. Their oldest son, **Adam**, loves the outdoors, graduated from J Serra Catholic High School this

past June, and now attends the University of Oregon in Eugene. Their daughter **Brianna** is 16, attends J Serra, and is in their Business Magnet Program. She plays volleyball and is starting to focus on where she may attend college. **Luke**, the youngest, is also in the Business Magnet Program at J Serra, plays lacrosse, and travels with his Club Lacrosse team. If all that activ-

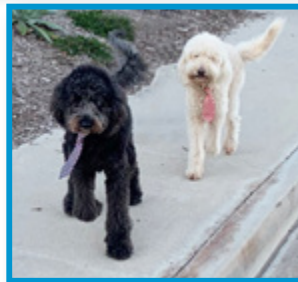
ity isn’t enough, the Bittners also enjoy time with their dogs **Shelby**, a Labradoodle, and **Molly**, a very active Bernadoodle.

Jen and Sean have always been involved in their children’s activities. Jen just returned from a ten-day trip back east with Luke and his Club Lacrosse team. Sean has coached and volunteered in most of his kids’ sports programs, including softball, volleyball, baseball, lacrosse, and basketball. He has also been involved in the South County YMCA with all three kids.

This passion for active participation and giving back to the community is what motivated Sean to volunteer for the **Niguel Shores Recreation Committee**. Jen and Sean both feel it is essential for our community to continue offering the many wonderful activities that Niguel Shores is known and loved for. This month, Sean with Jen by his side will chair the annual **Niguel Shores Halloween Event**. (Look for more details in this issue.)

As a family, they love traveling to Maui annually, renting a houseboat on Lake Shasta, and skiing in Tahoe. When Sean and Jennifer occasionally get the opportunity to sneak off by themselves, Napa is where they head most often to enjoy the vineyards, good food and wine. For now, however, they are spending most of their time with their kids and Shelby and Molly enjoying their home and wonderful community.

—Patti Staudenbaur



# LABOR DAY WEEKEND AT THE BLUFF

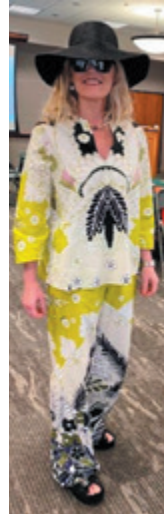
## HOT COALS AND COOL ICE CREAM

Thanks to the NSCA Recreation Committee for organizing community events like these that bring neighbors and friends together for a good time!



# FALL ARRIVES IN COLOR

WOMEN'S CLUB PRESENTS "THE POWER OF COLOR"



**MEN'S CLUB OKTOBERFEST**  
COMING OCTOBER 8



Photo Credits: Tina Fornadley, Jane Olson, Meg Wilson, Laurel Yocca

**GARDEN CLUB  
LOBSTER FEST**  
COMING OCTOBER 20

**OCTOBER SKY IN NIGUEL SHORES**

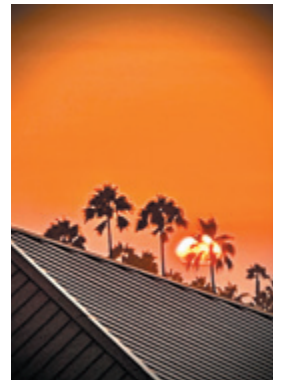
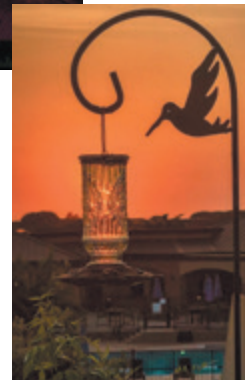
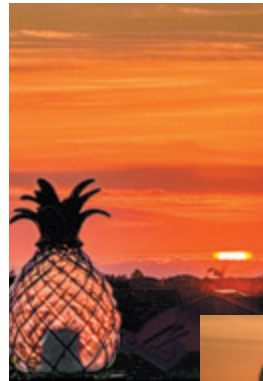
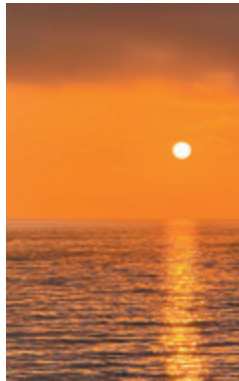


Photo Credit: Meg Wilson

# DANA POINT THIS MONTH



## COMMUNITY EVENTS

### DP HISTORICAL SOCIETY FOUNDERS DAY

Presentation and Reception honoring surfing icon Joyce Hoffman

**Wednesday, October 12**

**7 p.m.**

Dana Point City Hall

### BULKY ITEM DISPOSAL, SHREDDING, RECYCLING

**Saturday, October 22**

Onsite document shredding at DHHS, document collection at Palisades, Goodwill at both locations.

