

Seashore News



January 2023

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Issue 589

HAPPY NEW YEAR!

"May love and laughter light your days, and warm your heart and home.

May good and faithful friends be yours, wherever you may roam."

—A New Year's Toast

FROM THE HELM

Welcome 2023!

As we look forward to the new year, we have many things to be thankful for in Niguel Shores, including our well-maintained community, our good neighbors, the beautiful shoreline below our bluff, and all the volunteers who make this a special place to live.

I would like to thank each one of our resident volunteers who care so much about our community and give their time to make Niguel Shores so special. I recently had a conversation with a new resident who said she never realized how

many volunteers make up our Board and all our Committees.

In truth, the Niguel Shores community is run by volunteers! We have approximately 115 volunteers serving in some aspect of our Committees and/or on one of the Boards—and of course there is our Staff who do an amazing job every day keeping things running smoothly. We are very fortunate to live in this well-run community!

As we go into 2023, watch for updates coming to you via email blast about the latest Niguel Shores projects. Cheers!

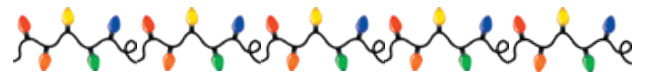
—Rhonda Dunlevie

Happy Anniversary!

Seashore News celebrates its 50th Anniversary this year.

We've been bringing the news to Niguel Shores since 1973.

Cheers for 50 years—and here's to 50 more!



Congratulations!

Holiday Lights Contest Winners
Sextant Drive, Tasman Bay, and Timor Bay

Residents of these three winning streets enjoyed a Pizza Party December 21, courtesy of the Recreation Committee.



2023 IS HERE!

**THE 2023 REAL ESTATE MARKET WILL
PRESENT MANY NEW OPPORTUNITIES.**

**I LOOK FORWARD TO TALKING WITH
YOU IN THE NEW YEAR!**



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

GENERAL MANAGER REPORT

Welcome 2023 and a **Toast of Encouragement** to the best community with some of the best residents in the world. As we look forward to a new year try to remember to be encouraging to others and you will be paid back with many blessings.

“E”ncouraging words go a long way. Try to remember that when you interact with others in 2023. This can start by being ...

“N”ice to those you come in contact with throughout the year. Remember to be ...

“C”aring of others and they will in turn treat you in the same manner. Have an ...

“O”ptimistic personality by being ...

“U”nderstanding of those around you. Know that you are ...

“R”emarkable and that ...

“A”mazing actions are performed by amazing people. Be amazing. Make everyday a ...

“G”reat one not only for yourself but for everyone around you. Be ...

“E”nthusiastic—it can be contagious!

Let's all encourage, respect and appreciate one another and treat others the way we would like to be treated. Happy New Year!

2023 Budget

By now you have all received a copy of your 2023 Budget with the increase to the assessments from \$915 to \$1,050 per quarter. As mentioned in the cover letter, this is due in part to the increase to many operating expenses as well as inflation. Another area the Board and Finance Committee

considered was the increase that needed to take place in the funding of reserves. The Reserve Analyst prepared the 2023 Reserve Study which showed Niguel Shores at 72.9% funded and dropping over the upcoming years. The Board wanted to keep these reserves moving upward (or not dropping as drastically) and therefore decided to increase the amount to be funded in the reserves for 2023.

A brief history on increases with this Association: Niguel Shores assessments in 2012 were \$830. There was not another increase for seven years until 2019 and the assessments went up to \$890. Then in 2020 the assessments were increased to the \$915 amount. The assessments have remained at \$915 for three years even though many expenses increased over these past three years. In order to remain within a safe amount for reserves, the Board voted for the increased assessment this year.

Both the Finance Committee and the Board will continue to monitor the budgets, funding of reserves, increase to many operating expenses and inflation as we move through 2023 and prepare for future funding and assessments if needed.

Christmas Tree Disposal

CR&R will pick up your Christmas tree on your regular scheduled day for trash service at no charge. The tree must be free of all ornaments, lights, not attached to a stand, not flocked and not placed in a bag. The tree cannot exceed 6 feet. If it does exceed this height, cut off the top and throw that in the green trash. If you have any additional questions, you may contact CR&R at (877) 728-0446.

Holiday Decorations

Please remember that all holiday lighting and decorations must be removed by January 15, 2023.

—Marla Miller

BOARD ACTION SUMMARY AVAILABLE ONLINE

See the Niguel Shores website at niguelshores.org for a summary of the December 21, 2022 Board of Directors General Session and Executive Committee Meeting.

The next Board Meeting is scheduled for xxxxx.

