

Seashore News



September 2022

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Issue 585

FROM THE HELM

As the summer winds down and our vibrant sunsets note the arrival of the fall months, we are ever so grateful for our little slice of beauty in Niguel Shores.

Landscape Contract—We had a very productive Board of Directors meeting in August as our staff gave the Board a great breakdown of the three companies that provided bids for our Landscape contract which is up in January of 2023. After careful review of the bids—including a breakdown of the scope of work; planting and maintaining our greenbelts and slopes; pruning, replanting and maintaining our over 2200 trees—the Board awarded Harvest Landscape (our current landscape contractor) with the contract. We look forward to continuing our great relationship with Harvest Landscaping in maintaining our community and keeping it beautiful.

Parking—As a reminder, all residents are required to park their cars in their garage or driveway between the hours of 1:00 a.m. and 6:00 a.m. unless you have been issued a waiver barcode or temporary waiver pass. If you are moving, reorganizing your garage, and/or remodeling and need to park on the street for a short-term period please contact the NSCA Office in advance to obtain a temporary parking pass. We recently have had a number of residents parking on the street without notifying the office, thus resulting in a parking citation being issued unnecessarily, which creates more work for everyone involved. If a situation comes up after hours (for example, a broken garage door) you may contact the front gate to be placed on a safe list until the next date the office is open.

Upcoming Items for Board Review—The Board of Directors is currently considering options for a large community-wide tree beautification project. There are many trees throughout Niguel Shores that simply are the

wrong species of tree placed in the wrong location. A lot of these trees have been here since the original developers planted them, some as many as 50 years old. Trees of this mature age cannot continue to be topped and trimmed as this continual attention comes at great cost to our Homeowners Association. Some of these trees have roots that cause damage to concrete walkways (sometimes within months after being replaced), streets, utility lines, homeowner property, and community property. Other trees continue to grow taller and taller blocking our precious ocean views for longer periods of time each year until annual tree trimming begins in the fall. The Board is considering a multi-year phased project that may require removal and replacement of many mature trees. While difficult, the Board's hope is to find a long-term solution to benefit us all. As with any large-scale project of this type, we will certainly take into consideration input from the community to address this problem in the coming months.

As is done annually, our Rules Committee has completed its review of our existing rules and has made their recommendations to the Board for some verbiage changes and additions. Once the Board reviews the proposed changes, they will be sent out to the community for review later in the fall.

Your Vote Counts!—Ballots for the Recreation Amenities Improvements were mailed for your vote and are due back by September 21, 2022. Regardless of your position, all homeowners are encouraged to return your ballot so we reach a quorum and everyone's voice is heard.

Have a great end of summer, enjoy our wonderful September weather, and don't forget the Ice Cream Truck will be at the Bluff on Friday, September 2. **Happy Labor Day!**

—Rhonda Dunlevie



Niguel Shores Men's Club
Oktoberfest 2022
Saturday, October 8th
5:00pm to 8:00pm
Clubhouse
~ German Food & Beverage ~
~ Live German Music ~
Tickets: \$12
Order online early as this will sell out!
oktoberfest.niguelshoresmensclub.org
Questions? email Eric Eckes @ eekes@cox.net



THE HOUSING MARKET WILL IT CRASH?

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

GENERAL MANAGER REPORT

Proposed Rule Revisions and Process of Rule Revisions—You should soon receive the Proposed Rule revision packet in the mail or via email. I want to provide you with a little information on what happens each year when there is a proposed rule change. The Rules Committee (**Dick Kichline, Pat O’Brien, Rhonda Russell and Penni Buff**) completed their review of these proposed rule revisions and submitted them to the Board of Directors for consideration. The Board along with legal counsel then reviews the proposed rule revisions and makes any adjustments necessary. This is important to keep the rules in compliance with current laws. The Board then approves the proposed rule mailing to go out to the Association membership for a 28-day review and comment period.

Now it is your turn! Please review the proposed changes you receive carefully, make your comments and return all comments to mrs2@niguelshores.org by the deadline. The Board will review your comments as well as the final rule revisions at the November Board meeting. At that time the proposed rule revisions will either be adopted or rejected. The rule revisions that are adopted will be mailed/mailed out to the membership again as new rules and will be effective and enforceable as of January 1, 2023.

Rental of Property in Niguel Shores—It has been brought to our attention that there may be some rentals within the community that are considered “short term” rentals. Just a reminder that if you choose to rent your home, the CC&Rs and Rules prohibit any rental agreement that is less than thirty (30) days.

If you are renting your property, please make sure it is for a minimum of thirty (30) days and advise your tenant that they must register with the Management office. Tenants must bring in a copy of the lease, signed by the tenant and the owner of the property, and complete the appropriate paperwork as soon as possible.

Bike Racks—As a reminder, stainless steel bike racks were installed in 2021 at the entrance to the Community Center. Besides looking nice, the racks securing your valuable modes of transportation are “in-camera view” of the

security system, so we have the video if ever a bike goes missing. Please park your bikes here (or at the Beach Bluff along the rail above the stairs near the fob gate) and not on sidewalks, in the way of pedestrians, or other locations that may present a hazard.

Office Closure—The management office will be closed Monday, September 5, 2022 for the Labor Day Holiday. Also, there will be no construction allowed on this day.

Office Staff—Remember the office staff is here to help you and answer all your questions. Email us, call (949) 493-0122, or just stop in and talk anytime. Here is the list of office staff with extensions and a brief description of job duties. Also, please know that if we do not answer the phone right away, it is probably because we are helping another resident, so please leave a message or call back.

Blayke Miller

(949) 493-0122 Extension 2

bmiller@niguelshores.org

Questions regarding: Assessments, late notices, citations or other traffic and safety matters, recreation events, accounts payable/receivable, barcodes, FOBs, dumpster or storage containers, new owner/resident and tenant check-ins

Matt Northrop

(949) 493-0122 Extension 4

mnorthrop@niguelshores.org

Questions regarding: Landscape, *Seashore News* articles or delivery, view blockage by trees or landscaping, and the community website niguelshores.org

Karen Decker

(949) 493-0122 Extension 3

kdecker@niguelshores.org

Questions regarding: Architecture, any exterior modifications, escrows and refinancing

Marla Miller

(949) 493-0122 Extension 5

mmiller@niguelshores.org

Anything else not listed, or if you just want to talk, and any communication you wish to be presented to the Board of Directors.