Dana Hills High School

33333 Golden Lantern, Dana Point

Palisades Elementary School

26462 Via Sacramento, Capistrano Beach

### REDO VINTAGE AND MAKER'S MARKET

**Sunday, October 30**

**8 a.m. to 3 p.m.**

Del Prado Avenue

### HALLOWEEN EVENTS

#### PORCH DECORATING CONTEST

Send a Halloween/Fall porch or yard photo by October 24 to win gift card prizes.

[recreation@danapoint.org](mailto:recreation@danapoint.org)

#### PUMPKIN DECORATING CONTEST

Kids 12 and under.

Send a photo of your Halloween pumpkin with your name and age to win a gift basket.

[recreation@danapoint.org](mailto:recreation@danapoint.org)

### SPOOKTACULAR TRUNK OR TREAT

**Saturday, October 22**

**2 to 8 p.m.**

Dana Point Community Center

Costume parade, house maze, games, entertainment, treats, food trucks, and meet DP Police K9 Unit, Bloodhounds, Mounted Patrol.

(949) 248-3536

### SPOOKY TREAT TROLLEY

**Saturday, October 29**

Costumes and treats from the Trolley for kids 12 and under.

**3:30 p.m. Pines Park; 4:30 p.m. Sunset Park;**

**5:30 p.m. Dana Woods Park;**

**6:30 p.m. Sea Canyon Park**

(949) 248-3536

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## LIBRARY

The Dana Point Library at 33841 Niguel Road offers all the resources of the Orange County Public Library System and offers the following free programs in October. Consult the library's service desk (949) 496-5517 for more information and copies of book club selections.

### Children:

Toddler Storytime	Tuesdays at 10:30 a.m.
Reading Readiness Storytime	Wednesdays at 10:30 a.m.
Kids Coloring	Saturdays at 2 p.m.
Movie: <i>Scared Shrekless</i>	Friday 10/14 at 10:30 a.m.
Young Readers Book Club	Wednesday 10/19 at 3 p.m.

### Families:

Reading in Spanish	Wednesday 10/12 at 2:30 p.m.
Pumpkin Decorating	Tuesday 10/25 from 2 to 5 p.m.

### Adults:

Adult Coloring	Mondays at 10:30 a.m.
Writers Group	1st and 3rd Tuesdays at 5 p.m.
Canasta	1st and 3rd Thursdays at 1 p.m.
Foreign Film: <i>Miracle</i>	Saturday 10/1 at 2 p.m.
Gentle Reads Book Group	Thursday 10/13 at 10:30 a.m.
Crochet for Beginners	Saturday 10/15 at 10:30 a.m.
Seaside Book Group	Monday 10/24 at 10:30 a.m.

IN MEMORIAM

*Merilyn Cashman*

1934-2022

Breakers Isle resident since 1988

She leaves behind 7 children, 15 grandchildren, and 15 great grandchildren.

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## TENNIS

**Heat Wave**—September brought surprises in the weather for our tennis players in the Shores. We had “blistering” days with extreme humidity, and also some welcome rain from Hurricane Kay. The courts were full, but many chose to play at different hours to avoid the heat and humidity. Penni and I pretended that we were back playing tennis at Diamond Head public courts in Oahu, where we had plenty of humidity and, in the summer, hovering degrees of heat above 95.

Our community was just one of many places where tennis was affected by the weather. The U.S. Open in Flushing Meadows, New York, was no exception. Even players from humid, high temperature areas fell victim to the heat and humidity at this year’s U.S. Open.

**History of the U.S. Open**—Speaking of the U.S. Open, the first one was played in 1881 at the Newport Casino in Newport, Rhode Island. That year, only clubs that were members of the United States Lawn Tennis Association were permitted to enter. Richard Sears won the men’s singles at the tournament, which was the first of his seven consecutive singles titles.

The U.S. Open moved to the West Side Tennis Club in 1915 and then, in 1978, to the current location in Flushing Meadows, Queens. The Open was played on grass until 1975, but changed to Har-Tru courts. In 1978, at Flushing Meadows, the surface changed to the current Deco Turf hard courts.