SEA TERRACE HOMEOWNERS ANNOUNCEMENTS

Sea Terrace I will hold their Annual Homeowners Meeting on Tuesday, January 10, at 6 p.m. in the Clubhouse. A mailing went out in December with announcement of five candidates running for a one-year term on their Board: **Jeff Paige, Cathy Tyson, David Uslander, Virginia Gravely, Lynn Lucier**. All ballots must be received by the Inspector of Elections no later than 4 p.m. on Tuesday, January 10, or may be brought to the Annual Meeting. The Annual Meeting agenda includes the election of officers and reports on the paint process and budget.

Sea Terrace II will be holding their Annual Meeting in early spring. They are looking for at least two new candidates for their Board. At the Annual Meeting, in addition to the election of officers, the agenda will include new paint information and information/feedback concerning our master insurance policy.

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

Story Poles

As the name implies, **story poles** are used during certain construction projects to give a visualization—or tell the “story”—of a proposed structure by illustrating its outline.



A structural addition requires the use of story poles prior to any construction so that surrounding homeowners can be made aware of the project and any visual impact it may have. Major remodels require the mockup to be certified by a licensed surveyor or civil engineer.

The Architectural Committee mails notices to directly adjacent properties when story poles are put in place to allow input from surrounding residents. However, the slopes and contours of our community make it impossible to identify every view corridor that might be affected.

If you see a mockup that you feel may impact your view, please contact the Niguel Shores Office regardless of whether you received a written notice. Questions or responses should always be directed to the Architectural Committee—not the homeowner with the mockup in place. **Karen Decker** is the **Architectural Manager** overseeing this process. She can be reached at (949) 492 0122 ext 3.

—Mike Stively

COMMUNICATION COMMITTEE

Seashore News 1973-2023

This year the *Seashore News* is celebrating a **Golden Anniversary** with 50 years of publication in Niguel Shores! We began in 1973 as a few mimeographed pages put together by John and Beverly Sauer as a means of communication among owners moving into their brand-new homes—and we have evolved over the years into an award-winning 20-page publication delivered to nearly 1000 residences in our beautiful community.

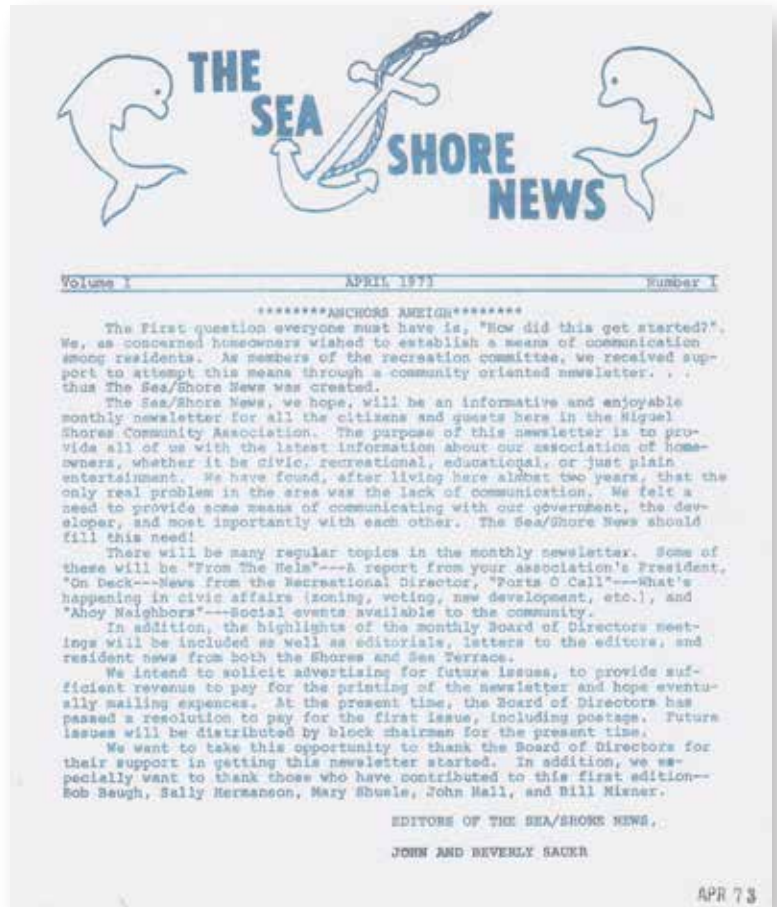
During the coming months, we will include items from the past 50 years to give a little history about the newsletter and Niguel Shores. If you remember when the Shores was just a handful of homes rising in a dusty construction zone and there was no phone service except one pay phone where the office is now, we would love to hear from you about those days. Send a photo or a few words to seashorenews@hotmail.com.