**LABOR DAY
MONDAY, SEPTEMBER 5**

Labor Day honors the American worker and pays tribute to the huge workforce of men and women whose contributions have led to the growth and success of our country.



*Have a Wonderful
Labor Day Holiday
From the Niguel Shores Staff*



—Marla Miller

NIGUEL SHORES MID-YEAR FINANCIAL UPDATE

AS OF JUNE 30, 2022

The Niguel Shores Finance Committee is comprised of volunteer homeowners that meet on a monthly basis to review, monitor and make recommendations on financial issues such as budgets, expenses, investments and reserves. The current members of the Finance Committee are: Chair Rick Palmer, Martin Dedrick, Jim Eckstaedt, David Goldberg, Jeff Goldfarb, Sue Kichline and Malcolm O'Donnell. The Niguel Shores General Manager, CFO, and Robin Rangel from Mission Financial (who perform accounting services for the Association), also attend the Finance Committee meetings. The Committee annually provides owners a mid-year update on the financial results to date including comments on expected year-end variances from the budget and ongoing projects. This update includes revenue earned and expenses incurred compared to budget thru June 30, 2022.

The impact of supply chain challenges and an inflation rate of nearly 9% have been a challenge to both businesses and individuals this year. The economic conditions have impacted both our operating budget and the cost of replacing items that the Association has included in reserves. For the first six months of 2022, revenue has exceeded expenses by \$7,347. Although we will continue to try to limit any unnecessary expenses for the remainder of the year, it is likely that expenses will equal or slightly exceed revenues for the year. Further, it is anticipated that there will be an assessment increase in 2023 to cover the increase in operating expenses for 2023 and an increase in the amount allocated to reserves to cover the increased replacement costs for items in reserves. While we are just beginning the budget process for 2023 and have no way of knowing how much it will be, the potential assessment increase appears to be unavoidable given the current rate of inflation and the economic outlook for the near future.

The Finance Committee welcomes questions and feedback on this mid-year update and invites you to submit comments/questions to the attention of the Finance Committee Chair at mmiller@niguelshores.org.

NIGUEL SHORES INVESTMENTS

The Niguel Shores investments are reviewed regularly at the Finance Committee meetings. Comerica Securities, Inc. assists in identifying appropriate investments to protect principal while maximizing returns. The Finance Committee uses this input and projected future cash needs

to make investment recommendations. NSCA's Investment Policy requires that funds be invested in instruments that are either obligations of or guaranteed by the US Government, such as FDIC (Federal Deposit Insurance Corp) backed bank accounts, money market funds and certificates of deposit.

Based on results through June 30 and projections for the balance of the year, it is anticipated that full year 2022 interest income from all investments will be about \$25,000. The interest earned on the Reserve investments (approximately \$24,000) remains in the Reserve account and is not included in the operating budget. Reserve funds are kept separate from day to day operating funds and used for replacing worn out items, such as pool furniture and capital expenditures such as street resurfacing. The current investment portfolio of \$5,798,151 includes \$1,923,972 in checking and money market accounts for short term expenditures.

REVENUE UPDATE

2022 Budget	Earned as of June 30, 2022	\$ Remaining anticipated revenue
\$3,662,550	\$1,831,588	\$1,830,962

Revenue consists primarily of quarterly homeowner fees, which is 96% of total income through June 30, 2022. The balance of revenue includes bank interest income, newsletter commercial ads, document response (ownership transfer) fees, architecture fees, gate access fees and other miscellaneous income.

Thus far in 2022, revenue has been very close to the budgeted amount. Interest rates are increasing, so as certificate of deposits mature and we look to re-invest available cash, our returns will continue to improve.

For the balance of 2022, it is expected that revenue will be close to budget.

MAINTENANCE BUDGET UPDATE

2022 Budget	Spent as of June 30, 2022	\$ Remaining
\$634,566	\$317,771	\$316,795

The maintenance staff currently consists of the Facility Manager and three full-time employees.

The Maintenance financial results are reviewed and monitored on a monthly basis to ensure the needs of the community are met and that costs for repairs are reasonable and within budget guidelines. As the community ages and the

infrastructure is subject to increased usage, the Maintenance Committee and our maintenance staff are always faced with new and unique challenges.

The actual expenditures for the first six months of this year are currently very close to budget. Expenditures for gas are over budget by \$9,359 primarily because of the cold months during the first half of the year. This is offset by concrete repairs being under budget by \$8,379 primarily due to the timing of repairs being completed and salaries and overtime being under budget by \$3,981 due to staffing vacancies.

LANDSCAPE BUDGET UPDATE

2022 Budget	Spent as of June 30, 2022	\$ Remaining
\$1,259,088	\$625,653	\$633,435

The primary expense in the Landscape Budget is the Landscape Maintenance contract. This contract covers landscape maintenance, including but not limited to mowing, edging, cleaning, weeding, drains, color changes, tree trimming and various other duties.

Water is another large cost in the overall landscape budget. Water is slightly over budget for the first six months of 2022 with the high usage summer months upcoming in the second half of the year.

The landscape budget also includes other expenses such as pest control, irrigation repairs, tree removal and/or replacement, routine planting and slope maintenance.

The budget is managed by the General Manager with feedback and updates provided by the Landscape Committee. The Committee representatives review their specific area and report any items of concern. The Landscape budget is slightly under budget for 2022 but it is anticipated to be close to budget by the end of the year.

TRAFFIC AND SAFETY BUDGET UPDATE

2022 Budget	Spent as of June 30, 2022	\$ Remaining
\$476,283	\$239,649	\$236,634

Patrol service accounts for over 91% of the Traffic and Safety budget, with spending for fobs, decals, surveillance equipment and access control software accounting for most of the remainder. Thus far in 2022, expenses are tracking slightly over budget and the full year results are anticipated to be over budget due to an increase in the patrol services contract which was re-negotiated during the year.

GENERAL AND ADMINISTRATIVE BUDGET UPDATE

2022 Budget	Spent as of June 30, 2022	\$ Remaining
\$1,291,200	\$641,168	\$650,131

General and Administrative (G&A) expenses include payroll and employee benefits for the staff as well as legal expenses, insurance, taxes, printing, postage, computers and other services required to manage the Association.