**Tennis in Niguel Shores**—We see new tennis players on our courts each week, the tennis calendar is full, and we hope new players will contact us for information on Tennis in the Shores at [pacific92629@yahoo.com](mailto:pacific92629@yahoo.com). Keep your racquets moving and live life “Happy, Wild and Free.”

—Don Baer



be aggressive on your returns. The real action doesn’t start till the 3rd shot.

- Don’t help your opponents by hitting their OUT balls. Let those balls GO. Chest high, let it fly!
- When your opponent hits a difficult fast shot at you, try not to hit a low percentage angled shot for a winner. Instead, go for a higher percentage defensive shot.
- Don’t take away from your partner’s strong forehand shot with a somewhat weaker backhand. Defer to your partner’s forehand as much as possible.
- Don’t get upset, but encourage your pickleball partner who might jump in front of you to win the point. This will help create good team chemistry during your match.
- Strive to keep the ball at your opponent’s feet as much as possible.
- Play up to the No Volley Zone (The Kitchen). Do not stay back. Get up to the Kitchen Line.
- Power and hard hitting is not always the answer in Pickleball. A well-placed shot can and will be effective and afford you leeway from overhitting and errors.
- Avoid hitting too many angle shots. Instead go for the higher percentage shots down the middle that bounce between your opponents.

**Ready Position**—Outside of your serve, you should quickly assume the Ready Position after every ground stroke and volley. Have your paddle out in front of your body. A common mistake made while moving forward to the net is not having your paddle in the proper Ready Position. Many players have their paddles at their knees or below the net and not up and out in front of their body. When the ball contacts your opponent’s paddle, you should be in the Ready Position: elbows and paddle out in front of your body, feet at shoulder width apart, side by side on your toes, not on your heels, ready to move left or right. Never be moving when your opponent is hitting the ball. No matter where you are on the court, stop and assume your Ready Position when your opponent is making contact with the ball.

For a good visual and some live action on these tips and strategies, check YouTube as a great resource.

So grab a paddle, get on a court and, most of all, have fun!!

—Anthony Lord

## PICKLEBALL

**Tips for all Skill Levels**—Wow, time sure flies! It seems just yesterday that Niguel Shores residents were being introduced to the game of Pickleball. Now here we are a few years later, out on the courts with new friends and neighbors, hitting the ball over the net on a pretty consistent basis. We have learned the rules and can even keep score. The competitive juices are flowing, and we want to improve our game and skill set. The following guidelines may help:

- Get your serve IN. You can’t score without this happening.
- Get the return of serve IN. The serving team cannot hit the ball until after it bounces once in their end, so no need to

## WATER AEROBICS

**Dippy Dolphins** meets **Wednesday** and **Friday** at **9 a.m.** for an hour of low intensity water exercise focusing on resistance, balance, flexibility, and mobility. Come and join us, \$5 a class!

—Cynthia Carlson



## ACCOLADES — Good Deeds for Rescue Animals

We want to acknowledge our residents who help with animal rescue and shelter. **Sherry Frymoyer** and **Pamela Schuler** are fundraising volunteers with the **Pet Project Foundation**, an animal rescue partner with the San Clemente/Dana Point Animal Shelter. Sherry and Pamela are helping with fundraising events aimed at funding new cages and a new drainage system for the no-kill shelter. Sherry reports that the shelter is 30 years old with rusted cages and nonfunctioning drainage that sometimes forces the animals to sit or stand in water. Animal lovers who want to do some good for the shelter can view the Pet Project’s website and “Wish List” at [petprojectfoundation.org/](http://petprojectfoundation.org/).

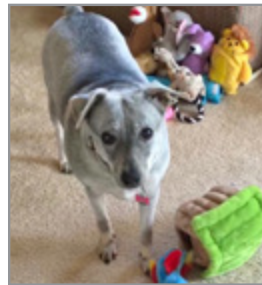
**Jeannie Sticher** recently rescued one of the “Envirgo” beagles that were part of a medical breeding facility located in Virginia. The FDA shut the company down and there were 4000 beagles that needed new forever homes! The Humane Society stepped in, contacted numerous “no kill” rescue organizations, and **Priceless Pets** located in Chino Hills transported and rescued several hundred beagles. The newest member joining Jeannie’s two rescue terriers is a one-year-old



Lucy

female named **Lucy**, who is enjoying her new life in California and loves Niguel Shores.