Below, you can see the front page of the first issue that was passed out to early occupants of the community. Now, with our 589th issue, we are still hand-delivering the newsletter to each residence in the Shores, and we also are sending the news electronically through a link in your email so you can read it wherever you are—and in full color. Here's to our 50th year in print, and looking forward to 50 more!

—Sandy Homicz

MAINTENANCE COMMITTEE

When my wife Rhonda and I first moved to Niguel Shores with our kids in October 2008, the first community event we attended was the Halloween Costume Parade. As I approached the old clubhouse, which was soon to be torn down for a new one, I spotted a tall, handsome, bespectacled man wearing a curly blonde wig at a bar serving wine. While I ordered, we shared a few funny comments and a good laugh about the wig. Little did I know that smiling man was **Sam Johnson**, a man responsible for so many good works in our community, and he would become a warm acquaintance for years to come.



1973 Seashore News, Volume I, Number I, Page I

COMMITTEE REPORTS

We on the Maintenance Committee are truly saddened by the passing of one of the most recognized and respected residents in Niguel Shores. While there is more detail in another article in this issue about Sam's wonderful life, we wanted to share with you some details of our own.

Sam served on the Finance Committee, twice on the Board of Directors as CFO, Chair of this Committee for several years, and after his second term on the Board, he returned to serve on the Maintenance Committee up until his recent passing.

Because Sam had been involved in so many major projects in our community, he was *the de facto* historian on almost every project that came before our Committee. The list of major projects he worked on are many, including the Nuisance water remediation project, Slope landscape renovation, Smart Irrigation Controller implementation, Relocation of pool/spa operating equipment, and Surveillance Cameras. Sam was very involved in the completion of our new Office/Clubhouse/Mariner Gatehouse rebuilding in 2008 and the planning of all street renovation projects. He knew everything about the maintenance and repair of the 13 or more miles of streets in Niguel Shores.

Our community will dearly miss Sam's guidance and input, but most of all we will miss his dry sense of humor and his warm smile.

—Geoff Dunlevie

RECREATION COMMITTEE

Happy New Year from your Recreation Committee!

A big thank you to all the Recreation Committee members—**Suzanne Enis, Nancy Tinnes, Catherine Bitran, Jennifer Hochstadter, Kathy Samuel, Sean Bittner and Terry Link**—who took time out of their busy schedules to chair different events throughout this year and go above and beyond.

Watch the Niguel Shores website and *Seashore News* for upcoming 2023 events that everyone can participate in.

—The Recreation Committee

RECREATION AMENITIES COMMITTEE

Happy New Year! We are thrilled to see our amenities project moving forward.

Topographic surveys have been finalized and the design work is underway. RRM continues to evaluate the cost/benefit for various amenity design options, including seating, shading, sport court netting, playground equipment, and more. January will ramp up with general contractor bidding and final vendor lists for site equipment and furnishings.

MARKETPLACE ADS FOR RESIDENTS

Did you know that our Niguel Shores website offers a service where residents can advertise to sell, buy, trade, or recycle items? And the ads are FREE.



Just go to the website at niguelshores.org and click MARKETPLACE at the top of the page. Then follow the directions to place an ad or browse all the ads. Categories include appliances, computers and electronics, clothing, furniture, household items, neighborhood services, sporting goods, rentals, tools, vehicles.

If you look right now, you'll see a ping pong table being offered for free, a family wanting to purchase a used car, an office desk for sale, and who knows what else you'll find there. Take advantage of this great MARKETPLACE service to sell, buy, or trade items and services within Niguel Shores.



Master Amenities Recreation Committee (left to right): Paul Neuvirth, Lydia Reese, Tim Williams, Debi Berk, Gary Wilson, Jeannie Sticher
Not pictured: Penni Buff, Bob Farnsworth, Sue Kichline

Thank you again for submitting your assessment payments in a timely manner. We are grateful for neighbors who pitch in and work together for the betterment of the community. As always, if you have questions related to this project, please email NSAmenities@gmail.com.

Here's to a wonderful 2023!

—Debi Berk

CLUBS

WOMEN'S CLUB

Cheers to everyone who attended, decorated, bartended, and donated toys at the December **Holiday Party** jointly sponsored by the **Women's and Men's Clubs**. It was a greatly attended event full of laughter, joy, and the festive spirits of our community friends. A record-breaking attendance! Never have we had such a turnout, plus all the delicious and abundant variety of appetizers and desserts brought by all guests! Our personable bartenders kept pouring glasses full of high quality, selected wines. We enjoyed visiting with the **2nd Battalion, 1st Division Marines of Camp Pendleton** who joined our party. The toys and gift cards for the 2/1 Marine children were greatly appreciated. Thank you to all for joining this special night of traditional Christmas celebration!