Currently, the actual expenses are running slightly under the budgeted amount primarily due to taxes, insurance and contingency expenses offset by overages in depreciation and legal expenses. Legal expenses incurred from actions related to the revetment of the Breakers Isle slope is currently offset by a reserve amount (deferred revenue) which was collected in the year 2014. This account has a remaining balance of \$58,258.

NIGUEL SHORES RESERVE STUDY UPDATE

A detailed review of the Association’s reserves is required every three years by an independent contracted consultant. The independent consultant specializes in performing reserve analysis and provides recommendations. The last detailed independent study on site was completed for 2021. That study was recently updated for 2023 by a review prepared by the independent consultant. The Niguel Shores General Manager, Facility Manager and representatives of the Finance Committee also provide input to the consultant during the analysis. The final report will be distributed to Association Members in the fall.

The purpose of the reserve analysis is to identify the assets in the common areas of Niguel Shores and determine when they will need to be repaired or replaced. Since the cost to repair or replace these assets may be expensive, the reserve analysis identifies and determines the cost to repair or replace and determines a financial plan to accumulate the needed funds.

A partial list of assets identified in the reserve analysis includes street resurfacing, fencing, lighting/electrical, pool/spa, club house (interior and exterior), irrigation and slope repair.

Reserve funds, excluding Breakers Isle, spent from January 1 to June 30, 2022 totaled \$34,624. The funds were used primarily for improvements in entrance gates, pool area, pickleball court permanent nets and beach bluff furniture/fixtures.

As of June 30, 2022, the balance in the reserve funds, excluding reserves for Breakers Isle, was \$4,825,386. As of June 30, 2022, the balance in the Breakers Isle reserve was \$181,968. The Breakers Isle reserve primarily covers the vehicle entrance area, gate house, vehicle gates, and fencing.

—The Finance Committee

DANA POINT THIS MONTH



FARMERS MARKET AND CRAFT VENDORS

September 3, 10, 17, 24 from 9 a.m. to 1 p.m.
La Plaza Park

DANA POINT HISTORICAL SOCIETY

GRAND OPENING OF THE MOULTON MUSEUM

September 3 from 11 a.m. to 2 p.m.
Moulton Ranch Center in Laguna Hills

OCEAN INSTITUTE

38TH ANNUAL MARITIME FESTIVAL

September 9, 10, 11 Dana Point Harbor
oceaninstitute.org/event/maritime-festival-2022/



SOROPTIMIST CRAFT FAIR

September 17, from 10 a.m. to 3 p.m.
Dana Point Community Center

OHANA FESTIVAL

September 30 through October 2
Doheny State Beach
Ohanafest.com

COMMITTEE REPORTS



ARCHITECTURE

Dumpsters and Storage Containers

Enter Niguel Shores from any direction and you will notice a construction project! Thus far in 2022, 105 applications for changes have been approved through the Architectural Committee. Many involve a minor exterior change. However, there are currently 12 major remodels and 25 landscape/hardscape projects in various stages of completion throughout our community.

Most projects will involve the use of a dumpster, sized to fit the job at hand for a convenient and orderly process.

Here are some important pointers for you and your contractor that will save time and frustration:

Dumpsters and Storage Pods require an **approved application form** before they can enter the community. You can obtain the form from the Association Office or find it on the website NiguelShores.org under the “Forms” tab.

A **deposit** is required if the container is placed on the street (Common Area), and it may remain in place for up to 30 days. If the container has to be removed and replaced during the process, an additional approval form/approval is required. Depending on the type of refuse in the container, a cover may be required.

This process advises the gatehouse that your container has been authorized and the location of placement approved so you and your neighbors have easy access and egress during the project.

Details of the current regulations set can be found on the community website on page 39 under the “Rules” tab.

Contact Blayke Miller at bmiller@niguelshores.org to confirm authorization for the gate to allow entry of your dumpster or storage container.

—Mike Stively

LANDSCAPE COMMITTEE

Tree Trimming—The tree trimming throughout the community should begin around the second week

in September and run through to completion in December. Although we sometimes receive trimming requests related to views, the fall months are the time of year when all the Association maintained trees are trimmed. Once the tree trimming is completed, the trees will not grow much during the winter months and then you can expect them to come back during the spring. The trimming of our trees will start over again with the same process next fall. Since Niguel Shores has over 1,800 trees throughout the community, your patience is greatly appreciated during this process.

In addition, as workers are trimming, you may want to be aware of the locations and if there is a tree close to your driveway or where you park your car, 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 cooperation during this process.

Landscapers Are Doing Their Job—We would kindly like to remind all residents not to question or give directions to Harvest landscaping crew members. Remember that Harvest takes all direction from Management, so do not stop them from doing their job, but instead if you have questions and concerns direct them to the NSCA Management Office. They will make sure your concerns are handled appropriately.

--Bill Walkup

RECREATION COMMITTEE

The end of summer is nearing but the events keep coming. Have fun with your neighbors and friends at these activities.

September Events:

Ice Cream at the Bluff – Friday, September 2, 3:00 to 5:00 p.m. Pay the truck directly. Prices vary from \$5 to \$17. Cash is preferred.



COMMITTEE REPORTS

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

Upcoming Events:

Ice Cream at the Bluff – Friday, October 7, 3:00 to 5:00 p.m.
—The Recreation Committee

RECREATION AMENITIES COMMITTEE

Let's Get It Done!—Recreation amenities are incredibly important for a healthy, vibrant community. These amenities provide opportunities for all residents to be physically and socially active. The Recreation Amenities Plan for Niguel Shores has been designed for all ages, physical health backgrounds, and skill levels. Over the last decade, our Community has seen a change in owner demographics and the desire for enhanced amenities, keeping Niguel Shores recognized as a premier location for onsite owners and those leasing their properties. For a one-time assessment of \$780, you can enhance the value of your property and improve our community's overall recreation amenities for everyone's enjoyment!

What Will Be New?—The plan proposes many new or updated amenities including a shaded table area in the park for gathering and relaxation; enhanced tennis/pickleball amenities; multi-use sports areas for active recreation; improved children's playground; and more!