Our resident **Bridget Quirk**, working through **Furry Smile International Rescue**, adopted her dog **Bella** from miles away across the Pacific. Bridget says, “Bella is an international rescue dog from **Taiwan**. I picked her up from LAX in December 2019, and it took a while for her to adjust to her new time zone, sights and surroundings. Bella is a happy dog, gaining confidence every day. She’s having a great time making friends. I wasn’t expecting her to be so well-adapted considering her weak condition when she was found. (See the photos of Bella when rescued in 2019, and now in 2022.) Bella is a brave girl. I love her so much and look forward to many years of adventure. Her favorite thing is to go on walks, every day, everywhere.” To learn more about Furry Smile International Rescue, see [lovefsir.org](http://lovefsir.org).



Bella September 2022 vs Bella December 2019

## ACTIVITIES *continued from page 8*

### BRIDGE

It was a cold and stormy morning as the squad car pulled up to the Niguel Shores guard shack. Driving was a police sergeant, and beside him sat a detective. They showed their badges and were given access to the community. The gate opened and their car rushed through. The sergeant parked in front of the building between two flag poles and both officers ran up the steps, getting drenched by pelting rain in the process. The pair entered a door on the left marked “Office” and were greeted by Blayke and Matt at the counter. Blayke pointed to the gate they were to go through, and indicated they should enter the clubhouse building beyond the gate.



They passed through the glass doors into the front lobby and opened the inner double doors while dripping rainwater all across the floor. Fourteen pairs of eyes looked up as Bob and Betty came forward and welcomed

them to the Niguel Shores Wednesday Bridge Game, thanking them for filling in at the last minute.

Well, it could have happened that way! We are always looking for more players and welcome one and all.



- 8/17 Jane Olson 1<sup>st</sup>, Bob French 2<sup>nd</sup>, Freyd Rad 3<sup>rd</sup>
- 8/24 Jane Olson 1<sup>st</sup>, Shida Rad 2<sup>nd</sup>, Glenda Wilson 3<sup>rd</sup>
- 8/31 Again Jane Olson 1<sup>st</sup>, very closely followed by Jim

*continued on page 15*

### The Tipping Point

I was standing still with my right foot on the ground and my left foot clipped into the pedal of my road bike. I'd heard an unfamiliar noise while riding, as if the bike chain was slipping. I thought I'd better stop to take a look as I was riding with the cars, which as I always told my kids, don't have "eyes." I didn't want any traffic surprises while trying to control my bike, so I motioned to the friend riding with me that we should pull over.

Remember, my right foot was on the ground while my left foot was still clipped into the pedal and nowhere near the ground. In that precarious position, I turned my head over my right shoulder to see what was up with my rear sprocket. As I did, my weight shifted and I felt gravity taking control. With my left foot tightly clipped into the pedal and no way to remove it fast enough to plant it on the ground, my bike and I toppled down onto Mother Earth—and there I was, lying on the asphalt with my bike between my legs.

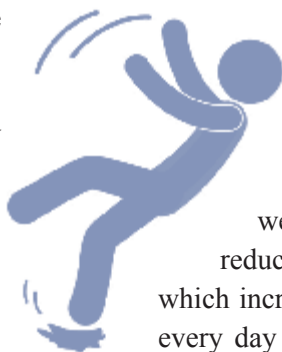
The unfortunate scenario I'd created caused me to lose my balance. Had I thought it through, I would've unclipped both feet and been standing securely on the ground before turning to inspect the bike problem. As a reminder of that moment, a lovely scar was visible for several years where the chain met the skin on my calf. Ouch!

**Maintaining Balance**—For most of our lives we don't think about balance—we jog, jump, dance, dive, hike, climb—until we start to notice problems, which tend to increase with age. More than one in four people 65 years or older fall every year. My bike tumble was due to my own negligence, not a medical condition or aging. However, if a time comes



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

when we find ourselves with the feeling of unsteadiness while doing our regular daily activities, this is a circumstance to be concerned about. If we feel unsure about our ability to safely walk, get up out of a chair, or climb stairs, we need to listen. These are common warning signs of potential changes in one's ability to balance, and they increase the odds of falling. If we feel dizzy or the room seems to be spinning, it may be a problem with the vestibular system in our ears. Other causes of unsteadiness can be high blood pressure, certain medications, alcohol consumption, and medical conditions involving diabetes, cardiovascular disease, or vision.