As we welcome 2023, our Women's Club is planning a super luncheon on **January 12** with speakers supporting a brand new year of healthy living and energetic goals. Our president **Sharon Stewart** and our water aerobics instructor **Cynthia Carlson** will be presenting **Healthy Lifestyle to the Core**. They will give us the basics of changing old habits within a healthy framework. I'll be there with open arms and ears to progress ahead!

Please join us for this month's **Outside Activity** on **Thursday, January 19**, when we go to the **Laguna Art Museum** featuring California Art. See the announcement on this page for details.



Tending the Holiday Bar: Catherine, Jeannie, Suzanne, Janice

Any Niguel Shores ladies interested in joining our gregarious group, please contact **Judy Palladino** two-palls@gmail.com. You can also download an application online at niguelshores.org, or fill out an application in the NSCA Office. We would love you to visit the January or February luncheons.

Happy New Year to our friends in Niguel Shores!

—Terry Link

MEN'S CLUB

It was so much fun in 2021 that we did it again in 2022! That's right. The **Men's Club** and the **Women's Club** brought 2022 to a roaring close with a big joint shindig at

the Niguel Shores Clubhouse on Thursday evening, December 8. The clubs provided beverages, which kept flowing through the evening, thanks to our esteemed members Gary Wall and Art Staudenbaur—although Mr. Wall went missing just as Santa Claus showed up to spread some Christmas cheer. The food was plentiful and tasty, provided by the attending guests themselves, fresh from many home kitchens. Well done, and thank you to all who participated.

A couple of days prior to that big party, the Men's Club held its final 2022 meeting on December 6. We were most fortunate to have many significant

Women's Club Outside Activity

EVENT: Visit the Laguna Art Museum
307 Cliff Drive
Laguna Beach, CA 92651

DATE & TIME: Thursday, January 19
at 11:00 a.m.

SPECIAL INFORMATION: The Laguna Art Museum is the oldest cultural institution in the area and features California Art and Artists.

GENERAL ADMISSION \$12 – SENIOR ADMISSION (OVER 60) \$9

Meet at the Clubhouse Parking Lot to carpool at 10:30 a.m.
Metered parking on Cliff Drive near the museum.

You may want to have lunch after the museum at one of Laguna's nearby restaurants.

ANY QUESTIONS: Call Carla Perin at (949) 689-8831.



CLUBS

others of the female persuasion present at this meeting, All present were treated to a delicious Chiles Rellenos casserole breakfast, expertly prepared and served by the distinguished **Glatt/Baker** breakfast team. Mmmm Good! Well done to the cooks.

But it was not all just about our bellies. The harmonious and talented **Dana Hills High School Choir**, led by instructor **Mr. Ray Medina**, regaled the crowd with beautiful and pitch perfect tunes, coaching the crowd into the Christmas spirit. It was our treat to have these talented students entertain us. The “pitch perfect” part got a little challenged when the whole room joined in on a few of the standards, like *Jingle Bells*, complete with jangling keys to mimic the bells. What was lost in perfect harmony was gained in enthusiasm and joy.

To continue in the Christmas spirit, Club President **John Yocca** mentioned the staff of the Niguel Shores maintenance department by name, and announced a cash gift for each staffer courtesy of the Men’s Club membership. John also thanked the Club’s Board members individually, and the many volunteers who make the Men’s Club the force for good that it is.



Esteemed Bartender Gary Wall with President John Yocca

Our next meeting, the first of 2023, will take place on **January 3**, same time, same station. We look forward at this meeting to a presentation by **Robert Saint-Aubin**, an esteemed Club member who will review some personal history relating to his long and distinguished business career.

Per our Club’s by-laws, this is our **Annual Membership Meeting**. We will be nominating, electing/re-electing Board members, and collecting our annual \$25 dues.

Start the year off right by joining us for this important meeting. No time like the present to get involved in the Niguel Shores Men’s Club, a group that is of long-standing importance to the experience of living in this fine community, Niguel Shores.

—Tim Moore

GARDEN CLUB

Happy New Year! With the holiday season behind us, we look forward to 2023 with renewed hope and optimism for the future and year ahead. Whether you watched the dropping of the New York Times Square Ball, watched New Year fireworks displays, sang ‘Auld Lang Syne,’ or made resolutions for 2023, hold on to the fact that there is more that joins us together than divides us.

Our first meeting of the year takes place at **11 a.m.** on **Monday, January 16**, in the **Clubhouse**. The topic will be on gardening in Niguel Shores. Our speaker will be **Steven Schinhofen**—owner and president of Harvest Landscaping—who will address gardening in the drought, landscape plans, and problems in Niguel Shores.