- The proposed shaded picnic area will provide a welcoming space for a family get-together, birthday celebration, happy hour with friends, or an easy spot to sit and relax by the pool and new recreation areas.
- Enhancements to our tennis/pickleball courts.
- A new multi-use sports court featuring two basketball courts, a volleyball court, shuffleboard, plus two new Bocce Ball courts.
- A new, safer rubber surface playground and additional play equipment for children of all ages to engage in outdoor activities. A good way for all to get away from the TV, computer, or never-ending phone messages!

Time to Vote—If you have already voted, the Recreation Amenities Committee thanks you! Still waiting? Now is time to put your ballot in the mail (or drop it off at the Office ballot box). Don't forget to complete all information and sign your name on the outside of the ballot. Your ballot cannot be counted without being completed with your name, address and your signature.

Need more information? Check the Niguel Shores website, review the insert sent with your ballot, or feel free

to connect and ask a question to the Committee via *NSAmenities@gmail.com*. Yes, you will receive an answer!

LET'S GET IT DONE NOW!

—Recreation Amenities Committee

TRAFFIC AND SAFETY

A quick review of several parking and traffic rules may preclude an injury, or prevent the towing away of a seemingly legally parked car. Read on to learn more.

Non-Resident Parking—Something occurring more and more lately is that “guests” of residents are entering our community and using it as a parking lot. This occurs most often when there is a Special Event in the neighborhood. Please inform your guests that they are not supposed to park in the Community Center parking lot, but instead they are supposed to park along Niguel Shores Drive in a designated parking space.

Pedestrians—Pedestrians normally keep within the confines of the community, but sometimes bunch together to go to the library or attend a concert in Sea Terrace Park. We strongly urge all walkers to utilize the pedestrian gates to enter and leave the community. Recently, we have had several close calls with vehicles not anticipating nor seeing pedestrians as they pass through roadway gates.

Street Parking Permits—If you have a street parking permit and are going on a vacation, your vehicle still has to be moved every 72 hours. This rule is consistent with similar abandonment laws that have been adopted by virtually every community in the state. We are fortunate, in that our rules provide a means for relief from this situation. If you plan to go on vacation for over 72 hours and choose not to have someone regularly move your car, go to the office and learn of an easy deferment from this rule. Violators of this rule are subject to receiving citations and having their vehicles towed.

Lock Up—Shopping season is almost upon us. Don't leave valuables inside your cars.

—God Bless ... Tim Murphy



NEW NSCA COMMITTEE MEMBERS

Paul Neuvirth and Brian Pearson are new members of the Traffic & Safety Committee. **Mary Ellen Hofmann** is a new member of the Communication Committee.

CLUBS

WOMEN'S CLUB

HAPPY FALL!

As a former educator, I always think of September as an exhilarating time of anticipation full of optimistic plans, detailed schedules, and the wonderful world of children. Although now, the fall school season has evolved to school beginning in August, and our poor babies have had a month of summer fun taken away!

September also means it is time for the new season opening luncheon for Niguel Shores Women's Club (NSWC), on **Thursday, September 8** at **Noon** in the **Clubhouse**. We invite you to come meet new and old friends, lunch together, enjoy special events, and sign up for a committee that suits your style.

You will want to be there to hear our speaker, **Anne Wilson**, a personal color and style consultant from **Anne's House of Colour** in South Orange County. Anne analyzes the correct colors for your skin undertone to look your best and have an interchangeable wardrobe in flattering colors. The House of Colour process determines your personal palette based on the science of color. Come to identify your WOW colors and get a 90 second makeup recommendation for your correct colors!

Social time begins at noon, followed by a salad luncheon at 12:30, and our special speaker at 1:00. You will receive an email invitation and also be sent a request to bring a salad either this month or next. Thank you for responding to these.

For NSWC membership inquiries, please contact **Judi Palladino** at twopalls@yahoo.com. You may also find a membership form in the community office or on the Niguel Shores website. Come join us!

Before ending this article, we want to express our sadness on the passing of two members, longtime resident **Lee Sweeney** and our wonderful former Hospitality Chair, **Carmen Murphy**. Carmen's work as Hospitality Chair was amazing with personable leadership, incredible organization, and elegant creative ideas. For years, along with her committee, she graciously planned, set up, and cleaned up the monthly luncheons for 65 to 85 attending ladies. A hard act to

We remember our longtime Hospitality Hostess Carmen Murphy with love and gratitude for the endless hours she devoted to making our luncheons such special occasions.



follow! Lee and Carmen will be missed and fondly remembered by our club.

—Terry Link

MEN'S CLUB

The Men's Club held its usual two meetings in August, and both were full of interesting, exciting information about our collective home town. The volume of developmental activity underway in our small corner of the universe is surely off the charts. Our August speakers were uniquely situated to speak on this topic of local development. First was **Vickie McMurchie, Executive Director, Dana Point Chamber of Commerce**. Two weeks later we heard **Roy Dohner**, long time Men's Club member and part of the **Dana Point Planning Commission**.

We learned there are almost too many projects "in the pipeline" to count. Let's just say the building trades are going to be fully occupied around here for the foreseeable future. There are currently ten large projects under construction. These projects include Prado West, the 109 unit mixed use three story building between Del Prado and Coast Highway, and Vista Del Mar, a 39 unit mixed use building. There are also several hotels, senior living

Women's Club Outside Activity

EVENT: LUNCH AT GIANA

DATE & TIME: Thursday, September 15 at 12 noon

Join your neighbors for lunch at this new, popular restaurant. Check out the menu at gianadanapoint.com



SPECIAL INFORMATION:

Meet at Noon at Giana Restaurant (34146 Pacific Coast Highway) or meet in the Niguel Shores parking lot at 11:30 if you need a ride.

RSVP: Call Carla Perin (949) 689-8831 by September 12 to reserve your spot. Let Carla know how many in your group and if you will need a ride.

A quote from Danielle, owner of Giana:

"Giana means 'God is gracious,' reminding us that real food is a bounty to be enjoyed, appreciated and shared."

CLUBS

projects, single family homes, at least one hostel, and even a church undergoing remodeling.

Both Ms. Murchison and Mr. Dohner were effective and informative speakers on these topics. If you want to know more about these projects go to aboutdanapoint.com and look for Development Pipeline. They even have maps.