There are steps you can take to correct and even prevent balance problems. The ones you hear all the time apply here, such as eating a healthy diet, maintaining a healthy weight, getting enough rest and, of course, stress reduction. We also lose muscle strength as we age which increases the chances of falling, so keep moving every day with a walk, a swim, or a stroll around the block. Also, keep your environment and your home safer by using night lights, installing grab bars in the bathroom, securing carpet to the floors, rolling up the garden hose so as not to trip, standing up slowly to avoid dizziness, doing strength and balance exercises, having your vision and hearing checked regularly, and using a cane or walker if you need more stability.

Remember, when balance issues arise there's no shame. Share your concerns with loved ones, and your health care provider too. We've all heard that life is a balancing act, so when it literally *is*, be sure to reach out for help so you can stay safe and enjoy each day.

**Resources**—A good website for more information about balance is [nia.nih.gov/health/older-adults-and-balance-problems](http://nia.nih.gov/health/older-adults-and-balance-problems). Also, *Can You Pass the 10-Second Balance Test?* Check out the *New York Times* article with that title at [tinyurl.com/2kmujxr3](http://tinyurl.com/2kmujxr3) and give it a try!

### ACTIVITIES *continued from page 14*

- 9/7 Pinola 2<sup>nd</sup>, and Sue Duesler 3<sup>rd</sup>  
 “Oh No! Jane Olson came in 1<sup>st</sup> again, Shida Rad was 2<sup>nd</sup>, and Betty French came in 3<sup>rd</sup>  
 9/14 Jim Pinola claimed 1<sup>st</sup> (We were worried about Jane Olson!), Annmarie Gerardo came in 2<sup>nd</sup>, while Betty

- French (closely nipping at her heels) came in 3<sup>rd</sup>  
 Great games are being made each week, and we would like to hear from any new players who would like to play. Contact **Betty** or **Bob French** at (949) 312-2556 or (650) 388-0820.

—Mike Oliva



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# MARKET UPDATE



## A "NORMAL" MARKET

The insane pace of the housing market has come to an end and the instant marketplace has shifted to a much more normal, typical speed for this time of year.



## INVENTORY PLUNGE

The active listing inventory in the past couple of weeks plunged by 304 homes, down 8%, and now sits at 3,726 homes, its lowest level since June.



## DEMAND RISES

Demand, the number of pending sales over the prior month, decreased by 18 pending sales in the past two weeks, down 1%, and now totals 1,831. It is still the lowest reading for a start to September since 2007.



## CLOSED SALES DOWN 39% Y-O-Y

There were 1,959 closed residential resales in July, 39% less than July 2021's 3,205 closed sales. July marked a 17% decrease compared to June 2022. The sales to list price ratio was 100.7% for all of Orange County.

**COMING SOON**

**33431 SPINNAKER**  
3 BED · 2 BATH · 1,505 SQFT

**LEASE**

**33492 SPINNAKER**  
3 BED · 2 BATH · 1,262 SQFT

**SOLD**

**23702 COLIMA BAY**  
3 BED · 2 BATH · 1,867 SQFT

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!**



**Chris & Kathy Zoch**

**ZOCH**  
REAL ESTATE  
GROUP

*Niguel Shores Residents  
— and —  
Local Experts*

Follow us: @ZOCHREALESTATEGROUP



**COLDWELL BANKER  
REALTY**

**949.547.1723**

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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 by CONNIE



33551 CAPSTAN DRIVE ~ PANORAMIC OCEAN VIEW

**JUST SOLD**  
by CONNIE



23842 BOTHNIA BAY

**JUST SOLD**  
by CONNIE



23842 MARMARA BAY

**JUST SOLD**  
by CONNIE



33491 MOONSAIL

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

**5** HOMES CURRENTLY FOR SALE  
PRICED FROM \$1,695,000 - \$13,495,000

**1** HOME CURRENTLY IN ESCROW  
PRICED AT \$2,200,000

**31** HOMES SOLD IN 2022  
PRICED FROM \$1,810,000 - \$8,350,000

★ (PER MULTIPLE LISTING SERVICE AS OF 9/12/22) ★

## CONNIE MCKIBBAN · 949.280.3078

### NIGUEL SHORES SPECIALIST

WWW.SELLINGHOMESALONGTHECOAST.COM ~ CONNIEMCKIBBAN@BHHSCAL.COM

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

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



**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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