Members are welcome to bring guests to the meeting with a \$5 admission fee for each guest. There will be a question-and-answer session. If you have any questions about Niguel Shores’ landscaping, please email them to Garden Club President Lydia Reese at lydiashappy@gmail.com.

One of Garden Club’s projects is the **Penny Pines Restoration Program**. We collect donations at our meetings to help purchase tree seedlings for restoring burned areas in our National Forests. The **Nature Conservancy** currently has a project to plant a billion trees across the planet to slow the connected crises of climate change and biodiversity loss. They are encouraging people to give the gift of trees through this project.

There are almost two thousand trees alone in Niguel Shores! All trees, no matter their size, help to improve life on our planet. Trees clean the air we breathe. They give us oxygen to breathe in, and convert the carbon dioxide we breathe out back into stored carbon. Trees store carbon all through their lives, provide habitat for wildlife, help filter our water, and provide shade that helps regulate the temperature of our environment. Best of all: Time in nature with trees helps our mental and physical well-being. We need to preserve our trees!

“He who plants a tree, plants hope.”

—Lucy Larcom



Steve Schinhofen of Harvest Landscaping will be our January speaker.

“To plant a garden, is to believe in tomorrow.”

—Audrey Hepburn

—Ann Strauss

ACTIVITIES

BRIDGE

Thankful—’Twas two weeks before Christmas and I was pacing the house. My wife was concerned that I was late with my newsletter article, and she is usually right. Today was no exception! So I went back to our temporary office and sat down at my computer. My mind was a blank—but suddenly a bell rang (An Angel is Born) and I thought about my parents, my sisters, and all the good things I had to be thankful for. To live in Niguel Shores is a blessing, and all the people I have met in the various clubs are great. In truth, we all have so much to be thankful for, even our Pickleball players 😊.

Celebration—On December 14, our Bridge club had a Christmas Party, and two of our regulars, Dorothy Garcia and Cherry Ramee, presented us with a wonderful Desert Table that rivaled any I have seen in over 70 years. Dorothy is 100 and Cherry is 96, and they truly understand the importance of sweets! Through the years our club has invited players outside Niguel Shores and they have enriched our lives and our game. The Niguel Shores Bridge Club hopes you had a blessed Christmas and holiday celebration, and we wish you a Happy New Year!

Our Winners

- 11/23 Freyd Rad scored 1st, followed closely by Patti Hollis for 2nd, and Freyd’s wife Shida came in 3rd, “keeping it in the family.”
- 11/30 Sandy Nelson nailed 1st, Betty French came in 2nd, while Cherry Ramee pulled up in 3rd.
- 12/7 Elizabeth Miller warmed up to 1st, Betty French held on to 2nd for two weeks in a row, while new member Frank Feher came in 3rd.
- 12/14 Elizabeth Miller came in 1st for the second time, while Shida Rad came in 2nd continuing to improve her position from 3rd on 11/23, and Jeri Gesto pulled up 3rd.

Join Us—Please contact **Bob** or **Betty French** at (949) 312-2556 to sign up and play.

—Mike Oliva

LIBRARY

The Dana Point Library at 33841 Niguel Road offers these free public programs in January. Call the Service Desk for book club copies and more information at (949) 496-5517.

CHILDREN

Builders Lego/Duplo Club, Mondays at 2:30 p.m.

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

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

Color Happy, Saturdays at 10 a.m.

Reading in Spanish with Carmen, Wednesday 1/11 at 2 p.m.

Young Readers Book Club, Wednesday 1/18 at 3 p.m.

Movie and Make, Friday 1/20 at 10:30 a.m.

ADULTS

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

Gentle Reads Book Club, Thursday 1/12 at 10:30 with After Party

Beginners Crochet, Saturday 1/21 at 10 a.m.

Garden Planning with Master Gardener Laurie Menosky, Saturday 1/21 at 11 a.m.

Foreign Film *Hinterland*, Saturday 1/21 at 2 p.m.

Seaside Book Group, Monday 1/23 at 10:30 a.m.

—Dan DeNeve

PAGE TURNERS

The new year finds all three Page Turners groups returning to our regular reading schedule, and this month’s book is *Rain of Gold* by Victor Villasenor. While looking into some reviews of this book in preparation of writing this article, I found that there was/is some confusion on the part of the reviewers as to whether the book is fiction or nonfiction—the book is nonfiction. See the following reviews:

“*Rain of Gold* is a true-life saga of love, family and destiny that pulses with bold vitality, sweeping from the war-ravaged Mexican mountains of Pancho Villa’s revolution to the days of Prohibition in California.” (Arte Publico Press, publisher)

The book tells the saga of the author’s family, their immigration to California and their lives there.