August meetings were not only about DP development. Vickie Murchison spoke about the upcoming Concerts in the Park, the Classic Car Show, the Halloween Spooktacular, and gave a special plug to the Networking at Noon meet and greets the Chamber sponsors at various restaurants around town. Roy Dohner gave us an update on a few issues being discussed at the Planning Commission meetings, notably the Short Term Rental regulations being debated and considered by the Coastal Commission as well as the Dana Point City Council. Roy mentioned that the DP City Council's position is that the Council will not over-rule the CC&Rs of the various HOAs in Dana Point. Therefore, Niguel Shore's 30-day minimum rental period will stand.

If interested in becoming a Men's Club member, please join us for a complimentary breakfast at one of our twice-monthly meetings. We'd love to meet you. Breakfast is on us! We welcome all interested parties. You do not have to be a resident of the Shores to join the Men's Club.

See you at our next meeting, **Tuesday, September 6, at 0800h.**

—Tim Moore, Secretary

GARDEN CLUB

Welcome back to our first meeting of the 2022-2023 Garden Club year, which will take place on **September 19** at 11 a.m. in the **Clubhouse**. We would love to welcome new members to the Garden Club at this meeting. Membership is open to all residents of Niguel Shores.

Fuchsias

We are fortunate to have **Suzanne Butala**, President of the **Orange County Fuchsia Society**, as our guest speaker. Suzanne will be sharing her profound knowledge of the history, propagation, and care of fuchsias. Please bring your own questions, successes, and failures with purchased fuchsias: we can learn from her advice and expertise.



"Look deep into nature, and then you will understand everything better."

—Albert Einstein

Few flowers brighten a garden quite the same way as fuchsias. These beautiful hanging pendants come in a range of colors, resembling ballerinas in skirts! There's an ancient superstition that the fuchsia sprang from the blood of Christ, at the foot of the cross; its pendants dangling as it hangs its head in sorrow. The French Impressionist Claude Monet painted his wife standing at an open window framed by potted fuchsias.

Monarchs

Because of concern about our diminishing Monarch butterfly population, the Garden Club has established two butterfly gardens in the Shores. It is important to note that the Monarch butterfly—the iconic North American migratory subspecies—was recently added to the International Union for Conservation of Nature's (IUCN) Endangered Species Red List.

In North America, the larger Monarch population living east of the Rocky Mountains migrate to Mexico every fall and return in the spring. Our smaller population living to the west of the Rockies spends the winter along the Pacific coast of Central and Southern California. Threats to habitat and food sources in the butterflies' winter habitats are making this migration more difficult.

In their summer habitats, farming pesticides have killed Monarchs and the milkweed plants upon which they depend for their life cycle. Climate change is another contributor to their decline. To this end, gardeners should continue their vigilance about planting native Californian milkweeds and reducing pesticide use. It is a never-to-be forgotten experience to be amidst a cloud of butterflies!

We take a special moment in closing to express our great sadness at the passing of **Lee Sweeney** and **Carmen Murphy**, both longtime members of the Garden Club. They worked tirelessly without the need for accolade, and we laud their many contributions. Our thoughts and condolences are with their families. Rest in peace, dear friends.

—Ann Strauss



NEIGHBORHOOD NEWS

Last month we asked readers to send us personal stories of neighbors helping others. Here is a letter from Judy Flynn about her new neighbors on Windjammer. We think you will be interested to learn about them—and perhaps offer a helping hand as well.
—Seashore News Staff

MY NEW NEIGHBORS FROM UMAM, UKRAINE

A few months ago, my next-door neighbors, Geoff and Rhonda Dunlevie, invited me and my husband, Jon Cobain, to their house to celebrate the birthday of Lyuda (“Looda”). Lyuda and her 8-year old son Arsen had just arrived from the Ukraine to stay with Geoff and Rhonda, and they wanted her to meet a few neighbors.

Thinking of her son's welfare amidst the war in Ukraine, Lyuda made the difficult decision to relocate to the U.S. She had to break away from the life she created in Uman (about 130 miles from Kyiv) where she had successfully started and run a private language school, building it from one teacher (herself) and a few students to a student body of 300 with a staff of 10 teachers.

At the birthday party Lyuda confided that while she was a skilled language teacher, her son Arsen (like many children) did not take to learning from Mom. I offered to help, in that I had previous experience teaching English.

A week later, Lyuda phoned me. “Yes, I need your help. I’ll take your offer to teach Arsen his English.” I welcomed this call. Since then, little by little, I’ve gotten to know this lovely family who are so appreciative and such delightful company.

When I visited with Lyuda over coffee recently, she wondered if she had made the right decision leaving all behind to begin again in a new place. While Arsen has been busy with camps and Junior Lifeguards, she has spent a long

time awaiting the paperwork that must be processed before she can obtain a job here to support herself and her son.* I assured her she made a good decision and that she was very lucky to end up in this amazing community, especially with Rhonda and Geoff.



Lyuda likes to be productive and is looking for something where she can use her abilities in positive ways. She has both Bachelor’s and Master’s Degrees, loves children, and brings a gracious, warm presence to any situation. I have contacted my friends for their ideas on job prospects, and perhaps someone reading this article has just the perfect solution for addressing Lyuda’s needs.

Most of us at some point in our lives have had to make a “new beginning.” In doing so, we’ve all had help or advice from others. I invite you to get to know Lyuda and Arsen, as many of our Windjammer neighbors have done. Some have generously provided clothing, books, and toys as well as invitations to activities. Maybe we can do even more to make the move from Ukraine to America into a serendipitous experience for this immigrant family. Webster’s Dictionary defines serendipity “as the faculty of finding valuable or agreeable things not sought for.” This definition rings true for me, since I have found a valuable and agreeable friend in Lyuda. It may happen for you, too, if you would like to reach out to Lyuda and Arsen, our new neighbors from Ukraine.

—Judy Flynn

**Editor’s Note: Good news! We recently learned that Lyuda received her work permit and also passed her California written driver’s test. She is actively pursuing job prospects and looking for an inexpensive car for transportation. Whatever our residents can do to help would be a great way to support the “neighbors helping neighbors” theme in our community.*



Niguel Shores welcomes new resident **Lori Evensen** on **Mercator Isle**. We wish Lori many happy days here meeting neighbors, making new friends, and enjoying all that Niguel Shores has to offer.

MEET YOUR NEIGHBOR

We would like to introduce you to our Niguel Shores neighbors, **Meg and Gary Wilson**. They raised their family in Victorville, Houston and Irvine, and then in 2013 they discovered Niguel Shores and purchased their home on Windjammer. The community had everything they were looking for being close to the beach with lots of activities and beautiful ocean views. Their Windjammer property required a very extensive remodel, but fortunately for Meg and Gary they found a rental home just three doors down from their new home so they were able to supervise the progress.

Gary grew up on Long Island in Freeport, New York. He attended Stevens Institute of Technology in New Jersey and graduated with a degree in Civil Engineering. Upon graduation, he took an engineering job with Texaco in Port Arthur, Texas. Gary was transferred several times during his tenure with Texaco and finally ended up in Los Angeles. Along the way, he earned his Master's Degree in Management from the University of Redlands. In 2002 he took early retirement from Texaco and used his experience to oversee the Maintenance Division for a small construction company owned by a former business associate. Together they were able to grow that business from the original team of seventy-five to a staff of 2,100 employees during his sixteen years with the firm.

Meg, the second of six children in the Murphy family, grew up in Bayonne, New Jersey and attended Muhlenberg Hospital School of Nursing in Plainfield, New Jersey. Early on, she enjoyed teaching other students and even began tutoring while in college that was affectionately known as "Tea at 10 with Meg." Upon graduating, she worked in Pediatric Critical Care at NYU Hospital in New York City. After she and Gary were married Meg continued her education and received her Bachelors and Masters Degrees at the University of Texas at Houston. With a passion for education and nursing, Meg also received her Doctorate in Higher Educational Leadership from USC when they moved to Irvine. Meg has taught at Cypress College and Cal State Fullerton and has lectured at Cal State Long Beach and UCI. She also helped develop curriculum and really enjoys teaching people how to conduct research with good science. Meg gradually eased into retirement by 2017 while working on two grants.

So how and where did the boy from New York and the girl from New Jersey meet? A friend of Meg and Gary's set them up on a blind date in 1970. However, a week before the actual date they coincidentally met on campus and, as we so often say here in our column, the rest is history. They married shortly after Gary graduated in 1973.

Meg and Gary have a son, **Danny**, and a daughter, **Laura**. They also have four grandchildren. **Danny** graduated from California State University, Long Beach, owns an insurance agency and has three daughters—seven-year-old **Trinity** and twins **Madison** and **Caitlyn** who are fifteen. **Laura** attended UC Santa Cruz as a Liberal Arts major to pursue her passions for art, music and writing. However, shortly after she enrolled, she decided to pursue her love of science and medicine and graduated with a Bachelors Degree in Molecular Biology. Laura then began teaching high school science in San Francisco. She loved teaching, but decided to earn a Medical Degree from UC Riverside and is now a Clinical Geneticist specializing in pediatrics focusing on genetic and metabolic disorders. Laura has a daughter, 7 year-old **Aria** and lives nearby in Laguna Niguel.

Niguel Shores has been a very good fit for Meg and Gary, and the community has benefitted from their active involvement in many of our organizations and activities. Meg is part of the Niguel Shores Women's Club and is a member of the NSCA Communications Committee. She contributes articles and is the person primarily responsible for many of the wonderful photos you see as you read through your monthly issue of the *Seashore News*.

Gary belongs to the Men's Club and is now a key member of the Niguel Shores Recreation Amenities Committee, where he has been very much involved in creating and designing the plan for updated recreation amenities being considered by the community. Gary also bowls competitively and travels to tournaments in Las Vegas and throughout California. Meg and Gary love walking Fynn, their Goldendoodle, throughout the community, and participating, along with their family, in all the wonderful activities Niguel Shores has to offer. Their granddaughter Aria's personal favorite is the 4th of July Golf Cart Parade! As Meg shares, "We have truly found our forever home, and we could not have chosen a better community."

--Patti Staudenbaur and Michelle Ralph



IN MEMORIAM

*Carmen Flora
Murphy*

1943-2022

Nineteen-year resident on Windlass Drive

Carmen is remembered fondly for all her contributions to our community, especially her work in Garden Club and as Women's Club Hospitality Chair. She is survived by her husband Tim Murphy, her daughter Melinda, her sons Sean, Tim, and Patrick, and seven grandchildren. Carmen was the heart and soul of her family and is dearly missed by all who knew her.



IN MEMORIAM

Lee Sweeney

1930-2022

Longtime resident on Flying Jib Drive

Active member of Garden Club,
Women's Club, Women's Golf.

Lee is survived by her daughter Kerry, her sons Jack, Mark, Bob, Tom, and many grandkids.

Predeceased by her husband Jack Sweeney.

Our Mom Lee will be missed by all.



IN MEMORIAM

Bob Converse

1927-2022

Longtime resident on Marlinspike Drive

Bob served Niguel Shores as President of Men's Club
and Distribution Chair for *Seashore News*.

Predeceased by his wife Elaine, who passed away a year ago.

A Personal Note on a Special Friendship

When thinking of friendship, one tends to imagine a relationship between two people—a bond brought into existence because of and (sometimes) in spite of many factors. Empathy, love, loyalty, acceptance, honesty, forgiveness, and tolerance are vital ingredients in a true friendship. Although we often use the word “friend” loosely to describe acquaintances, those of us who have experienced true friendships are a lucky few. Friendships are a meshing of lives and lifestyles. An acceptance of everything the other person is about. The good, the bad, the ugly, and the beautiful!

With last month's passing of Carmen Murphy, I can't help thinking Niguel Shores lost a great friend. She never failed to reach out a gracious, welcoming hand to neighbors and to those she worked with on the Women's Club Hospitality Committee and so many Garden Club events. I'm grateful to have known Carmen as a friend

over a lifetime. We attended the same elementary and high schools, we married two wonderful guys whose friendship also began in their childhood, and we eventually ended up as neighbors here in the Shores. Like so many who knew her, we recognized the dignity Carmen maintained throughout her illness with Parkinson's Disease. I will recognize her kindness and beauty in all the tears that fall for her. I will miss her deeply.

Anyone who has lost a friend understands the emotional emptiness that follows the loss, sometimes never going away. But if you are lucky right now to have folks in your life that you consider friends, take a minute to pick up your phone or a note card and express your love and gratitude for what they add to your life. Cherish your special friendships, and BE the friend you would expect in return.