“A sort of Hispanic Roots, the book focuses on three generations as they struggle with poverty and prejudice, love and life. When Villasenor was first contracted to write *Rain of Gold*, it was to be a ‘major’ work of fiction. As he began interviewing his relatives for background material, however, he realized that there was a much more important story to tell: the nonfiction account of his family’s history. Unable to convince his publisher to



ACTIVITIES

go along with his new plans, Villasenor gave back his \$75,000 advance, took a \$1,500 advance from a lesser-known house, and set about writing ‘a history of a people—a tribal heritage, if you will—of my Indian-European culture as handed down to me ...’” (*Kirkus Review*)

“Though marred at times by sentimentality and clichés, [the book] is a gripping, inspirational epic full of wild adventure, bootlegging, young love, miracles,

tragedies, murder and triumph over cultural barriers.” (*Publishers Weekly*)

This should make for some very interesting discussions! If you would like to join us, please contact one of the group coordinators. For the Thursday afternoon groups contact **Steve and Ann Morris** at samwrsi@cox.net and for the Monday afternoon group contact myself at fozimec@cox.net.

—Frances Ozimec

NEIGHBORHOOD NEWS

Turkey Day 5K

Our neighborhood **Turkey Day 5K** kicked off Thanksgiving with some exercise and fresh air for thirteen Niguel Shores families who participated in this second annual event. Runners and walkers started at the home of **Erik and Carey Smith** off Ports O’ Call in Niguel Shores, continued on PCH, and finished at the Bluff for a **Friendsgiving Brunch**. A great way to celebrate with neighborhood friends and start the holidays!

—Carey Smith



Christmas Market



Cookies with Santa



Garden Club Party



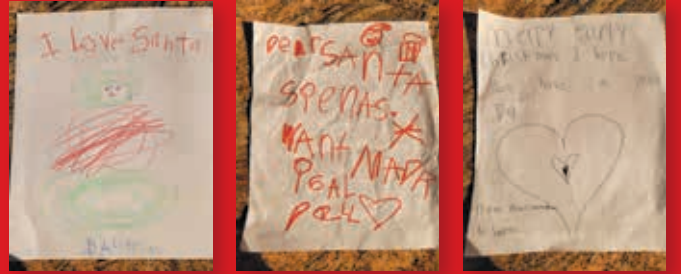
Holiday Lights Aglow



Women's Club Decorating



Letters to Santa



Pickleball Party



Women's and Men's Club Party



TENNIS

Good Bye 2022 and Hello 2023

As we close the special time of 2022, we are very thankful for the little things. In 2022, the year of the COVID downturn, we reflect on issues, changes, and challenges that happened to each of us. But mainly, we have the good fortune to enjoy a life with freedoms that many countries do not share. We look back and think how we are shielded from many of the problems that face the world outside our community, but realize we are changed by the world events.

Tennis Challenges

In our Tennis World lives, we have many challenges that might be minor in the scope of the world, but still affect each of us. We play our best, but think that maybe we can do better. We struggle with aches, pains and health issues, but still can be active in our sports lives. We paddle and tennis players suffer injuries and health issues, but have a keen sense of recovery with goals and determination to face adversities in a positive way.

Tennis Expansion

We are building our Tennis World by expanding the base of players with doubles each week. We have our Daily Doubles players, such as the Shores Dubs group we call “Bruce and Laks Doubles.”

Tennis Health

Many players choose to maintain a health regime to make sure they are moving each day, such as Don, Gary, Mike, and Heinz, who hit two times a week, no matches, but just practicing skills, maintaining mobility and flexibility on the court.



Bruce, Laks, Gary, Mike, Heinz and Don are regulars on the tennis courts.

Bonus Round

Active schedules on the court help maintain the healthy lifestyle of those who have earned the “Bonus Round of Life.” Retired, active and doing things we love, we’re not tied to the “Hamster Wheel” and are enjoying our bonus years.

New Year Vision

Penni and I feel very lucky to have made the “Bonus Round of Life” and look forward to more adventures along this journey. As we look forward to 2023, and the challenges, love and laughter of a new chapter in our lives, we hope each of you share our thoughts for a world that is in Peace. We look forward to seeing our tennis residents on the courts in the New Year. Remember, keep your racquets moving and live life “Happy, Wild and Free.”

—Don Baer

PICKLEBALL

Happy New Year to all! 2022 was an exciting year for our Niguel Shores Pickleball Community. We ended the year with a fabulous holiday celebration where close to 100 residents enjoyed wonderful food and beverages in the beautifully decorated clubhouse. There was even a surprise visit from Santa again this year!