—Yollie Mancino

ACTIVITIES

BRIDGE

We are always looking for more players and welcome one and all. Our recent winners:

July 20: 1) Maria Girard 2) Frieda Baskin 3) Bill Imbriale

July 27: 1) Bill Imbriale 2) Glenda Wilson 3) Jane Olson

August 3: 1) Freyd Rad 2) Bill Imbriale 3) Elizabeth Miller

August 10: 1) Jane Olson 2) Bill Imbriale 3) Shida Rad

If you are interested in playing on Wednesdays with our group, please contact **Bob** or **Betty French** at (949) 312-2556.

—Mike Oliva



Niguel Shores residents enjoy Bridge each Wednesday at 11 a.m. in the Clubhouse.



Dorothy, one of our sharpest players, turned 100 in August.



LIBRARY

September Programs

Adults

- Monday 9/5, 12, 19, 26 – 10:30 a.m. Coloring Club
- Tuesday 9/6 and 20 at 5:00 p.m. Writers Group
- Thursday 9/1 and 15 at 1:00 p.m. Canasta
- Saturday 9/3 at 11:00 a.m. Master Gardener
- Saturday 9/3 at 2:00 p.m. Foreign Film *Cocoon*
- Thursday 9/8 at 10:30 a.m. Gentle Reads Book Group
- Saturday 9/17 at 10 a.m. Crochet Beginners
- Saturday 9/17 at 2:00 p.m. Author Talk: George Leary
- Monday 9/26 at 10:30 a.m. Seaside Book Group

Children

- Tuesdays at 10:30 a.m. Toddler Storytime
- Wednesdays at 10:30 a.m. Kindergarten Ready Storytime
- Saturdays at 2:00 p.m. Coloring Club
- Wednesday 9/14 at 2:30 p.m. Reading in Spanish with Carmen
- Wednesday 9/21 at 3:00 p.m. Young Readers Book Club

All Ages

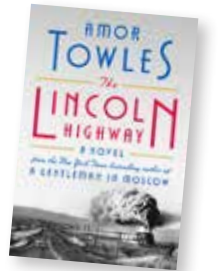
- Thursday 9/22 at 10:30 a.m. Movie and Make *Peter Rabbit 2*
- Saturday 9/24 at 2:00 p.m. Harry Potter Book Club and Craft

ACCOLADES

A sincere note of appreciation to the many businesses who advertise each month in the *Seashore News*. Thank you for supporting our community newsletter! Revenue from your ads goes directly toward publication of the *Seashore News* and allows Niguel Shores residents to receive the newsletter at no cost. We truly appreciate your business.

PAGE TURNERS

Page Turners resumes its regular monthly meeting schedule (September through June) this month with a discussion of *The Lincoln Highway* by Amor Towles. Our members suggest books and then vote for their favorites. The nine books with the most votes are the ones we read. *The Lincoln Highway* was the highest vote-getter by far, so that is the first to be read. Fans of Amor Towles will enjoy his multilayered literary styling, new settings, and four—make that five—interesting young characters who embark on an unusual road trip.



I anticipate a lively, heated discussion about the ending of this novel. More about the unexpected ending can be found online. (It's a real spoiler so don't go looking for it until you have finished the book!)

Page Turners book club consists of three groups of approximately 10 members each. One group meets on the fourth Monday afternoon of the month and the other two groups meet the fourth Thursday afternoon. New members are always welcome. For information on the Thursday groups, please contact **Steve** and **Ann Morris** at sam-wrsi@cox.net and for the Monday group, contact me at fozimec@cox.net.

—Frances Ozimec

REALLY SERIOUS O.C. BOOK CLUB

We meet on the fourth Tuesday of each month at 2:00 p.m. and invite all interested readers to join us for an exchange of ideas on stimulating topics

On September 27 we will discuss Henry Kissinger's latest book, *Leadership: Six Studies in World Strategy*. Please contact nortlynne@gmail.com for the meeting location and more information about the group.

—Norton Schwartz



TENNIS

Tennis in the Shores is growing. Many new members have added their names to the list of players wishing to meet other tennis players in the community. I encourage any new players that sign up for court reservations to send me an email at pacific92629@yahoo.com so I can include them in the distribution of our tennis newsletter.

Family Tennis Portrait—In the Shores, many families have enjoyed playing tennis for decades. Our resident Jon Cobain has been playing since he was 27, and is still hitting the racquets. Jon took part in many tournaments in Laguna Beach and was very competitive 1971 to 1976 in men's singles, doubles and mixed doubles. At his last Laguna Beach tournament in 2008, he reached the men's 4.0 singles finals, but was out-played by a 30-year-old youngster. Jon still plays active tennis here in Niguel Shores and at Dana Hills Tennis Center.

Recently Jon's family came to visit and joined him on the courts. In the photo, (left to right) are Jon's son, Lief, an orthodontist in Lafayette, California; Lief's girlfriend, Dana; his two grandsons, Kai 14 and Reese 13; and Jon. All are active tennis enthusiasts and love to play with their father and grandad.

Keep in Touch—We appreciate hearing from our residents and do encourage you to submit any recommendations for improving tennis in the Shores. We look forward to meeting the existing and new tennis players in the Shores.



We hope each of you are healthy, happy, and enjoying the "Bonus Round Years of Your Life." Keep your racquets moving and "Live Life Happy, Wild and Free."



—Don Baer and Penni Buff

PICKLEBALL

Health Benefits of Pickleball—Living here in Niguel Shores, you have undoubtedly heard about Pickleball. This increasingly popular paddle sport is a combination of tennis and ping pong. The reference to ping pong comes from the fact that it's like you're playing ping pong but standing on

top of the table. But please, don't let that image scare you away! The game has attracted players of all ages and fitness levels, especially among active older adults.



Please take a minute to read about five of the health benefits you'll receive from playing pickleball.

Benefit #1: You'll lower your risk of heart disease. Middle-age and older adults who played one hour of pickleball three days per week for six weeks improved their blood pressure, cholesterol, and cardiorespiratory fitness levels.

Benefit #2: You'll cut your risk of depression. Exercise is a mood booster and adults who play pickleball had a lower risk of depression based on recent studies. Engaging seriously in pickleball, or any physical sport for that matter, helps buffer any negative emotions while enjoying the activity.

Benefit #3: You'll get hooked on exercise. Studies found people become loyal to the sport because it helps them meet their fitness goals and enhance social connections. People are more willing to play a sport when it's fun, and people feel that playing pickleball is way more fun than going for a walk or going on the treadmill.

Benefit #4: You'll socialize more. Pickleball is a great social outlet. You will make connections and friends that will keep you coming back again and again. The after-match lunches with your new friends, the invites for activities in and outside the pickleball courts. The social opportunities are endless. And you can't help but make new friends playing this wonderful game.

Benefit #5: You may stay independent longer. Older adults who play pickleball may improve their reflexes and balance, which can help you live independently for longer. It may also improve your range of motion, which can help minimize arthritis symptoms that prevent you from performing everyday tasks. Also, with pickleball you'll start to think about the strategy and the hand-eye coordination that will improve the more you play the game.

So, if you have not already joined your many neighbors and friends on the courts here in Niguel Shores, I hope after reading these benefits you will come on out and join us.

Important update: Please advise your guests to park in the street when coming to use the courts. Due to a proposed rule change, the NSCA parking lot will be reserved for residents and guests will need to park elsewhere.

—Anthony Lord

WATER AEROBICS

Our water aerobics group **Dippy Dolphins** meets **Wednesday and Friday at 9 a.m.** for an hour of low intensity exercise. We use the water for resistance, focusing

on balance, flexibility, and mobility. Come and join us, \$5 a class!

—Cynthia Carlson



PET PARADE

DOG YEARS

You may sometimes have wondered, “How old is my dog?” Maybe you got him from a shelter or a rescue organization that was just guessing at his age. In the past, we relied on the wear on the teeth to gauge a dog’s age in the absence of other information. Well, now there is a way to accurately determine your dog’s age by checking its DNA. From this same DNA research, we also have learned how to more accurately convert a dog’s age to the equivalent human age.



The common misconception has been that one dog year is equal to seven human years. However, recent research now shows that a dog’s age progression does not consistently follow the seven-to-one ratio throughout its lifetime, and we cannot rely on this ratio to accurately predict a dog’s anticipated life span or aging pattern.

Research—In 2020, researchers at UC San Diego School of Medicine set out to see if they could find markers on dog DNA that correlated with cancer. They were unsuccessful in locating cancer markers, but instead they learned the dog DNA has markers that can accurately tell its age.

These markers are called methylation marks or epigenetic marks. They change in a fairly predictable way over time. By analyzing these marks in the DNA of humans at various ages and then comparing the measurements to the marks in the DNA of dogs over their lifespan, the researchers were able to find comparisons that made determining a dog’s true age much more accurate.

The study compared the epigenetic marks in 104 Labrador retrievers spanning a 16-year age range with 320 human subjects ages 1 to 103. They used targeted DNA sequencing to characterize the markers in the DNA of white blood cells of the dogs and humans.

The interesting thing about the UC San Diego study was that they could not only tell a dog’s age from a DNA study, but they could also answer the question of how fast dogs age relative to people.

After about a year working out the mathematics of the correlation, the researchers derived and published an equation that

can be used to accurately determine a dog’s age and its human equivalent. This equation will be revised going forward but is thought to be more accurate than the now discredited one-to-seven ratio.

How Old Is My Dog in Human Years?—To use the formula to convert dog age to human age, you need an advanced calculator, which is available on most smartphones. (You may have to turn your phone sideways to access it.)

The formula says a dog’s human age equals 16 (In), x dog’s age, +31. The steps in this process on the calculator are as follows:

Enter “16”

Press “In” (a button on the advanced calculator)

Press “x”

Enter dog’s age

Enter “+ 31”

Press “=”

For example, if your dog is 7 years of age: Enter “16” - Press “In” - Press “x” - Enter dog’s age “7” - Enter “+ 31” - Press “=” and you will see that a 7-year-old dog is equal to a 50-year-old person (50.4 to be more exact).

Knowing your pet’s age can be important for your veterinarian and you. If this technology becomes available, then veterinarians can monitor the state of your dog’s health more accurately. If it is determined your pet is older than we thought, then anti-aging interventions might be helpful to prolong life.

For pet owners interested in this topic, a Dog Aging Project is underway at the University of Washington and Texas A&M University that is examining how genes, lifestyle, and environment influence aging in dogs. They encourage pet owners to enroll their pets in the study. If accepted into the program, the pet owners report regularly on their dogs’ health and life experiences, engage in special activities, and submit a sample of their dogs’ saliva for DNA testing. Check it out!

—Susan Davis, DVM

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 3rd WEDNESDAY, SEPTEMBER 21, 2022, BEGINNING AT 6:00 P.M.

Issues of the *Seashore News* from 1973 to now are available online at www.niguelshores.org.

We would like to hear from you! Send your comments and suggestions to seashorennews@hotmail.com

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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



NOT A BUYER'S MARKET

The insane, instantaneous housing market may be gone, yet with an Expected Market Time of 67 days, Orange County is still a Slight Seller's Market.



PEAK IS COMING

The active listing inventory is approaching a peak and rose by only 28 homes in the past couple of weeks, less than 1%, and now totals 4,069 homes, its highest level since October 2020.



DEMAND RISES

Demand, the number of pending sales over the prior month, increased by 119 pending sales in the past two weeks, up 7%, and now totals 1,812, its largest rise since the start of March. It is still the lowest reading for a start to August since 2007.



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!



Chris & Kathy Zoch

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REAL ESTATE
GROUP

*Niguel Shores Residents
and
Local Experts*

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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

JUST LISTED by CONNIE



23842 MARMARA BAY

JUST SOLD by CONNIE



23842 BOTHNIA BAY

JUST SOLD by CONNIE



33651 BRIGANTINE

JUST SOLD by CONNIE



33491 MOONSAIL

JUST SOLD by CONNIE



23741 PERTH BAY

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

3 HOMES CURRENTLY FOR SALE
PRICED FROM \$1,695,000 - \$8,300,000

3 HOMES CURRENTLY IN ESCROW
PRICED FROM \$2,100,000 - \$3,300,000

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

★ (PER MULTIPLE LISTING SERVICE AS OF 8/15/22) ★

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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