2023 promises to be even more exciting. We are looking forward to the new amenities planned for our community with some enhancements specifically designated for the Pickleball courts, including much needed seating and shade (more information to follow).

If you are looking for ways to use some of those holiday gift cards, a new paddle is one possibility, with an infinite number of options and places to find one. Check out *Consumer Reports* article from December 2022 which rated a variety of paddles based on skill level. Amazon, Dick’s Sporting Goods and Just Paddles were a few sites mentioned as places to shop.

Regardless of your skill level, our **Niguel Shores Pickleball Courts** are a great place to play with neighbors and friends in a friendly atmosphere. All residents are welcome!!

Finally, if anyone is interested in joining the **Niguel Shores Pickleball Steering Committee**, please reach out to us at niguelshores.pb@gmail.com.

—Art Staudenbaur



ACCOLADES

Support for

Camp Pendleton—

A truckload of toys collected during the holidays by the **Women’s Club and Men’s Club** went to the children of the **2nd Battalion 1st Marines** at Camp Pendleton. The 2/1 is an Infantry Battalion comprised of roughly 1000 Marines and Sailors who are at the front line directly exposed to enemy fighters during war. They deploy every 14 months around the world to ensure that the Marine Corps presence is felt worldwide. In addition to the toy collection, many Niguel Shores residents take part in support groups assisting the Pendleton Marines and Sailors with personal items and financial needs. **SSgt Phillip Stalvey** reported, “We have Marines and Sailors from across the country and some from around the world. A lot of us are far from home like myself, so your donations really help with offsetting our cost of going home or dealing with family needs and financial issues. Please let the donators know that anything donated is greatly appreciated and welcome.”



Good Neighbors—We heard wonderful stories during the holidays about kind neighbors in the Shores helping

each other. One couple set up Christmas decorations and lights for their neighbors who couldn’t do it because of health. Another family managed the trash cans and picked up mail for their neighbors who’d gone out of town. Cookies showed up at the home of an elderly resident living alone. Kids came singing carols. A Secret Santa left pointsettias at more than a dozen lucky homes.

IN MEMORIAM

Samuel T. Johnson

1935-2022



Resident of Salvador Bay since 1999.

Sam is survived by his son and daughter-in-law Greg and Sharon Johnson, his daughter and son-in-law Jeanne and Kevin Watters, and his four grandchildren Courtney, Sam, Delaney, and Riley.

Niguel Shores has been fortunate having such a wonderful volunteer committed to the wellbeing of the community.

Remembering Sam Johnson

Last month, Niguel Shores lost one of our most loved and respected longtime residents, **Sam Johnson**. Sam moved to Niguel Shores in 1999 and it didn’t take long for him to become involved in the community. Armed with his MBA from UCLA, Sam first stepped up to join the Finance Committee. Sam later chaired the Maintenance Committee and was involved in the completion of both the new Administrative Offices and the Niguel Shores Clubhouse. Sam served a total of four years on the Niguel Shores Board of Directors and was named Volunteer of the Year in 2012. Community service was always a priority for Sam. During his career in the aerospace industry, he organized 5 and 10K runs for thirteen years, raising over \$70,000 for the Boys and Girls Club. He most recently has been involved in the “Helping Hands Ministry” at his church in Laguna Niguel. He continued to serve as a member of the Niguel Shores Maintenance Committee and was a loyal member of the *Seashore News* collating team for years. As you can see, Sam’s commitment to our community was extensive and impressive, and he will most certainly be missed.

—Patti Staudenbaur

FAMILY NEWS

The grandchildren of Niguel Shores are swinging into the New Year! Ask seven-year-old **Aria Botros-Wilson**, granddaughter of **Meg and Gary Wilson**, what

her favorite activity is and it's difficult to pick. Her grandparents say, "You better have plenty of paper ready!" There's just so much to do at her grandparent's house. One of her favorite activities is playing in the park where she meets up with her local friends on the swings, monkey bars and slides. Her Pop says, "She even taught our dog Fynn how to go down the slide all by himself." Nana says "Aria almost never misses a major summer activity down at our Bluff and especially loves it when there is music and dancing. As for holiday events, you'll always find her having a joyful time at the Halloween spooky games and parade."

When ten-year-old **Jackson** and six-year-old **Bailey** (or should we say 18-year-old!) come to visit their **Grami Kathleen Girvetz**, they love staying overnight, exploring, and playing basketball in our community park or taking the golf cart with Grami to the bluff. At Christmas time, they like to ride around and see the lights in the neighborhood.

Grami says, "The children both love the beach. As soon as they walk in the door it's 'Grami, let's go look for sea glass and shells.'" Every summer they stay with their Grami for a week and go to beach camp at the harbor. It's their tradition. Grami says, "Jackson told me his

luckiest day was finding a sea dollar, and Bailey told me her dream is to come down on the Fourth of July and be in the parade."



Here's Bailey, the fashionista! Whatever she puts on looks very cool and chic!



Here's Jackson who makes the grades, loves sports and SNAKES!



Grami, Bailey, and Jackson



Here's Aria in flight!

They can join Aria, who also loves the Fourth of July. Her grandparents say it's at the top of her list. She loves the parade and decorating their golf cart. This begins several days before the event with Aria providing careful design and supervision of Pop's golf cart with her decorating ideas. It's pure joy for her to ride on the back of the cart with her Mom through the neighborhood throwing out candies to the cheering crowds along the streets. Pancake breakfasts, outdoor games, hot dogs and a great view of the evening fireworks from the backyard of Nana and Pop's house make it her greatest Niguel Shores event of the year.

We're not done yet! Aria spends much time here and, like Jackson and Bailey, she enjoys trips to the beach for fun in the ocean and building sandcastles and forts. The short walk and visit to the library to pick up books to read is another extra special feature of our neighborhood.

"And the list goes on and on." Says Aria's Nana and Pop. "Seeing Niguel Shores through the eyes of a seven-year-old brings a special reminder to us all of just how fortunate we are to live in this wonderful community." May we all swing, slide, and dance through 2023!

—Jessica Wright

Wellness . . .

As I carefully climbed the ladder to put away the last box of Christmas decorations, the sound of a few jingle bells shifting inside of it seemed to be sending a pensive good-bye to what every child calls their favorite time of the year. Good-bye to the anticipation and excitement, to family who came from afar, to the beautiful lights and delicious cookies, and let's not forget the beautiful music, all somehow couched in the atmosphere of organized chaos that is so often the norm for celebrating this season of the year!

The holidays, with all their excitement, are now behind us and up in the rafters until next Christmas comes to call with its renewed agenda of seasonal cheer. Memories were made and recorded with photos and videos of family gatherings that over the years will conjure up emotions experienced during those precious moments—warts, and all. The joy, the exhaustion, the shopping, the money, the love, the disagreements and, yes, the reverence, is how it usually goes. Oh and, of course, all the eating and drinking. Delicious food and drink in larger than normal quantities for far too many days and weeks all rationalized with, “It’s the holidays!”



Lucky for us, here comes January, bringing a brand-new year that awakens our inner desire to change and improve our lives—with the most popular area being our health. This awakening is actually available 365 days a year, but turning the calendar

to a whole new 12-month cycle seems to be an “aha” moment for us.

By leaving the overindulgence behind and turning our gaze to a healthier more moderate self, we are metaphorically crossing over a threshold that can reveal a clear vision of what we want even if we’re not sure how to get it. The invigorating feeling that comes with knowing what you want to make happen, and *why* you want it (your *why* always precedes your *how*), has the potential to shine a light on a whole new path that, when followed, can turn dreams into reality. A reality of a healthier life unique to you and the changes that you’d like to see take place. Perhaps it’s reaching a healthy weight, being able to walk a mile, swim laps, actively enjoy your kids or grandkids, play pickleball, or even just climb the stairs! All are worthy endeavors that when fulfilled have the power to change your entire outlook on this journey called life.

So, as the river of time swiftly moves us into this new year, take a moment to find a rock along the shore to sit upon and think. Think not so much about what has passed, as we can’t change that, but about what you would like to see come to life for you in the new year. Good health is the foundation upon which all else springs. You have the power within you to create long lasting change that will not only benefit yourself, but those who love you and want you to be with them for as long as possible. So long, that those persistent little jingle bells in the rafters, a symbol of the joy of gathering together, will call to you and yours for many, many years to come.

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

Seashore News

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 seashorenews@hotmail.com

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MARKET UPDATE

HAPPY NEW YEAR



NOT THE GREAT RECESSION

With a very limited inventory of available homes coupled with over a decade of tight lending standards, housing values will not nosedive like they did during the Great Recession.



SUPPLY DECREASE CONTINUES

The active listing inventory in the past couple of weeks decreased by 104 homes, down 3%, and now sits at 3,182 homes, its lowest level since the start of June. In Nov., there were 32% fewer homes that came on the market compared to the 3-year average prior to COVID.



DEMAND STILL FALLING

Demand, the number of pending sales over the prior month, plunged by 79 pending sales in the past two weeks, down 7%, and now totals 1,133, its lowest level since April 2020.



CLOSED SALES DOWN 44% Y-O-Y

There were 1,427 closed residential resales in November, 44% less than November 2021's 2,570 closed sales. November marked an 17% decrease compared to October 2022. The sales to list price ratio was 97.5% for all of O.C.



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